



Parcel: 03-1723200.017

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio



SUMMARY

Deeded Name	COLE DAVID CORDONNIER & ERICA ANN LUTHMAN		
Owner	CORDONNIER COLE D & ERICA A LUTHMAN 7721 WRIGHT PUTHOFF RD SIDNEY OH 45365-8659	Taxpayer	CORDONNIER COLE D & ERICA A LUTHMAN 7721 WRIGHT PUTHOFF RD SIDNEY OH 45365-8659
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 S23 PT OF NE 1/4 TRACT 6 030-17-23-200 -017 PLAT V25 P109
Location	7721 WRIGHT PUTHOFF RD		
CD Year		Map Number	
Acres	1.0920	Sold	
		Routing Number	
		Sales Amount	330,000.00

VALUE

District	03-CYNTHIAN TWP FT LORAMIE SD LAD LFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	32,000	11,200
Improvement	229,350	80,270
Total	261,350	91,470
CAUV	N	0
Homestead	N	0
OOC	Y	250,770
		87,770
Taxable	261,350	91,470

CURRENT CHARGES

Full Rate	65.550000		
Effective Rate	38.326378		
Qualifying Rate	32.785238		
	Prior	First	Second
Tax	0.00	1,566.91	1,566.91
Special	0.00	0.50	0.50
Total	0.00	1,567.41	1,567.41
Paid	0.00	1,567.41	0.00
Due	0.00	0.00	1,567.41

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
07/06/2021	Buyer: CORDONNIER COLE DAVID & ERICA ANN LUTHMAN Seller: BOERGER JACOB M & KELSEA L	546 WARRANTY DEED	\$330,000.00	Y	1
12/16/2016	Buyer: BOERGER JACOB M & KELSEA L Seller: OTIS TROY A &	969 SURVIVORSHIP DEED	\$250,000.00	Y	1
06/23/1997	Buyer: OTIS TROY A & Seller: HUDSON JEROME	506 WARRANTY DEED	\$138,000.00	Y	1
07/09/1996	Buyer: HUDSON JEROME Seller: * NOT ON FILE *	634 ???	\$21,800.00	Y	99

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.0920	Acres	0
		Total	32,000

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	1996	Grade	C
Finished Basement	704	Year Remodeled		Fireplace Openings	1
Rooms	11	Full Baths	2	Fireplace Stacks	0
Bed Rooms	4	Half Baths	0	Living Area	2,112
		Other Fixtures	0	Total Area	2,816
				Value	218,770

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	2000		A-AVERAGE	40 X 24	Length x Width (Optional)	960	10,580
							Total	10,580

SKETCH

Card 1					
ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	1,408	First Floor	1,408	1,408
B	GF (FRAME GARAGE)	720	Basement	1,408	704
C	OFP (OPEN FRAME PORCH)	308	Total	2,816	2,112
D	WDD (WOOD DECK)	50			
2	02F-DETACHED FRAME GARAGE	960			

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