



Parcel: 22-2517400.002
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	ZACHARY A RITTENHOUSE	Taxpayer	RITTENHOUSE ZACHARY A
Owner	RITTENHOUSE ZACHARY A 4561 RUSSIA VERSAILLES RD HOUSTON OH 45333-8711		4561 RUSSIA VERSAILLES RD HOUSTON OH 45333-8711
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 S17 S PT SE QR EX 8.21A & 42.63A 180-25-17-400-002 PLAT V13 P391
Location	4561 RUSSIA VERSAILLES RD HOUSTON OH 45333		
CD Year		Routing Number	
Acres	5.4100	Sales Amount	0.00
Map Number			
Sold			

VALUE

District	22-LORAMIE TWP HHSD HAD HFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	58,860	20,600	
Improvement	159,590	55,860	
Total	218,450	76,460	
CAUV	N	0	0
Homestead	N	0	0
OOB	Y	182,390	63,840
Taxable		218,450	76,460

CURRENT CHARGES

Full Rate	60.070000		
Effective Rate	40.299025		
Qualifying Rate	34.247682		
	Prior	First	Second
Tax	0.00	1,382.44	1,382.44
Special	0.00	11.28	11.26
Total	0.00	1,393.72	1,393.70
Paid	0.00	1,393.72	0.00
Due	0.00	0.00	1,393.70

FUTURE CHARGES

Type	Description	Amount
Special Assessments	070 KLASSE JOINT OPEN/MIAMI (RR-36)	15.19
Special Assessments	447 LORAMIE CREEK (RR-64)	6.35
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/06/2024	Buyer: RITTENHOUSE ZACHARY A Seller: RITTENHOUSE ZACHARY A	708 EASEMENT	\$0.00	N	2
08/29/2014	Buyer: RITTENHOUSE ZACHARY A Seller: SWABB MICHAEL	575 WARRANTY DEED	\$152,500.00	Y	1
11/14/2008	Buyer: SWABB MICHAEL Seller: SWABB BASIL L	626 CERTIFICATE OF TRANSFER	\$0.00	N	1
Unknown	Buyer: SWABB BASIL L Seller: * NOT ON FILE *	??? ???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1200	Acres	0
SA-SMALL ACREAGE	4.2900	Acres	26,860
Total			58,860

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	1980	Grade C
Finished Basement	0	Year Remodeled		Fireplace Openings 0
Rooms	5	Full Baths	1	Fireplace Stacks 0
Bed Rooms	2	Half Baths	0	Living Area 1,848
		Other Fixtures	0	Total Area 1,848
				Value 150,390

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2022		A-AVERAGE	6 X 12	Length x Width (Optional)	72	0
1	33-POLE BUILDING	2008		A-AVERAGE	24 X 36	Length x Width (Optional)	864	9,200
							Total	9,200

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB (1 STORY BRICK)	1,848	First Floor	1,848	1,848
B	GB (BRICK GARAGE)	702	Total	1,848	1,848
C	OFP (OPEN FRAME PORCH)	154			
D	OFP (OPEN FRAME PORCH)	224			
2	33-POLE BUILDING	864			
3	04-SHED	72			

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