



Parcel: 28-2506426.003

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	HOLLY N DIRKSEN	Taxpayer	DIRKSEN HOLLY N
Owner	DIRKSEN HOLLY N 4427 STATE ROUTE 48 HOUSTON OH 45333-9768		4427 STATE ROUTE 48 HOUSTON OH 45333-9768
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 102 CONNIE WAGNER SUB 187- 25-06-426-003 PLAT V19 P677
Location	4427 STATE ROUTE 48 HOUSTON OH 45333		
CD Year		Routing Number	
Acres	1.3660	Sales Amount	135,000.00
Map Number			
Sold			

VALUE

District	28-LORAMIE TWP HHSD HAD RFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	32,740	11,460
Improvement	123,370	43,180
Total	156,110	54,640
CAUV	N	0
Homestead	N	0
OOCC	Y	155,370
		54,380
Taxable	156,110	54,640

CURRENT CHARGES

Full Rate	58.790000		
Effective Rate	39.657932		
Qualifying Rate	33.479020		
	Prior	First	Second
Tax	0.00	969.19	969.19
Special	0.00	1.51	1.50
Total	0.00	970.70	970.69
Paid	0.00	970.70	0.00
Due	0.00	0.00	970.69

FUTURE CHARGES

Type	Description	Amount
Special Assessments	447 LORAMIE CREEK (RR-64)	2.01
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
05/26/2023	Buyer: DIRKSEN HOLLY N Seller: LAUX LINDSEY C & JACOB M	333 WARRANTY DEED	\$135,000.00	Y	1
04/15/2019	Buyer: LAUX LINDSEY C & JACOB M Seller: RITCHIE NATHAN	239 WARRANTY DEED	\$115,000.00	Y	1
04/10/2017	Buyer: RITCHIE NATHAN Seller: HOLSCHER JUSTI	238 WARRANTY DEED	\$95,000.00	Y	1
08/15/2013	Buyer: HOLSCHER JUSTI Seller: JPMORGAN CHASE	549 WARRANTY DEED	\$61,000.00	N	1
01/28/2013	Buyer: JPMORGAN CHASE Seller: COX PAULA A	65 SHERIFF'S DEED	\$55,000.00	N	1
03/22/2002	Buyer: COX PAULA A Seller: COTNER JEFFERY	244 WARRANTY DEED	\$87,600.00	Y	1
05/31/1995	Buyer: COTNER JEFFERY Seller: * NOT ON FILE *	441 ???	\$68,000.00	Y	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *	???	\$46,500.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.2530	Acres	0
SA-SMALL ACREAGE	0.1130	Acres	740
Total			32,740

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	0	Total Area				1,176
				Value				123,370

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2019		A-AVERAGE	10 X 14	Length x Width (Optional)	140	0
							Total	0

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF (1 STORY FRAME)	1,056	First Floor	1,176	1,176
B	GF (FRAME GARAGE)	480	Total	1,176	1,176
C	RFX (ROOF EXTENSION)	36			
D	1SF (1 STORY FRAME)	120			
E	PAT (PATIO)	220			
F	PAT (PATIO)	36			
2	04-SHED	140			

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