



Parcel: 22-2520400.007
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	ERIN M WIGGINS	Taxpayer	WIGGINS ERIN M
Owner	WIGGINS ERIN M 4559 FESSLER BUXTON RD HOUSTON OH 45333		4559 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 S 1/2 W 1/2 SE QR TRACT 2 OF LYONS SURVEY 180-25-20-400-007 PLAT V25 P292
Location	4559 FESSLER BUXTON RD HOUSTON OH 45333		
CD Year		Routing Number	
Acres	2.0000	Sales Amount	0.00
Map Number			
Sold			

VALUE

District	22-LORAMIE TWP HHSD HAD HFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	37,920	13,270
Improvement	205,630	71,970
Total	243,550	85,240
CAUV	N	0
Homestead	N	0
OOC	Y	232,420
Taxable	243,550	85,240

CURRENT CHARGES

Full Rate	60.070000		
Effective Rate	40.299025		
Qualifying Rate	34.247682		
	Prior	First	Second
Tax	0.00	1,536.74	1,536.74
Special	0.00	10.30	10.29
Total	0.00	1,547.04	1,547.03
Paid	0.00	1,547.04	0.00
Due	0.00	0.00	1,547.03

FUTURE CHARGES

Type	Description	Amount
Special Assessments	070 KLASSE JOINT OPEN/MIAMI (RR-36)	5.89
Special Assessments	423 KLASSE BRANCH #4 (RR-34)	11.70
Special Assessments	447 LORAMIE CREEK (RR-64)	2.00
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
10/03/2013	Buyer: WIGGINS ERIN M Seller: WIGGINS BRYAN	623	QUIT CLAIM	\$0.00	N	2
04/13/2004	Buyer: WIGGINS BRYAN Seller: FANNIE MAE	334	WA	\$134,000.00	Y	2
02/04/2004	Buyer: FANNIE MAE Seller: GOINS BRIAN K	84	SH	\$120,000.00	N	2
08/01/2001	Buyer: GOINS BRIAN K Seller: LYONS THOMAS M	741	WARRANTY DEED	\$30,000.00	Y	1
Unknown	Buyer: LYONS THOMAS M Seller: * NOT ON FILE *		???	\$0.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.0900	Acres	0
SA-SMALL ACREAGE	0.9100	Acres	5,920
		Total	37,920

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	2001	Grade	C
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	7	Full Baths	2	Fireplace Stacks	0
Bed Rooms	4	Half Baths	1	Living Area	2,800
		Other Fixtures	0	Total Area	2,800
				Value	200,420

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	17-POOL	OLD		A-AVERAGE		Length x Width (Optional)	0	0
1	33-POLE BUILDING	2007		A-AVERAGE	24 X 24	Length x Width (Optional)	576	5,210
							Total	5,210

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	A/1SF/C (ATTIC / 1 STORY FRAME / CRAWLSPACE)	1,400	Attic	1,400	1,400
B	GF (FRAME GARAGE)	576	First Floor	1,400	1,400
C	WDD (WOOD DECK)	128	Total	2,800	2,800
D	WDD (WOOD DECK)	16			
2	33-POLE BUILDING	576			
3	17-POOL	0			

