



Parcel: 03-1625200.009
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	JOSHUA D KOVERMAN & NATALIE F KOVERMAN		
Owner	KOVERMAN JOSHUA D & NATALIE F 2875 KAISER RD FORT LORAMIE OH 45845	Taxpayer	KOVERMAN JOSHUA D & NATALIE F 2875 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 PT NE QR N CT PT 030-16-25-200-009 PLAT V19 P607
Location	2875 KAISER RD	Routing Number	
CD Year		Map Number	
Acres	1.1700	Sold	
02/02/2017		Sales Amount	129,000.00

VALUE

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

	Appraised	Assessed
Land	32,520	11,380
Improvement	251,710	88,100
Total	284,230	99,480
CAUV	N	0
Homestead	N	0
OOC	Y	281,020
Taxable	284,230	99,480

CURRENT CHARGES

Full Rate	65.550000		
Effective Rate	38.326378		
Qualifying Rate	32.785238		
	Prior	First	Second
Tax	0.00	1,703.00	1,703.00
Special	0.00	1.50	1.50
Total	0.00	1,704.50	1,704.50
Paid	0.00	1,704.50	0.00
Due	0.00	0.00	1,704.50

FUTURE CHARGES

Type	Description	Amount
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
02/02/2017	Buyer: KOVERMAN JOSHUA D & NATALIE F Seller: BARHORST CHRIS	73	WA	\$129,000.00	Y	2
09/17/2012	Buyer: BARHORST CHRIS Seller: COUCH NANCY L	579	SU	\$90,000.00	Y	2
07/30/2012	Buyer: COUCH NANCY L Seller: STEED CHESTER	398	CE	\$0.00	N	2
07/05/2012	Buyer: STEED CHESTER Seller: STEED CHESTER	359	AF	\$0.00	N	2
Unknown	Buyer: STEED CHESTER Seller: * NOT ON FILE *		???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.0900	Acres	0
SA-SMALL ACREAGE	0.0800	Acres	520
Total			32,520

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	1987	Grade	C
Finished Basement	0	Year Remodeled	2021	Fireplace Openings	0
Rooms	5	Full Baths	1	Fireplace Stacks	0
Bed Rooms	3	Half Baths	1	Living Area	2,115
		Other Fixtures	0	Total Area	2,691
				Value	249,020

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	6 X 8	Length x Width (Optional)	48	0
1	04-SHED	OLD		A-AVERAGE	8 X 10	Length x Width (Optional)	80	0
1	04-SHED	2022		A-AVERAGE	14 X 20	Length x Width (Optional)	280	2,690
							Total	2,690

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF (1 STORY FRAME)	1,053	First Floor	1,539	1,539
B	1SF/S (1 STORY FRAME / SLAB)	486	Attic	1,152	576
C	A/GF (ATTIC / FRAME GARAGE)	1,152	Total	2,691	2,115
D	OFP (OPEN FRAME PORCH)	108			
E	PAT (PATIO)	409			
2	04-SHED	48			
3	04-SHED	80			
4	04-SHED	280			

