



Parcel: 22-2504200.012  
AMY L. BERNING  
Shelby County Auditor | Shelby County, Ohio

Year: 2024



## SUMMARY

|                 |   |             |   |
|-----------------|---|-------------|---|
| Deeded Name     | NICHOLAS M CATHCART & BROOKE M E CATHCART                                   |             |   |
| Owner           | CATHCART NICHOLAS M & BROOKE M E<br>4631 DAWSON RD<br>HOUSTON OH 45333-9803 | Taxpayer    | CATHCART NICHOLAS M & BROOKE M E<br>4631 DAWSON RD<br>HOUSTON OH 45333-9803 |
| 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 S04<br>PT S1/2 NE QR<br>PLAT V35 P59                                |
| Location        | 4631 DAWSON RD<br>HOUSTON OH 45333  |             | 180-25-04-200-012   |
| CD Year         |   | Map Number  | Routing Number  |
| Acres           | 3.0000  | Sold        | 08/05/2024  |
|                 |   |             | Sales Amount 0.00   |

## VALUE

|             |                             |          |
|-------------|-----------------------------|----------|
| District    | 22-LORAMIE TWP HHSD HAD HFD |          |
| Land Use    | 510-SINGLE FAMILY DWELLING  |          |
|             | Appraised                   | Assessed |
| Land        | 43,880                      | 15,360   |
| Improvement | 352,670                     | 123,430  |
| Total       | 396,550                     | 138,790  |
| CAUV        | N                           | 0        |
| Homestead   | N                           | 0        |
| OOC         | Y                           | 384,670  |
| Taxable     | 396,550                     | 138,790  |

## CURRENT CHARGES

|                 |           |          |          |
|-----------------|-----------|----------|----------|
| Full Rate       | 60.070000 |          |          |
| Effective Rate  | 40.299025 |          |          |
| Qualifying Rate | 34.247682 |          |          |
|                 | Prior     | First    | Second   |
| Tax             | 0.00      | 2,501.27 | 2,501.27 |
| Special         | 0.00      | 2.43     | 2.43     |
| Total           | 0.00      | 2,503.70 | 2,503.70 |
| Paid            | 0.00      | 2,503.70 | 0.00     |
| Due             | 0.00      | 0.00     | 2,503.70 |

## FUTURE CHARGES

|                     |                            |        |
|---------------------|----------------------------|--------|
| Type                | Description                | Amount |
| Special Assessments | 447 LORAMIE CREEK (RR-64)  | 3.86   |
| Special Assessments | 464 MIAMI CONSERVANCY DIST | 1.00   |

## TRANSFER HISTORY

| Date       | Conveyance  | Deed Type         | Sales Amount | Valid | # of Properties |
|------------|---|-------------------|--------------|-------|-----------------|
| 08/05/2024 | Buyer: CATHCART NICHOLAS M & BROOKE M E<br>Seller: CATHCART NICHOLAS M & BROOKE M E | TRANSFER ON DEATH | \$0.00       | N     | 1               |
| 06/03/2020 | Buyer: CATHCART NICHOLAS M & BROOKE M E<br>Seller: CATHCART JACQU                   | 262 WARRANTY DEED | \$0.00       | N     | 1               |
| 04/01/2008 | Buyer: CATHCART JACQU<br>Seller: * NOT ON FILE *                                    | 198 QUIT CLAIM    | \$0.00       | N     | 4               |

## LAND

| Type             | Dimensions | Description | Value  |
|------------------|------------|-------------|--------|
| HS-HOME SITE     | 1.0000     | Acres       | 32,000 |
| RD-ROAD          | 0.1720     | Acres       | 0      |
| SA-SMALL ACREAGE | 1.8280     | Acres       | 11,880 |
|                  |            | Total       | 43,880 |

## 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     | 2020 | Grade C+             |
| Finished Basement | 0              | Year Remodeled |      | Fireplace Openings 0 |
| Rooms             | 6              | Full Baths     | 2    | Fireplace Stacks 0   |
| Bed Rooms         | 3              | Half Baths     | 0    | Living Area 2,520    |
|                   |                | Other Fixtures | 0    | Total Area 5,040     |
|                   |                |                |      | Value 352,670        |

SKETCH

Card 1

| ID | Description                      | Size  | Floor       | Floor Area (ft²) | Living Area (ft²) |
|----|----------------------------------|-------|-------------|------------------|-------------------|
| A  | 1SF/B (1 STORY FRAME / BASEMENT) | 2,520 | First Floor | 2,520            | 2,520             |
| B  | GF (FRAME GARAGE)                | 420   | Basement    | 2,520            | 0                 |
| C  | OFP (OPEN FRAME PORCH)           | 97    | Total       | 5,040            | 2,520             |

