



Parcel: 22-2503100.017  
AMY L. BERNING  
Shelby County Auditor | Shelby County, Ohio

Year: 2024



## SUMMARY

|                 |                                                                  |                |                                                                    |
|-----------------|------------------------------------------------------------------|----------------|--------------------------------------------------------------------|
| Deeded Name     | KIMBERLEY ANN GIFFORD                                            | Taxpayer       | GIFFORD KIMBERLEY ANN                                              |
| Owner           | GIFFORD KIMBERLEY ANN<br>4500 DAWSON RD<br>HOUSTON OH 45333-9635 |                | 4500 DAWSON RD<br>HOUSTON OH 45333-9635                            |
| Tax District    | 22-LORAMIE TWP HHSD HAD HFD                                      | Land Use       | 510-SINGLE FAMILY DWELLING                                         |
| School District | HARDIN-HOUSTON LSD                                               | Subdivision    |                                                                    |
| Neighborhood    | 00765-LORAMIE TWP-HHSD                                           | Legal          | R05 T09 S03 SW 1/4 NW QR EX 2.00 180-25-03-100-017<br>PLAT V33 P43 |
| Location        | 4500 DAWSON RD                                                   |                |                                                                    |
| CD Year         |                                                                  | Routing Number |                                                                    |
| Acres           | 5.0100                                                           | Sales Amount   | 0.00                                                               |
| Map Number      |                                                                  |                |                                                                    |
| Sold            |                                                                  |                |                                                                    |

## VALUE

|             |                             |          |        |
|-------------|-----------------------------|----------|--------|
| District    | 22-LORAMIE TWP HHSD HAD HFD |          |        |
| Land Use    | 510-SINGLE FAMILY DWELLING  |          |        |
|             | Appraised                   | Assessed |        |
| Land        | 56,180                      | 19,660   |        |
| Improvement | 111,240                     | 38,930   |        |
| Total       | 167,420                     | 58,590   |        |
| CAUV        | N                           | 0        | 0      |
| Homestead   | N                           | 0        | 0      |
| OOC         | Y                           | 133,140  | 46,600 |
| Taxable     | 167,420                     | 58,590   |        |

## CURRENT CHARGES

|                 |           |          |          |
|-----------------|-----------|----------|----------|
| Full Rate       | 60.070000 |          |          |
| Effective Rate  | 40.299025 |          |          |
| Qualifying Rate | 34.247682 |          |          |
|                 | Prior     | First    | Second   |
| Tax             | 0.00      | 1,060.30 | 1,060.30 |
| Special         | 0.00      | 4.17     | 4.17     |
| Total           | 0.00      | 1,064.47 | 1,064.47 |
| Paid            | 0.00      | 1,064.47 | 1,064.47 |
| Due             | 0.00      | 0.00     | 0.00     |

## FUTURE CHARGES

|                     |                            |        |
|---------------------|----------------------------|--------|
| Type                | Description                | Amount |
| Special Assessments | 447 LORAMIE CREEK (RR-64)  | 7.34   |
| Special Assessments | 464 MIAMI CONSERVANCY DIST | 1.00   |

## TRANSFER HISTORY

| Date       | Conveyance                                                        | Deed Type         | Sales Amount | Valid | # of Properties |
|------------|-------------------------------------------------------------------|-------------------|--------------|-------|-----------------|
| 05/26/2022 | Buyer: GIFFORD KIMBERLEY ANN<br>Seller: GIFFORD WAYNE A & LAURA L | 354 WARRANTY DEED | \$0.00       | N     | 1               |
| 08/04/2017 | Buyer: GIFFORD WAYNE A & LAURA L<br>Seller: GAIER NICHOLAS        | 606 WARRANTY DEED | \$185,000.00 | Y     | 1               |
| 06/08/2017 | Buyer: GAIER NICHOLAS<br>Seller: ZIRCHER JOYCE                    | 428 FIDUCIARY     | \$300,000.00 | Y     | 1               |
| 04/17/2017 | Buyer: ZIRCHER JOYCE<br>Seller: KNOUFF CHARLES                    | 225 QUIT CLAIM    | \$0.00       | N     | 1               |
| 04/30/2014 | Buyer: KNOUFF CHARLES<br>Seller: * NOT ON FILE *                  | 199 AFFIDAVIT     | \$0.00       | N     | 1               |

## LAND

| Type             | Dimensions | Description | Value  |
|------------------|------------|-------------|--------|
| HS-HOME SITE     | 1.0000     | Acres       | 32,000 |
| RD-ROAD          | 0.2900     | Acres       | 0      |
| SA-SMALL ACREAGE | 3.7200     | Acres       | 24,180 |
|                  |            | Total       | 56,180 |

## DWELLING

|                   |                |                |      |                    |
|-------------------|----------------|----------------|------|--------------------|
| Card 1            |                |                |      |                    |
| Style             | 1-CONVENTIONAL | Family Rooms   | 0    | Heating            |
| Stories           | 1.50           | Dining Rooms   | 0    | Cooling            |
| Rec Room Area     | 0              | Year Built     | 1908 | Grade              |
| Finished Basement | 0              | Year Remodeled |      | Fireplace Openings |
| Rooms             | 8              | Full Baths     | 1    | Fireplace Stacks   |
| Bed Rooms         | 2              | Half Baths     | 1    | Living Area        |
|                   |                | Other Fixtures | 0    | Total Area         |
|                   |                |                |      | Value              |

## OTHER IMPROVEMENT

| Card | Type                      | Year Built | Year Remodeled | Condition | Dimensions | Description               | Size  | Value  |
|------|---------------------------|------------|----------------|-----------|------------|---------------------------|-------|--------|
| 1    | 02F-DETACHED FRAME GARAGE | 1900       |                | F-FAIR    | 24 X 20    | Length x Width (Optional) | 480   | 2,380  |
| 1    | 11-LEAN-TO                | 1908       |                | F-FAIR    | 24 X 10    | Length x Width (Optional) | 240   | 410    |
| 1    | 11-LEAN-TO                | 1950       |                | F-FAIR    | 14 X 44    | Length x Width (Optional) | 616   | 1,050  |
| 1    | 122-BANK BARN             | 1900       |                | F-FAIR    | 54 X 44    | Length x Width (Optional) | 2,376 | 4,600  |
| 1    | 24-POULTRY HOUSE          | 1900       |                | A-AVERAGE | 12 X 45    | Length x Width (Optional) | 540   | 1,170  |
| 1    | CAN-CANOPY                | 1900       |                | F-FAIR    | 8 X 38     | Length x Width (Optional) | 304   | 490    |
|      |                           |            |                |           |            |                           | Total | 10,100 |

## SKETCH

| Card 1 |                                           |       |                 |                  |                   |
|--------|-------------------------------------------|-------|-----------------|------------------|-------------------|
| ID     | Description                               | Size  | Floor           | Floor Area (ft²) | Living Area (ft²) |
| A      | 1.5SF/.5B (1.5 STORY FRAME / .5 BASEMENT) | 634   | First Floor     | 1,167            | 1,167             |
| B      | 0.5SF/OH=NV (0.5 STORY FRAME / OH=NV)     | 4     | 1/2 Upper Floor | 642              | 642               |
| C      | 0.5SF/OH=NV (0.5 STORY FRAME / OH=NV)     | 4     | Basement        | 317              | 0                 |
| D      | 1SF (1 STORY FRAME)                       | 429   | Total           | 2,126            | 1,809             |
| E      | 1SF (1 STORY FRAME)                       | 104   |                 |                  |                   |
| F      | GF (FRAME GARAGE)                         | 336   |                 |                  |                   |
| G      | PAT (PATIO)                               | 208   |                 |                  |                   |
| H      | OFP (OPEN FRAME PORCH)                    | 240   |                 |                  |                   |
| 2      | 24-POULTRY HOUSE                          | 540   |                 |                  |                   |
| 3      | 122-BANK BARN                             | 2,376 |                 |                  |                   |
| 4      | 11-LEAN-TO                                | 616   |                 |                  |                   |
| 5      | 02F-DETACHED FRAME GARAGE                 | 480   |                 |                  |                   |
| 6      | 11-LEAN-TO                                | 240   |                 |                  |                   |
| 7      | CAN-CANOPY                                | 304   |                 |                  |                   |

