GOSHEN TWP
RIVERDALE SD 00140

Hardin County, Ohio
Michael T. Bacon, Auditor

15-040001.0000 AGR
A45 2025

sale

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	

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

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	199	199
Acres	77.4500	77.4500	77.4500	77.4500	
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		
Cauv Sav	3980.54	2663.08	2862.30	2857.24	
Sp-Asmnt	129.62	133.62	129.62		

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

project	ben acres	/ %	factor
240			

1

CR 205

PUB PAVED ST/RD

Neighborhood:
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	Flat	Barn		32X46	1472		D	1900AV	14130	.80	.50	1410

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT 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 SILT 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
						165490	(35%)	81910

CAUV # 4650

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

15-040001.0000-v082020R