



Parcel: 28-2506426.002
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	SHAUN T DYSERT	Taxpayer	DYSERT SHAUN T
Owner	DYSERT SHAUN T 4459 STATE ROUTE 48 HOUSTON OH 45333		4459 STATE ROUTE 48 HOUSTON OH 45333
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	R05 T09 S06 LOT 101 CONNIE WAGNER SUB 187- 25-06-426-002 PLAT V19 P677
Location	4459 STATE ROUTE 48 HOUSTON OH 45333		
CD Year		Routing Number	
Acres	1.2860	Sales Amount	120,000.00
Map Number			
Sold			

VALUE

District	28-LORAMIE TWP HHSD HAD RFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	33,040	11,560
Improvement	124,560	43,600
Total	157,600	55,160
CAUV N	0	0
Homestead N	0	0
OOCC Y	156,560	54,800
Taxable	157,600	55,160

CURRENT CHARGES

Full Rate	58.790000		
Effective Rate	39.657932		
Qualifying Rate	33.479020		
	Prior	First	Second
Tax	0.00	978.53	978.53
Special	0.00	1.50	1.50
Total	0.00	980.03	980.03
Paid	0.00	980.03	0.00
Due	0.00	0.00	980.03

FUTURE CHARGES

Type	Description	Amount
Special Assessments	447 LORAMIE CREEK (RR-64)	2.00
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/13/2019	Buyer: DYSERT SHAUN T Seller: LOFFER MELISSA	946 WARRANTY DEED	\$120,000.00	Y	1
02/01/2011	Buyer: LOFFER MELISSA Seller: EILERMAN JEFF	62 WARRANTY DEED	\$96,000.00	Y	1
05/31/2006	Buyer: EILERMAN JEFF Seller: TIMMERMAN BRAD	484 WARRANTY DEED	\$96,000.00	Y	1
03/13/2001	Buyer: TIMMERMAN BRAD Seller: HARTZOG KERRY	187 WARRANTY DEED	\$80,500.00	Y	1
07/07/1995	Buyer: HARTZOG KERRY Seller: * NOT ON FILE *	603 ???	\$57,900.00	Y	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *	???	\$48,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1300	Acres	0
SA-SMALL ACREAGE	0.1600	Acres	1,040
		Total	33,040

DWELLING

Card 1					
Style	1-CONVENTIONAL	Family Rooms	0	Heating	Y
Stories	1.00	Dining Rooms	0	Cooling	N
Rec Room Area	0	Year Built	1988	Grade	C
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	5	Full Baths	1	Fireplace Stacks	0
Bed Rooms	3	Half Baths	1	Living Area	1,176
		Other Fixtures	1	Total Area	1,176
				Value	124,560

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	8 X 10	Length x Width (Optional)	80	0
1	04-SHED	OLD		A-AVERAGE	18 X 10	Length x Width (Optional)	180	0
							Total	0

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF (1 STORY FRAME)	1,176	First Floor	1,176	1,176
B	GF (FRAME GARAGE)	480	Total	1,176	1,176
C	RFX (ROOF EXTENSION)	36			
D	PAT (PATIO)	176			
E	PAT (PATIO)	196			
F	PAT (PATIO)	36			
2	04-SHED	80			
3	04-SHED	180			

