

Summary

Parcel Number: 45-1000-02-007.000
Map Number:
Location Address: 2165 S CONANT RD
 SPENCERVILLE OH 45887
Acres: 1.43
Legal Description: PT NW1/4 RTS 05-04-10
 (Note: Not to be used on legal documents.)
Land Use: 511 - Single family Dwlg Unplat 0-09
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)
Neighborhood: 03700 - Amanda Twp
City: UNINCORPORATED
Township: AMANDA TWP
School District: 209 SPENCERVILLE LSD
Homestead Reduction: No
Owner Occupancy Credit: Yes
Tax Set: SPENCERVILLE L. S. D.
Deferred Ag Charges: N
Forclosed Flag: N
2.5% Reduction: Y
Other Assessments: Y
Contract Plan: N
Escrow Plan: N
Bankruptcy: N
ACH Plan: N
Certified Delinquent Year:

(If there is a "Y" indicating Deferred Ag Charges, please call the Auditor's Office at 419-223-8520 for more information)

Owners

Owner Address	Tax Payer Address
BOWSHER TERRY E &@3	BOWSHER TERRY E &
2165 S CONANT RD	ETAL
SPENCERVILLE OH 45887	2165 S CONANT RD
	SPENCERVILLE OH 45887

Tax Rate

Full Tax Rate: 48.800000
Effective Tax Rate: 37.429651
Reduction Factor: 0.232999
Non-Business Credit: 0.095451
Owner Occupied Credit: 0.023862

2024 Tentative Value

Note: These values do not include Splits or New Construction.

Land Value	\$32,900
CAUV Value	\$0
Improvements Value	\$89,700
Total Value (Appraised 100%)	\$122,600
Land Value	\$11,520
CAUV Value	\$0
Improvements Value	\$31,390
Total Value (Assessed 35%)	\$42,910

Valuation

Assessed Year	2023	2022	2021	2020	2019
Land Value	\$25,300	\$25,300	\$25,300	\$23,500	\$23,500
CAUV Value	\$0	\$0	\$0	\$0	\$0
Land Exempt/Abatement	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$69,000	\$69,000	\$69,000	\$56,400	\$56,400
Imp Exempt/Abatement	\$0	\$0	\$0	\$0	\$0
Total Value (Appraised 100%)	\$94,300	\$94,300	\$94,300	\$79,900	\$79,900
Land Value	\$8,860	\$8,860	\$8,860	\$8,230	\$8,230
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$24,150	\$24,150	\$24,150	\$19,740	\$19,740
Total Value (Assessed 35%)	\$33,010	\$33,010	\$33,010	\$27,970	\$27,970

Land

Land Type	Calculated Acres	Actual Frontage	Eff. Frontage	Depth
A3 - Residual	0.2	0	0	
A9 - Waste	0.23	0	0	
AH - Homesite	1	0	0	

Dwellings

Card	001	Exterior Wall	Frame/Siding
Number of Stories	1.5	Heating	Base
Style	Conventional	Cooling	Central
Year Built	1920	Fireplace	No
Year Remodeled	0	Basement	Pt Basement
Rooms	8	Attic	None
Bedrooms	3	AtticArea	0
Full Baths	2	Finished Living Area	1404
Half Baths	0	First Floor Area	963
Basement Garages	0	Upper Floor Area	0
Condition	Average	Half Floor Area	441
Grade	C-	Finished Basement Area	0
		Total Basement Area	736

Additions

Card 1

Addition Code	Description	Base Area
CP1	Carport Frame	276
GR1	Garage Frame	286

Improvements

Card 1

Improvement Code	Description	Length	Width	Total Area	Appraised Value (100%)
01	Detach Frame Garage	20	18	360	\$3,430
Total					\$3,430

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
6/24/2010	\$0	BOWSHER TERRY E & SHANNON M KUBINSKI	BOWSHER TERRY E &@3	2
4/11/2002	\$0	BOWSHER BETTY M	BOWSHER TERRY E & SHANNON M KUBINSKI	2
2/1/1984	\$0	Unknown	BOWSHER BETTY M	0

Recent Sales In Area

Sale date range:

From: To:

Distance:

Tax Detail

Tax Year (click for detail)	Delinquent	1st Half	2nd Half	Total Due	Escrow Balance
2024 Pay 2025				\$0.00	
2023 Pay 2024	\$0.00	\$572.27	\$544.26	\$0.00	
2022 Pay 2023	\$0.00	\$572.66	\$571.66	\$0.00	
2021 Pay 2022	\$0.00	\$571.16	\$570.16	\$0.00	
2020 Pay 2021	\$0.00	\$562.34	\$511.22	\$0.00	
2019 Pay 2020	\$0.00	\$503.10	\$511.12	\$0.00	
2018 Pay 2019				\$0.00	

Special Assessments

Special Assessments Project
 (click for detail)

14-104-2023 - AUGLAIZE CO-AUGLAIZE RIVER

Tax History

Detail: Tax Year	Type	Category	Description	Amount	Bal Due
2023 Pay 2024	Property Tax Detail	Penalty	1st half penalty	\$27.22	\$0.00
2023 Pay 2024	Property Tax Detail	Tax	1st half tax	\$544.26	\$0.00
2023 Pay 2024	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER 1st half penalty	\$0.04	\$0.00
2023 Pay 2024	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER 1st half tax	\$0.75	\$0.00
2023 Pay 2024	Property Tax Detail	Tax	2nd half tax	\$544.26	\$0.00
2022 Pay 2023	Property Tax Detail	Tax	1st half tax	\$571.66	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER 1st half tax	\$1.00	\$0.00
2022 Pay 2023	Property Tax Detail	Tax	2nd half tax	\$571.66	\$0.00
2021 Pay 2022	Property Tax Detail	Tax	1st half tax	\$570.16	\$0.00
2021 Pay 2022	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER 1st half tax	\$1.00	\$0.00
2021 Pay 2022	Property Tax Detail	Tax	2nd half tax	\$570.16	\$0.00
2020 Pay 2021	Property Tax Detail	Penalty	1st half penalty	\$51.12	\$0.00
2020 Pay 2021	Property Tax Detail	Penalty	Prior year penalty	\$10.02	\$0.00
2020 Pay 2021	Property Tax Detail	Tax	1st half tax	\$511.22	\$0.00
2020 Pay 2021	Property Tax Detail	Tax	Prior year tax	\$100.22	\$0.00
2020 Pay 2021	Property Tax Detail	Tax	2nd half tax	\$511.22	\$0.00
2019 Pay 2020	Property Tax Detail	Tax	1st half tax	\$501.10	\$0.00
2019 Pay 2020	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER 1st half tax	\$2.00	\$0.00
2019 Pay 2020	Property Tax Detail	Penalty	2nd half penalty	\$10.02	\$10.02
2019 Pay 2020	Property Tax Detail	Tax	2nd half tax	\$501.10	\$100.22

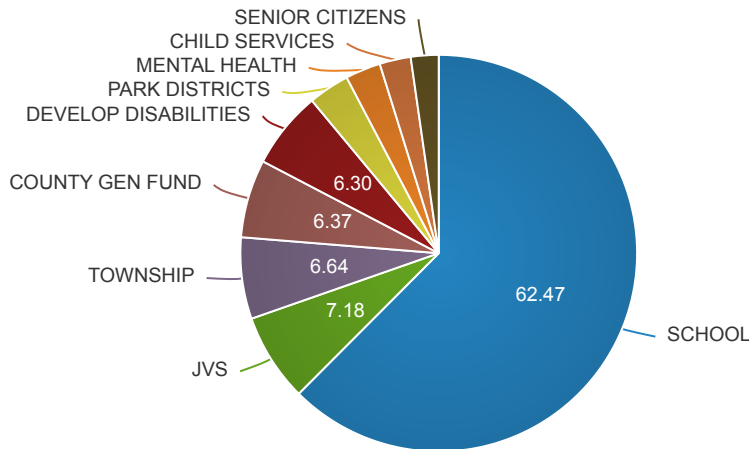
Total: Tax Year	Amount	Bal Due
2023 Pay 2024	\$1,116.53	\$0.00
2022 Pay 2023	\$1,144.32	\$0.00
2021 Pay 2022	\$1,141.32	\$0.00
2020 Pay 2021	\$1,183.80	\$0.00
2019 Pay 2020	\$1,014.22	\$110.24

Property Tax Dollars

Owner: Bowsher Terry E
 Kubinski Leslie J
 Trustee
Property Address : 2165 S Conant Rd
 Spencerville Oh 45887
Total Appraised Value: \$94,300
Total Assessed Value: \$33,010
Estimated Yearly Taxes: \$1,088.52

Service	% Total	Per Year	Per Half Year	Per Day
COUNTY GEN FUND:	6.37%	\$69.36	\$34.68	\$0.19
SCHOOL:	62.47%	\$680.00	\$340.00	\$1.86
JVS:	7.18%	\$78.14	\$39.07	\$0.21
TOWNSHIP:	6.64%	\$72.28	\$36.14	\$0.20
CHILD SERVICES:	2.54%	\$27.66	\$13.83	\$0.08
PARK DISTRICTS:	3.36%	\$36.52	\$18.26	\$0.10
MENTAL HEALTH:	2.88%	\$31.30	\$15.65	\$0.09
DEVELOP DISABILITIES:	6.30%	\$68.62	\$34.31	\$0.19
SENIOR CITIZENS:	2.26%	\$24.64	\$12.32	\$0.07
Total	100%	\$1,088.52	\$544.26	\$2.98

Total Yearly Property Tax: \$1,088.52



Payment History

Detail:

Tax Year	Payment Date	Paid By	Amount
2023 Pay 2024	7/3/2024		\$544.26
2023 Pay 2024	2/16/2024		\$14.27
2023 Pay 2024	2/14/2024		\$558.00
2022 Pay 2023	7/14/2023		\$571.66
2022 Pay 2023	2/10/2023		\$572.66
2021 Pay 2022	7/7/2022		\$570.16
2021 Pay 2022	2/11/2022		\$571.16
2020 Pay 2021	7/9/2021		\$511.22
2020 Pay 2021	3/31/2021		\$562.34
2020 Pay 2021	9/15/2020		\$110.24
2019 Pay 2020	7/10/2020	Escrow Payment	\$400.88
2019 Pay 2020	2/14/2020	Escrow Payment	\$503.10

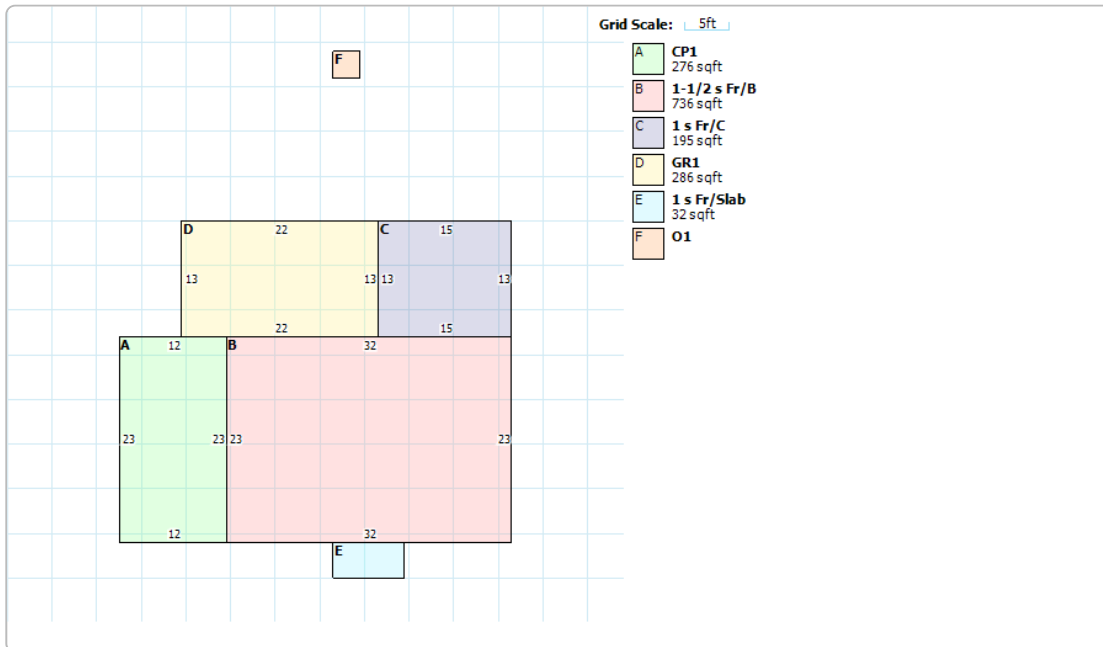
Total:

Tax Year	Amount
2023 Pay 2024	\$1,116.53
2022 Pay 2023	\$1,144.32
2021 Pay 2022	\$1,141.32
2020 Pay 2021	\$1,183.80
2019 Pay 2020	\$903.98

Photos



Sketches



A	ATTIC	FQ	FULL LIVING QUARTERS	SFRA	STORY FRAME ADDITION
AA	ATTIC ADDITION	HQ	QUARTERS WITH HALF LIVING QUARTERS	WDDK	WOOD DECK
AFCP	ATTACHED FRAME CARPORT	MSDK	MASONRY DECK		
AFG	ATTACHED FRAME GARAGE	O	OUTBUILDING		
AFGFQ	ATTACHED FRAME GARAGE WITH FULL QUARTERS	OPF	OPEN FRAME PORCH		

B	BASEMENT	OMP	OPEN MASONRY PORCH
BA	BASEMENT ADDITION	OPMF	OPEN PATIO MASONRY FLOORING
BSG	BASEMENT GARAGE	SBRA	STORY BRICK ADDITION
EFP	ENCLOSED FRAME PORCH	SFP	SCREEN FRAME PORCH

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No data available for the following modules: Ag Soil, Buildings.

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Summary

Parcel Number: **45-1000-02-005.000**
 Map Number:
 Location Address: S CONANT RD
 SPENCERVILLE OH 45887
 Acres: 0.95
 Legal Description: PT NW1/4 RTS 05-04-10
 Land Use: (Note: Not to be used on legal documents.)
 501 - Resid Unplat 0-09.99 acres
 (Note: Land Use is for valuation purposes only. Consult
 the local jurisdiction for zoning and legal use.)
 Neighborhood: 03700 - Amanda Twp
 City: UNINCORPORATED
 Township: AMANDA TWP
 School District: 209 SPENCERVILLE LSD
 Homestead Reduction: No
 Owner Occupancy Credit: No
 Tax Set: SPENCERVILLE L. S. D.
 Deferred Ag Charges: N
 Forclosed Flag: N
 2.5% Reduction: N
 Other Assessments: Y
 Contract Plan: N
 Escrow Plan: N
 Bankruptcy: N
 ACH Plan: N
 Certified Delinquent Year:

(If there is a "Y" indicating Deferred Ag Charges, please call the Auditor's Office at 419-223-8520 for more information)

Owners

Owner Address	Tax Payer Address
BOWSHER TERRY E &@3	BOWSHER TERRY E &
S CONANT RD	ETAL
SPENCERVILLE OH 45887	2165 S CONANT RD
	SPENCERVILLE OH 45887

Tax Rate

Full Tax Rate: 48.800000
 Effective Tax Rate: 37.429651
 Reduction Factor: 0.232999
 Non-Business Credit: 0.095451
 Owner Occupied Credit: 0.023862

2024 Tentative Value

Note: These values do not include Splits or New Construction.

Land Value	\$18,900
CAUV Value	\$0
Improvements Value	\$0
Total Value (Appraised 100%)	\$18,900
Land Value	\$6,620
CAUV Value	\$0
Improvements Value	\$0
Total Value (Assessed 35%)	\$6,620

Valuation

Assessed Year	2023	2022	2021	2020	2019
Land Value	\$14,500	\$14,500	\$14,500	\$14,500	\$14,500
CAUV Value	\$0	\$0	\$0	\$0	\$0
Land Exempt/Abatement	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$0	\$0	\$0	\$0	\$0
Imp Exempt/Abatement	\$0	\$0	\$0	\$0	\$0
Total Value (Appraised 100%)	\$14,500	\$14,500	\$14,500	\$14,500	\$14,500
Land Value	\$5,080	\$5,080	\$5,080	\$5,080	\$5,080
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$0	\$0	\$0	\$0	\$0
Total Value (Assessed 35%)	\$5,080	\$5,080	\$5,080	\$5,080	\$5,080

Land

Land Type	Calculated Acres	Actual Frontage	Eff. Frontage	Depth
A9 - Waste	0.07	0	0	
A4 - Undeveloped	0.88	0	0	

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
6/24/2010	\$0	BOWSHER TERRY E & SHANNON M KUBINSKI	BOWSHER TERRY E &@3	2
4/11/2002	\$0	BOWSHER BETTY M	BOWSHER TERRY E & SHANNON M KUBINSKI	2
2/1/1984	\$0	Unknown	BOWSHER BETTY M	0

Recent Sales In Area

Sale date range:

From: To:

Distance:

Tax Detail

Tax Year (click for detail)	Delinquent	1st Half	2nd Half	Total Due	Escrow Balance
2024 Pay 2025				\$0.00	
2023 Pay 2024	\$0.00	\$91.09	\$86.00	\$0.00	
2022 Pay 2023	\$0.00	\$91.33	\$90.33	\$0.00	
2021 Pay 2022	\$0.00	\$91.09	\$90.09	\$0.00	
2020 Pay 2021	\$0.00	\$104.78	\$95.25	\$0.00	
2019 Pay 2020	\$0.00	\$95.36	\$95.22	\$0.00	
2018 Pay 2019				\$0.00	

Special Assessments

[Special Assessments Project
\(click for detail\)](#)

[14-104-2023 - AUGLAIZE CO-AUGLAIZE RIVER](#)

Tax History

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2023 Pay 2024	Property Tax Detail	Penalty	1st half penalty	\$4.30	\$0.00
2023 Pay 2024	Property Tax Detail	Tax	1st half tax	\$86.00	\$0.00
2023 Pay 2024	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER 1st half penalty	\$0.04	\$0.00
2023 Pay 2024	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER 1st half tax	\$0.75	\$0.00
2023 Pay 2024	Property Tax Detail	Tax	2nd half tax	\$86.00	\$0.00
2022 Pay 2023	Property Tax Detail	Tax	1st half tax	\$90.33	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER 1st half tax	\$1.00	\$0.00
2022 Pay 2023	Property Tax Detail	Tax	2nd half tax	\$90.33	\$0.00
2021 Pay 2022	Property Tax Detail	Tax	1st half tax	\$90.09	\$0.00

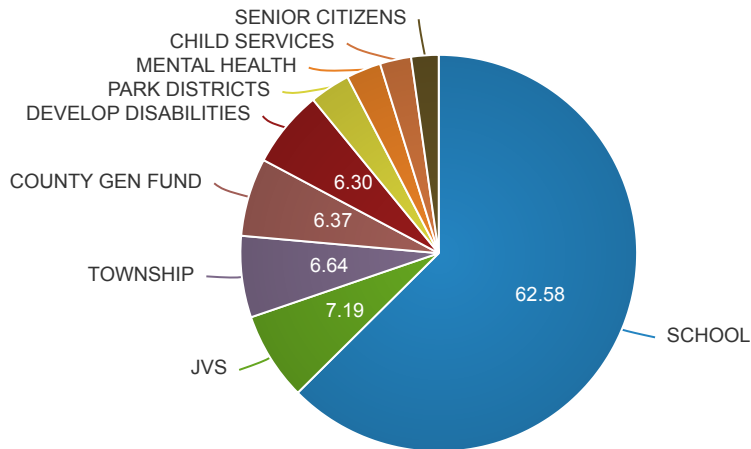
Tax Year	Type	Category	Description	Amount	Bal Due
2021 Pay 2022	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER 1st half tax	\$1.00	\$0.00
2021 Pay 2022	Property Tax Detail	Tax	2nd half tax	\$90.09	\$0.00
2020 Pay 2021	Property Tax Detail	Penalty	1st half penalty	\$9.53	\$0.00
2020 Pay 2021	Property Tax Detail	Penalty	Prior year penalty	\$1.86	\$0.00
2020 Pay 2021	Property Tax Detail	Tax	1st half tax	\$95.25	\$0.00
2020 Pay 2021	Property Tax Detail	Tax	Prior year tax	\$18.64	\$0.00
2020 Pay 2021	Property Tax Detail	Tax	2nd half tax	\$95.25	\$0.00
2019 Pay 2020	Property Tax Detail	Tax	1st half tax	\$93.36	\$0.00
2019 Pay 2020	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER 1st half tax	\$2.00	\$0.00
2019 Pay 2020	Property Tax Detail	Penalty	2nd half penalty	\$1.86	\$1.86
2019 Pay 2020	Property Tax Detail	Tax	2nd half tax	\$93.36	\$18.64
Total:					
Tax Year		Amount		Bal Due	
2023 Pay 2024		\$177.09		\$0.00	
2022 Pay 2023		\$181.66		\$0.00	
2021 Pay 2022		\$181.18		\$0.00	
2020 Pay 2021		\$220.53		\$0.00	
2019 Pay 2020		\$190.58		\$20.50	

Property Tax Dollars

Owner: Bowsher Terry E
 Kubinski Leslie J
Trustee
Property Address : S Conant Rd
 Spencerville Oh 45887
Total Appraised Value: \$14,500
Total Assessed Value: \$5,080
Estimated Yearly Taxes: \$172.00

Service	% Total	Per Year	Per Half Year	Per Day
COUNTY GEN FUND:	6.37%	\$10.96	\$5.48	\$0.03
SCHOOL:	62.58%	\$107.64	\$53.82	\$0.29
JVS:	7.19%	\$12.36	\$6.18	\$0.03
TOWNSHIP:	6.64%	\$11.42	\$5.71	\$0.03
CHILD SERVICES:	2.55%	\$4.38	\$2.19	\$0.01
PARK DISTRICTS:	3.31%	\$5.70	\$2.85	\$0.02
MENTAL HEALTH:	2.83%	\$4.86	\$2.43	\$0.01
DEVELOP DISABILITIES:	6.30%	\$10.84	\$5.42	\$0.03
SENIOR CITIZENS:	2.23%	\$3.84	\$1.92	\$0.01
Total	100%	\$172.00	\$86.00	\$0.47

Total Yearly Property Tax: \$172.00



Payment History

Detail:

Tax Year	Payment Date	Paid By	Amount
2023 Pay 2024	7/3/2024		\$86.00
2023 Pay 2024	2/14/2024		\$91.09
2022 Pay 2023	7/14/2023		\$90.33
2022 Pay 2023	2/10/2023		\$91.33
2021 Pay 2022	7/7/2022		\$90.09
2021 Pay 2022	2/11/2022		\$91.09
2020 Pay 2021	7/9/2021		\$95.25
2020 Pay 2021	3/31/2021		\$104.78
2020 Pay 2021	9/15/2020		\$20.50
2019 Pay 2020	7/10/2020	Escrow Payment	\$74.72
2019 Pay 2020	2/14/2020	Escrow Payment	\$95.36

Total:

Tax Year	Amount
2023 Pay 2024	\$177.09
2022 Pay 2023	\$181.66
2021 Pay 2022	\$181.18
2020 Pay 2021	\$220.53
2019 Pay 2020	\$170.08

Pay Your Taxes Online

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No data available for the following modules: Ag Soil, Dwellings, Buildings, Additions, Improvements, Photos, Sketches.

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