



Parcel: 03-1720200.004
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	RACHAEL M RAINS TRUSTEE UNDER THE AHRNS FAMILY IRREVOCABLE TRUST DATED 11/22/2021		
Owner	RAINS RACHAEL M TRUSTEE 4553 CARDO RD FORT LORAMIE OH 45845-9742	Taxpayer	RAINS RACHAEL M TRUSTEE 4553 CARDO RD FORT LORAMIE OH 45845-9742
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 S20 PT OF NE QR 030-17-20-200-004 PLAT V19 P302
Location	4553 CARDO RD FORT LORAMIE OH 45845	Routing Number	
CD Year		Map Number	
Acres	1.2340	Sold	
		10/04/2023	Sales Amount 0.00

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	32,640	11,420
Improvement	135,810	47,530
Total	168,450	58,950
CAUV N	0	0
Homestead N	0	0
OOCC Y	167,810	58,730
Taxable	168,450	58,950

CURRENT CHARGES

Full Rate	65.550000		
Effective Rate	38.326378		
Qualifying Rate	32.785238		
	Prior	First	Second
Tax	0.00	1,008.97	1,008.97
Special	0.00	1.50	1.50
Total	0.00	1,010.47	1,010.47
Paid	0.00	1,010.47	0.00
Due	0.00	0.00	1,010.47

FUTURE CHARGES

Type	Description	Amount
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
10/04/2023	Buyer: RAINS RACHAEL M TRUSTEE Seller: RAINS RACHAEL M TRUSTEE	591 QUIT CLAIM	\$0.00	N	3
01/21/2022	Buyer: RAINS RACHAEL M TRUSTEE Seller: AHRNS LEO A	37 QUIT CLAIM	\$0.00	N	3
12/07/2009	Buyer: AHRNS LEO A Seller: AHRNS LEO A &	572 CERTIFICATE OF TRANSFER	\$0.00	N	1
09/26/2003	Buyer: AHRNS LEO A Seller: AHRNS LEO A	656 QUIT CLAIM	\$0.00	N	1
Unknown	Buyer: AHRNS LEO A Seller: * NOT ON FILE *	??? ???	\$6,000.00	Y	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *	??? ???	\$1,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1350	Acres	0
SA-SMALL ACREAGE	0.0990	Acres	640
		Total	32,640

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	2004	Grade	D+
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	5	Full Baths	2	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	1,296
		Other Fixtures	0	Total Area	1,296
				Value	135,810

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2013		A-AVERAGE	4 X 6	Length x Width (Optional)	24	0
1	04-SHED	1900		P-POOR	6 X 8	Length x Width (Optional)	48	0
1	04-SHED	1900		F-FAIR	8 X 10	Length x Width (Optional)	80	0
1	04-SHED	1900		P-POOR	8 X 10	Length x Width (Optional)	80	0
1	04-SHED	1900		F-FAIR	8 X 12	Length x Width (Optional)	96	0
1	04-SHED	1900		F-FAIR	10 X 12	Length x Width (Optional)	120	0
1	04-SHED	2021		A-AVERAGE	10 X 12	Length x Width (Optional)	120	0
							Total	0

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/C (1 STORY FRAME / CRAWLSPACE)	1,296	First Floor	1,296	1,296
2	04-SHED	48	Total	1,296	1,296
3	04-SHED	96			
4	04-SHED	120			
5	04-SHED	80			
7	04-SHED	80			
8	04-SHED	120			
9	04-SHED	24			

