



Parcel: 22-2516127.013

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio



SUMMARY

Deeded Name	RACHAEL M RAINS & RACHAEL M RAINS TRUSTEE UNDER THE AHRNS FAMILY IRREVOCABLE TRUST DATED 11/22/2021		
Owner	RAINS RACHAEL M & RACHAEL M TRUSTEE 2941 JEROME DR HOUSTON OH 45333	Taxpayer	RAINS RACHAEL M & RACHAEL M TRUSTEE 2941 JEROME DR 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		
Location	2941 JEROME DR HOUSTON OH 45333	Legal	R05 T09 S16 LOT 9 IN B & J SUBDIVISION & BEING PT OF NW QR 180-25-16-127-013 PLAT V8 P52

CD Year		Map Number		Routing Number	
Acres	0.9200	Sold	10/04/2023	Sales Amount	0.00

VALUE

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

	Appraised	Assessed
Land	30,400	10,640
Improvement	86,310	30,210
Total	116,710	40,850
CAUV	N	0
Homestead	N	0
OOC	Y	116,030
Taxable	116,710	40,850

CURRENT CHARGES

Full Rate	60.070000		
Effective Rate	40.299025		
Qualifying Rate	34.247682		
	Prior	First	Second
Tax	0.00	735.79	735.79
Special	0.00	1.50	1.50
Total	0.00	737.29	737.29
Paid	0.00	737.29	0.00
Due	0.00	0.00	737.29

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
10/04/2023	Buyer: RAINS RACHAEL M & RACHAEL M TRUSTEE Seller: AHRNS RACHAEL M & RACHAEL M RAINS TRUSTEE	590 QUIT CLAIM	\$0.00	N	1
01/21/2022	Buyer: AHRNS RACHAEL M & RACHAEL M RAINS TRUSTEE Seller: AHRNS RACHAEL M & LEO A	37 QUIT CLAIM	\$0.00	N	3
02/24/2016	Buyer: AHRNS RACHAEL M & LEO A Seller: SWARTZ TERRY A	125 SURVIVORSHIP DEED	\$84,000.00	Y	1
05/29/2007	Buyer: SWARTZ TERRY A Seller: MONNIN JAMIE R	404 WARRANTY DEED	\$79,900.00	Y	1
08/11/2006	Buyer: MONNIN JAMIE R Seller: MONNIN RAY	752 WARRANTY DEED	\$70,000.00	Y	1
04/24/2006	Buyer: MONNIN RAY Seller: DEUTSCHE BANK	329 WARRANTY DEED	\$40,000.00	Y	1
11/15/2005	Buyer: DEUTSCHE BANK Seller: MCMILLEN NORMA	1183 SHERIFF'S DEED	\$36,667.00	N	1
10/03/2001	Buyer: MCMILLEN NORMA Seller: YOUNG RUSSELL	956 QUIT CLAIM	\$55,000.00	Y	1
Unknown	Buyer: YOUNG RUSSELL Seller: * NOT ON FILE *	???	\$0.00	N	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *	???	\$32,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	0.9200	Acres	30,400
		Total	30,400

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	1972	Grade				C-
Finished Basement	0	Year Remodeled		Fireplace Openings				0
Rooms	5	Full Baths	1	Fireplace Stacks				0
Bed Rooms	3	Half Baths	0	Living Area				1,148
		Other Fixtures	1	Total Area				1,148
				Value				85,630

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2004		A-AVERAGE	8 X 10	Length x Width (Optional)	80	580
1	04-SHED	OLD		A-AVERAGE	8 X 10	Length x Width (Optional)	80	0
1	24-POULTRY HOUSE	1900		F-FAIR	5 X 5	Length x Width (Optional)	25	50
1	24-POULTRY HOUSE	1900		F-FAIR	5 X 5	Length x Width (Optional)	25	50
							Total	680

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF (1 STORY FRAME)	1,148	First Floor	1,148	1,148
B	GF (FRAME GARAGE)	308	Total	1,148	1,148
C	PAT (PATIO)	528			
3	04-SHED	80			
4	24-POULTRY HOUSE	25			
5	24-POULTRY HOUSE	25			
6	04-SHED	80			

6

4

5

