



Parcel: 22-2504400.003
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	LEE A WEMMER & MOLLY R WEMMER			Taxpayer	WEMMER LEE A & MOLLY R		
Owner	WEMMER LEE A & MOLLY R 4499 DAWSON RD HOUSTON OH 45333-9728				4499 DAWSON RD HOUSTON OH 45333-9728		
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 NE COR E 1/2 SE QR 180-25-04-400-003 PLAT V19 P395		
Location	4499 DAWSON RD						
CD Year		Map Number		Routing Number			
Acres	1.1450	Sold		Sales Amount	42,500.00		

VALUE

District	22-LORAMIE TWP HHSD HAD HFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	32,050	11,220
Improvement	263,720	92,300
Total	295,770	103,520
CAUV	N	0
Homestead	N	0
OOB	Y	287,510
Taxable	295,770	103,520

CURRENT CHARGES

Full Rate	60.070000		
Effective Rate	40.299025		
Qualifying Rate	34.247682		
	Prior	First	Second
Tax	0.00	1,865.52	1,865.52
Special	0.00	1.50	1.50
Total	0.00	1,867.02	1,867.02
Paid	0.00	1,867.02	0.00
Due	0.00	0.00	1,867.02

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
02/03/2015	Buyer: WEMMER LEE A & MOLLY R Seller: SELANDERS JAME	66	WARRANTY DEED	\$42,500.00	Y 1
05/15/2012	Buyer: SELANDERS JAME Seller: SELANDER BERNA	259	CERTIFICATE OF TRANSFER	\$0.00	N 1
12/08/2005	Buyer: SELANDER BERNA Seller: SELANDERS BERN	732	AFFIDAVIT	\$0.00	N 1
Unknown	Buyer: SELANDERS BERN Seller: * NOT ON FILE *		???	\$0.00	N 1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1380	Acres	0
SA-SMALL ACREAGE	0.0070	Acres	50
Total			32,050

DWELLING

Card 1				
Style	1-CONVENTIONAL	Family Rooms	0	Heating
Stories	1.00	Dining Rooms	0	Cooling
Rec Room Area	0	Year Built	2020	Grade
Finished Basement	0	Year Remodeled		Fireplace Openings
Rooms	5	Full Baths	2	Fireplace Stacks
Bed Rooms	2	Half Baths	0	Living Area
		Other Fixtures	0	Total Area
				Value

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2020		A-AVERAGE	10 X 14	Length x Width (Optional)	140	0
1	04-SHED	1955	2020	A-AVERAGE	12 X 16	Length x Width (Optional)	192	1,050
1	11-LEAN-TO	1955		F-FAIR	20 X 10	Length x Width (Optional)	200	340
1	121-FLAT BARN	1955		F-FAIR	20 X 10	Length x Width (Optional)	200	370
1	28-SHOP-STUD FRAME	2020		A-AVERAGE	14 X 32	Length x Width (Optional)	448	6,450
							Total	8,210

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	304	First Floor	1,735	1,735
B	CAN (CANOPY)	189	Basement	304	0
C	1SF/C (1 STORY FRAME / CRAWLSPACE)	1,431	Total	2,039	1,735
D	OFP (OPEN FRAME PORCH)	259			
4	121-FLAT BARN	200			
6	11-LEAN-TO	200			
7	28-SHOP-STUD FRAME	448			
8	04-SHED	192			
9	04-SHED	140			

9

6 4

7 8

