



Parcel: 03-1723200.015

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio



SUMMARY

Deeded Name	CHARLES N MCCANN	Taxpayer	MCCANN CHARLES N
Owner	MCCANN CHARLES N 7524 CISCO RD SIDNEY OH 45365-9046		7524 CISCO RD SIDNEY OH 45365-9046
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 S23 PT OF NW COR OF NEQR 030-17-23- 200-015 PLAT V25 P11
Location	7524 CISCO RD		
CD Year		Routing Number	
Acres	1.0800	Sales Amount	0.00
Map Number	Sold		

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	32,000	11,200
Improvement	141,920	49,670
Total	173,920	60,870
CAUV	N	0
Homestead	N	0
OOC	Y	173,030
Taxable		173,920

CURRENT CHARGES

Full Rate	65.550000
Effective Rate	38.326378
Qualifying Rate	32.785238

	Prior	First	Second
Tax	0.00	1,041.89	1,041.89
Special	0.00	1.50	1.50
Total	0.00	1,043.39	1,043.39
Paid	0.00	1,043.39	0.00
Due	0.00	0.00	1,043.39

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
09/03/2024	Buyer: MCCANN CHARLES N Seller: MCCANN CHARLES N & STACEY WOLFE	502 QUIT CLAIM	\$0.00	N	1
04/27/2021	Buyer: MCCANN CHARLES N & STACEY WOLFE Seller: MCCANN CHARLES N	294 QUIT CLAIM	\$0.00	N	1
04/20/2021	Buyer: MCCANN CHARLES N Seller: WESTERHEIDE BRIAN J	299 WARRANTY DEED	\$197,500.00	Y	1
12/23/2020	Buyer: WESTERHEIDE BRIAN J Seller: HESS DOROTHY GIBBS	1045 WARRANTY DEED	\$95,000.00	Y	1
11/10/2020	Buyer: HESS DOROTHY GIBBS Seller: HESS DELMAR G SR & DOROTHY G	592 AFFIDAVIT	\$0.00	N	1
07/20/2005	Buyer: HESS DELMAR G SR & DOROTHY G Seller: GREEN TREE SER	719 WARRANTY DEED	\$102,500.00	Y	1
07/20/2005	Buyer: GREEN TREE SER Seller: WION CHRISTOPH	718 SHERIFF'S DEED	\$95,000.00	N	1
12/28/1995	Buyer: WION CHRISTOPH Seller: * NOT ON FILE *	1181 ???	\$8,000.00	Y	1
12/28/1995	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *	1181 ???	\$8,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.0800	Acres	0
		Total	32,000

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	1996	Grade				D+
Finished Basement	0	Year Remodeled		Fireplace Openings				0
Rooms	8	Full Baths	2	Fireplace Stacks				1
Bed Rooms	3	Half Baths	1	Living Area				1,620
		Other Fixtures	0	Total Area				1,620
				Value				141,030

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	CAR-CARPORT	2005		F-FAIR	12 X 18	Length x Width (Optional)	216	890
							Total	890

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF (1 STORY FRAME)	1,620	First Floor	1,620	1,620
B	PAT (PATIO)	128	Total	1,620	1,620
C	PAT (PATIO)	120			
D	GF (FRAME GARAGE)	576			
E	EFP (ENCLOSED FRAME PORCH)	144			
2	CAR-CARPORT	216			

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