

GOSHEN TWP  
RIVERDALE SD

00140

Hardin County, Ohio  
Michael T. Bacon, Auditor

15-010007.0000  
A42

AGR  
2025

sale

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

2022	COURTAD RAY EUGENE &	2019-04-11			
2023	COURTAD RAY EUGENE &	2019-04-11			
2024	COURTAD RAY EUGENE ET	2023-09-11			
2025	COURTAD RAY EUGENE ETAL	2024-11-18	PT W1/2 SW1/4 S5	56.50A	
	6836 CR 205	3AF			
	FOREST OH 45843	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	56.5000	56.5000	56.5000	56.5000	
Land100%	323740	354940	354940	354940	354930
Bldg100%	146770	170260	170260	170260	170250
Totl100%	470510t	525200t	525200t	525200t	525180t
Cauv100%	104370	185140	185140	185140	185140

2026	COURTAD NATHAN L & RAY	2025-10-06			
	6836 CR 205	3WD			
	FOREST OH 45843				

Tax Value:					
Land 35%	36530	64800	64800	64800	124230
Bldg 35%	51370	59590	59590	59590	59590
Totl 35%	87900t	124390t	124390t	124390t	183810t
Hmstd35%	34080	39460			
Owner Oc	30.32	30.96	30.94		
Hmstd RB	315.96	284.98	327.92		
Net Tax	2905.76	3647.48	3901.02	4252.38	
Cauv Sav	2840.64	1893.58	2035.22	2031.66	
Sp-Asmnt	61.62	65.62	61.62	61.62	

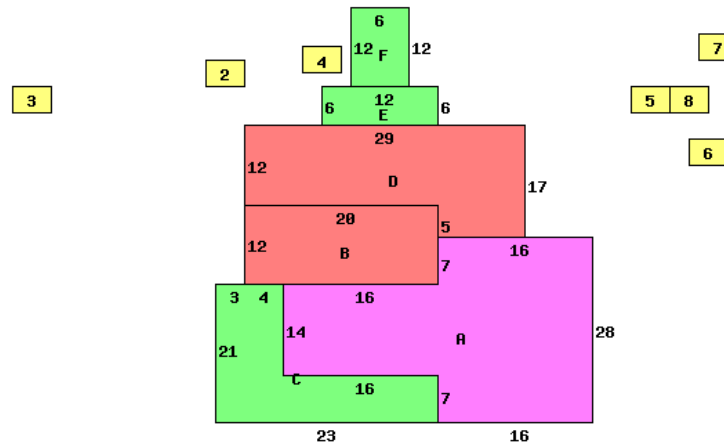
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1T	F	M		672			
1TB	B	A		240			b ADDTN
	OP	P		259	7770		c PORCH
1 B	F	A		393			d ADDTN
	EPF	P		72	2880		e PORCH
	OBW	P		72	2160		f PORCH

the garage is to big for schedule wasn't priced correctly

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
440	3	2025-10-06	COURTAD NATHAN L & RAY E	3WD *	0	354940	170260
501	3	2024-11-18	COURTAD RAY EUGENE ETAL	3AF *	0	354940	170260
379	3	2023-09-11	COURTAD RAY EUGENE ETAL T	3AF *	0	323740	146770
5	3	2023-01-05	COURTAD DONALD PAUL ETAL	3WD *	0	323740	146770
135	3	2019-04-11	COURTAD RAY EUGENE & DONA	3QC *	0	323140	104110
507	3	2018-12-21	COURTAD RAY EUGENE & DONA	3WD *	0	323140	104110
	3	2002-01-25	COURTAD RAY EUGENE & DON	3CT *	0	128030	66710
1214	2	1995-12-08	COURTAD M RAY & EVELYN P	3CT	0	61000	44110
1213	3	1995-12-08	SHERMAN SHIRLEY ETAL	3CT *	0	61000	44110

Year	Land	Bldg	Total	Net Tax
2021	36530	51370	87900	3151.68
2020	36530	51370	87900	3159.62

project	ben acres	/	%	factor
500 HARDIN COUNTY LANDFILL				XA/2025
240 FEWELL - TYMOCHTEE CREEK				XA/2025



6836 CR 205 45843

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1T	Sq-Ft	Value
Floor Level	Main	FRAME	1305 104600
	Part Upper	FRAME	912 44310
	Basement		633 12010
	Subtotal		160920
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	P P	Extra Features	12810
Unfinished Wall	X	Total Value	173730
Floor/Pine	X X		
Floor/Carpet	X		
Number of Rooms	1 5 3	PUB ELECTRIC	
Bedrooms	1 2	PRIV WATER	
		PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
HOT WATER		Neighborhood:	
Plumbing		Code:	1400
Standard	1	Dwl/Gar/NC%	1.2400

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1T F		2217		C	OLD/AV		173730	.55		96940
2 Garage	*SV	0	12X20 240			OLD/FR		800			800
3 Crib/Grana	*SV	0	20X28 560			OLD/FR		1000			1000
4 Garage			40X56 2240		C	1999AV		59360	.55		33120
5 Flat Barn			58X85 4930		D	OLD/FR		47330	.80	.50	4730
6 Crib/Grana	*SV	0	22X36 792			OLD/FR		1000			1000
7 Pole Build			48X80 3840		C	2014AV		46080	.30		32260
8 Lean-To			8X26 208		D	OLD/FR		1330	.70		400
Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA	BLOUNT SILT LOAM 0-	25.2022	6030	151970	2660	67040				
C 39	PM	PEWAMO SILTY CLAY L	28.9610	6490	187960	3560	103100				
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000				
980	ROAD	ROAD	1.3368								

		56.5		354930	(100%)	185140	CAUV # 4650
				124230	( 35%)	64800	

Call Back:

Sign: PSN Date: 2015-04-30 Lister:

15-010007.0000-v082020R