



Parcel: 22-2517351.002

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio



SUMMARY

Deeded Name	ANDREA M WEHNER & CHRISTOPHER R WEHNER CO TRUSTEES OF THE WEHNER KEYSTONE INHERITANCE TRUST DATED 03/19/2013		
Owner	WEHNER ANDREA M CO TRUSTEE & WEHNER CHRISTOPHER R CO TRUSTEE 2150 STATE ROUTE 48 HOUSTON OH 45333	Taxpayer	WEHNER ANDREA M & CHRISTOPHER R 2150 STATE ROUTE 48 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	2150 STATE ROUTE 48 HOUSTON OH 45333	Legal	R05 T09 S17 PT W 1/2 SW QR 180-25-17-351-002 PLAT V23 P271
CD Year		Map Number	Routing Number
Acres	2.0000	Sold	Sales Amount
		05/06/2013	0.00

VALUE

District	22-LORAMIE TWP HHSD HAD HFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	37,330	13,070
Improvement	249,370	87,280
Total	286,700	100,350
CAUV	N	0
Homestead	N	0
OOC	Y	278,880
		97,610
Taxable	286,700	100,350

CURRENT CHARGES

Full Rate	60.070000		
Effective Rate	40.299025		
Qualifying Rate	34.247682		
	Prior	First	Second
Tax	0.00	1,808.44	1,808.44
Special	0.00	4.55	4.54
Total	0.00	1,812.99	1,812.98
Paid	0.00	1,812.99	1,812.98
Due	0.00	0.00	0.00

FUTURE CHARGES

Type	Description	Amount
Special Assessments	070 KLASSE JOINT OPEN/MIAMI (RR-36)	5.74
Special Assessments	447 LORAMIE CREEK (RR-64)	2.35
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties	
05/06/2013	Buyer: WEHNER ANDREA M & CHRISTOPHER R CO TRUSTEES Seller: WEHNER ROBERT	310	QUIT CLAIM	\$0.00	N	1
01/14/1993	Buyer: WEHNER ROBERT Seller: * NOT ON FILE *	33	???	\$8,500.00	Y	1
06/25/1992	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *	467	???	\$8,500.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1800	Acres	0
SA-SMALL ACREAGE	0.8200	Acres	5,330
		Total	37,330

DWELLING

Card 1					
Style	1-CONVENTIONAL	Family Rooms	0	Heating	Y
Stories	1.50	Dining Rooms	0	Cooling	Y
Rec Room Area	0	Year Built	1994	Grade	C+
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	7	Full Baths	3	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	2,556
		Other Fixtures	0	Total Area	4,002
				Value	246,880

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	30-UTILITY SHED	2000		A-AVERAGE	12 X 18	Length x Width (Optional)	216	1,080
1	30-UTILITY SHED	2000		A-AVERAGE	12 X 24	Length x Width (Optional)	288	1,410
							Total	2,490

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1.5SB/B (1.5 STORY BRICK / BASEMENT)	1,110	1/2 Upper Floor	1,110	1,110
B	GB (BRICK GARAGE)	768	First Floor	1,446	1,446
C	1SB/B (1 STORY BRICK / BASEMENT)	336	Basement	1,446	0
D	OFP (OPEN FRAME PORCH)	222	Total	4,002	2,556
E	PAT (PATIO)	80			
2	30-UTILITY SHED	288			
3	30-UTILITY SHED	216			

3 2

