



Parcel: 03-1622300.004
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	CLETUS I BULCHER ` & BERNICE R BULCHER		
Owner	BULCHER CLETUS I & BERNICE R 7652 FORT RECOVERY RD FORT LORAMIE OH 45845-9746	Taxpayer	BULCHER CLETUS I & BERNICE R 7652 FORT RECOVERY RD FORT LORAMIE OH 45845-9746
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	Legal	R04 T11 S22 PT OF NE 1/4 SW QR 030-16-22-300-004
Location	7652 FORT RECOVERY RD	Routing Number	
CD Year		Sales Amount	126,000.00
Acres	5.0010		
Map Number			
Sold			

VALUE

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

	Appraised	Assessed
Land	53,840	18,840
Improvement	127,620	44,670
Total	181,460	63,510
CAUV	N	0
Homestead	N	0
OOC	Y	153,550
Taxable	181,460	63,510

CURRENT CHARGES

Full Rate	65.550000		
Effective Rate	38.326378		
Qualifying Rate	32.785238		
	Prior	First	Second
Tax	0.00	1,090.88	1,090.88
Special	0.00	2.50	2.50
Total	0.00	1,093.38	1,093.38
Paid	0.00	1,093.38	0.00
Due	0.00	0.00	1,093.38

FUTURE CHARGES

Type	Description	Amount
Special Assessments	437 MILE CREEK DITCH JOINT WITH MERCER COUNTY	2.00
Special Assessments	447 LORAMIE CREEK (RR-64)	2.00
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
07/17/2000	Buyer: BULCHER CLETUS I ` & BERNICE R Seller: GASSON CRAIG L	610	WARRANTY DEED	\$126,000.00	Y	1
08/24/1994	Buyer: GASSON CRAIG L Seller: * NOT ON FILE *	791	???	\$89,900.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.6400	Acres	0
SA-SMALL ACREAGE	3.3600	Acres	21,840
Total			53,840

DWELLING

Card 1					
Style	1-CONVENTIONAL	Family Rooms	0	Heating	Y
Stories	2.00	Dining Rooms	0	Cooling	N
Rec Room Area	0	Year Built	1900	Grade	C
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	6	Full Baths	1	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	1,800
		Other Fixtures	1	Total Area	2,106
				Value	121,550

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	1900		A-AVERAGE	14 X 14	Length x Width (Optional)	196	610
1	11-LEAN-TO	1955		F-FAIR	12 X 70	Length x Width (Optional)	840	1,430
1	121-FLAT BARN	1955		F-FAIR	22 X 70	Length x Width (Optional)	1,540	2,830
1	14-CRIB/GRANARY	1900		F-FAIR	16 X 32	Length x Width (Optional)	512	1,200
							Total	6,070

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	2SF/.5B (2 STORY FRAME / .5 BASEMENT)	612	First Floor	1,188	1,188
B	1SF (1 STORY FRAME)	576	Full Upper Floor	612	612
C	PAT (PATIO)	342	Basement	306	0
D	GF (FRAME GARAGE)	624	Total	2,106	1,800
E	OFP (OPEN FRAME PORCH)	192			
2	14-CRIB/GRANARY	512			
3	121-FLAT BARN	1,540			
4	11-LEAN-TO	840			
5	04-SHED	196			

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