



Parcel: 28-2425400.012
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	AUSTIN DAVID MENKER & BROOKE GOSTOMSKY		
Owner	MENKER AUSTIN DAVID & BROOKE GOSTOMSKY	Taxpayer	MENKER AUSTIN DAVID & BROOKE GOSTOMSKY
	341 RANGELINE RD		341 RANGELINE RD
	RUSSIA OH 45363-7772		RUSSIA OH 45363-7772
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		
Location	341 RANGELINE RD	Legal	R04 T10 S25 PT OF SE QR & BEING TRACT J- RANGELINE ESTATES 187-24-25-400-012 PLAT V26 P51
	RUSSIA OH 45363		
CD Year		Map Number	Routing Number
Acres	5.2210	Sold	10/17/2024 Sales Amount 386,000.00

VALUE

District	28-LORAMIE TWP HHSD HAD RFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	57,620	20,170
Improvement	235,170	82,310
Total	292,790	102,480
CAUV	N	0
Homestead	N	0
OOB	Y	267,170
		93,510
Taxable	292,790	102,480

CURRENT CHARGES

Full Rate	58.790000		
Effective Rate	39.657932		
Qualifying Rate	33.479020		
	Prior	First	Second
Tax	0.00	1,821.40	1,821.40
Special	0.00	20.15	20.14
Total	0.00	1,841.55	1,841.54
Paid	0.00	1,841.55	0.00
Due	0.00	0.00	1,841.54

FUTURE CHARGES

Type	Description	Amount
Special Assessments	058 APPLE SIMON JOINT W/MIAMI (RR-02)	3.08
Special Assessments	425 APPLE JOINT TILE_MIAMI (RR-03)	36.21
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
10/17/2024	Buyer: MENKER AUSTIN DAVID & BROOKE GOSTOMSKY Seller: GIBSON MARK & EMILY	805 WARRANTY DEED	\$386,000.00	Y	1
02/01/2016	Buyer: GIBSON MARK & EMILY Seller: CARTER RYAN D	63 SURVIVORSHIP DEED	\$203,500.00	Y	1
10/22/2004	Buyer: CARTER RYAN D Seller: HEIDENREICH RO	1049 WARRANTY DEED	\$29,900.00	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	0.1280	Acres	0
SA-SMALL ACREAGE	4.0930	Acres	25,620
Total			57,620

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	7	Full Baths	2	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	1,948
		Other Fixtures	2	Total Area	1,948
				Value	235,170

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/C (1 STORY FRAME / CRAWLSPACE)	1,948	First Floor	1,948	1,948
B	2CGF (2 CAR FRAME GARAGE)	1,080	Total	1,948	1,948
C	WDD (WOOD DECK)	176			
D	OFP (OPEN FRAME PORCH)	256			
E	GFW (FRAME GARAGE - 2 WALLS)	1,106			

