



Parcel: 31-1706431.001
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	RANDAL J AHLERS & JOLENE R AHLERS		Taxpayer	AHLERS RANDAL J & JOLENE R	
Owner	AHLERS RANDAL J & JOLENE R 120 B LIBERTY WAY FORT LORAMIE OH 45845			120 B LIBERTY WAY FORT LORAMIE OH 45845	
Tax District	31-MCLEAN TWP FT LORAMIE CORP FT LORAMIE SD LAD LFD		Land Use	550-CONDOMINIUM RESIDENTIAL UNIT	
School District	FORT LORAMIE LSD		Subdivision		
Neighborhood	00355-LIBERTY SUBDIVISION CONDOS				
Location	120 LIBERTY WAY UNIT B FORT LORAMIE OH 45845		Legal	R05 T10 S06 LOT 548 UNIT 1 OF CONDO LIBERTY SUBDIVISION VILLAGE OF FORT LORAMIE 240-17 -06-431-001 PLAT V34 P164	
CD Year		Map Number		Routing Number	
Acres	0.1450	Sold	02/01/2023	Sales Amount	0.00

VALUE

District	31-MCLEAN TWP FT LORAMIE CORP FT LORAMIE SD LAD LFD
Land Use	550-CONDOMINIUM RESIDENTIAL UNIT

	Appraised	Assessed
Land	15,610	5,460
Improvement	309,290	108,250
Total	324,900	113,710
CAUV	N	0
Homestead	N	0
OOC	Y	324,900
Taxable		324,900

CURRENT CHARGES

Full Rate	67.900000
Effective Rate	39.702965
Qualifying Rate	34.161825

	Prior	First	Second
Tax	0.00	2,014.52	2,014.52
Special	0.00	2.50	2.50
Total	0.00	2,017.02	2,017.02
Paid	0.00	2,017.02	0.00
Due	0.00	0.00	2,017.02

FUTURE CHARGES

Type	Description	Amount
Special Assessments	437 MILE CREEK DITCH JOINT WITH MERCER COUNTY	2.00
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
02/01/2023	Buyer: AHLERS RANDAL J & JOLENE R Seller: AHLERS RANDAL J & JOLENE R	TRANSFER ON DEATH	\$0.00	N	1
11/20/2018	Buyer: AHLERS RANDAL J & JOLENE R Seller: MAK PARTNERS	855 WARRANTY DEED	\$276,352.00	Y	1
05/16/2008	Buyer: MAK PARTNERS Seller: * NOT ON FILE *	289 WARRANTY DEED	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
FL-FRONT LOT (FF)	51.0000 X 125.0000	Effective - Frontage / Depth	15,610
		Total	15,610

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	2018	Grade	C+
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	5	Full Baths	2	Fireplace Stacks	0
Bed Rooms	2	Half Baths	0	Living Area	1,641
		Other Fixtures	0	Total Area	3,282
				Value	309,290

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/B (1 STORY BRICK / BASEMENT)	330	First Floor	1,641	1,641
B	VALTB (BRICK HOME VAULTED CEILING)	330	Basement	1,641	0
C	1SB/B (1 STORY BRICK / BASEMENT)	1,311	Total	3,282	1,641
D	2CGB (2 CAR BRICK GARAGE)	625			
E	PAT (PATIO)	256			
F	OFP (OPEN FRAME PORCH)	160			

