



Parcel: 03-1719176.002
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	CHRISTOPHER J RUCHTY		
Owner	RUCHTY CHRISTOPHER J	Taxpayer	RUCHTY CHRISTOPHER J
	7741 STATE ROUTE 66		7741 STATE ROUTE 66
	FORT LORAMIE OH 45845		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 S19 PT OF SE1/4 NW QR TRACT B ON
Location	7741 STATE ROUTE 66		SURVEY 030-17-19-176-002
			PLAT V33 P76
CD Year		Routing Number	
Acres	0.9460	Sales Amount	169,000.00
Map Number			
Sold			

VALUE

District	03-CYNTHIAN TWP FT LORAMIE SD LAD LFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	30,470	10,660	
Improvement	178,780	62,570	
Total	209,250	73,230	
CAUV	N	0	0
Homestead	N	0	0
OO	Y	208,520	72,980
Taxable		209,250	73,230

CURRENT CHARGES

Full Rate	65.550000		
Effective Rate	38.326378		
Qualifying Rate	32.785238		
	Prior	First	Second
Tax	0.00	1,253.36	1,253.36
Special	0.00	2.50	2.50
Total	0.00	1,255.86	1,255.86
Paid	0.00	1,255.86	1,255.86
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
02/15/2019	Buyer: RUCHTY CHRISTOPHER J Seller: DREES CURTIS M	100	WA	\$169,000.00	Y 2
07/10/2015	Buyer: DREES CURTIS M Seller: ABELE JEROME E	441	WA	\$128,000.00	Y 2
12/22/2009	Buyer: ABELE JEROME E Seller: RESIDENTIAL FU	773	WA	\$32,000.00	N 2
11/13/2009	Buyer: RESIDENTIAL FU Seller: AHRNS LEROY C	660	SS	\$172,858.00	Y 2
Unknown	Buyer: AHRNS LEROY C Seller: * NOT ON FILE *		???	\$58,000.00	Y 1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	0.8520	Acres	30,470
RD-ROAD	0.0940	Acres	0
		Total	30,470

DWELLING

Card 1					
Style	1-CONVENTIONAL	Family Rooms	0	Heating	Y
Stories	2.00	Dining Rooms	0	Cooling	Y
Rec Room Area	0	Year Built	1951	Grade	C-
Finished Basement	0	Year Remodeled	2011	Fireplace Openings	0
Rooms	5	Full Baths	1	Fireplace Stacks	1
Bed Rooms	3	Half Baths	1	Living Area	2,088
		Other Fixtures	0	Total Area	3,132
				Value	173,410

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02B-DETACHED BRICK GARAGE	1966		A-AVERAGE	20 X 28	Length x Width (Optional)	560	4,640
1	PAT-PATIO	2006		A-AVERAGE	11 X 28	Length x Width (Optional)	308	730
							Total	5,370

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	2SB/B (2 STORY BRICK / BASEMENT)	384	First Floor	1,044	1,044
B	1.5SB/B (1.5 STORY BRICK / BASEMENT)	64	Full Upper Floor	384	384
C	1.5SB/B (1.5 STORY BRICK / BASEMENT)	596	1/2 Upper Floor	660	660
D	OFP (OPEN FRAME PORCH)	30	Basement	1,044	0
2	02B-DETACHED BRICK GARAGE	560	Total	3,132	2,088
3	PAT-PATIO	308			

