

GOSHEN TWP
RIVERDALE SD

00140

Hardin County, Ohio
Michael T. Bacon, Auditor

15-040001.0000
A45

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	N 1/2 NW 1/4 S8	77.45A				
	CR 205		3AF					
		\$0						

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	199	199
Acres	77.4500	77.4500	77.4500	77.4500	472840
Land100%	432800	472830	472830	472830	472840
Bldg100%			1400	1400	1410
Totl100%	432800t	472830t	474230t	474230t	474250t
Cauv100%	125400	234030	234030	234030	234040
Tax Value:					
Land 35%	43890	81910	81910	81910	165490
Bldg 35%			490	490	490
Totl 35%	43890t	81910t	82400t	82400t	165990t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1623.78	2609.88	2821.88	2816.92	
Cauv Sav	3980.54	2663.08	2862.30	2857.24	
Sp-Asmnt	129.62	133.62	129.62	129.62	

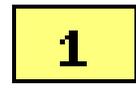
2026	COURTAD NATHAN L & RAY	2025-10-06						
	CR 205		3WD					

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
440	3	2025-10-06	COURTAD NATHAN L & RAY E	3WD *	0	472830	1400
501	3	2024-11-18	COURTAD RAY EUGENE ETAL	3AF *	0	472830	0
379	3	2023-09-11	COURTAD RAY EUGENE ETAL T	3AF *	0	432800	0
5	3	2023-01-05	COURTAD DONALD PAUL ETAL	3WD *	0	432800	0
135	3	2019-04-11	COURTAD RAY EUGENE & DONA	3QC *	0	432800	940
507	3	2018-12-21	COURTAD RAY EUGENE & DONA	3WD *	0	432800	940
	3	2002-01-25	COURTAD RAY EUGENE & DON	3WD *	0	164200	940
1214	3	1995-12-08	COURTAD M RAY & EVELYN P	1WD	128700	75310	1510
1213	3	1995-12-08	SHERMAN SHIRLEY ETAL	3CT *	0	75310	1510

Year	Land	Bldg	Total	Net Tax
2021	43890	330	44220	1774.64
2020	43890	330	44220	1779.12

project
240 FEWELL - TYMOCHTEE CREEK ben acres / % factor

XA/2025



CR 205

PUB PAVED ST/RD

Neighborhood:
Code: 1400
Dwl/Gar/NC% 1.2400

Bldg	Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1	Flat Barn		32X46	1472	Rate	D	1900AV	14130	.80	.50	1410
Tab #	S O I L		Acres		Mkt/Ac	Market	Au/Ac	Cauv			
C 1	BOA	BLOUNT SILTY LOAM 0-	37.8774	6030	228400	2660	100750				
C 39	PM	PEWAMO SILTY CLAY L	37.2255	6490	241590	3560	132520				
C 51	WSTL	WASTE LAND	1.0000	120	120	50	50				
W 1	BOA	BLOUNT SILTY LOAM 0-	.3623	3610	1310	770	280				
W 39	PM	PEWAMO SILTY CLAY L	.2640	5370	1420	1670	440				
980	ROAD	ROAD	.7208								

77.45 472840 (100%) 234040 CAUV # 4650
165490 (35%) 81910

Call Back: Sign: PSN Date: 2015-04-30 Lister: 15-040001.0000-v082020R