



Parcel: 03-1625100.012
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	EDWARD P MAGOTO & SHEILA A MAGOTO TRUSTEES OF THE MAGOTO FAMILY REVOCABLE TRUST		
Owner	MAGOTO EDWARD P & SHEILA A TRUSTEES 2640 KAISER RD FORT LORAMIE OH 45845	Taxpayer	MAGOTO EDWARD P & SHEILA A TRUSTEES 2640 KAISER 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		
Location	2640 KAISER RD FORT LORAMIE OH 45845	Legal	R04 T11 S25 TRACT D OF SIEGEL PLAT #2& BEING PT OF NW QR 030-16-25-100-012 PLAT V31 P18
CD Year		Map Number	Routing Number
Acres	2.1160	Sold	06/03/2024
			Sales Amount 0.00

VALUE

District	03-CYNTHIAN TWP FT LORAMIE SD LAD LFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	38,510	13,480	
Improvement	401,350	140,470	
Total	439,860	153,950	
CAUV	N	0	0
Homestead	N	0	0
OOB	Y	378,510	132,480
Taxable		439,860	153,950

CURRENT CHARGES

Full Rate	65.550000		
Effective Rate	38.326378		
Qualifying Rate	32.785238		
	Prior	First	Second
Tax	0.00	2,643.55	2,643.55
Special	0.00	3.02	3.02
Total	0.00	2,646.57	2,646.57
Paid	0.00	2,646.57	0.00
Due	0.00	0.00	2,646.57

FUTURE CHARGES

Type	Description	Amount
Special Assessments	437 MILE CREEK DITCH JOINT WITH MERCER COUNTY	2.00
Special Assessments	447 LORAMIE CREEK (RR-64)	3.04
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties	
06/03/2024	Buyer: MAGOTO EDWARD P & SHEILA A TRUSTEES Seller: MAGOTO EDWARD P & SHEILA A	324	WARRANTY DEED	\$0.00	N	2
09/13/2011	Buyer: MAGOTO EDWARD P & SHEILA A Seller: SIEGEL DALE L	516	WA	\$28,000.00	Y	2
12/30/2004	Buyer: SIEGEL DALE L Seller: * NOT ON FILE *	1292	FIDUCIARY	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1150	Acres	0
SA-SMALL ACREAGE	1.0010	Acres	6,510
		Total	38,510

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	2013	Grade	C+
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	8	Full Baths	3	Fireplace Stacks	0
Bed Rooms	2	Half Baths	0	Living Area	1,709
		Other Fixtures	0	Total Area	3,286
				Value	346,510

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	2011		A-AVERAGE	38 X 16	Length x Width (Optional)	608	14,840
1	02F-DETACHED FRAME GARAGE	2011		A-AVERAGE	38 X 40	Length x Width (Optional)	1,520	20,660
1	09-OPEN PORCH	2011		A-AVERAGE	6 X 56	Length x Width (Optional)	336	3,070
1	17-POOL	2013		A-AVERAGE	18 X 36	Length x Width (Optional)	648	16,270
							Total	54,840

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	1,577	First Floor	1,709	1,709
B	1SF/S (1 STORY FRAME / SLAB)	132	Basement	1,577	0
C	GF (FRAME GARAGE)	672	Total	3,286	1,709
D	OFP (OPEN FRAME PORCH)	376			
E	PAT (PATIO)	252			
F	OFP (OPEN FRAME PORCH)	208			
2	02F-DETACHED FRAME GARAGE	608			
4	02F-DETACHED FRAME GARAGE	1,520			
5	09-OPEN PORCH	336			
6	17-POOL	648			

