



Parcel: 28-2506426.006

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio



SUMMARY

Deeded Name	BRIAN VANOVER	Taxpayer	VANOVER BRIAN
Owner	VANOVER BRIAN 4333 STATE ROUTE 48 HOUSTON OH 45333		4333 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 PT OF E1/2 SEQR 187-25-06-426-006 PLAT V23 P922
Location	04333 STATE ROUTE 48 HOUSTON OH 45333	Routing Number	
CD Year		Sales Amount	138,000.00
Acres	5.0010		
Map Number			
Sold			

VALUE

District	28-LORAMIE TWP HHSD HAD RFD
Land Use	510-SINGLE FAMILY DWELLING

	Appraised	Assessed
Land	55,750	19,510
Improvement	198,670	69,530
Total	254,420	89,040
CAUV	N	0
Homestead	N	0
OOC	Y	224,360
Taxable	254,420	89,040

CURRENT CHARGES

Full Rate	58.790000
Effective Rate	39.657932
Qualifying Rate	33.479020

	Prior	First	Second
Tax	0.00	1,583.64	1,583.64
Special	0.00	4.17	4.17
Total	0.00	1,587.81	1,587.81
Paid	0.00	1,587.81	0.00
Due	0.00	0.00	1,587.81

FUTURE CHARGES

Type	Description	Amount
Special Assessments	447 LORAMIE CREEK (RR-64)	7.34
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
07/01/2011	Buyer: VANOVER BRIAN Seller: RYAN MICHAEL D	348	EXECUTOR	\$138,000.00	Y	1
08/16/1995	Buyer: RYAN MICHAEL D Seller: * NOT ON FILE *	721	???	\$76,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.3470	Acres	0
SA-SMALL ACREAGE	3.6540	Acres	23,750
Total			55,750

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	2009	Grade			C
Finished Basement	0	Year Remodeled		Fireplace Openings			0
Rooms	6	Full Baths	1	Fireplace Stacks			0
Bed Rooms	3	Half Baths	1	Living Area			1,404
		Other Fixtures	0	Total Area			1,404
				Value			192,360

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	126-POLE BARN	1964		A-AVERAGE	60 X 30	Length x Width (Optional)	1,800	6,310
Total								6,310

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/C (1 STORY FRAME / CRAWLSPACE)	1,404	First Floor	1,404	1,404
B	GF/S (FRAME GARAGE / SLAB)	728	Total	1,404	1,404
C	OFP (OPEN FRAME PORCH)	300			
2	126-POLE BARN	1,800			

2

