



Parcel: 28-2506426.004
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	STEPHEN C BRAUNING	Taxpayer	BRAUNING STEPHEN C
Owner	BRAUNING STEPHEN C 4375 STATE ROUTE 48 HOUSTON OH 45333-9768		4375 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 103 CONNIE WAGNER SUB 187- 25-06-426-004 PLAT V19 P677
Location	4375 STATE ROUTE 48 HOUSTON OH 45333		
CD Year		Routing Number	
Acres	1.7700	Sales Amount	59,000.00
Map Number			
Sold			

VALUE

District	28-LORAMIE TWP HHSD HAD RFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	36,160	12,660	
Improvement	130,110	45,540	
Total	166,270	58,200	
CAUV	N	0	0
Homestead	Y	28,000	9,800
OOB	Y	151,390	52,990
Taxable		166,270	58,200

CURRENT CHARGES

Full Rate	58.790000		
Effective Rate	39.657932		
Qualifying Rate	33.479020		
	Prior	First	Second
Tax	0.00	860.64	860.64
Special	0.00	1.80	1.80
Total	0.00	862.44	862.44
Paid	0.00	862.44	0.00
Due	0.00	0.00	862.44

FUTURE CHARGES

Type	Description	Amount
Special Assessments	447 LORAMIE CREEK (RR-64)	2.60
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
06/24/1992	Buyer: BRAUNING STEPHEN C Seller: * NOT ON FILE *	463	???	\$59,000.00	Y	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *		???	\$47,400.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1300	Acres	0
SA-SMALL ACREAGE	0.6400	Acres	4,160
		Total	36,160

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		119,390	

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	1997		A-AVERAGE	44 X 24	Length x Width (Optional)	1,056	10,720
1	04-SHED	OLD		A-AVERAGE	12 X 10	Length x Width (Optional)	120	0
						Total		10,720

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	OFP (OPEN FRAME PORCH)	36			
D	1SF (1 STORY FRAME)	120			
E	WDD (WOOD DECK)	216			
2	02F-DETACHED FRAME GARAGE	1,056			
3	04-SHED	120			

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