Parcel: 03-1718377.010
AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

Year: 2024

SUMMARY

Deeded Name	THEODORE D HECKMAN		
Owner	HECKMAN THEODORE D PO BOX 41 MINSTER OH 45865-0041	Taxpayer	HECKMAN THEODORE D PO BOX 41 MINSTER OH 45865-0041
Tax District	03-CYNTHIAN TWP FT LORAMIE SD LAD LFD	Land Use	510-SINGLE FAMILY DWELLING
School District	FORT LORAMIE LSD	Subdivision	
Neighborhood	00875-CYNTHIAN TWP FT LORAMIE SD		
Location	8240 STATE ROUTE 66 FORT LORAMIE OH 45845	Legal	R05 T10 S18 PT E 1/2 OF SW QR & BEINGTRACT 2 ON AHRNS SURVEY 030-17-18-377-010 PLAT V23 P907

CD Year		Map Number		Routing Number	
Acres	1.9000	Sold	04/05/2024	Sales Amount	697,500.00

VALUE

District: 03-CYNTHIAN TWP FT LORAMIE SD LAD LFD

Land Use: 510-SINGLE FAMILY DWELLING

		Appraised	Assessed
Land		37,270	13,040
Improvement		308,470	107,960
Total		345,740	121,000
CAUV	N	0	0
Homestead	N	0	0
OOC	Y	340,470	119,160
Taxable		345,740	121,000

CURRENT CHARGES

Full Rate	65.550000
Effective Rate	38.326378
Qualifying Rate	32.785238

	Prior	First	Second
Tax	0.00	2,071.58	2,071.58
Special	0.00	2.50	2.50
Total	0.00	2,074.08	2,074.08
Paid	0.00	2,074.08	0.00
Due	0.00	0.00	2,074.08

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
04/05/2024	Buyer: HECKMAN THEODORE D Seller: COOPER CHAD E & RENEE L	245	WARRANTY DEED	$697,500.00	Y	4
02/18/2000	Buyer: COOPER CHAD E & RENEE L Seller: BROWN LEESA A	121	WARRANTY DEED	$18,500.00	Y	1
05/18/1998	Buyer: BROWN LEESA A Seller: AHRNS KARL F &	282	WARRANTY DEED	$0.00	N	1
Unknown	Buyer: AHRNS KARL F & Seller: * NOT ON FILE *		???	$0.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.0900	Acres	0
SA-SMALL ACREAGE	0.8100	Acres	5,270
		Total	37,270

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	2001	Grade	C+
Finished Basement	756	Year Remodeled		Fireplace Openings	1
Rooms	7	Full Baths	4	Fireplace Stacks	0
Bed Rooms	4	Half Baths	0	Living Area	3,780
		Other Fixtures	2	Total Area	4,536
				Value	308,470

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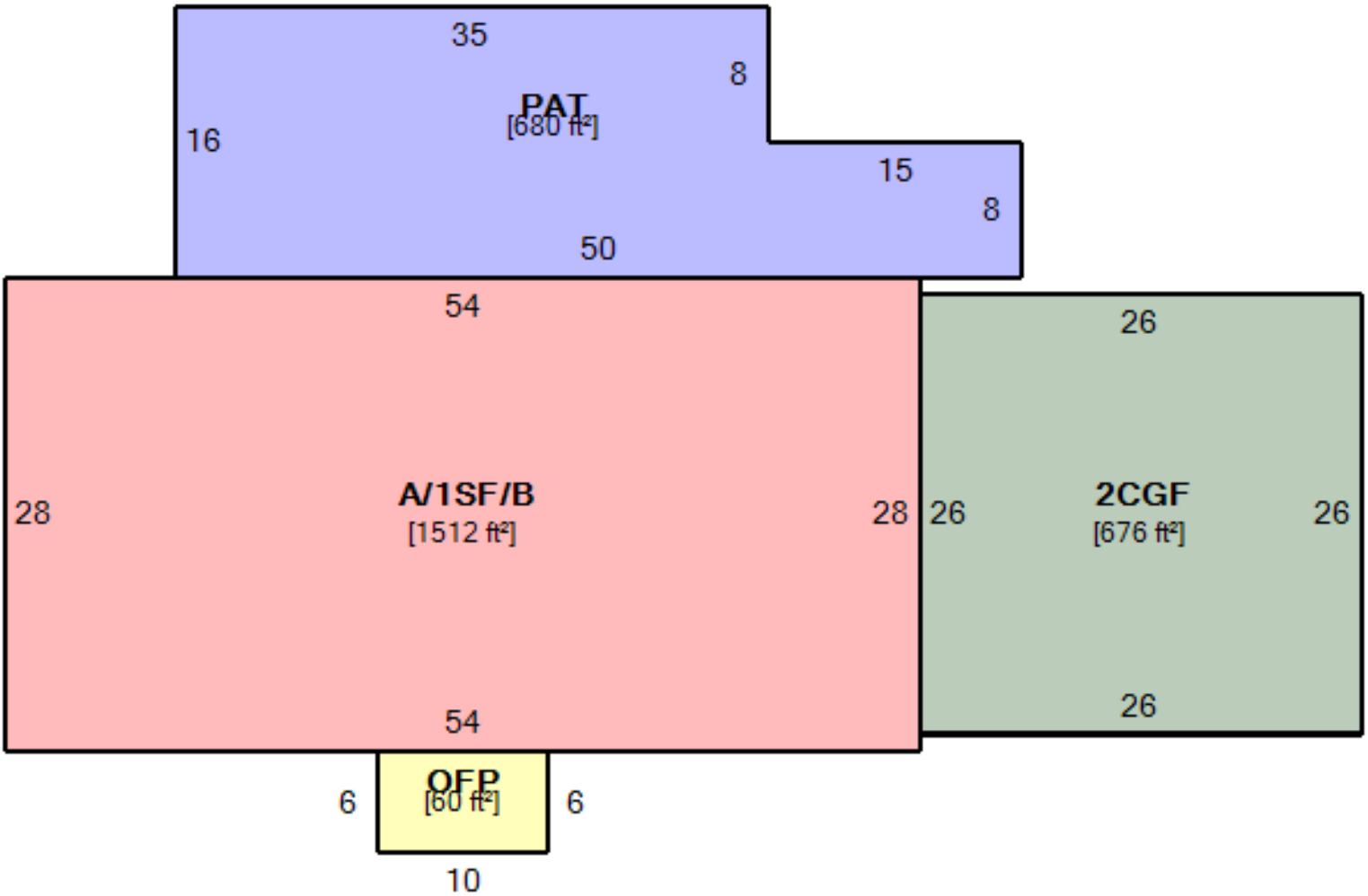
SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	A/1SF/B (ATTIC / 1 STORY FRAME / BASEMENT)	1,512	First Floor	1,512	1,512
B	OFP (OPEN FRAME PORCH)	60	Attic	1,512	1,512
C	2CGF (2 CAR FRAME GARAGE)	676	Basement	1,512	756
D	PAT (PATIO)	680	Total	4,536	3,780



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