



Parcel: 31-1706432.002  
AMY L. BERNING  
Shelby County Auditor | Shelby County, Ohio

Year: 2024



## SUMMARY

|                 |                                                                       |            |  |                |                                                                                              |           |  |
|-----------------|-----------------------------------------------------------------------|------------|--|----------------|----------------------------------------------------------------------------------------------|-----------|--|
| Deeded Name     | SHELDEN WICAL & NATALIE WICAL                                         |            |  | Taxpayer       | WICAL SHELDEN & NATALIE                                                                      |           |  |
| Owner           | WICAL SHELDEN & NATALIE<br>130 A LIBERTY WAY<br>FORT LORAMIE OH 45845 |            |  |                | 130 A LIBERTY WAY<br>FORT LORAMIE OH 45845                                                   |           |  |
| Tax District    | 31-MCLEAN TWP FT LORAMIE CORP FT LORAMIE<br>SD LAD LFD                |            |  | Land Use       | 510-SINGLE FAMILY DWELLING                                                                   |           |  |
| School District | FORT LORAMIE LSD                                                      |            |  | Subdivision    |                                                                                              |           |  |
| Neighborhood    | 00355-LIBERTY SUBDIVISION CONDOS                                      |            |  |                |                                                                                              |           |  |
| Location        | 130A LIBERTY WAY<br>FORT LORAMIE OH 45845                             |            |  | Legal          | R05 T10 S06 LOT 547 LIBERTY SUBDIVISION UNIT<br>2<br>VILLAGE OF FORT LORAMIE<br>PLAT V35 P49 |           |  |
| CD Year         |                                                                       | Map Number |  | Routing Number |                                                                                              |           |  |
| Acres           | 0.1440                                                                | Sold       |  | 02/03/2020     | Sales Amount                                                                                 | 25,000.00 |  |

## VALUE

|          |                                                        |
|----------|--------------------------------------------------------|
| District | 31-MCLEAN TWP FT LORAMIE CORP FT LORAMIE<br>SD LAD LFD |
| Land Use | 510-SINGLE FAMILY DWELLING                             |

|             | Appraised | Assessed |
|-------------|-----------|----------|
| Land        | 15,300    | 5,360    |
| Improvement | 307,160   | 107,510  |
| Total       | 322,460   | 112,870  |
| CAUV        | N 0       | 0        |
| Homestead   | N 0       | 0        |
| OOC         | Y 322,460 | 112,870  |
| Taxable     | 322,460   | 112,870  |

## CURRENT CHARGES

|                 |           |
|-----------------|-----------|
| Full Rate       | 67.900000 |
| Effective Rate  | 39.702965 |
| Qualifying Rate | 34.161825 |

|         | Prior | First    | Second   |
|---------|-------|----------|----------|
| Tax     | 0.00  | 1,999.64 | 1,999.64 |
| Special | 0.00  | 2.50     | 2.50     |
| Total   | 0.00  | 2,002.14 | 2,002.14 |
| Paid    | 0.00  | 2,002.14 | 0.00     |
| Due     | 0.00  | 0.00     | 2,002.14 |

## 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 |
|------------|----------------------------------------------------------|-------------------|--------------|-------|-----------------|
| 02/03/2020 | Buyer: WICAL SHELDEN & NATALIE<br>Seller: WEIGANDT RICHA | 67 WARRANTY DEED  | \$25,000.00  | Y     | 1               |
| 05/16/2008 | Buyer: WEIGANDT RICHA<br>Seller: * NOT ON FILE *         | 288 WARRANTY DEED | \$0.00       | N     | 1               |

## LAND

| Type              | Dimensions         | Description                  | Value  |
|-------------------|--------------------|------------------------------|--------|
| FL-FRONT LOT (FF) | 50.0000 X 125.0000 | Effective - Frontage / Depth | 15,300 |
| Total             |                    |                              | 15,300 |

## 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     | 2020 | 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        | 1,670   |
|                   |                | Other Fixtures | 0    | Total Area         | 3,340   |
|                   |                |                |      | Value              | 307,160 |

SKETCH

Card 1

| ID | Description                      | Size  | Floor       | Floor Area (ft²) | Living Area (ft²) |
|----|----------------------------------|-------|-------------|------------------|-------------------|
| A  | 1SB/B (1 STORY BRICK / BASEMENT) | 1,670 | First Floor | 1,670            | 1,670             |
| B  | GB (BRICK GARAGE)                | 520   | Basement    | 1,670            | 0                 |
| C  | OFP (OPEN FRAME PORCH)           | 120   | Total       | 3,340            | 1,670             |
| D  | PAT (PATIO)                      | 192   |             |                  |                   |

