



Parcel: 03-1625200.019

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

**SUMMARY**

Deeded Name	MARION PHILIPOT & ANGELA E PHILIPOT TRUSTEES OF THE PHILIPOT LIVING TRUST DATED 12/10/2002		
Owner	PHILIPOT MARION TRUSTEE & PHILIPOT ANGELA E TRUSTEE 3040 KAISER RD FORT LORAMIE OH 45845	Taxpayer	PHILIPOT MARION & ANGELA E 3040 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	3040 KAISER RD FORT LORAMIE OH 45845	Legal	R04 T11 S25 PT OF NE 1/4 NE QR 030-16-25-200-019 PLAT V19 P771
CD Year		Map Number	Routing Number
Acres	10.5410	Sold	Sales Amount
		11/26/2003	0.00

VALUE

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

	Appraised	Assessed
Land	80,330	28,120
Improvement	197,030	68,960
Total	277,360	97,080
CAUV	N 0	0
Homestead	Y 28,000	9,800
OOC	Y 217,160	76,010
Taxable	277,360	97,080

CURRENT CHARGES

Full Rate	65.550000
Effective Rate	38.326378
Qualifying Rate	32.785238

	Prior	First	Second
Tax	0.00	1,502.40	1,502.40
Special	0.00	11.62	11.62
Total	0.00	1,514.02	1,514.02
Paid	0.00	1,514.02	0.00
Due	0.00	0.00	1,514.02

FUTURE CHARGES

Type	Description	Amount
Special Assessments	437 MILE CREEK DITCH JOINT WITH MERCER COUNTY	2.00
Special Assessments	447 LORAMIE CREEK (RR-64)	20.24
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
11/26/2003	Buyer: PHILIPOT MARION TRUSTEE & ANGELA E TRUSTEE Seller: PHILIPOT MARION	790 QUIT CLAIM	\$0.00	N	1
Unknown	Buyer: PHILIPOT MARION Seller: * NOT ON FILE *	???	\$14,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1200	Acres	0
SA-SMALL ACREAGE	9.4200	Acres	48,330
Total			80,330

DWELLING

Card 1				
Style	1-CONVENTIONAL	Family Rooms	0	Heating Y
Stories	2.00	Dining Rooms	0	Cooling Y
Rec Room Area	0	Year Built	1992	Grade C
Finished Basement	479	Year Remodeled		Fireplace Openings 0
Rooms	5	Full Baths	2	Fireplace Stacks 0
Bed Rooms	2	Half Baths	1	Living Area 1,874
		Other Fixtures	0	Total Area 2,604
				Value 185,160

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02P-DETACHED POLE GARAGE	2002		A-AVERAGE	26 X 40	Length x Width (Optional)	1,040	9,160
1	03-BATHHOUSE/COTTAGE	1987		F-FAIR	20 X 16	Length x Width (Optional)	320	2,500
1	04-SHED	1970		P-POOR	16 X 20	Length x Width (Optional)	320	210
							Total	11,870

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/B (1 STORY BRICK / BASEMENT)	651	First Floor	1,023	1,023
B	2SB/B (2 STORY BRICK / BASEMENT)	372	Full Upper Floor	372	372
C	CVP (COVERED PATIO)	240	Basement	1,209	479
D	OMP/B (OPEN MASONRY PORCH / BASEMENT)	186	Total	2,604	1,874
E	1CBAS (1 CAR BASEMENT GARAGE)	0			
2	03-BATHHOUSE/COTTAGE	320			
3	02P-DETACHED POLE GARAGE	1,040			
4	04-SHED	320			

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