



Parcel: 11-0233303.016

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio



SUMMARY

Deeded Name	KOENIG REAL ESTATE LLC	Taxpayer	KOENIG REAL ESTATE LLC
Owner	KOENIG REAL ESTATE LLC PO BOX 549 BOTKINS OH 45306-0549		PO BOX 549 BOTKINS OH 45306-0549
Tax District	11-DINSMORE TWP BOTKINS CORP BOTKINS SD AAD BFD	Land Use	429-OTHER RETAIL STRUCTURES
School District	BOTKINS LSD	Subdivision	
Neighborhood	07112-ICE - BOTKINS CORP - DOWNTOWN	Legal	LOT 619 KOENIG EQUIPMENT SURVEY REPLAT OF LOT 238, 239 & 615 PLAT V34 P57
Location	306 N MAIN ST BOTKINS OH 45306		
CD Year		Map Number	Routing Number
Acres	1.6970	Sold	Sales Amount
		08/07/2024	0.00

VALUE

District	11-DINSMORE TWP BOTKINS CORP BOTKINS SD AAD BFD
Land Use	429-OTHER RETAIL STRUCTURES

	Appraised	Assessed
Land	35,400	12,390
Improvement	593,620	207,770
Total	629,020	220,160
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	629,020	220,160

CURRENT CHARGES

Full Rate	50.320000
Effective Rate	43.380746
Qualifying Rate	40.654636

	Prior	First	Second
Tax	0.00	4,775.37	4,775.37
Special	0.00	1,041.96	1,041.95
Total	0.00	5,817.33	5,817.32
Paid	0.00	5,817.33	0.00
Due	0.00	0.00	5,817.32

FUTURE CHARGES

Type	Description	Amount
Special Assessments	318 VILLAGE OF BOTKINS (ORD 24-12) 5 YEARS	2082.91
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties	
08/07/2024	Buyer: KOENIG REAL ESTATE LLC Seller: KOENIG EQUIPMENT INC	440	WARRANTY DEED	\$0.00	N	3

LAND

Type	Dimensions	Description	Value
PS-PRIMARY SITE	1.0000	Acres	26,250
SS-SECONDARY SITE	0.6970	Acres	9,150
		Total	35,400

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	454.000-EQUIPMENT SALES	1956	2023	A-AVERAGE		Length x Width (Optional)	7,800	339,460
1	480.002-STG WHSE	2023		A-AVERAGE	120 X 80	Length x Width (Optional)	9,600	209,760
1	499.078-UTIL BLDG	1970	2023	A-AVERAGE	40 X 75	Length x Width (Optional)	3,000	44,400
1	901.015-CAN	OLD		A-AVERAGE		Length x Width (Optional)	1,008	0
						Total		593,620

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
2	454.000-EQUIPMENT SALES	7,800	Total	0	0
3	901.015-CAN	1,008			
4	499.078-UTIL BLDG	3,000			
5	480.002-STG WHSE	9,600			

