



Parcel: 03-1716300.003
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	RYAN M SCHULZE & KRISTI SCHULZE			Taxpayer	SCHULZE RYAN M & KRISTI		
Owner	SCHULZE RYAN M & KRISTI 8344 DAWSON RD FORT LORAMIE OH 45845				8344 DAWSON 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	R05 T10 S16 NEPT E1/2 SW QR 030-17-16-300-003 PLAT V23 P144		
Location	8344 DAWSON RD				Routing Number		
CD Year		Map Number					
Acres	0.8760	Sold		07/13/2012	Sales Amount	88,000.00	

VALUE

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

	Appraised	Assessed
Land	30,610	10,710
Improvement	240,440	84,150
Total	271,050	94,860
CAUV N	0	0
Homestead N	0	0
OOC Y	271,050	94,860
Taxable	271,050	94,860

CURRENT CHARGES

Full Rate	65.550000		
Effective Rate	38.326378		
Qualifying Rate	32.785238		
	Prior	First	Second
Tax	0.00	1,623.50	1,623.50
Special	0.00	1.50	1.50
Total	0.00	1,625.00	1,625.00
Paid	0.00	1,625.00	0.00
Due	0.00	0.00	1,625.00

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
07/13/2012	Buyer: SCHULZE RYAN M & KRISTI Seller: PLEIMAN WILLIA	429 SHERIFF'S DEED	\$88,000.00	N	1
07/24/2006	Buyer: PLEIMAN WILLIA Seller: HOLTHAUS JOYCE	673 EXECUTOR	\$123,000.00	Y	1
01/18/1996	Buyer: HOLTHAUS JOYCE Seller: * NOT ON FILE *	29 ???	\$0.00	N	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *	???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	0.8760 Acres		30,610
Total			30,610

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	1961	Grade		C
Finished Basement	0	Year Remodeled	2017	Fireplace Openings		0
Rooms	6	Full Baths	1	Fireplace Stacks		0
Bed Rooms	4	Half Baths	0	Living Area		2,880
		Other Fixtures	0	Total Area		4,608
				Value		240,440

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	10 X 12	Length x Width (Optional)	120	0
Total								0

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	A/1SF/B (ATTIC / 1 STORY FRAME / BASEMENT)	1,152	First Floor	1,728	1,728
B	GF (FRAME GARAGE)	576	Attic	1,152	1,152
C	OFP (OPEN FRAME PORCH)	325	Basement	1,728	0
D	EFP (ENCLOSED FRAME PORCH)	192	Total	4,608	2,880
E	PAT (PATIO)	708			
F	PAT (PATIO)	352			
G	1SF/B (1 STORY FRAME / BASEMENT)	576			
2	04-SHED	120			

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