



Parcel: 22-2517400.003

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

**SUMMARY**

Deeded Name	CODY A ADKINS & KRISTEN B ADKINS		
Owner	ADKINS CODY A & KRISTEN B 4581 RUSSIA VERSAILLES RD HOUSTON OH 45333	Taxpayer	ADKINS CODY A & KRISTEN B 4581 RUSSIA VERSAILLES 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 S17 PT OF SE QR & BEING TRACT 2 OF SWABB SURVEY 180-25-17-400-003 PLAT V23 P334
Location	4581 RUSSIA VERSAILLES RD		
CD Year		Map Number	Routing Number
Acres	2.6960	Sold	02/21/2017 Sales Amount 220,000.00

VALUE

District	22-LORAMIE TWP HHSD HAD HFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	42,600	14,910
Improvement	166,720	58,350
Total	209,320	73,260
CAUV	N	0
Homestead	N	0
OOC	Y	198,720 69,550
Taxable	209,320	73,260

CURRENT CHARGES

Full Rate	60.070000		
Effective Rate	40.299025		
Qualifying Rate	34.247682		
	Prior	First	Second
Tax	0.00	1,320.93	1,320.93
Special	0.00	5.88	5.87
Total	0.00	1,326.81	1,326.80
Paid	0.00	1,326.81	0.00
Due	0.00	0.00	1,326.80

FUTURE CHARGES

Type	Description	Amount
Special Assessments	070 KLASSE JOINT OPEN/MIAMI (RR-36)	7.58
Special Assessments	447 LORAMIE CREEK (RR-64)	3.17
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
02/21/2017	Buyer: ADKINS CODY A & KRISTEN B Seller: MOORMAN RAYMON	107 WA	\$220,000.00	Y	2
11/12/2013	Buyer: MOORMAN RAYMON Seller: PATTERSON MATT	785 WA	\$162,000.00	Y	2
06/03/2008	Buyer: PATTERSON MATT Seller: SWABB MICHAEL	393 WA	\$145,000.00	Y	2
Unknown	Buyer: SWABB MICHAEL Seller: * NOT ON FILE *	??? ???	\$0.00	N	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *	??? ???	\$4,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.0700	Acres	0
SA-SMALL ACREAGE	1.6300	Acres	10,600
Total			42,600

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	1979	Grade C
Finished Basement	896	Year Remodeled		Fireplace Openings 0
Rooms	8	Full Baths	2	Fireplace Stacks 1
Bed Rooms	4	Half Baths	0	Living Area 2,688
		Other Fixtures	0	Total Area 3,584
				Value 166,720

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/B (1 STORY BRICK / BASEMENT)	1,792	First Floor	1,792	1,792
B	PAT (PATIO)	520	Basement	1,792	896
C	WDD (WOOD DECK)	640	Total	3,584	2,688
D	1CBAS (1 CAR BASEMENT GARAGE)	0			
E	RFX (ROOF EXTENSION)	24			
F	STP (STOOP)	24			
G	RFX (ROOF EXTENSION)	120			

