



Parcel: 22-2515200.005
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	RYAN D HEITMAN TRUSTEE UNDER THE HEITMAN FAMILY IRREVOCABLE TRUST DATED 02/13/2025		
Owner	HEITMAN RYAN D TRUSTEE 2887 LORAMIE WASHINGTON RD HOUSTON OH 45333-8604	Taxpayer	HEITMAN RYAN D TRUSTEE 2887 LORAMIE WASHINGTON RD HOUSTON OH 45333-8604
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 S15 E 1/2 NE QR NE COR 180-25-15-200-005 PLAT V19 P323
Location	2887 LORAMIE WASHINGTON RD HOUSTON OH 45333	Routing Number	
CD Year		Sales Amount	0.00
Acres	6.0000		
Map Number			
Sold			

VALUE

District	22-LORAMIE TWP HHSD HAD HFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	60,230	21,080
Improvement	101,320	35,460
Total	161,550	56,540
CAUV	N	0
Homestead	N	0
OOC	Y	124,130
Taxable	161,550	56,540

CURRENT CHARGES

Full Rate	60.070000		
Effective Rate	40.299025		
Qualifying Rate	34.247682		
	Prior	First	Second
Tax	0.00	1,023.87	1,023.87
Special	0.00	48.78	48.76
Total	0.00	1,072.65	1,072.63
Paid	0.00	1,072.65	0.00
Due	0.00	0.00	1,072.63

FUTURE CHARGES

Type	Description	Amount
Special Assessments	443 PICKERING DITCH (RR-75)	87.73
Special Assessments	447 LORAMIE CREEK (RR-64)	8.81
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
02/18/2025	Buyer: HEITMAN RYAN D TRUSTEE Seller: HEITMAN DOUGLAS L & REBECCA S	116	WARRANTY DEED	\$0.00	N	1
Unknown	Buyer: HEITMAN DOUGLAS L & REBECCA S Seller: * NOT ON FILE *		???	\$47,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.4900	Acres	0
SA-SMALL ACREAGE	4.5100	Acres	28,230
Total			60,230

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	1946	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	1,904
		Other Fixtures	0	Total Area	2,856
				Value	92,130

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	11-LEAN-TO	1941		A-AVERAGE	36 X 10	Length x Width (Optional)	360	820
1	121-FLAT BARN	1941		A-AVERAGE	60 X 40	Length x Width (Optional)	2,400	5,890
1	14-CRIB/GRANARY	1941		A-AVERAGE	36 X 22	Length x Width (Optional)	792	2,480
							Total	9,190

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	A/1SF/B (ATTIC / 1 STORY FRAME / BASEMENT)	952	First Floor	952	952
B	GF (FRAME GARAGE)	768	Attic	952	952
C	OFP (OPEN FRAME PORCH)	80	Basement	952	0
D	WDD (WOOD DECK)	144	Total	2,856	1,904

3

121-FLAT BARN

2,400

4

11-LEAN-TO

360

5

14-CRIB/GRANARY

792

5
4
3

