

Parcel: 25-00361.002
RICHARD H. JEFFREY
Erie County Auditor, Erie County, Ohio

2025 PROPERTY

Deeded Name	MCCLUNG TIMOTHY R & CYNTHIA M		
Owner	MCCLUNG TIMOTHY R & CYNTHIA M 7610 RANSOM RD SANDUSKY OH 44870	**Taxpayer**	MCCLUNG TIMOTHY R & CYNTHIA M 7610 RANSOM RD SANDUSKY OH 44870
Tax District	25-OXFORD TOWNSHIP - PERKINS LSD	**Land Use**	510-SINGLE FAMILY DWELLING
School District	PERKINS LSD	**Class**	Residential
		Subdivision	
Neighborhood	02500-RES-OXFORD TWP-PERKINS LSD	**Lender**	LERETA
Location	7610 RANSOM SANDUSKY OH 44870	**Legal**	2-8 E SIDE RANSOM 3.1794A

CD Year		**Acres**	3.1800	**Living Area**	1,872	**Map / Routing Number**	25123100006000/25-00006-001000
		Sales Amount	25,000				
Sold	08/24/1998			**Volume / Page**	/	**Survey Reference**	

2025 VALUES

District	25-OXFORD TOWNSHIP - PERKINS LSD
Land Use	510-SINGLE FAMILY DWELLING
Enrolled Programs	-Owner Occupancy-

Type	Appraised	Assessed	ICC Qualifying
Land	49,780	17,420	17,420
Improvement	229,420	80,300	80,300
Total	279,200	97,720	97,720
CAUV	0	0	--
Homestead	0	0	--
Owner Occupancy	237,610	83,160	--
Taxable	279,200	97,720	97,720

2025 CURRENT CHARGES

Full Rate	88.800000
Effective Rate	39.666730
Qualifying Rate	28.427330
NBC Factor	0.071665
OOC Factor	0.017916
ICC Factor	--

Type	Prior	First	Second	Total
Tax	$0.00	$1,740.12	$1,740.12	$3,480.24
Special	$0.00	$0.00	$0.00	$0.00
Total	$0.00	$1,740.12	$1,740.12	$3,480.24
Paid	$0.00	$1,740.12	$1,740.12	$3,480.24
Due	$0.00	$0.00	$0.00	$0.00

TRANSFER HISTORY

Date	Buyer Seller	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
08/24/1998	Buyer: MCCLUNG TIMOTHY R & CYNTHIA M Seller: DEERING FARMS INC	GENERAL WARRANTY DEED	25,000.00 01178	N	1
01/01/1950	Buyer: DEERING FARMS INC Seller: UNKNOWN	UN - UNKNOWN	0.00	N	0

VALUE HISTORY

25-OXFORD TOWNSHIP - PERKINS LSD 510-SINGLE FAMILY DWELLING

Tax Year	Land	Improvement	Total
2025	49,780	229,420	279,200
2024	49,780	229,420	279,200
2023	35,900	208,180	244,080
2021	35,900	208,190	244,090
2018	35,900	169,510	205,410
2015	39,090	156,380	195,470
2012	39,090	163,480	202,570
2009	40,550	130,630	171,180
2008	40,550	137,510	178,060
2007	40,550	132,060	172,610

LAND

Type	Dimensions	Description	Value
H-HOMESITE	1.0000	Acres	33,000
S-SMALL ACREAGE	2.1790	Acres	16,780

IMPROVEMENTS

Card	Type	Dimensions	Description	Size	Year Built/Rem	Value
2	PLBLDG-POLE BLDG	58 X 32	Length x Width (Optional)	1,856	2006/0	24,810

DWELLINGS

Card 1

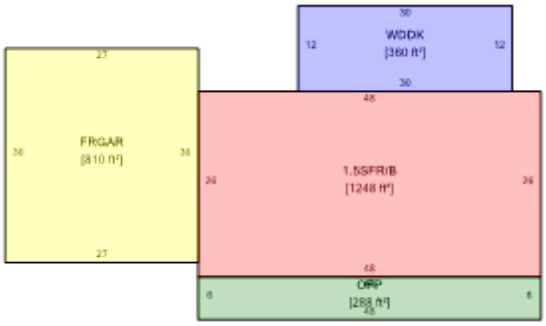
Style	01-SINGLE FAMILY	**Family Rooms**	0	**Heating**	Y
Stories	1.50	**Condition**	AV-AVERAGE	**Cooling**	Y
Rec Room Area	0	**Year Built**	1998	**Grade**	C
Finished Basement	0	**Year Remodeled**	2011	**Fireplace Openings**	0
Rooms	9	**Full Baths**	3	**Fireplace Stacks**	0
Bed Rooms	3	**Half Baths**	0	**Living Area**	1,872
Dining Rooms	0	**Other Fixtures**	0	**Total Area**	3,744
				Value	204,610



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SKETCH

Card 1

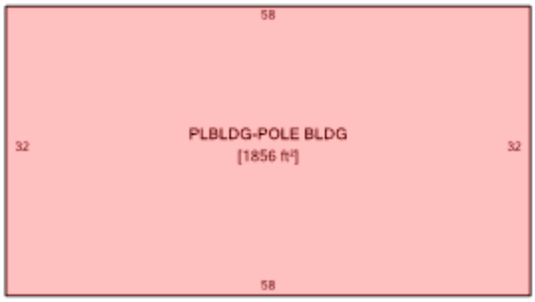


ID	Description	Size
A	1.5SFR/B (1.5 STORY FRAME / BASEMENT)	1,248
B	FRGAR (FR ATTCH GARAGE)	810
C	OFP (OPEN FR PORCH)	288
D	WDDK (WOOD DECK)	360

Floor	Floor Area (ft²)	Living Area (ft²)
Basement	1,248	0
First Floor	1,248	1,248
1/2 Upper Floor	1,248	624

Card 2

ID	Description	Size
1	PLBLDG-POLE BLDG	1,856



PAYMENT HISTORY

Date	Amount	Date	Amount	Date	Amount	Date	Amount
07/21/2026	$1,740.12	02/14/2024	$1,871.77	07/09/2021	$1,688.49	02/07/2019	$1,740.12
02/13/2026	$1,740.12	07/06/2023	$1,878.00	02/08/2021	$1,688.49	07/06/2018	$1,740.12
07/14/2025	$1,776.84	02/01/2023	$1,878.00	07/07/2020	$1,745.60	02/05/2018	$1,776.84
02/10/2025	$1,776.84	07/13/2022	$1,870.92	02/06/2020	$1,745.60	07/07/2017	$1,776.84
07/16/2024	$1,871.77	02/14/2022	$1,870.92	07/03/2019	$1,746.82	02/03/2017	$1,871.77



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DISTRIBUTION

Political Subdivision	Levy Name	Levy Year	Tax Rate	Effective Rate	Amount
COUNTY					
ERIE COUNTY	MENTAL HEALTH DISTRICT	2010	0.050000	0.032393	$2.72
				Total	$2.72
SCHOOL					
PERKINS LSD	GENERAL FUND	-	5.200000	5.200000	$435.68
PERKINS LSD	CURRENT EXPENSE	1976	27.100000	4.338303	$363.50
PERKINS LSD	CURRENT EXPENSE	1984	4.700000	1.484664	$124.42
PERKINS LSD	CURRENT EXPENSE	1987	6.200000	1.958493	$164.08
PERKINS LSD	CURRENT EXPENSE	1990	7.900000	2.811665	$235.58
PERKINS LSD	CURRENT EXPENSE	1995	4.900000	2.263153	$189.62
PERKINS LSD	CURRENT EXPENSE	2000	2.900000	1.522752	$127.60
PERKINS LSD	PERMANENT IMPROVEMENT	2003	2.000000	1.142550	$95.72
PERKINS LSD	SANDUSKY LIBRARY 5705.21	2008	1.500000	0.995746	$83.40
PERKINS LSD	CURRENT EXPENSE	2017	6.900000	4.655478	$454.92
				Total	$2,274.52
JVS					
EHOVE JVSD	CURRENT EXPENSE	1976	1.950000	0.705198	$59.10
EHOVE JVSD	CURRENT EXPENSE	2011	1.500000	0.971017	$81.36
EHOVE JVSD	CURRENT EXPENSE	2014	0.500000	0.323785	$31.64
EHOVE JVSD	PERMANENT IMPROVEMENT	2017	0.500000	0.322862	$31.56
EHOVE JVSD	BOND/FACILITIES ($210,000,000)	2024	2.200000	2.200000	$214.98
				Total	$418.64
TOWNSHIP					
OXFORD TWP	GENERAL FUND	-	0.600000	0.600000	$50.30
OXFORD TWP	ROAD AND BRIDGE	-	1.400000	1.400000	$117.28
OXFORD TWP	CURRENT EXPENSE	2010	2.500000	1.462137	$122.52
OXFORD TWP	FIRE	2015	2.000000	1.192708	$116.56
				Total	$406.66
BOARD OF DD					
ERIE COUNTY	MENTAL HEALTH & RETARDATION	2016	3.000000	1.984374	$193.92
				Total	$193.92
HEALTH					
ERIE-LORAIN HEALTH DIST.	CURRENT EXPENSE	2006	0.500000	0.310733	$26.04
ERIE-LORAIN HEALTH DIST.	CURRENT EXPENSE	2007	0.200000	0.128886	$10.82
ERIE-LORAIN HEALTH DIST.	CURRENT EXPENSE	2009	0.300000	0.193329	$16.22
				Total	$53.08
MENTAL HEALTH					
ERIE-OTTAWA MENTAL HEALTH DIST	CURRENT EXPENSE	2007	0.700000	0.420416	$35.22
ERIE-OTTAWA MENTAL HEALTH DIST	CURRENT EXPENSE	2010	0.000000	0.000000	$0.00
ERIE-OTTAWA MENTAL HEALTH DIST	CURRENT EXPENSE	2015	0.000000	0.000000	$0.00
				Total	$35.22
METROPARKS					
ERIE COUNTY	PARK DISTRICT	2010	0.250000	0.161965	$13.58
ERIE COUNTY	PARK DISTRICT	2014	0.600000	0.388716	$38.00
				Total	$51.58
SENIOR					
ERIE COUNTY	SENIOR CITIZENS	2011	0.500000	0.323930	$27.14
ERIE COUNTY	SENIOR CITIZENS	2021	0.250000	0.171477	$16.76
				Total	$43.90