



Parcel: 22-2517400.014
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	SARAH A BREHM & ANDREW J HAUN	Taxpayer	BREHM SARAH A & HAUN ANDREW J
Owner	BREHM SARAH A & HAUN ANDREW J 4975 RUSSIA VERSAILLES RD HOUSTON OH 45333		4975 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 TRACT A - LEFFEL PLAT & BEING PT OF SE QR 180-25-17-400-014 PLAT V31 P68
Location	4975 RUSSIA VERSAILLES RD HOUSTON OH 45333		
CD Year		Routing Number	
Acres	3.1280	Sales Amount	300,000.00
Map Number			
Sold			

VALUE

District	22-LORAMIE TWP HHSD HAD HFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	45,070	15,770
Improvement	277,210	97,020
Total	322,280	112,790
CAUV N	0	0
Homestead N	0	0
OOCC Y	288,730	101,060
Taxable	322,280	112,790

CURRENT CHARGES

Full Rate	60.070000		
Effective Rate	40.299025		
Qualifying Rate	34.247682		
	Prior	First	Second
Tax	0.00	2,036.24	2,036.24
Special	0.00	6.29	6.27
Total	0.00	2,042.53	2,042.51
Paid	0.00	2,042.53	0.00
Due	0.00	0.00	2,042.51

FUTURE CHARGES

Type	Description	Amount
Special Assessments	070 KLASSE JOINT OPEN/MIAMI (RR-36)	8.15
Special Assessments	447 LORAMIE CREEK (RR-64)	3.41
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
03/30/2020	Buyer: BREHM SARAH A & ANDREW J HAUN Seller: COUCH JOHN R I	203	WARRANTY DEED	\$300,000.00	Y	1
08/12/2008	Buyer: COUCH JOHN R I Seller: LEFFEL LARRY	607	WARRANTY DEED	\$210,500.00	Y	1
12/05/2002	Buyer: LEFFEL LARRY Seller: * NOT ON FILE *	1138	WARRANTY DEED	\$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	2.0100	Acres	13,070
		Total	45,070

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	2005	Grade	C
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	8	Full Baths	2	Fireplace Stacks	1
Bed Rooms	3	Half Baths	1	Living Area	2,800
		Other Fixtures	1	Total Area	4,200
				Value	256,730

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	17-POOL	2016		A-AVERAGE		Length x Width (Optional)	0	0
1	33-POLE BUILDING	2009		A-AVERAGE	32 X 48	Length x Width (Optional)	1,536	17,010
1	WDD-WOOD DECK	2016		G-GOOD		Length x Width (Optional)	464	3,470
							Total	20,480

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	A/1SF/B (ATTIC / 1 STORY FRAME / BASEMENT)	1,400	Attic	1,400	1,400
B	GF (FRAME GARAGE)	816	First Floor	1,400	1,400
C	OFP (OPEN FRAME PORCH)	276	Basement	1,400	0
D	OFP (OPEN FRAME PORCH)	288	Total	4,200	2,800
E	PAT (PATIO)	546			
2	33-POLE BUILDING	1,536			
3	17-POOL	0			
4	WDD-WOOD DECK	464			

