



Parcel: 03-1614100.001
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	JEANETTE S RIETHMAN			Taxpayer	RIETHMAN JEANETTE S		
Owner	RIETHMAN JEANETTE S 8940 BRANDEWIE RD FORT LORAMIE OH 45845-9712				8940 BRANDEWIE RD FORT LORAMIE OH 45845-9712		
Tax District	03-CYNTHIAN TWP FT LORAMIE SD LAD LFD			Land Use	510-SINGLE FAMILY DWELLING		
School District	FORT LORAMIE LSD			Subdivision			
Neighborhood	00875-CYNTHIAN TWP FT LORAMIE SD						
Location	8940 BRANDEWIE RD FORT LORAMIE OH 45845			Legal	R04 T11 S14 PT OF NW QR 030-16-14-100-001 PLAT V19 P84		
CD Year		Map Number			Routing Number		
Acres	2.5000	Sold		07/19/2022	Sales Amount	440,000.00	

VALUE

District	03-CYNTHIAN TWP FT LORAMIE SD LAD LFD
Land Use	510-SINGLE FAMILY DWELLING

	Appraised	Assessed
Land	41,750	14,610
Improvement	221,110	77,390
Total	262,860	92,000
CAUV	N	0
Homestead	N	0
OOC	Y	253,110
Taxable	262,860	92,000

CURRENT CHARGES

Full Rate	65.550000		
Effective Rate	38.326378		
Qualifying Rate	32.785238		
	Prior	First	Second
Tax	0.00	1,575.87	1,575.87
Special	0.00	1.50	1.50
Total	0.00	1,577.37	1,577.37
Paid	0.00	1,577.37	0.00
Due	0.00	0.00	1,577.37

FUTURE CHARGES

Type	Description	Amount
Special Assessments	437 MILE CREEK DITCH JOINT WITH MERCER COUNTY	2.00
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
07/19/2022	Buyer: RIETHMAN JEANETTE S Seller: COURTNEY WILLIAM E III & COURTNEY STACIE J	534 WARRANTY DEED	\$440,000.00	Y	1
04/26/2010	Buyer: COURTNEY WILLIAM E III & COURTNEY STACIE J Seller: RATERMANN STAC	232 SURVIVORSHIP DEED	\$0.00	N	1
07/18/2005	Buyer: RATERMANN STAC Seller: RATERMANN FRED	397 QUIT CLAIM	\$0.00	N	1
Unknown	Buyer: RATERMANN FRED Seller: * NOT ON FILE *	???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
SA-SMALL ACREAGE	1.5000	Acres	9,750
Total			41,750

DWELLING

Card 1				
Style	1-CONVENTIONAL	Family Rooms	0	Heating
Stories	1.00	Dining Rooms	0	Cooling
Rec Room Area	0	Year Built	1984	Grade
Finished Basement	1,199	Year Remodeled		Fireplace Openings
Rooms	7	Full Baths	2	Fireplace Stacks
Bed Rooms	3	Half Baths	0	Living Area
		Other Fixtures	0	Total Area
				Value

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/B (1 STORY BRICK / BASEMENT)	1,605	First Floor	1,605	1,605
B	GB (BRICK GARAGE)	676	Basement	1,274	1,200
C	RFX/STP (ROOF EXTENSION / STOOP)	25	Total	2,879	2,805
D	OFP (OPEN FRAME PORCH)	306			
E	PAT (PATIO)	167			

