



Parcel: 03-1719451.005

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio



SUMMARY

Deeded Name	KARSS GROUP LLC	Taxpayer	KARSS GROUP LLC
Owner	KARSS GROUP LLC PO BOX 126 FORT LORAMIE OH 45845-0126		PO BOX 126 FORT LORAMIE OH 45845-0126
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 SW PART SW QR 030-17-19-451-005 PLAT V146 P308
Location	7110 STATE ROUTE 66		
CD Year		Routing Number	
Acres	0.2100	Sales Amount	103,000.00
Map Number			
Sold			

VALUE

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

	Appraised	Assessed
Land	14,400	5,040
Improvement	71,610	25,060
Total	86,010	30,100
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	86,010	30,100

CURRENT CHARGES

Full Rate	65.550000		
Effective Rate	38.326378		
Qualifying Rate	32.785238		
	Prior	First	Second
Tax	0.00	527.54	527.54
Special	0.00	2.50	2.50
Penalty	0.00	53.02	0.00
Total	0.00	583.06	530.04
Paid	0.00	530.04	0.00
Due	0.00	53.02	583.06

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
08/18/2022	Buyer: KARSS GROUP LLC Seller: GARIETY AUSTIN D	625 WARRANTY DEED	\$103,000.00	Y	1
10/19/2016	Buyer: GARIETY AUSTIN D Seller: FEDERAL NATION	572 WARRANTY DEED	\$0.00	N	1
07/14/2016	Buyer: FEDERAL NATION Seller: LEMLY JASON R	369 WARRANTY DEED	\$0.00	N	1
11/27/2007	Buyer: LEMLY JASON R Seller: MAY CYNTHIA TR	950 WARRANTY DEED	\$73,500.00	Y	1
11/15/2007	Buyer: MAY CYNTHIA TR Seller: BOWERSOCK BETT	681 CERTIFICATE OF TRANSFER	\$0.00	N	1
10/16/2007	Buyer: BOWERSOCK BETT Seller: BOWERSOCK BETT	595 CERTIFICATE OF TRANSFER	\$0.00	N	1
Unknown	Buyer: BOWERSOCK BETT Seller: * NOT ON FILE *	??? ???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	0.2100	Acres	14,400
		Total	14,400

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	1951	Grade	D
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	5	Full Baths	1	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	1,064
		Other Fixtures	0	Total Area	1,064
				Value	70,540

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	1988		A-AVERAGE	18 X 12	Length x Width (Optional)	216	1,070
							Total	1,070

SKETCH

Card 1						
ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)	
A	1SF (1 STORY FRAME)	750	First Floor	1,064	1,064	
B	CAR (CARPORT)	320	Total	1,064	1,064	
C	OFP (OPEN FRAME PORCH)	70				
D	1SF (1 STORY FRAME)	314				
2	04-SHED	216				

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