



Parcel: 03-1718327.009
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	DUSTIN C FAST & JULIE A FAST		
Owner	FAST DUSTIN C & JULIE A	Taxpayer	FAST DUSTIN C & JULIE A
	8382 STATE ROUTE 66		8382 STATE ROUTE 66
	FORT LORAMIE OH 45845		FORT LORAMIE OH 45845
Tax District	03-CYNTHIAN TWP FT LORAMIE SD LAD LFD	Land Use	560-HOUSE TRAILERS OR MOBILE HOMES CONVERTED TO REAL ESTATE
School District	FORT LORAMIE LSD	Subdivision	
Neighborhood	00875-CYNTHIAN TWP FT LORAMIE SD	Legal	R05 T10 S18 PT E 1/2 OF SW QR & BEINGTRACT 1 - AHRNS SURVEY 030-17-18-327-009 PLAT V23 P907
Location	8382 STATE ROUTE 66		
CD Year		Routing Number	
Acres	4.2240	Sales Amount	132,500.00
Map Number			
Sold			

VALUE

District	03-CYNTHIAN TWP FT LORAMIE SD LAD LFD
Land Use	560-HOUSE TRAILERS OR MOBILE HOMES CONVERTED TO REAL ESTATE

	Appraised	Assessed
Land	51,630	18,070
Improvement	164,900	57,720
Total	216,530	75,790
CAUV	N	0
Homestead	N	0
OOC	Y	164,210
Taxable	216,530	75,790

CURRENT CHARGES

Full Rate	65.550000
Effective Rate	38.326378
Qualifying Rate	32.785238

	Prior	First	Second
Tax	0.00	1,304.61	1,304.61
Special	0.00	3.36	3.36
Total	0.00	1,307.97	1,307.97
Paid	0.00	1,307.97	0.00
Due	0.00	0.00	1,307.97

FUTURE CHARGES

Type	Description	Amount
Special Assessments	437 MILE CREEK DITCH JOINT WITH MERCER COUNTY	2.00
Special Assessments	447 LORAMIE CREEK (RR-64)	3.72
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
01/13/2006	Buyer: FAST DUSTIN C & JULIE A Seller: BARHORST KEVIN	28	WARRANTY DEED	\$132,500.00	Y	1
12/24/2003	Buyer: BARHORST KEVIN Seller: AHRNS LYNN M	1219	SURVIVORSHIP DEED	\$80,000.00	Y	1
05/18/1998	Buyer: AHRNS LYNN M Seller: AHRNS KARL & E	281	WARRANTY DEED	\$0.00	Y	1
Unknown	Buyer: AHRNS KARL & E Seller: * NOT ON FILE *		???	\$0.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.2000	Acres	0
SA-SMALL ACREAGE	3.0200	Acres	19,630
Total			51,630

DWELLING

Card 1					
Style	7-MH REAL PROPERTY	Family Rooms	0	Heating	Y
Stories	1.00	Dining Rooms	0	Cooling	Y
Rec Room Area	0	Year Built	1994	Grade	D+
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	5	Full Baths	1	Fireplace Stacks	0
Bed Rooms	3	Half Baths	1	Living Area	1,296
		Other Fixtures	0	Total Area	2,592
				Value	132,210

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	09-OPEN PORCH	2015		A-AVERAGE	8 X 24	Length x Width (Optional)	192	1,830
1	33-POLE BUILDING	2015		A-AVERAGE	40 X 56	Length x Width (Optional)	2,240	30,860
							Total	32,690

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	1,296	First Floor	1,296	1,296
B	2CGF (2 CAR FRAME GARAGE)	484	Basement	1,296	0
2	33-POLE BUILDING	2,240	Total	2,592	1,296
3	09-OPEN PORCH	192			

2 3

