



Parcel: 03-1730301.002
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	SAMUEL J NICKELL			Taxpayer	NICKELL SAMUEL J		
Owner	NICKELL SAMUEL J 3207 KAISER RD FORT LORAMIE OH 45845				3207 KAISER 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			Legal	LOT 5 WHOLE LEIS 030-17-30-301-002		
Location	3207 KAISER RD FORT LORAMIE OH 45845						
CD Year		Map Number				Routing Number	
Acres	0.0000	Sold		01/16/1997		Sales Amount	0.00

VALUE

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

	Appraised	Assessed
Land	25,410	8,890
Improvement	114,370	40,030
Total	139,780	48,920
CAUV	N	0
Homestead	Y	28,000
OOC	Y	139,780
Taxable	139,780	48,920

CURRENT CHARGES

Full Rate	65.550000		
Effective Rate	38.326378		
Qualifying Rate	32.785238		
	Prior	First	Second
Tax	0.00	669.49	669.49
Special	0.00	2.50	2.50
Total	0.00	671.99	671.99
Paid	0.00	671.99	0.00
Due	0.00	0.00	671.99

FUTURE CHARGES

Type	Description	Amount
Special Assessments	437 MILE CREEK DITCH JOINT WITH MERCER COUNTY	2.00
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
01/16/1997	Buyer: NICKELL SAMUEL J Seller: NICKELL SAMUEL	29	QUIT CLAIM	\$0.00	N	1
12/01/1994	Buyer: NICKELL SAMUEL Seller: * NOT ON FILE *	1134	???	\$63,000.00	Y	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *		???	\$36,900.00	Y	1

LAND

Type	Dimensions	Description	Value
FL-FRONT LOT (FF)	100.0000 X 200.0000	Effective - Frontage / Depth	25,410
		Total	25,410

DWELLING

Card 1							
Style	1-CONVENTIONAL	Family Rooms	0	Heating			Y
Stories	1.00	Dining Rooms	0	Cooling			N
Rec Room Area	0	Year Built	1974	Grade			C
Finished Basement	0	Year Remodeled		Fireplace Openings			0
Rooms	5	Full Baths	1	Fireplace Stacks			0
Bed Rooms	3	Half Baths	0	Living Area			1,000
		Other Fixtures	0	Total Area			1,000
				Value			114,370

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	1974		A-AVERAGE	10 X 7	Length x Width (Optional)	70	0
						Total		0

SKETCH

Card 1					
ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB (1 STORY BRICK)	1,000	First Floor	1,000	1,000
B	GB (BRICK GARAGE)	325	Total	1,000	1,000
C	PAT (PATIO)	153			
2	04-SHED	70			

2

