



Parcel: 22-2527400.008
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	GARY R CURTIS & SUSAN K CURTIS				
Owner	CURTIS GARY R & SUSAN K 6935 W MIAMI SHELBY RD PIQUA OH 45356		Taxpayer	CURTIS GARY R & SUSAN K 6935 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				
Location	6935 W MIAMI SHELBY RD		Legal	R05 T09 S27 PT E PT SE QR 180-25-27-400-008 PLAT V21 P38	
CD Year		Map Number		Routing Number	
Acres	2.6360	Sold	Unknown	Sales Amount	10,000.00

VALUE

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

	Appraised	Assessed
Land	41,740	14,610
Improvement	171,850	60,150
Total	213,590	74,760
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
Taxable	213,590	74,760

CURRENT CHARGES

Full Rate	60.070000		
Effective Rate	40.299025		
Qualifying Rate	34.247682		
	Prior	First	Second
Tax	0.00	1,378.38	1,378.38
Special	0.00	0.50	0.50
Total	0.00	1,378.88	1,378.88
Paid	0.00	1,378.88	0.00
Due	0.00	0.00	1,378.88

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
Unknown	Buyer: CURTIS GARY R & SUSAN K Seller: * NOT ON FILE *	???	\$10,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1380	Acres	0
SA-SMALL ACREAGE	1.4980	Acres	9,740
Total			41,740

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	1990	Grade	C
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	6	Full Baths	2	Fireplace Stacks	1
Bed Rooms	4	Half Baths	0	Living Area	2,275
		Other Fixtures	1	Total Area	3,481
				Value	152,940

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	10 X 8	Length x Width (Optional)	80	0
1	04-SHED	2021		A-AVERAGE	18 X 40	Length x Width (Optional)	720	4,280
1	09-OPEN PORCH	2000		A-AVERAGE	38 X 10	Length x Width (Optional)	380	3,040
1	126-POLE BARN	1989		A-AVERAGE	40 X 30	Length x Width (Optional)	1,200	8,480
1	EFP-ENCLOSED FRAME PORCH	1990		A-AVERAGE	14 X 14	Length x Width (Optional)	196	3,110
							Total	18,910

SKETCH

Card 1					
ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	A/1SF/B (ATTIC / 1 STORY FRAME / BASEMENT)	915	First Floor	1,206	1,206
B	A/GF (ATTIC / FRAME GARAGE)	154	Attic	1,069	1,069
C	1SF/B (1 STORY FRAME / BASEMENT)	73	Basement	1,206	0
D	1SF/B (1 STORY FRAME / BASEMENT)	196	Total	3,481	2,275
E	1SF/B (1 STORY FRAME / BASEMENT)	22			
F	GF (FRAME GARAGE)	352			
G	STP (STOOP)	28			
H	WDD (WOOD DECK)	410			
2	126-POLE BARN	1,200			
3	EFP-ENCLOSED FRAME PORCH	196			
5	04-SHED	80			
6	09-OPEN PORCH	380			
7	04-SHED	720			

