



Parcel: 22-2515400.002

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	HAL R KAUFFMAN & BEVERLY E KAUFFMAN			Taxpayer	KAUFFMAN HAL R & BEVERLY E		
Owner	KAUFFMAN HAL R & BEVERLY E 2433 LORAMIE WASHINGTON RD HOUSTON OH 45333				2433 LORAMIE WASHINGTON 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	R05 T09 S15 N PT NE1/4 SE QR 180-25-15-400-002 PLAT V10 P339		
Location	2433 LORAMIE WASHINGTON RD HOUSTON OH 45333				Routing Number		
CD Year		Map Number					
Acres	11.2600	Sold		Unknown	Sales Amount	85,000.00	

VALUE

District	22-LORAMIE TWP HHSD HAD HFD
Land Use	510-SINGLE FAMILY DWELLING

	Appraised	Assessed
Land	69,550	24,340
Improvement	291,810	102,130
Total	361,360	126,470
CAUV N	0	0
Homestead N	0	0
OOC Y	269,110	94,190
Taxable	361,360	126,470

CURRENT CHARGES

Full Rate	60.070000		
Effective Rate	40.299025		
Qualifying Rate	34.247682		
	Prior	First	Second
Tax	0.00	2,291.43	2,291.43
Special	0.00	65.46	65.43
Total	0.00	2,356.89	2,356.86
Paid	0.00	2,356.89	2,356.86
Due	0.00	0.00	0.00

FUTURE CHARGES

Type	Description	Amount
Special Assessments	059 FOSTER DITCH (RR-22)	41.25
Special Assessments	427 FOSTER TILE DITCH #2 (RR-23)	25.03
Special Assessments	443 PICKERING DITCH (RR-75)	47.08
Special Assessments	447 LORAMIE CREEK (RR-64)	16.53
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
Unknown	Buyer: KAUFFMAN HAL R & BEVERLY E Seller: * NOT ON FILE *	???	\$85,000.00	Y	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *	???	\$20,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
SA-SMALL ACREAGE	10.2600	Acres	37,550
Total			69,550

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	1983	Grade C+
Finished Basement	0	Year Remodeled		Fireplace Openings 0
Rooms	8	Full Baths	2	Fireplace Stacks 0
Bed Rooms	3	Half Baths	0	Living Area 2,952
		Other Fixtures	0	Total Area 4,772
				Value 235,100

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	126-POLE BARN	1978		A-AVERAGE	30 X 40	Length x Width (Optional)	1,200	5,790
1	126-POLE BARN	1998		A-AVERAGE	40 X 30	Length x Width (Optional)	1,200	9,780
1	33-POLE BUILDING	1999		A-AVERAGE	50 X 80	Length x Width (Optional)	4,000	39,130
1	CAN-CANOPY	OLD		A-AVERAGE	8 X 8	Length x Width (Optional)	64	0
1	CAN-CANOPY	OLD		A-AVERAGE	8 X 8	Length x Width (Optional)	64	0
1	CAN-CANOPY	1983		F-FAIR	20 X 30	Length x Width (Optional)	600	2,010
							Total	56,710

SKETCH

Card 1						
ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)	
A	1SB/B (1 STORY BRICK / BASEMENT)	1,820	First Floor	2,952	2,952	
B	GB (BRICK GARAGE)	728	Basement	1,820	0	
C	OFP (OPEN FRAME PORCH)	200	Total	4,772	2,952	
D	1SF/S (1 STORY FRAME / SLAB)	432				
E	OFP (OPEN FRAME PORCH)	384				
F	1SF/C (1 STORY FRAME / CRAWLSPACE)	700				
G	OMP (OPEN MASONRY PORCH)	48				
H	VALTB (BRICK HOME VAULTED CEILING)	700				
I	BAY (BAY WINDOW)	16				
J	PAT (PATIO)	192				
2	126-POLE BARN	1,200				
3	126-POLE BARN	1,200				
4	CAN-CANOPY	600				
5	33-POLE BUILDING	4,000				
6	CAN-CANOPY	64				
7	CAN-CANOPY	64				

