



Parcel: 22-2520300.004
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	JEFFERY A BENBOW			Taxpayer	BENBOW JEFFERY A		
Owner	BENBOW JEFFERY A 4401 FESSLER BUXTON RD HOUSTON OH 45333				4401 FESSLER BUXTON 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 S20 PT OF E 1/2 SW QR 180-25-20-300-004 PLAT V22 P208		
Location	4401 FESSLER BUXTON RD						
CD Year		Map Number			Routing Number		
Acres	2.3420	Sold		01/27/1997	Sales Amount	0.00	

VALUE

District	22-LORAMIE TWP HHSD HAD HFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	39,800	13,930
Improvement	93,460	32,710
Total	133,260	46,640
CAUV	N	0
Homestead	N	0
OOC	Y	115,580
		40,450
Taxable	133,260	46,640

CURRENT CHARGES

Full Rate	60.070000		
Effective Rate	40.299025		
Qualifying Rate	34.247682		
	Prior	First	Second
Tax	0.00	842.61	842.61
Special	0.00	4.85	4.84
Total	0.00	847.46	847.45
Paid	0.00	847.46	0.00
Due	0.00	0.00	847.45

FUTURE CHARGES

Type	Description	Amount
Special Assessments	070 KLASSE JOINT OPEN/MIAMI (RR-36)	6.63
Special Assessments	447 LORAMIE CREEK (RR-64)	2.06
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
01/27/1997	Buyer: BENBOW JEFFERY A Seller: BENBOW JEFFERY	43	QUIT CLAIM	\$0.00	N	1
Unknown	Buyer: BENBOW JEFFERY Seller: * NOT ON FILE *		???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1400	Acres	0
SA-SMALL ACREAGE	1.2000	Acres	7,800
Total			39,800

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	1940	Grade	C
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	4	Full Baths	1	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	1,532
		Other Fixtures	0	Total Area	1,532
				Value	83,580

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	1992		A-AVERAGE	24 X 12	Length x Width (Optional)	288	1,400
1	126-POLE BARN	1992		A-AVERAGE	40 X 30	Length x Width (Optional)	1,200	8,480
							Total	9,880

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1.5SF (1.5 STORY FRAME)	560	First Floor	972	972
B	OFP (OPEN FRAME PORCH)	84	1/2 Upper Floor	560	560
C	OFP (OPEN FRAME PORCH)	168	Total	1,532	1,532
D	1SF (1 STORY FRAME)	384			
E	EFP (ENCLOSED FRAME PORCH)	63			
F	1SF (1 STORY FRAME)	28			
4	04-SHED	288			
5	126-POLE BARN	1,200			

5

4

