



Shelby County, OH - Amy L. Berning, Auditor
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Report generated: Saturday, January 18, 2020

Parcel Report



Base Data

Parcel Number: 48-18-17-300-006
Owner: SHOEMAKER JAMIE N
Property Address: 8080 HARDIN WAPAKONETA (& 807 0)

General

Mailing Name	SHOEMAKER JAMIE N
Mailing Address	1233 HAZEL NUT LN SIDNEY OH 45365
FI Code	0
Lot Number	
Legal Description	SW PT S 1/2 SW QR 375-18-17-300-006
Range-Tract-Section	06-08-17
Acres (As of tax lien date)	2.905
Plat Reference	23-411
School District	HARDIN HOUSTON LSD
Tax District	TURTLE CRK TWP LFD HHSD LAD
Neighborhood Code	830
Property Type	Residential
Land Use Code	510
Land Use	Single family dwelling

Residential Overview

Stories	1	Rooms	6	Bedrooms	3
Full Baths	1	Half Baths	0	Extra Bath Fixtures	0
Wood Fireplace Openings	0	Gas Fireplace Openings	0		
Central Heat	A	Other Description	GAS	Heat Pump	
Central Air					
1st Floor Const	Frame	1st Floor Sq. Feet	1200		
2nd Floor Const		2nd Floor Sq. Feet	0		
1/2 Story Const		1/2 Story Sq. Feet	0		
Attic Const		Attic Sq. Feet	0	Attic Finish	0
Basement Const		Basement Sq. Feet	0	Basement Finish	0

Sales

Sale Number	Number of Parcels	Sale Date	Sold To	Deed Ref. Volume	Deed Ref. Page	Type of Sale	Invalid Sale?	Sale Price
206	0	04/12/2019	SHOEMAKER JAMI	2166	369	CER	Y	\$0.00
43	0	01/18/2018	DRAVING LINDA	2115	446	CER	Y	\$0.00
0	0	01/02/1900	DRAVING KENNET	227	857			\$0.00

Land (priced by acreage)

Land Description	Acres	Rate	Extended Value	Influence Factor 1	Description	Influence Factor 2	Description	True Value
SV - Site Value	2.000	\$21,600.00	\$43,200.00	0.00		0.00		\$43,200.00
SA - Small Acre	0.580	\$4,000.00	\$2,320.00	0.00		0.00		\$2,320.00
RD - Road	0.330	\$0.00	\$0.00	0.00		0.00		\$0.00

Totals Land

Total Acres	2.91
Total Market Value	\$45,520.00

Improvement Details

Code	Description	Dimensions	Sq Ft	Grade	Condition	Year Built	Year Remodeled	Year Effective	Market Value
0	DWELLING	0 x 0	1200	D+	A	1980	0	0	\$65,710.00
2	Garage	24 x 30	720	D	F	1976	0	0	\$3,470.00
4	Shed	24 x 16	384	C	A	1990	0	0	\$1,680.00
4	Shed	13 x 14	182			0	0	0	\$0.00
4	Shed	12 x 14	168			0	0	0	\$0.00
4	Shed	10 x 10	100			0	0	0	\$0.00
0	MH/LRE	26 x 75	0		G	2017	0	0	\$0.00

Value Details

Certified Values (as of tax lien date)		Current Values (subject to change)	
Land (100%)	\$45,510.00	Land (100%)	\$45,520.00
Bldg (100%)	\$70,860.00	Bldg (100%)	\$70,860.00
Total (100%)	\$116,370.00	Total (100%)	\$116,380.00
CAUV (100%)	\$0.00	CAUV (100%)	\$0.00
Land (35%)	\$15,930.00	Land (35%)	\$15,930.00
Bldg (35%)	\$24,800.00	Bldg (35%)	\$24,800.00
Total (35%)	\$40,730.00	Total (35%)	\$40,730.00
Rollback (35%)	\$30,560.00	Rollback (35%)	\$30,560.00

Tax Details

Real Estate	Prior	December Interest	First Half	1st Half Penalty	Second Half	2nd Half Penalty	August Interest
Charge	\$822.73	\$0.00	\$785.30	\$0.00	\$785.30	\$0.00	\$0.00
Additions	\$0.00	\$13.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Remitters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total R/E Due	\$822.73	\$13.74	\$785.30	\$0.00	\$785.30	\$0.00	\$0.00
Special Assessments	Prior	December Interest	First Half	1st Half Penalty	Second Half	2nd Half Penalty	August Interest
Charge	\$48.68	\$0.00	\$44.25	\$0.00	\$0.50	\$0.00	\$0.00
Additions	\$0.00	\$0.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Remitters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total S/A Due	\$48.68	\$0.81	\$44.25	\$0.00	\$0.50	\$0.00	\$0.00
Less Prepaid Amount							\$0.00
*Net Taxes Due							\$2,501.31

***Before remitting payment, please verify the amount of Real Estate taxes due through the Shelby County Treasurer's Office and whether or not there are any tax liens from Tax Ease of Ohio. Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions. Call 937-498-7281 to verify current taxes due.**

Annual Tax Breakdown

Real Estate	
Gross Property Tax	\$2,263.36
Public Property Pers Prop	\$0.00
Less Tax Reduction	\$508.14
SubTotal	\$1,755.22
Less Non Business Rollback	\$155.46
Less Owner Occupied Rollback	\$29.16
Less Homestead Rollback	\$0.00
Net Taxes Subtotal	\$1,570.60
Plus Recoupment	\$0.00
Total Real Estate Taxes	\$1,570.60
Special Assessment	
Total Special Assessment Taxes	\$44.75
Total Taxes	
*Total Amount Charged	\$1,615.35

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Special Assessment Details

BOARD OF HEALTH	\$43.75
MIAMI CONSERVANCY DIST	\$1.00

History

Tax Year: 2018		Effective Tax Rate	41.28
		Non Business Rate	0
		Owner Occupied Rate	0
Owner Name	DRAVING KENNETH L &	Purchase Date	01/01/1978
Property Class	510	Acres	2.905
Real Property Values		2.5% Rollback Values	
Land (100%)	\$45,510.00	Land (35%)	\$7,560.00
Bldg (100%)	\$70,860.00	Bldg (35%)	\$23,000.00
Total (100%)	\$116,370.00	Total (35%)	\$30,560.00
CAUV Code	N	Rollback Flag	Y
CAUV Land Mkt (100%)	\$0.00		
		Tax Calculation	
Taxable Land (35%)	\$15,930.00	Gross Tax	\$2,192.08
Taxable Bldg (35%)	\$24,800.00	Public Utility Tax	\$0.00
Taxable Total (35%)	\$40,730.00	Reduction Factor Credit	\$510.92
CAUV Code		Non Business Credit	\$156.02
CAUV Land Market (35%)	\$0.00	Owner Occupied Credit	\$29.26
		Homestead Credit	\$0.00
		CAUV recoupment	\$0.00
Public Util Value (35%)	\$0.00	Net Taxes	\$1,495.88
S/A Total	\$44.75		
Due from Prior Years			
Real Property Tax	\$837.77	Special Assessment	\$0.00
Addition/Remitter Real Estate			
A/R Date (RE-1st half)	2/6/2019	A/R Date (RE-2nd half)	
A/R Code (RE-1st half)	A	A/R Code (RE-2nd half)	
A/R Number (RE-1st half)	5467	A/R Number (RE-2nd half)	0
Addition/Remitter Special Assessment			
A/R Date (S/A-1st half)	N/A	A/R Date (S/A-2nd half)	N/A
A/R Code (S/A-1st half)	N/A	A/R Code (S/A-2nd half)	N/A
A/R Number (S/A-1st half)	N/A	A/R Number (S/A-2nd half)	N/A
A/R Note 1	ADDN 5467 - \$43.75 SEWAGE PERMIT FEE		
A/R Note 2	O		

History Special Assessment Details

Tax Year	S/A Project	S/A Project Amount
2018	MIAMI CONSERVANCY DIST	\$1.00
2018	BOARD OF HEALTH	\$43.75
2017	MIAMI CONSERVANCY DIST	\$1.00
2016	MIAMI CONSERVANCY DIST	\$1.00

Sketch Images

Please click to see the sketch file:

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Photos



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