



Parcel: 22-2527400.006  
AMY L. BERNING  
Shelby County Auditor | Shelby County, Ohio

Year: 2024



## SUMMARY

Deeded Name	RONALD J HOYING & REBECCA M HOYING		Taxpayer	HOYING RONALD J & REBECCA M	
Owner	HOYING RONALD J & REBECCA M 6711 W MIAMI SHELBY RD PIQUA OH 45356			6711 W MIAMI SHELBY RD PIQUA OH 45356	
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 S27 SEC E PT SE QR 180-25-27-400-006 PLAT V19 P536	
Location	6711 MIAMI SHELBY RD			Routing Number	
CD Year		Map Number			
Acres	4.7020	Sold	08/10/2020	Sales Amount	0.00

## VALUE

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

	Appraised	Assessed
Land	55,140	19,300
Improvement	194,280	68,000
Total	249,420	87,300
CAUV	N	0
Homestead	N	0
OOC	Y	226,280
Taxable	249,420	87,300

## CURRENT CHARGES

Full Rate	60.070000		
Effective Rate	40.299025		
Qualifying Rate	34.247682		
	Prior	First	Second
Tax	0.00	1,575.69	1,575.69
Special	0.00	0.50	0.50
Total	0.00	1,576.19	1,576.19
Paid	0.00	1,576.19	0.00
Due	0.00	0.00	1,576.19

## FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

## TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties	
08/10/2020	Buyer: HOYING RONALD J & REBECCA M Seller: HOYING RONALD	398	QUIT CLAIM	\$0.00	N	1
Unknown	Buyer: HOYING RONALD Seller: * NOT ON FILE *	???	\$13,000.00	Y		1

## LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1400	Acres	0
SA-SMALL ACREAGE	3.5600	Acres	23,140
Total			55,140

## 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	1988	Grade	C
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	6	Full Baths	2	Fireplace Stacks	0
Bed Rooms	4	Half Baths	0	Living Area	1,920
		Other Fixtures	0	Total Area	3,345
				Value	194,280

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/.75B (1 STORY BRICK / .75 BASEMENT)	1,900	First Floor	1,920	1,920
B	GB (BRICK GARAGE)	840	Basement	1,425	0
C	OFP (OPEN FRAME PORCH)	96	Total	3,345	1,920
D	WDD (WOOD DECK)	456			
E	PAT (PATIO)	195			
F	1SB (1 STORY BRICK)	20			

