GOSHEN TWP
RIVERDALE SD 00140

Hardin County, Ohio
Michael T. Bacon, Auditor

15-010005.0000 AGR
A64 2025

sale

2022 NAUS BEN J TRUSTEE	2016-01-15	
2023 NAUS BEN J TRUSTEE	2016-01-15	
2024 NAUS BEN J TRUSTEE	2016-01-15	
2025 NAUS BEN J TRUSTEE	2016-01-15 S 1/2 SE 1/4 S5	80.00A
6969 CR 215	3QC	
	$0	
FOREST OH 45843		

Eff Rate:- 40.56 — 35.00 — 37.38 — 37.32 — a/r

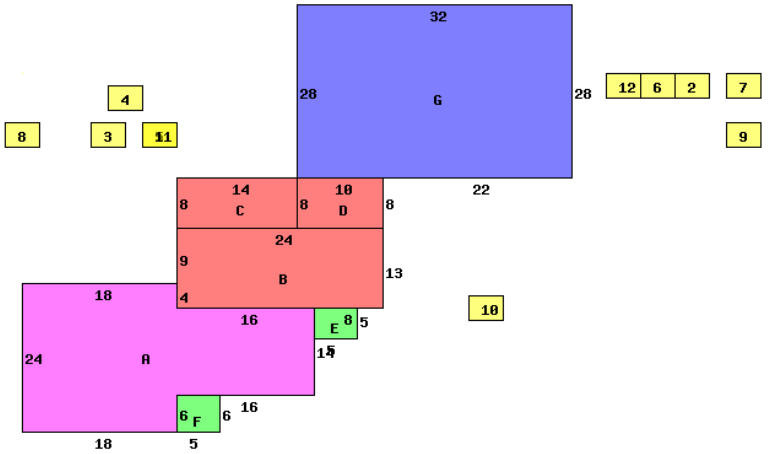
	2022	2023	2024	2025	CAMA
Tax Year	2022	2023	2024	2025	
Prop Cls	111	111	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	
Land100%	463490	507630	507630	507630	507620
Bldg100%	89740	119830	119830	119830	119820
Totl100%	553230t	627460t	627460t	627460t	627440t
Cauv100%	149800	266340	266340	266340	266330
Tax Value:					
Land 35%	52430	93220	93220	93220	177670
Bldg 35%	31410	41940	41940	41940	41940
Totl 35%	83840t	135160t	135160t	135160t	219600t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3101.82	4306.56	4628.70	4620.56	
Cauv Sav	4061.92	2690.82	2892.08	2887.00	
Sp-Asmnt	77.34	81.34	77.34	77.34	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		656		a	*MAIN
1	F/C	A		312		b	ADDTN
1	F/C	A		112		c	ADDTN
1	F/C	A		80		d	ADDTN
	CVP	P		25	580	e	PORCH
	CVP	P		30	690	f	PORCH
	F	G		896	21500	g	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
20	3	2016-01-15	NAUS JAMES L TRUSTEE	3QC *	0	332710	69340
136	1	1996-03-12	NAUS JAMES L & SUE A	1SD	80000	84800	54110

Year	Land	Bldg	Total	Net Tax
2021	52430	31410	83840	3364.68
2020	52430	31410	83840	3373.14

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
240 FEWELL - TYMOCHTEE CREEK	XA/2025			



6969 CR 215 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1160	102760
	Full Upper	FRAME	656	51000
	Subtotal			153760
Metal	Roof	GABLE		

B 1 2 U A				
Plaster/Drywall	P	P	Garages and Carports	21500
Floor/Pine	X		Extra Features	1270
Floor/Carpet	X	X	Total Value	176530
Floor/Tile-Lino	L			
Number of Rooms	5	3	PUB ELECTRIC	
Bedrooms	1	3	PRIV WATER	
			PRIV SEWER	
Central Heat	A		PUB PAVED ST/RD	
ELECTRIC				
Plumbing			Neighborhood:	
Standard	1		Code:	1400
			Dwl/Gar/NC%	1.2400

	Bldg Type	SHB+	Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2	F/C		1816		C	OLD/AV	176530	.55		98500
2	Lean-To	*SV	0	42X90	4608			OLD/VP	1000			1000
3	Garage	*SV	0	12X20	240			OLD/VP	100			100
4	Shed	*SV	0	12X16	192			OLD/VP	100			100
5	Crib/Grana	*SV	0	30X32	960			OLD/FR	1000			1000
6	Flat Barn			44X90	3960		D	OLD/FR	38020	.80	.50	3800
7	Pole Build			45X80	3600		C	1973AV	43200	.65		15120
8	Shed	*SV		12X16	192			OLD/PR	100			100
9	Silo	*NV	0	20X70	1400			OLD/VP	0			0
10	SILO BNKR	*NV	1	140X30	4200			OLD/VP	0			0
11	Garage	*NV		12X18	216			OLD/VP	0			0
12	Lean-To	*SV		20X40	800			OLD/PR	100			100

Tab #		S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-		25.7051	6030	155000	2660	68380
C 39	PM	PEWAMO SILTY CLAY L		50.9196	6490	330470	3560	181270
W 1	BOA	BLOUNT SILT LOAM 0-		1.5311	3610	5530	770	1180
W 39	PM	PEWAMO SILTY CLAY L		.3012	5370	1620	1670	500
670	HSITE	HOMESITE		1.0000	15000	15000	15000	15000
980	ROAD	ROAD		.5430				
				80		507620	(100%) 266330	CAUV # 1439
						177670	(35%) 93220	

Call Back: Sign: PSN Date: 2015-04-30 Lister:
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15-010005.0000-v082020R