

TAYLOR CREEK TWP
BENJAMIN LOGAN SD

Hardin County, Ohio
Michael T. Bacon, Auditor

42-090027.0000
F60

AGR
2024

00390

sale

2021	CHIMNEY ROCK FARMS LL	2015-01-27		
2022	CHIMNEY ROCK FARMS LL	2015-01-27		
2023	CHIMNEY ROCK FARMS LL	2015-01-27		
2024	CHIMNEY ROCK FARMS LLC	2015-01-27	10026	79.445A
	TR 190	2WD		
		\$827,355		

Orig Tax Year 2003
Parent: 42-090001.0000

Eff Rate:-	44.85	43.71	40.66	41.04	a/r
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	110	110	110	110	110
Acres	79.4450	79.4450	79.4450	79.4450	
Land100%	437310	437310	477770	477770	477770
Bldg100%				0	
Totl100%	437310t	437310t	477770t	477770t	477770t
Cauv100%	117370	117370	225170	225170	225180
Tax Value:					
Land 35%	41080	41080	78810	78810	167220
Bldg 35%					0
Totl 35%	41080t	41080t	78810t	78810t	167220t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	1681.78	1636.62	2918.40	2947.96	
Cauv Sav	4584.36	4461.26	3273.88	3307.04	
Sp-Asmnt	131.80	131.79	131.79	152.42	

Sale#	#p	sale date	To	CHIMNEY ROCK FARMS LLC	Type/Invalid?	Sale\$	co:land	co:bldg
43	2	2015-01-27	CHIMNEY ROCK FARMS LLC		2WD	827355	303540	0
669	6	2002-12-17	HESS BRADLEY C & AUDREY		6WD	658000	0	0
Year	Land	Bldg	Total	Net Tax				
2020	41080	0	41080	1572.64				
2019	68250	0	68250	2553.46				
p r o j e c t								
259	MCKIRAHAN DITCH #1017 - SCIO		XA/2024					
279	SILVER CREEK - SCIOTO RIVER		XA/2024					
902	MAIN DISTRICT CONSERVANCY		XA/2024					

ben acres / % factor

TR 190

43326

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 3900
Dwl/Gar/NC% 1.2300

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	29.0791	6030	175350	2660	77350
C 2	BOB BLOUNT SILT LOAM, 2	11.4998	5770	66350	2360	27140
C 15	GYB2 GLYNWOOD CLAY LOAM	2.6770	5020	13440	1230	3290
C 16	GYC2 GLYNWOOD CLAY LOAM	3.0324	4750	14400	1050	3180
C 39	PM PEWAMO SILTY CLAY L	32.0846	6490	208230	3560	114220
980	ROAD ROAD	1.0721				

79.445 477770 (100%) 225180 CAUV # 3614
(35%) 78810

Call Back: Sign: PSN Date: 2014-11-11 Lister: 42-090027.0000-v082020R