



Parcel: 03-1719251.001  
AMY L. BERNING  
Shelby County Auditor | Shelby County, Ohio

Year: 2024



## SUMMARY

|                 |                                                          |                |                                                                       |
|-----------------|----------------------------------------------------------|----------------|-----------------------------------------------------------------------|
| Deeded Name     | WENDELL G WYNN                                           | Taxpayer       | WYNN WENDELL G                                                        |
| Owner           | WYNN WENDELL G<br>3535 CARDO RD<br>FORT LORAMIE OH 45845 |                | 3535 CARDO RD<br>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 S SIDE W PT W1/2 NE QR 030-17-19-251-001<br>PLAT V13 P142 |
| Location        | 3535 CARDO RD<br>FORT LORAMIE OH 45845                   |                |                                                                       |
| CD Year         |                                                          | Routing Number |                                                                       |
| Acres           | 1.0100                                                   | Sales Amount   | 0.00                                                                  |
| Map Number      |                                                          |                |                                                                       |
| Sold            |                                                          |                |                                                                       |

## VALUE

|             |                                       |          |
|-------------|---------------------------------------|----------|
| District    | 03-CYNTHIAN TWP FT LORAMIE SD LAD LFD |          |
| Land Use    | 510-SINGLE FAMILY DWELLING            |          |
|             | Appraised                             | Assessed |
| Land        | 28,800                                | 10,080   |
| Improvement | 132,190                               | 46,270   |
| Total       | 160,990                               | 56,350   |
| CAUV N      | 0                                     | 0        |
| Homestead N | 0                                     | 0        |
| OOCC Y      | 157,420                               | 55,100   |
| Taxable     | 160,990                               | 56,350   |

## CURRENT CHARGES

|                 |           |        |        |
|-----------------|-----------|--------|--------|
| Full Rate       | 65.550000 |        |        |
| Effective Rate  | 38.326378 |        |        |
| Qualifying Rate | 32.785238 |        |        |
|                 | Prior     | First  | Second |
| Tax             | 0.00      | 964.91 | 964.91 |
| Special         | 0.00      | 2.50   | 2.50   |
| Total           | 0.00      | 967.41 | 967.41 |
| Paid            | 0.00      | 967.41 | 967.41 |
| 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 |
|------------|---------------------------------------------------|-------------------|--------------|-------|-----------------|
| 07/31/2023 | Buyer: WYNN WENDELL G<br>Seller: WYNN WENDELL     | TRANSFER ON DEATH | \$0.00       | N     | 1               |
| 06/29/1998 | Buyer: WYNN WENDELL<br>Seller: PLEIMAN LYNN       | 592 WARRANTY DEED | \$79,900.00  | Y     | 1               |
| Unknown    | Buyer: PLEIMAN LYNN<br>Seller: * NOT ON FILE *    | ???               | \$60,000.00  | Y     | 1               |
| Unknown    | Buyer: * NOT ON FILE *<br>Seller: * NOT ON FILE * | ???               | \$0.00       | N     | 1               |

## LAND

| Type         | Dimensions | Description | Value  |
|--------------|------------|-------------|--------|
| HS-HOME SITE | 0.7700     | Acres       | 28,800 |
| RD-ROAD      | 0.2400     | Acres       | 0      |
|              |            | Total       | 28,800 |

## DWELLING

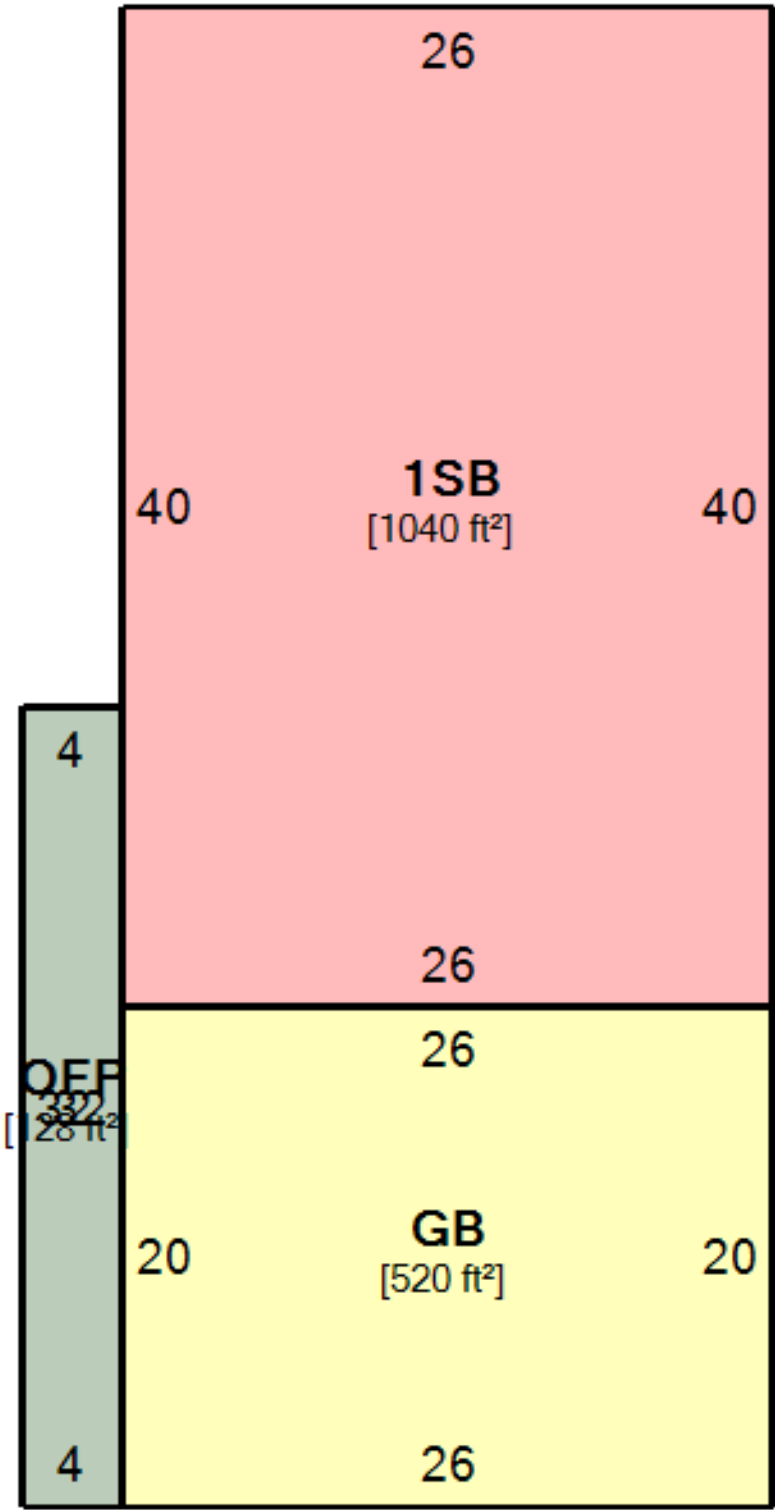
|                   |                |                |      |                    |
|-------------------|----------------|----------------|------|--------------------|
| Card 1            |                |                |      |                    |
| Style             | 1-CONVENTIONAL | Family Rooms   | 0    | Heating            |
| Stories           | 1.00           | Dining Rooms   | 0    | Cooling            |
| Rec Room Area     | 0              | Year Built     | 1980 | Grade              |
| Finished Basement | 0              | Year Remodeled |      | Fireplace Openings |
| Rooms             | 5              | Full Baths     | 1    | Fireplace Stacks   |
| Bed Rooms         | 3              | Half Baths     | 0    | Living Area        |
|                   |                | Other Fixtures | 0    | Total Area         |
|                   |                |                |      | Value              |

## OTHER IMPROVEMENT

| Card | Type    | Year Built | Year Remodeled | Condition | Dimensions | Description               | Size  | Value |
|------|---------|------------|----------------|-----------|------------|---------------------------|-------|-------|
| 1    | 04-SHED | 2021       |                | A-AVERAGE | 14 X 28    | Length x Width (Optional) | 392   | 3,570 |
|      |         |            |                |           |            |                           | Total | 3,570 |

SKETCH

| Card 1 |                        |       |             |                  |                   |  |
|--------|------------------------|-------|-------------|------------------|-------------------|--|
| ID     | Description            | Size  | Floor       | Floor Area (ft²) | Living Area (ft²) |  |
| A      | 1SB (1 STORY BRICK)    | 1,040 | First Floor | 1,040            | 1,040             |  |
| B      | GB (BRICK GARAGE)      | 520   | Total       | 1,040            | 1,040             |  |
| C      | OFP (OPEN FRAME PORCH) | 128   |             |                  |                   |  |
| 1      | 04-SHED                | 392   |             |                  |                   |  |



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