



Parcel: 03-1622400.003
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	GERALD BENDER	Taxpayer	BENDER GERALD
Owner	BENDER GERALD 7192 FORT RECOVERY RD FORT LORAMIE OH 45845-9746		7192 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 W1/2 SE QR 030-16-22-400-003 PLAT V19 P633
Location	07192 FORT RECOVERY RD FORT LORAMIE OH 45845	Routing Number	
CD Year		Sales Amount	0.00
Acres	2.0000		
Map Number			
Sold			

VALUE

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

	Appraised	Assessed
Land	36,750	12,860
Improvement	118,460	41,460
Total	155,210	54,320
CAUV	N	0
Homestead	N	0
OOC	Y	136,800
Taxable	155,210	54,320

CURRENT CHARGES

Full Rate	65.550000		
Effective Rate	38.326378		
Qualifying Rate	32.785238		
	Prior	First	Second
Tax	0.00	932.24	932.24
Special	0.00	1.50	1.50
Total	0.00	933.74	933.74
Paid	0.00	933.74	0.00
Due	0.00	0.00	933.74

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
05/24/2021	Buyer: BENDER GERALD Seller: BENDER GERALD & SUSAN	350	CERTIFICATE OF TRANSFER	\$0.00	N	1
Unknown	Buyer: BENDER GERALD & SUSAN Seller: * NOT ON FILE *		???	\$25,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.2700	Acres	0
SA-SMALL ACREAGE	0.7300	Acres	4,750
Total			36,750

DWELLING

Card 1					
Style	1-CONVENTIONAL	Family Rooms	0	Heating	Y
Stories	1.50	Dining Rooms	0	Cooling	Y
Rec Room Area	0	Year Built	1900	Grade	C
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	5	Full Baths	1	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	1,440
		Other Fixtures	0	Total Area	1,632
				Value	104,800

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2004		A-AVERAGE	24 X 16	Length x Width (Optional)	384	2,230
1	11-LEAN-TO	1900		F-FAIR	10 X 4	Length x Width (Optional)	40	70
1	11-LEAN-TO	1900		F-FAIR	12 X 10	Length x Width (Optional)	120	200
1	11-LEAN-TO	1900		F-FAIR	30 X 12	Length x Width (Optional)	360	360
1	28-SHOP-STUD FRAME	2007		A-AVERAGE	30 X 24	Length x Width (Optional)	720	9,450
1	33-POLE BUILDING	1900		F-FAIR	30 X 20	Length x Width (Optional)	600	1,130
1	48C-CONCRETE PAVING	2007		A-AVERAGE	19 X 7	Length x Width (Optional)	133	220
							Total	13,660

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1.5SF/.5B (1.5 STORY FRAME / .5 BASEMENT)	384	First Floor	1,056	1,056
B	1SF (1 STORY FRAME)	672	1/2 Upper Floor	384	384
C	CAN (CANOPY)	312	Basement	192	0
D	WDD (WOOD DECK)	20	Total	1,632	1,440

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