TAYLOR CREEK TWP
BENJAMIN LOGAN SD 00390

Hardin County, Ohio
Michael T. Bacon, Auditor

42-080005.0000 AGR
F27 2026

sale

2023 CHIMNEY ROCK FARMS LL	2015-01-27	
2024 CHIMNEY ROCK FARMS LL	2015-01-27	
2025 CHIMNEY ROCK FARMS LL	2015-01-27	
2026 CHIMNEY ROCK FARMS LLC	2015-01-27 10013	34.673A
CR 115	2WD	
	$827,355	

Eff Rate:– 40.66 — 41.04 — 39.77 — 39.77 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	34.6730	34.6730	34.6730	34.6730	34.6730			
Land100%	203230	203230	203230	203230		203230	294660	294660
Bldg100%				0				
Totl100%	203230t	203230t	203230t	203230t		203230t	294660t	294660t
Cauv100%	97110	97110	97110	97110		203230	294660	93330
Tax Value:								
Land 35%	33990	33990	33990	33990		33990	32670	103130
Bldg 35%								0
Totl 35%	33990t	33990t	33990t	33990t		33990t	32670t	103130t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1258.68	1271.42	1231.20	1231.20	1231.20			
Cauv Sav	1888.00	1375.32	1389.26	1345.28				
Sp-Asmnt	115.47	125.86	135.44	135.44				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
43	2	2015-01-27	CHIMNEY ROCK FARMS LLC	2WD	827355	132800	0
669	6	2002-12-17	HESS BRADLEY C & AUDREY	6WD	658000	57290	0
696	5	1993-08-02	HESS CHARLES A SHIRLEY M	5WD	350000	0	32310

Year	Land	Bldg	Total	Net Tax
2022	17710	0	17710	705.58
2021	17710	0	17710	725.02

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
259 MCKIRAHAN DITCH #1017 - SCIO	XA/2025			
279 SILVER CREEK - SCIOTO RIVER	XA/2025			
364 LOWE-SCIOTO RIVER	XA/2025			

CR 115

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 3900
Dwl/Gar/NC% 1.6000

Tab #	SOIL		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	12.4347	8740	108680	2550	31710
C 2	BOB	BLOUNT SILT LOAM, 2	7.8192	8370	65450	2230	17440
C 39	PM	PEWAMO SILTY CLAY L	12.7887	9410	120340	3450	44120
C 51	WSTL	WASTE LAND	1.1430	170	190	50	60
980	ROAD	ROAD	.4874				
			34.673		294660	(100%)	93330
					103130	(35%)	32670

CAUV # 3614

Call Back: Sign: PSN Date: 2014-11-11 Lister: