



Parcel: 03-1716100.006
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	AARON K KITZMILLER & COLLEEN G GEHRET		
Owner	KITZMILLER AARON K & COLLEEN G GEHRET 8510 DAWSON RD FORT LORAMIE OH 45845-9733		
Tax District	03-CYNTHIAN TWP FT LORAMIE SD LAD LFD	Taxpayer	KITZMILLER AARON K & COLLEEN G GEHRET 8510 DAWSON RD FORT LORAMIE OH 45845-9733
School District	FORT LORAMIE LSD	Land Use	510-SINGLE FAMILY DWELLING
Neighborhood	00875-CYNTHIAN TWP FT LORAMIE SD	Subdivision	
Location	8510 DAWSON RD	Legal	R05 T10 S16 S SIDE W 1/2 NW QR 030-17-16-100-006 PLAT V13 P734
CD Year		Routing Number	
Acres	0.4780	Sales Amount	211,000.00
Map Number			
Sold			

VALUE

District	03-CYNTHIAN TWP FT LORAMIE SD LAD LFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	20,480	7,170	
Improvement	135,250	47,340	
Total	155,730	54,510	
CAUV	N	0	0
Homestead	N	0	0
OOCC	Y	155,390	54,390
Taxable		155,730	54,510

CURRENT CHARGES

Full Rate	65.550000		
Effective Rate	38.326378		
Qualifying Rate	32.785238		
	Prior	First	Second
Tax	0.00	932.89	932.89
Special	0.00	1.50	1.50
Total	0.00	934.39	934.39
Paid	0.00	934.39	0.00
Due	0.00	0.00	934.39

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
12/08/2021	Buyer: KITZMILLER AARON K & COLLEEN G GEHRET Seller: GEHRET FRANCES A	1080	WARRANTY DEED	\$211,000.00	Y 2
11/28/2017	Buyer: GEHRET FRANCES A Seller: GEHRET LAWRENC	730	AF	\$0.00	N 2
Unknown	Buyer: GEHRET LAWRENC Seller: * NOT ON FILE *		???	\$38,800.00	Y 1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	0.4000	Acres	20,480
RD-ROAD	0.0800	Acres	0
		Total	20,480

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	1957	Grade	C
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	6	Full Baths	1	Fireplace Stacks	0
Bed Rooms	3	Half Baths	2	Living Area	1,512
		Other Fixtures	1	Total Area	2,408
				Value	134,910

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	1957		A-AVERAGE	12 X 8	Length x Width (Optional)	96	340
1	04-SHED	OLD		A-AVERAGE	16 X 8	Length x Width (Optional)	128	0
							Total	340

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	896	First Floor	1,512	1,512
B	GF (FRAME GARAGE)	1,008	Basement	896	0
C	EFP (ENCLOSED FRAME PORCH)	80	Total	2,408	1,512
D	CVP (COVERED PATIO)	30			
E	EFP (ENCLOSED FRAME PORCH)	120			
F	1SF (1 STORY FRAME)	616			
G	PAT (PATIO)	60			
10	04-SHED	96			
2	04-SHED	128			

