



Parcel: 03-1722100.008
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	LUKAS J GEPHART & ABBEY A GEPHART			Taxpayer	GEPHART LUKAS J & ABBEY A		
Owner	GEPHART LUKAS J & ABBEY A 7820 DAWSON RD FORT LORAMIE OH 45845-9765				7820 DAWSON RD FORT LORAMIE OH 45845-9765		
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	7820 DAWSON RD FORT LORAMIE OH 45845			Legal	R05 T10 S22 PT OF NW QR 030-17-22-100-008		
CD Year		Map Number				Routing Number	
Acres	5.2600	Sold		10/23/2023		Sales Amount	380,000.00

VALUE

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

	Appraised	Assessed
Land	72,440	25,350
Improvement	164,770	57,670
Total	237,210	83,020
CAUV	N	0
Homestead	N	0
OOC	Y	193,390
Taxable	237,210	83,020

CURRENT CHARGES

Full Rate	65.550000		
Effective Rate	38.326378		
Qualifying Rate	32.785238		
	Prior	First	Second
Tax	0.00	1,427.12	1,427.12
Special	0.00	59.07	2.81
Penalty	0.00	74.32	0.00
Total	0.00	1,560.51	1,429.93
Paid	0.00	1,486.19	0.00
Due	0.00	74.32	1,504.25

FUTURE CHARGES

Type	Description	Amount
Special Assessments	447 LORAMIE CREEK (RR-64)	4.63
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
10/23/2023	Buyer: GEPHART LUKAS J & ABBEY A Seller: SEGER KEVIN J & ROBIN E	739 SURVIVORSHIP DEED	\$380,000.00	Y	1
06/16/2014	Buyer: SEGER KEVIN J & ROBIN E Seller: SEGER KEVIN J	302 SURVIVORSHIP DEED	\$0.00	N	1
08/25/2004	Buyer: SEGER KEVIN J Seller: GAIER KENNETH	836 WARRANTY DEED	\$184,000.00	Y	1
Unknown	Buyer: GAIER KENNETH Seller: * NOT ON FILE *	???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.5000	Acres	48,000
SA-SMALL ACREAGE	3.7600	Acres	24,440
		Total	72,440

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	1978	Grade	C
Finished Basement	255	Year Remodeled		Fireplace Openings	0
Rooms	6	Full Baths	1	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	1,368
		Other Fixtures	0	Total Area	2,224
				Value	145,390

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	1985		A-AVERAGE	36 X 28	Length x Width (Optional)	1,008	8,540
1	04-SHED	2014		A-AVERAGE	21 X 18	Length x Width (Optional)	378	2,470
1	30-UTILITY SHED	1980		A-AVERAGE	20 X 12	Length x Width (Optional)	240	860
1	33-POLE BUILDING	1999		A-AVERAGE	32 X 24	Length x Width (Optional)	768	7,510
							Total	19,380

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	1,112	First Floor	1,112	1,112
B	GF (FRAME GARAGE)	312	Basement	1,112	256
C	EFP (ENCLOSED FRAME PORCH)	240	Total	2,224	1,368
D	WDD (WOOD DECK)	276			
2	02F-DETACHED FRAME GARAGE	1,008			
3	33-POLE BUILDING	768			
4	30-UTILITY SHED	240			
5	04-SHED	378			

