



Parcel: 13-1335451.012

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio



SUMMARY

Deeded Name	JOSIAH DANIEL KRAMER & SUMMER R KRAMER		
Owner	KRAMER JOSIAH DANIEL & SUMMER R 13715 FORT LORAMIE SWANDERS RD SIDNEY OH 45365-9371	Taxpayer	KRAMER JOSIAH DANIEL & SUMMER R 13715 FORT LORAMIE SWANDERS RD SIDNEY OH 45365-9371
Tax District	13-FRANKLIN TWP ANNA SD AAD AFD	Land Use	510-SINGLE FAMILY DWELLING
School District	ANNA LSD	Subdivision	
Neighborhood	01302-VILLAGE OF SWANDERS ZONE	Legal	R06 T09 S35 LOT 5 IN SWANDERS & BEING PT OF SE QR 100-13-35-451-012 PLAT V1 P431
Location	13715 FORT LORAMIE SWANDERS RD		
CD Year		Map Number	Routing Number
Acres	0.0000	Sold	12/18/2023 Sales Amount 173,900.00

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	10,940	3,830	
Improvement	72,020	25,210	
Total	82,960	29,040	
CAUV	N	0	0
Homestead	N	0	0
OOC	Y	82,960	29,040
Taxable		82,960	29,040

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	412.40	412.40
Special	0.00	2.50	2.50
Total	0.00	414.90	414.90
Paid	0.00	414.90	0.00
Due	0.00	0.00	414.90

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	2.00
Special Assessments	441 FINKENBINE DITCH (RR-19)	2.00
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/18/2023	Buyer: KRAMER JOSIAH DANIEL & SUMMER R Seller: T & B MARTIN PROPERTIES LLC	882 WARRANTY DEED	\$173,900.00	Y	1
05/01/2017	Buyer: T & B MARTIN PROPERTIES LLC Seller: SECRETARY OF H	248 WARRANTY DEED	\$0.00	N	1
03/14/2017	Buyer: SECRETARY OF H Seller: JPMORGAN CHASE	163 WARRANTY DEED	\$0.00	N	1
07/23/2013	Buyer: JPMORGAN CHASE Seller: GOLD BRIAN M &	482 SHERIFF'S DEED	\$18,666.00	N	1
02/20/2008	Buyer: GOLD BRIAN M & Seller: GOLD BRIAN	97 QUIT CLAIM	\$0.00	N	1
07/27/1998	Buyer: GOLD BRIAN Seller: GEHLE SCOTT J	703 WARRANTY DEED	\$85,000.00	Y	1
07/23/1996	Buyer: GEHLE SCOTT J Seller: * NOT ON FILE *	686 ???	\$80,000.00	Y	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *	???	\$29,500.00	Y	1

LAND

Type	Dimensions	Description	Value
FL-FRONT LOT (FF)	60.0000 X 159.0000	Effective - Frontage / Depth	10,940
		Total	10,940

DWELLING

Card 1								
Style	1-CONVENTIONAL	Family Rooms	0	Heating				Y
Stories	1.50	Dining Rooms	0	Cooling				Y
Rec Room Area	0	Year Built	1900	Grade				D+
Finished Basement	0	Year Remodeled		Fireplace Openings				0
Rooms	5	Full Baths	1	Fireplace Stacks				0
Bed Rooms	3	Half Baths	0	Living Area				1,800
		Other Fixtures	0	Total Area				2,008
				Value				69,450

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	1950		F-FAIR	30 X 18	Length x Width (Optional)	540	2,570
							Total	2,570

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1.5SF/.5B (1.5 STORY FRAME / .5 BASEMENT)	416	First Floor	1,384	1,384
B	OFP (OPEN FRAME PORCH)	150	1/2 Upper Floor	416	416
C	OFP (OPEN FRAME PORCH)	24	Basement	208	0
D	CVP (COVERED PATIO)	64	Total	2,008	1,800
E	1SF (1 STORY FRAME)	60			
F	1SF (1 STORY FRAME)	628			
G	1SF (1 STORY FRAME)	280			
2	02F-DETACHED FRAME GARAGE	540			

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