



Parcel: 22-2527400.009
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	BRIAN T PHILLIS & MISTY D PHILLIS TRUSTEES UNDER THE PHILLIS FAMILY REVOCABLE LIVING TRUST DATED 01/11/24		
Owner	PHILLIS BRIAN T & MISTY D TRUSTEES 6677 W MIAMI SHELBY RD PIQUA OH 45356	Taxpayer	PHILLIS BRIAN T & MISTY D TRUSTEES 6677 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	6677 MIAMI SHELBY RD	Legal	R05 T09 S27 PT OF SE 1/4 180-25-27-400-009
CD Year		Routing Number	
Map Number			
Acres	1.1380	Sold	

VALUE

District	22-LORAMIE TWP HHSD HAD HFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	32,000	11,200	
Improvement	189,160	66,210	
Total	221,160	77,410	
CAUV	N	0	0
Homestead	N	0	0
OOC	Y	210,160	73,560
Taxable		221,160	77,410

CURRENT CHARGES

Full Rate	60.070000		
Effective Rate	40.299025		
Qualifying Rate	34.247682		
	Prior	First	Second
Tax	0.00	1,395.72	1,395.72
Special	0.00	0.50	0.50
Total	0.00	1,396.22	1,396.22
Paid	0.00	1,396.22	0.00
Due	0.00	0.00	1,396.22

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
01/22/2024	Buyer: PHILLIS BRIAN T & MISTY D TRUSTEES Seller: PHILLIS BRIAN T & MISTY D	31	WARRANTY DEED	\$0.00	N	1
07/10/2015	Buyer: PHILLIS BRIAN T & MISTY D Seller: KIEHL DARRELL	439	WARRANTY DEED	\$175,000.00	Y	1
03/10/2014	Buyer: KIEHL DARRELL Seller: KIEHL DARRELL	104	QUIT CLAIM	\$0.00	N	1
11/18/1997	Buyer: KIEHL DARRELL Seller: LARGER TIMOTHY	663	QUIT CLAIM	\$0.00	N	1
05/23/1997	Buyer: LARGER TIMOTHY Seller: KIEHL DARRELL	387	WA	\$161,000.00	Y	2
08/22/1994	Buyer: KIEHL DARRELL Seller: * NOT ON FILE *	779	???	\$18,900.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1400	Acres	0
		Total	32,000

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	1997	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	1,570
		Other Fixtures	0	Total Area	1,570
				Value	178,160

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	126-POLE BARN	1998		A-AVERAGE	45 X 30	Length x Width (Optional)	1,350	11,000
							Total	11,000

SKETCH

Card 1					
ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/C (1 STORY BRICK / CRAWLSPACE)	1,570	First Floor	1,570	1,570
B	GB (BRICK GARAGE)	600	Total	1,570	1,570
C	OFP (OPEN FRAME PORCH)	120			
D	WDD (WOOD DECK)	120			
E	BAY (BAY WINDOW)	10			
2	126-POLE BARN	1,350			

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