



Parcel: 31-1707201.013

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	JOHN B PLAS JR & CYNTHIA A PLAS		
Owner	PLAS JOHN B JR & CYNTHIA A 340 GREENBACK RD FORT LORAMIE OH 45845	Taxpayer	PLAS JOHN B JR & CYNTHIA A 340 GREENBACK RD FORT LORAMIE OH 45845
Tax District	31-MCLEAN TWP FT LORAMIE CORP FT LORAMIE SD LAD LFD	Land Use	510-SINGLE FAMILY DWELLING
School District	FORT LORAMIE LSD	Subdivision	
Neighborhood	03104-FORT LORAMIE CORP (SUBDIV SOUTH OF GREENBACK RD)	Legal	R05 T10 S07 LOT 489 IN BOERGER SUBDIVISION & IN VILLAGE OF FT LORAMIE 240-17-07-201-013 PLAT V26 P128
Location	340 GREENBACK RD FORT LORAMIE OH 45845		
CD Year		Map Number	Routing Number
Acres	0.3210	Sold	06/28/2000
			Sales Amount 162,500.00

VALUE

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

	Appraised	Assessed
Land	41,610	14,560
Improvement	235,820	82,540
Total	277,430	97,100
CAUV	N 0	0
Homestead	N 0	0
OOC	Y 277,430	97,100
Taxable	277,430	97,100

CURRENT CHARGES

Full Rate	67.900000
Effective Rate	39.702965
Qualifying Rate	34.161825

	Prior	First	Second
Tax	0.00	1,720.33	1,720.33
Special	0.00	2.50	2.50
Total	0.00	1,722.83	1,722.83
Paid	0.00	1,722.83	0.00
Due	0.00	0.00	1,722.83

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
06/28/2000	Buyer: PLAS JOHN B JR & CYNTHIA A Seller: RAPID DEVELOPM	539 SURVIVORSHIP DEED	\$162,500.00	Y	1
02/17/2000	Buyer: RAPID DEVELOPM Seller: BOERGER EMERIT	118 WARRANTY DEED	\$21,000.00	Y	1
Unknown	Buyer: BOERGER EMERIT Seller: * NOT ON FILE *	???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
FL-FRONT LOT (FF)	97.0000 X 145.0000	Effective - Frontage / Depth	41,610
		Total	41,610

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	2000	Grade	C+
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	5	Full Baths	2	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	1,611
		Other Fixtures	0	Total Area	3,118
				Value	235,820

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	16 X 10	Length x Width (Optional)	160	0
							Total	0

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/B (1 STORY BRICK / BASEMENT)	1,507	First Floor	1,611	1,611
B	OMP (OPEN MASONRY PORCH)	133	Basement	1,507	0
C	PAT (PATIO)	168	Total	3,118	1,611
D	1SB/C (1 STORY BRICK / CRAWLSPACE)	104			
E	GBF (BRICK GARAGE - FINISHED)	871			
2	04-SHED	160			

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