



Parcel: 03-1718327.001
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	CHRIS GOUBEUX & JENNIFER GOUBEUX			Taxpayer	GOUBEUX CHRIS & JENNIFER		
Owner	GOUBEUX CHRIS & JENNIFER 3492 BASINBURG RD FORT LORAMIE OH 45845				3492 BASINBURG 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	3492 BASINBURG RD FORT LORAMIE OH 45845			Legal	R05 T10 S18 PT OF SW QR 030-17-18-327-001		
CD Year		Map Number			Routing Number		
Acres	1.9100	Sold		06/16/2004	Sales Amount	133,000.00	

VALUE

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

	Appraised	Assessed
Land	37,920	13,270
Improvement	262,920	92,020
Total	300,840	105,290
CAUV	N	0
Homestead	N	0
OOC	Y	291,880
Taxable	300,840	105,290

CURRENT CHARGES

Full Rate	65.550000		
Effective Rate	38.326378		
Qualifying Rate	32.785238		
	Prior	First	Second
Tax	0.00	1,803.29	1,803.29
Special	0.00	2.50	2.50
Total	0.00	1,805.79	1,805.79
Paid	0.00	1,805.79	1,805.79
Due	0.00	0.00	0.00

FUTURE CHARGES

Type	Description	Amount
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
06/16/2004	Buyer: GOUBEAUX CHRIS & JENNIFER Seller: OLSON STEVEN B	578	WARRANTY DEED	\$133,000.00	Y	1
05/06/1993	Buyer: OLSON STEVEN B Seller: * NOT ON FILE *	391	???	\$88,000.00	Y	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *		???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
SA-SMALL ACREAGE	0.9100	Acres	5,920
		Total	37,920

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	1956	Grade	C+
Finished Basement	0	Year Remodeled	2012	Fireplace Openings	0
Rooms	5	Full Baths	2	Fireplace Stacks	1
Bed Rooms	3	Half Baths	1	Living Area	2,783
		Other Fixtures	0	Total Area	2,783
				Value	259,880

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2020		A-AVERAGE	20 X 15	Length x Width (Optional)	300	2,180
1	OFP-OPEN FRAME PORCH	2020		A-AVERAGE		Length x Width (Optional)	60	860
							Total	3,040

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF (1 STORY FRAME)	2,159	First Floor	2,783	2,783
B	1SF/S (1 STORY FRAME / SLAB)	624	Total	2,783	2,783
C	EFP (ENCLOSED FRAME PORCH)	150			
D	RFX (ROOF EXTENSION)	50			
E	3CGF (3 CAR FRAME GARAGE)	1,140			
F	RFX (ROOF EXTENSION)	192			
G	PAT (PATIO)	192			
H	PAT (PATIO)	50			
I	PAT (PATIO)	512			
1	04-SHED	300			
2	OFF-OPEN FRAME PORCH	60			

