



Parcel: 03-1625200.002
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	DOUGLAS J GOUBEAUX & AMY L GOUBEAUX		
Owner	GOUBEAUX DOUGLAS J & AMY L 2611 KAISER RD FORT LORAMIE OH 45845	Taxpayer	GOUBEAUX DOUGLAS J & AMY L 2611 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	Legal	R04 T11 S25 PART OF NW COR OF NE 1/4 030-16-25-200-002 PLAT V19 P492
Location	2611 KAISER RD FORT LORAMIE OH 45845	Routing Number	
CD Year		Sales Amount	0.00
Acres	6.5750		
Map Number			
Sold			

VALUE

District	03-CYNTHIAN TWP FT LORAMIE SD LAD LFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	65,090	22,780	
Improvement	222,960	78,040	
Total	288,050	100,820	
CAUV	N	0	0
Homestead	N	0	0
OOC	Y	244,190	85,470
Taxable		288,050	100,820

CURRENT CHARGES

Full Rate	65.550000		
Effective Rate	38.326378		
Qualifying Rate	32.785238		
	Prior	First	Second
Tax	0.00	1,731.78	1,731.78
Special	0.00	7.82	7.81
Total	0.00	1,739.60	1,739.59
Paid	0.00	1,739.60	0.00
Due	0.00	0.00	1,739.59

FUTURE CHARGES

Type	Description	Amount
Special Assessments	437 MILE CREEK DITCH JOINT WITH MERCER COUNTY	2.00
Special Assessments	447 LORAMIE CREEK (RR-64)	12.63
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
09/08/1998	Buyer: GOUBEAUX DOUGLAS J & AMY L Seller: GOUBEAUX DOUGL	508 SURVIVORSHIP DEED	\$0.00	N	1
Unknown	Buyer: GOUBEAUX DOUGL Seller: * NOT ON FILE *	???	\$8,900.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1100	Acres	0
SA-SMALL ACREAGE	5.4700	Acres	33,090
Total			65,090

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	1990	Grade	C
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	6	Full Baths	2	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	1,620
		Other Fixtures	0	Total Area	3,240
				Value	212,190

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	8 X 10	Length x Width (Optional)	80	0
1	11-LEAN-TO	2006		A-AVERAGE	20 X 10	Length x Width (Optional)	200	940
1	17-POOL	OLD		A-AVERAGE		Length x Width (Optional)	0	0
1	33-POLE BUILDING	1999		A-AVERAGE	30 X 40	Length x Width (Optional)	1,200	9,830
							Total	10,770

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	1,620	First Floor	1,620	1,620
B	GF (FRAME GARAGE)	720	Basement	1,620	0
C	OFP (OPEN FRAME PORCH)	224	Total	3,240	1,620
D	WDD (WOOD DECK)	352			
2	33-POLE BUILDING	1,200			
3	11-LEAN-TO	200			
4	17-POOL	0			
5	04-SHED	80			

