



Parcel: 28-2425400.005
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	SOLOMON S BENEDICT & LINDA R BENEDICT		
Owner	BENEDICT SOLOMON S & LINDA R 2901 W MIAMI SHELBY RD RUSSIA OH 45363	Taxpayer	BENEDICT SOLOMON S & LINDA R 2901 W MIAMI SHELBY RD RUSSIA OH 45363
Tax District	28-LORAMIE TWP HHSD HAD RFD	Land Use	510-SINGLE FAMILY DWELLING
School District	HARDIN-HOUSTON LSD	Subdivision	
Neighborhood	00765-LORAMIE TWP-HHSD	Legal	R04 T10 S25 PT OF SE QR & BEING TRACT C- RANGELINE ESTATES 187-24-25-400-005 PLAT V26 P51
Location	2901 MIAMI SHELBY RD		
CD Year		Map Number	Routing Number
Acres	5.0020	Sold	Sales Amount
			36,900.00

VALUE

District	28-LORAMIE TWP HHSD HAD RFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	56,160	19,660	
Improvement	226,450	79,260	
Total	282,610	98,920	
CAUV	N	0	0
Homestead	N	0	0
OOC	Y	258,450	90,460
Taxable		282,610	98,920

CURRENT CHARGES

Full Rate	58.790000		
Effective Rate	39.657932		
Qualifying Rate	33.479020		
	Prior	First	Second
Tax	0.00	1,758.01	1,758.01
Special	0.00	19.33	19.31
Total	0.00	1,777.34	1,777.32
Paid	0.00	1,777.34	0.00
Due	0.00	0.00	1,777.32

FUTURE CHARGES

Type	Description	Amount
Special Assessments	058 APPLE SIMON JOINT W/MIAMI (RR-02)	2.95
Special Assessments	425 APPLE JOINT TILE_MIAMI (RR-03)	34.69
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties	
08/24/2004	Buyer: BENEDICT SOLOMON S & LINDA R Seller: HEIDENREICH RO	826	WARRANTY DEED	\$36,900.00	Y	1
10/24/1997	Buyer: HEIDENREICH RO Seller: SHANER PATRICI	954	W	\$235,500.00	Y	13
04/15/1997	Buyer: SHANER PATRICI Seller: SHANER JOHN R	192	AFFIDAVIT	\$0.00	N	1
Unknown	Buyer: SHANER JOHN R Seller: * NOT ON FILE *		???	\$0.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.2850	Acres	0
SA-SMALL ACREAGE	3.7170	Acres	24,160
Total			56,160

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	2004	Grade	C
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	5	Full Baths	2	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	1,823
		Other Fixtures	1	Total Area	3,646
				Value	226,450

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	10 X 12	Length x Width (Optional)	120	0
							Total	0

SKETCH

Card 1						
ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)	
A	1SF/B (1 STORY FRAME / BASEMENT)	1,823	First Floor	1,823	1,823	
B	2CGF (2 CAR FRAME GARAGE)	529	Basement	1,823	0	
C	OFP (OPEN FRAME PORCH)	120	Total	3,646	1,823	
D	WDD (WOOD DECK)	288				
2	04-SHED	120				

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