



Parcel: 28-2424200.010

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio



SUMMARY

Deeded Name	THOMAS R LANDSIEDEL		Taxpayer	LANDSIEDEL THOMAS R	
Owner	LANDSIEDEL THOMAS R 1515 RANGELINE RD RUSSIA OH 45363-7755			1515 RANGELINE RD RUSSIA OH 45363-7755	
Tax District	28-LORAMIE TWP HHSD HAD RFD		Land Use	540-MANUFACTURED HOME TAXED AS PERSONAL PROPERTY	
School District	HARDIN-HOUSTON LSD		Subdivision		
Neighborhood	00765-LORAMIE TWP-HHSD		Legal	R04 T10 S24 LOT 245 IN FRITZ SUB & BEING PT OF NE QR 187-24-24-200-010 PLAT V25 P176	
Location	1515 RANGELINE RD RUSSIA OH 45363				
CD Year	2024	Map Number		Routing Number	
Acres	1.1380	Sold	01/29/2025	Sales Amount	0.00

VALUE

District	28-LORAMIE TWP HHSD HAD RFD	
Land Use	540-MANUFACTURED HOME TAXED AS PERSONAL PROPERTY	

	Appraised	Assessed
Land	32,000	11,200
Improvement	6,270	2,190
Total	38,270	13,390
CAUV	N 0	0
Homestead	Y 28,000	9,800
OOC	Y 38,270	13,390
Taxable	38,270	13,390

CURRENT CHARGES

Full Rate	58.790000		
Effective Rate	39.657932		
Qualifying Rate	33.479020		

	Prior	First	Second
Tax	78.70	63.65	63.65
Special	2.65	2.65	2.65
Penalty	10.52	6.64	0.00
Total	91.87	72.94	66.30
Paid	0.00	0.00	0.00
Due	91.87	164.81	231.11

FUTURE CHARGES

Type	Description	Amount
Special Assessments	070 KLAKE JOINT OPEN/MIAMI (RR-36)	2.30
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
01/29/2025	Buyer: LANDSIEDEL THOMAS R Seller: LANDSIEDEL THOMAS R	TRANSFER ON DEATH	\$0.00	N	1
01/29/2025	Buyer: LANDSIEDEL THOMAS R Seller: LANDSIEDEL THOMAS R & CINDY L	70 AFFIDAVIT	\$0.00	N	1
02/09/1998	Buyer: LANDSIEDEL THOMAS R & CINDY L Seller: ADKINS SHARON	101 WARRANTY DEED	\$25,000.00	Y	1
Unknown	Buyer: ADKINS SHARON Seller: * NOT ON FILE *	???	\$0.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1400	Acres	0
		Total	32,000

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	1961		A-AVERAGE	24 X 22	Length x Width (Optional)	528	3,430
1	04-SHED	OLD		A-AVERAGE	10 X 8	Length x Width (Optional)	80	0
1	04-SHED	OLD		A-AVERAGE	10 X 16	Length x Width (Optional)	160	0
1	04-SHED	OLD		A-AVERAGE	16 X 10	Length x Width (Optional)	160	0
1	34-MH/DEPRECIATION METHOD	1998		A-AVERAGE	74 X 14	Length x Width (Optional)	1,036	0
1	EFP-ENCLOSED FRAME PORCH	1998		A-AVERAGE	16 X 10	Length x Width (Optional)	160	2,840
							Total	6,270

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft ²)	Living Area (ft ²)
1	34-MH/DEPRECIATION METHOD	1,036	Total	0	0
2	02F-DETACHED FRAME GARAGE	528			
3	EFP-ENCLOSED FRAME PORCH	160			
4	04-SHED	160			
5	04-SHED	80			
6	04-SHED	160			

