



Parcel: 03-1716100.007
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	JOHN D BENDER & DIANA M BENDER TRUSTEES OF THE JOHN D BENDER & DIANA M BENDER TRUST UAD 05/03/2022		
Owner	BENDER JOHN D TRUSTEE & DIANA M TRUSTEE PO BOX 364 FORT LORAMIE OH 45845-0364	Taxpayer	BENDER JOHN D & DIANA M TRUSTEES PO BOX 364 FORT LORAMIE OH 45845-0364
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	R05 T10 S16 CT PT NE QR 030-17-16-100-007 PLAT V13 P240
Location	8400 DAWSON RD	Routing Number	
CD Year		Map Number	
Acres	5.0000	Sold	05/06/2022
		Sales Amount	0.00

VALUE

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

	Appraised	Assessed
Land	42,400	14,840
Improvement	228,900	80,120
Total	271,300	94,960
CAUV N	0	0
Homestead Y	28,000	9,800
OOC Y	241,370	84,480
Taxable	271,300	94,960

CURRENT CHARGES

Full Rate	65.550000		
Effective Rate	38.326378		
Qualifying Rate	32.785238		
	Prior	First	Second
Tax	0.00	1,461.71	1,461.71
Special	0.00	2.70	2.70
Total	0.00	1,464.41	1,464.41
Paid	0.00	1,464.41	0.00
Due	0.00	0.00	1,464.41

FUTURE CHARGES

Type	Description	Amount
Special Assessments	447 LORAMIE CREEK (RR-64)	4.40
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
05/06/2022	Buyer: BENDER JOHN D TRUSTEE & DIANA M TRUSTEE Seller: BENDER JOHN D & DIANA M	313	QUIT CLAIM	\$0.00	N 1
Unknown	Buyer: BENDER JOHN D & DIANA M Seller: * NOT ON FILE *	???		\$0.00	N 1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
SA-SMALL ACREAGE	4.0000	Acres	10,400
		Total	42,400

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	1978	Grade			C
Finished Basement	0	Year Remodeled		Fireplace Openings			0
Rooms	6	Full Baths	2	Fireplace Stacks			2
Bed Rooms	3	Half Baths	0	Living Area			1,900
		Other Fixtures	0	Total Area			3,800
				Value			209,370

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	126-POLE BARN	2010		A-AVERAGE	40 X 64	Length x Width (Optional)	2,560	19,530
						Total		19,530

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/B (1 STORY BRICK / BASEMENT)	1,900	First Floor	1,900	1,900
B	GB (BRICK GARAGE)	700	Basement	1,900	0
C	EFP (ENCLOSED FRAME PORCH)	162	Total	3,800	1,900
2	04-SHED	48			
3	126-POLE BARN	2,560			

