



Parcel: 22-2520200.009  
AMY L. BERNING  
Shelby County Auditor | Shelby County, Ohio

Year: 2024



## SUMMARY

|                 |                                                                              |            |  |             |                                                            |              |  |
|-----------------|------------------------------------------------------------------------------|------------|--|-------------|------------------------------------------------------------|--------------|--|
| Deeded Name     | STEPHEN L BOHMAN & JENNIFER A BOHMAN                                         |            |  | Taxpayer    | BOHMAN STEPHEN L & JENNIFER A                              |              |  |
| Owner           | BOHMAN STEPHEN L & JENNIFER A<br>1515 STATE ROUTE 48<br>RUSSIA OH 45363-7774 |            |  |             | 1515 STATE ROUTE 48<br>RUSSIA OH 45363-7774                |              |  |
| 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 S20 PT OF NE QR 180-25-20-200-009<br>PLAT V31 P132 |              |  |
| Location        | 1800 STILLWATER RD                                                           |            |  |             | Routing Number                                             |              |  |
| CD Year         |                                                                              | Map Number |  |             |                                                            |              |  |
| Acres           | 2.9830                                                                       | Sold       |  | 10/22/2021  | Sales Amount                                               | 1,500,000.00 |  |

## VALUE

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

|             | Appraised | Assessed |
|-------------|-----------|----------|
| Land        | 44,160    | 15,460   |
| Improvement | 157,930   | 55,280   |
| Total       | 202,090   | 70,740   |
| CAUV        | N         | 0        |
| Homestead   | N         | 0        |
| OOC         | N         | 0        |
| Taxable     | 202,090   | 70,740   |

## CURRENT CHARGES

|                 |           |          |          |
|-----------------|-----------|----------|----------|
| Full Rate       | 60.070000 |          |          |
| Effective Rate  | 40.299025 |          |          |
| Qualifying Rate | 34.247682 |          |          |
|                 |           |          |          |
|                 | Prior     | First    | Second   |
| Tax             | 0.00      | 1,304.27 | 1,304.27 |
| Special         | 0.00      | 6.84     | 6.84     |
| Total           | 0.00      | 1,311.11 | 1,311.11 |
| Paid            | 0.00      | 1,311.11 | 0.00     |
| Due             | 0.00      | 0.00     | 1,311.11 |

## FUTURE CHARGES

| Type                | Description                         | Amount |
|---------------------|-------------------------------------|--------|
| Special Assessments | 070 KLASSE JOINT OPEN/MIAMI (RR-36) | 9.18   |
| Special Assessments | 447 LORAMIE CREEK (RR-64)           | 3.50   |
| Special Assessments | 464 MIAMI CONSERVANCY DIST          | 1.00   |

## TRANSFER HISTORY

| Date       |                                                                              | Conveyance | Deed Type     | Sales Amount   | Valid | # of Properties |
|------------|------------------------------------------------------------------------------|------------|---------------|----------------|-------|-----------------|
| 10/22/2021 | Buyer: BOHMAN STEPHEN L & JENNIFER A<br>Seller: HARTZELL BRANDON J & KATIE L | 933        | WARRANTY DEED | \$1,500,000.00 | Y     | 2               |
| 03/15/2016 | Buyer: HARTZELL BRANDON J & KATIE L<br>Seller: U S BANK N A T                | 133        | FIDUCIARY     | \$0.00         | N     | 1               |
| 12/21/2010 | Buyer: U S BANK N A T<br>Seller: U S BANK N A T                              | 651        | FIDUCIARY     | \$0.00         | N     | 1               |
| 08/13/2008 | Buyer: U S BANK N A T<br>Seller: FIRSTAR BANK N                              | 610        | FIDUCIARY     | \$180,000.00   | Y     | 1               |
| 05/16/2001 | Buyer: FIRSTAR BANK N<br>Seller: * NOT ON FILE *                             |            | WA            | \$0.00         | N     | 2               |

## LAND

| Type             | Dimensions | Description | Value  |
|------------------|------------|-------------|--------|
| HS-HOME SITE     | 1.0000     | Acres       | 32,000 |
| RD-ROAD          | 0.1100     | Acres       | 0      |
| SA-SMALL ACREAGE | 1.8700     | Acres       | 12,160 |
| Total            |            |             | 44,160 |

## DWELLING

|                   |                |                |      |                    |         |
|-------------------|----------------|----------------|------|--------------------|---------|
| Card 1            |                |                |      |                    |         |
| Style             | 1-CONVENTIONAL | Family Rooms   | 0    | Heating            | Y       |
| Stories           | 1.00           | Dining Rooms   | 0    | Cooling            | N       |
| Rec Room Area     | 0              | Year Built     | 1965 | Grade              | C-      |
| Finished Basement | 0              | Year Remodeled |      | Fireplace Openings | 0       |
| Rooms             | 6              | Full Baths     | 2    | Fireplace Stacks   | 0       |
| Bed Rooms         | 3              | Half Baths     | 0    | Living Area        | 1,654   |
|                   |                | Other Fixtures | 0    | Total Area         | 3,308   |
|                   |                |                |      | Value              | 122,580 |

## OTHER IMPROVEMENT

| Card | Type             | Year Built | Year Remodeled | Condition | Dimensions | Description               | Size  | Value  |
|------|------------------|------------|----------------|-----------|------------|---------------------------|-------|--------|
| 1    | 11-LEAN-TO       | 1955       |                | A-AVERAGE | 16 X 32    | Length x Width (Optional) | 512   | 1,160  |
| 1    | 11-LEAN-TO       | 1955       |                | A-AVERAGE | 16 X 32    | Length x Width (Optional) | 512   | 1,160  |
| 1    | 11-LEAN-TO       | 1955       |                | A-AVERAGE | 82 X 24    | Length x Width (Optional) | 1,968 | 4,460  |
| 1    | 121-FLAT BARN    | 1950       |                | A-AVERAGE | 50 X 32    | Length x Width (Optional) | 1,600 | 3,920  |
| 1    | 25-MILK HOUSE    | 1950       |                | A-AVERAGE | 16 X 12    | Length x Width (Optional) | 192   | 1,470  |
| 1    | 33-POLE BUILDING | 2009       |                | A-AVERAGE | 40 X 45    | Length x Width (Optional) | 1,800 | 23,180 |
|      |                  |            |                |           |            |                           | Total | 35,350 |

SKETCH

Card 1

| ID | Description                      | Size  | Floor       | Floor Area (ft²) | Living Area (ft²) |
|----|----------------------------------|-------|-------------|------------------|-------------------|
| A  | 1SB/B (1 STORY BRICK / BASEMENT) | 1,654 | First Floor | 1,654            | 1,654             |
| B  | GB (BRICK GARAGE)                | 375   | Basement    | 1,654            | 0                 |
| C  | PAT (PATIO)                      | 324   | Total       | 3,308            | 1,654             |
| D  | STP (STOOP)                      | 16    |             |                  |                   |
| E  | RFX (ROOF EXTENSION)             | 16    |             |                  |                   |
| 2  | 121-FLAT BARN                    | 1,600 |             |                  |                   |
| 3  | 11-LEAN-TO                       | 512   |             |                  |                   |
| 4  | 11-LEAN-TO                       | 1,968 |             |                  |                   |
| 7  | 11-LEAN-TO                       | 512   |             |                  |                   |
| 8  | 25-MILK HOUSE                    | 192   |             |                  |                   |
| 9  | 33-POLE BUILDING                 | 1,800 |             |                  |                   |

