



Parcel: 03-1722100.005

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio



SUMMARY

Deeded Name	JUSTIN MICHAEL HOYING & LAUREN MICHELLE HOYING		
Owner	HOYING JUSTIN MICHAEL & HOYING LAUREN MICHELLE 6158 CISCO RD FORT LORAMIE OH 45845	Taxpayer	HOYING JUSTIN M & LAUREN M 6158 CISCO RD 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		
Location	6158 CISCO RD FORT LORAMIE OH 45845	Legal	R05 T10 S22 NW PT W1/2 NW QR 030-17-22-100-005
CD Year		Map Number	Routing Number
Acres	10.2000	Sold	11/13/2018 Sales Amount 263,000.00

VALUE

District	03-CYNTHIAN TWP FT LORAMIE SD LAD LFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	79,200	27,720
Improvement	187,870	65,750
Total	267,070	93,470
CAUV	N	0
Homestead	N	0
OOC	Y	215,620 75,470
Taxable	267,070	93,470

CURRENT CHARGES

Full Rate	65.550000		
Effective Rate	38.326378		
Qualifying Rate	32.785238		
	Prior	First	Second
Tax	0.00	1,607.07	1,607.07
Special	0.00	4.99	4.99
Total	0.00	1,612.06	1,612.06
Paid	0.00	1,612.06	1,612.06
Due	0.00	0.00	0.00

FUTURE CHARGES

Type	Description	Amount
Special Assessments	447 LORAMIE CREEK (RR-64)	8.98
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
11/13/2018	Buyer: HOYING JUSTIN MICHAEL & LAUREN MICHELLE Seller: SCHMIESING JOS	836	WARRANTY DEED	\$263,000.00	Y	1
06/02/2006	Buyer: SCHMIESING JOS Seller: GEPHART JACK &	495	WARRANTY DEED	\$168,000.00	Y	1
12/01/1995	Buyer: GEPHART JACK & Seller: * NOT ON FILE *	1108	???	\$95,000.00	Y	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *		???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
SA-SMALL ACREAGE	9.2000	Acres	47,200
Total			79,200

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	1974	Grade C
Finished Basement	0	Year Remodeled		Fireplace Openings 0
Rooms	6	Full Baths	2	Fireplace Stacks 0
Bed Rooms	3	Half Baths	0	Living Area 1,746
		Other Fixtures	0	Total Area 2,734
				Value 168,820

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	2010		A-AVERAGE	28 X 32	Length x Width (Optional)	896	11,290
1	04-SHED	OLD		A-AVERAGE	6 X 6	Length x Width (Optional)	36	0
1	04-SHED	1974		F-FAIR	12 X 12	Length x Width (Optional)	144	560
1	04-SHED	2018		A-AVERAGE	18 X 30	Length x Width (Optional)	540	3,200
1	11-LEAN-TO	1900		F-FAIR	6 X 10	Length x Width (Optional)	60	100
1	11-LEAN-TO	1900		F-FAIR	8 X 12	Length x Width (Optional)	96	160
1	CAN-CANOPY	1900		F-FAIR	8 X 10	Length x Width (Optional)	80	230
1	WDD-WOOD DECK	2010		A-AVERAGE		Length x Width (Optional)	500	3,510
							Total	19,050

SKETCH

Card 1					
ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	988	First Floor	1,746	1,746
B	1SF/S (1 STORY FRAME / SLAB)	494	Basement	988	0
C	OFP (OPEN FRAME PORCH)	160	Total	2,734	1,746
D	OFP (OPEN FRAME PORCH)	144			
E	1SF/S (1 STORY FRAME / SLAB)	264			
2	04-SHED	144			
3	04-SHED	36			
4	02F-DETACHED FRAME GARAGE	896			
5	WDD-WOOD DECK	500			
6	11-LEAN-TO	60			
7	11-LEAN-TO	96			
8	CAN-CANOPY	80			
9	04-SHED	540			

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9

8 5

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