



Parcel: 03-1623400.004
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	RANDY A RUHENKAMP & VALERIE M RUHENKAMP		
Owner	RUHENKAMP RANDY A & VALERIE M 7432 BOERGER RD FORT LORAMIE OH 45845	Taxpayer	RUHENKAMP RANDY A & VALERIE M 7432 BOERGER RD FORT LORAMIE OH 45845
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 S23 TR 4 HOYING SURVEY 030-16-23-400 -004 PLAT V13 P334
Location	7432 BOERGER RD FORT LORAMIE OH 45845	Routing Number	
CD Year		Sales Amount	230,000.00
Acres	1.6100		
Map Number			
Sold			

VALUE

District	03-CYNTHIAN TWP FT LORAMIE SD LAD LFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	35,970	12,590	
Improvement	305,390	106,890	
Total	341,360	119,480	
CAUV	N	0	0
Homestead	N	0	0
OOCC	Y	293,210	102,620
Taxable		341,360	119,480

CURRENT CHARGES

Full Rate	65.550000		
Effective Rate	38.326378		
Qualifying Rate	32.785238		
	Prior	First	Second
Tax	0.00	2,051.71	2,051.71
Special	0.00	2.50	2.50
Total	0.00	2,054.21	2,054.21
Paid	0.00	2,054.21	0.00
Due	0.00	0.00	2,054.21

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
12/08/2011	Buyer: RUHENKAMP RANDY A & VALERIE M Seller: WEICHERT RELOC	701	WARRANTY DEED	\$230,000.00	Y 1
12/08/2011	Buyer: WEICHERT RELOC Seller: VERHOFF CLYDE	699	WARRANTY DEED	\$230,000.00	Y 1
10/29/1993	Buyer: VERHOFF CLYDE Seller: * NOT ON FILE *	1017	???	\$145,800.00	Y 1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *		???	\$0.00	N 1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
SA-SMALL ACREAGE	0.6100	Acres	3,970
Total			35,970

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	1980	Grade C+
Finished Basement	0	Year Remodeled		Fireplace Openings 0
Rooms	6	Full Baths	2	Fireplace Stacks 0
Bed Rooms	4	Half Baths	2	Living Area 3,144
		Other Fixtures	0	Total Area 4,575
				Value 261,210

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	17-POOL	2001		A-AVERAGE	18 X 36	Length x Width (Optional)	648	14,100
1	33-POLE BUILDING	2019		A-AVERAGE	55 X 33	Length x Width (Optional)	1,815	26,090
1	OFP-OPEN FRAME PORCH	2019		A-AVERAGE	25 X 12	Length x Width (Optional)	300	3,990
							Total	44,180

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1.5SF/B (1.5 STORY FRAME / BASEMENT)	1,281	First Floor	1,863	1,863
B	1SF/B (1 STORY FRAME / BASEMENT)	150	1/2 Upper Floor	1,281	1,281
C	GF (FRAME GARAGE)	600	Basement	1,431	0
D	RFX (ROOF EXTENSION)	14	Total	4,575	3,144
E	PAT (PATIO)	486			
F	OFP (OPEN FRAME PORCH)	160			
G	1SF (1 STORY FRAME)	432			
H	STP (STOOP)	14			
2	17-POOL	648			
3	33-POLE BUILDING	1,815			
4	OFP-OPEN FRAME PORCH	300			

