



Parcel: 22-2505101.007
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

| | | | |
|-----------------|---|----------------|--|
| Deeded Name | TIMOTHY SIMON | Taxpayer | SIMON TIMOTHY |
| Owner | SIMON TIMOTHY 4071 PAULUS RD HOUSTON OH 45333 | | 4071 PAULUS RD HOUSTON OH 45333 |
| 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 | LOT 4 WHOLE-CYRIL BERGMAN SUB 180-25-05-101-007 PLAT V9 P21 |
| Location | 4071 PAULUS RD HOUSTON OH 45333 | | |
| CD Year | | Routing Number | |
| Acres | 0.8040 | Sales Amount | 36,500.00 |
| Map Number | | Unknown | |
| Sold | | | |

VALUE

| | | |
|-------------|-----------------------------|----------|
| District | 22-LORAMIE TWP HHSD HAD HFD | |
| Land Use | 510-SINGLE FAMILY DWELLING | |
| | Appraised | Assessed |
| Land | 26,880 | 9,410 |
| Improvement | 105,890 | 37,060 |
| Total | 132,770 | 46,470 |
| CAUV N | 0 | 0 |
| Homestead Y | 28,000 | 9,800 |
| OOB Y | 132,770 | 46,470 |
| Taxable | 132,770 | 46,470 |

CURRENT CHARGES

| | | | |
|-----------------|-----------|--------|--------|
| Full Rate | 60.070000 | | |
| Effective Rate | 40.299025 | | |
| Qualifying Rate | 34.247682 | | |
| | Prior | First | Second |
| Tax | 0.00 | 660.37 | 660.37 |
| Special | 0.00 | 1.50 | 1.50 |
| Total | 0.00 | 661.87 | 661.87 |
| Paid | 0.00 | 661.87 | 0.00 |
| Due | 0.00 | 0.00 | 661.87 |

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 |
|---------|---|-----------|--------------|-------|-----------------|
| Unknown | Buyer: SIMON TIMOTHY Seller: * NOT ON FILE * | ??? | \$36,500.00 | Y | 1 |
| Unknown | Buyer: * NOT ON FILE * Seller: * NOT ON FILE * | ??? | \$34,000.00 | Y | 1 |

LAND

| Type | Dimensions | Description | Value |
|--------------|------------|-------------|--------|
| HS-HOME SITE | 0.7300 | Acres | 26,880 |
| RD-ROAD | 0.0700 | Acres | 0 |
| | | Total | 26,880 |

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 | 1973 | Grade | C- |
| Finished Basement | 0 | Year Remodeled | | Fireplace Openings | 0 |
| Rooms | 6 | Full Baths | 1 | Fireplace Stacks | 0 |
| Bed Rooms | 3 | Half Baths | 0 | Living Area | 1,472 |
| | | Other Fixtures | 0 | Total Area | 1,472 |
| | | | | Value | 105,890 |

OTHER IMPROVEMENT

| Card | Type | Year Built | Year Remodeled | Condition | Dimensions | Description | Size | Value |
|------|---------|------------|----------------|-----------|------------|---------------------------|------|-------|
| 1 | 04-SHED | 2000 | | A-AVERAGE | 8 X 10 | Length x Width (Optional) | 80 | 0 |
| | | | | | | Total | | 0 |

SKETCH

Card 1

| ID | Description | Size | Floor | Floor Area (ft²) | Living Area (ft²) |
|----|---------------------|-------|-------------|------------------|-------------------|
| A | 1SF (1 STORY FRAME) | 1,472 | First Floor | 1,472 | 1,472 |
| B | GF (FRAME GARAGE) | 320 | Total | 1,472 | 1,472 |
| C | PAT (PATIO) | 216 | | | |
| 2 | 04-SHED | 80 | | | |

