



Parcel: 44-1425301.006
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	JAMES C KELLERMAN & CONNIE S KELLERMAN			Taxpayer	KELLERMAN JAMES C & CONNIE S		
Owner	KELLERMAN JAMES C & CONNIE S				12270 SHROYER RD		
	12270 SHROYER RD				MAPLEWOOD OH 45340		
Tax District	44-SALEM TWP SIDNEY SD PPS PJFD			Land Use	510-SINGLE FAMILY DWELLING		
School District	SIDNEY CSD			Subdivision			
Neighborhood	00705-SALEM TWP-SIDNEY CSD						
Location	12270 SHROYER RD			Legal	R07 T02 S25 LOT 178 ALAN SUB #3 AND BEING		
	MAPLEWOOD OH 45340				PT OF SW 1/4 340-14-25-301-006		
					PLAT V25 P94		
CD Year		Map Number		Routing Number			
Acres	1.5080	Sold		Sales Amount	112,500.00		

VALUE

District	44-SALEM TWP SIDNEY SD PPS PJFD
Land Use	510-SINGLE FAMILY DWELLING

	Appraised	Assessed
Land	34,930	12,230
Improvement	184,370	64,530
Total	219,300	76,760
CAUV	N	0
Homestead	N	0
OOO	Y	216,370
Taxable	219,300	76,760

CURRENT CHARGES

Full Rate	66.300000		
Effective Rate	41.617492		
Qualifying Rate	37.281487		
	Prior	First	Second
Tax	1,430.77	1,418.91	1,418.91
Special	0.50	0.50	0.50
Penalty	71.57	0.00	0.00
Total	1,502.84	1,419.41	1,419.41
Paid	1,502.84	1,419.41	0.00
Due	0.00	0.00	1,419.41

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
06/03/2002	Buyer: KELLERMAN JAMES C & CONNIE S Seller: FETTERS ROBERT	505 WARRANTY DEED	\$112,500.00	Y	1
04/09/1998	Buyer: FETTERS ROBERT Seller: A D CONCEPTS L	298 SURVIVORSHIP DEED	\$96,500.00	Y	1
08/20/1997	Buyer: A D CONCEPTS L Seller: WAGNER EMERSON	738 WA	\$16,000.00	Y	2
Unknown	Buyer: WAGNER EMERSON Seller: * NOT ON FILE *	???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.0500	Acres	0
SA-SMALL ACREAGE	0.4500	Acres	2,930
Total			34,930

DWELLING

Card 1				
Style	1-CONVENTIONAL	Family Rooms	0	Heating
Stories	1.00	Dining Rooms	0	Cooling
Rec Room Area	0	Year Built	1997	Grade
Finished Basement	0	Year Remodeled		Fireplace Openings
Rooms	5	Full Baths	2	Fireplace Stacks
Bed Rooms	3	Half Baths	0	Living Area
		Other Fixtures	0	Total Area
				Value

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	30-UTILITY SHED	2009		A-AVERAGE	10 X 14	Length x Width (Optional)	140	0
							Total	0

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/C (1 STORY FRAME / CRAWLSPACE)	1,545	First Floor	1,545	1,545
B	GF (FRAME GARAGE)	484	Total	1,545	1,545
C	STP (STOOP)	95			
D	RFX (ROOF EXTENSION)	95			
E	WDD (WOOD DECK)	480			
F	CAN (CANOPY)	192			
G	WDD (WOOD DECK)	144			
2	30-UTILITY SHED	140			

