



Parcel: 03-1626100.004  
AMY L. BERNING  
Shelby County Auditor | Shelby County, Ohio

Year: 2024



## SUMMARY

|                 |                                                              |                |                                                             |
|-----------------|--------------------------------------------------------------|----------------|-------------------------------------------------------------|
| Deeded Name     | JOSH R COTNER & TERESA COTNER                                | Taxpayer       | COTNER JOHN R & TERESA                                      |
| Owner           | COTNER JOHN R & TERESA<br>1087 SHERMAN RD<br>RUSSIA OH 45363 |                | 1087 SHERMAN RD<br>RUSSIA OH 45363                          |
| 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        | 1087 SHERMAN RD<br>RUSSIA OH 45363                           | Legal          | R04 T11 S26 PT S1/2 NW QR 030-16-26-100-004<br>PLAT V6 P109 |
| CD Year         |                                                              | Routing Number |                                                             |
| Acres           | 0.8500                                                       | Sales Amount   | 109,000.00                                                  |
| Map Number      |                                                              |                |                                                             |
| Sold            |                                                              |                |                                                             |

## VALUE

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

|             | Appraised | Assessed |
|-------------|-----------|----------|
| Land        | 30,400    | 10,640   |
| Improvement | 137,120   | 47,990   |
| Total       | 167,520   | 58,630   |
| CAUV        | N         | 0        |
| Homestead   | N         | 0        |
| OOC         | Y         | 166,010  |
| Taxable     | 167,520   | 58,630   |

## CURRENT CHARGES

|                 |           |          |          |
|-----------------|-----------|----------|----------|
| Full Rate       | 65.550000 |          |          |
| Effective Rate  | 38.326378 |          |          |
| Qualifying Rate | 32.785238 |          |          |
|                 | Prior     | First    | Second   |
| Tax             | 947.76    | 1,003.55 | 1,003.55 |
| Special         | 0.00      | 3.97     | 3.97     |
| Penalty         | 94.78     | 100.76   | 0.00     |
| Total           | 1,042.54  | 1,108.28 | 1,007.52 |
| Paid            | 1,042.54  | 1,108.28 | 0.00     |
| Due             | 0.00      | 0.00     | 1,007.52 |

## FUTURE CHARGES

| Type                | Description                                   | Amount |
|---------------------|-----------------------------------------------|--------|
| Special Assessments | 061 EUSTACHE DITCH (RR-18)                    | 2.94   |
| 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 |
|------------|--------------------------------------------------------|------------|-----------|--------------|-------|-----------------|
| 01/21/2005 | Buyer: COTNER JOSH R & TERESA<br>Seller: PASH GEORGE E | 45         | EX        | \$109,000.00 | Y     | 2               |
| 01/03/2001 | Buyer: PASH GEORGE E<br>Seller: PASH GEORGE E          | 10         | AF        | \$0.00       | N     | 2               |
| 05/05/1998 | Buyer: PASH GEORGE E<br>Seller: PLEIMAN DONALD         | 394        | WA        | \$95,000.00  | Y     | 2               |
| Unknown    | Buyer: PLEIMAN DONALD<br>Seller: * NOT ON FILE *       |            | ???       | \$0.00       | N     | 1               |

## LAND

| Type         | Dimensions | Description | Value  |
|--------------|------------|-------------|--------|
| HS-HOME SITE | 0.8500     | Acres       | 30,400 |
|              |            | Total       | 30,400 |

## DWELLING

|                   |                |                |      |                    |         |
|-------------------|----------------|----------------|------|--------------------|---------|
| Card 1            |                |                |      |                    |         |
| Style             | 1-CONVENTIONAL | Family Rooms   | 0    | Heating            | Y       |
| Stories           | 1.00           | Dining Rooms   | 0    | Cooling            | N       |
| Rec Room Area     | 0              | Year Built     | 1967 | Grade              | D       |
| Finished Basement | 799            | Year Remodeled | 2009 | Fireplace Openings | 0       |
| Rooms             | 8              | Full Baths     | 2    | Fireplace Stacks   | 1       |
| Bed Rooms         | 4              | Half Baths     | 0    | Living Area        | 1,864   |
|                   |                | Other Fixtures | 1    | Total Area         | 2,128   |
|                   |                |                |      | Value              | 133,520 |

## OTHER IMPROVEMENT

| Card | Type                      | Year Built | Year Remodeled | Condition | Dimensions | Description               | Size  | Value |
|------|---------------------------|------------|----------------|-----------|------------|---------------------------|-------|-------|
| 1    | 02F-DETACHED FRAME GARAGE | 1972       |                | A-AVERAGE | 28 X 18    | Length x Width (Optional) | 504   | 2,090 |
| 1    | 04-SHED                   | 1967       | 2009           | A-AVERAGE | 12 X 4     | Length x Width (Optional) | 48    | 240   |
| 1    | 11-LEAN-TO                | 1972       |                | A-AVERAGE | 28 X 20    | Length x Width (Optional) | 560   | 1,270 |
|      |                           |            |                |           |            |                           | Total | 3,600 |

SKETCH

Card 1

| ID | Description                      | Size  | Floor       | Floor Area (ft²) | Living Area (ft²) |
|----|----------------------------------|-------|-------------|------------------|-------------------|
| A  | 1SB/B (1 STORY BRICK / BASEMENT) | 1,064 | First Floor | 1,064            | 1,064             |
| B  | OFP (OPEN FRAME PORCH)           | 288   | Basement    | 1,064            | 800               |
| C  | PAT (PATIO)                      | 312   | Total       | 2,128            | 1,864             |
| D  | CAN (CANOPY)                     | 144   |             |                  |                   |
| 1  | 04-SHED                          | 48    |             |                  |                   |
| 2  | 02F-DETACHED FRAME GARAGE        | 504   |             |                  |                   |
| 3  | 11-LEAN-TO                       | 560   |             |                  |                   |

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