



Parcel: 03-1624300.002
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	NICHOLAS L ZIRCHER TRUSTEE UNDER THE ZIRCHER FAMILY IRREVOCABLE TRUST DATED 05/18/2020				
Owner	ZIRCHER NICHOLAS L TRUSTEE	Taxpayer	ZIRCHER NICHOLAS L		
	2107 KAISER RD		2107 KAISER RD		
	FORT LORAMIE OH 45845		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				
Location	2107 KAISER RD	Legal	R04 T11 S24 PT W 1/2 SW QR 030-16-24-300-002		
	FORT LORAMIE OH 45845				
CD Year		Map Number	Routing Number		
Acres	1.0200	Sold	07/27/2020	Sales Amount	0.00

VALUE

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

	Appraised	Assessed
Land	30,400	10,640
Improvement	213,550	74,740
Total	243,950	85,380
CAUV	N	0
Homestead	Y	28,000
OOO	Y	243,950
Taxable	243,950	85,380

CURRENT CHARGES

Full Rate	65.550000		
Effective Rate	38.326378		
Qualifying Rate	32.785238		
	Prior	First	Second
Tax	0.00	1,293.55	1,293.55
Special	0.00	2.50	2.50
Total	0.00	1,296.05	1,296.05
Paid	0.00	1,296.05	1,296.05
Due	0.00	0.00	0.00

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
07/27/2020	Buyer: ZIRCHER NICHOLAS L TRUSTEE Seller: ZIRCHER BERNAR	365 QUIT CLAIM	\$0.00	N	4
01/09/2006	Buyer: ZIRCHER BERNAR Seller: ZIRCHER JOYCE	12 SURVIVORSHIP DEED	\$0.00	N	1
Unknown	Buyer: ZIRCHER JOYCE Seller: * NOT ON FILE *	???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	0.9100	Acres	30,400
RD-ROAD	0.1100	Acres	0
		Total	30,400

DWELLING

Card 1				
Style	1-CONVENTIONAL	Family Rooms	0	Heating Y
Stories	1.00	Dining Rooms	0	Cooling Y
Rec Room Area	0	Year Built	1989	Grade C
Finished Basement	0	Year Remodeled		Fireplace Openings 0
Rooms	7	Full Baths	2	Fireplace Stacks 0
Bed Rooms	2	Half Baths	0	Living Area 1,981
		Other Fixtures	0	Total Area 1,981
				Value 213,550

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF (1 STORY FRAME)	1,620	First Floor	1,981	1,981
B	1SF/C (1 STORY FRAME / CRAWLSPACE)	361	Total	1,981	1,981
C	PAT (PATIO)	342			
D	PAT (PATIO)	112			
E	STP (STOOP)	40			
F	2CGF/S (2 CAR FRAME GARAGE / SLAB)	884			
G	STP (STOOP)	20			

