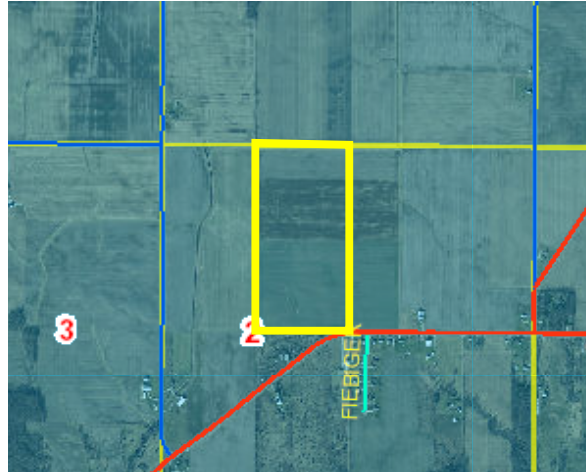




Shelby County, OH - Amy L. Berning, Auditor
 (937) 498-7202 - aberning@shelbycountyauditors.com

Report generated: Tuesday, September 10, 2019

Parcel Report



Base Data

Parcel Number: 44-19-02-100-003
Owner: STENGEL CRAIG A (1/2 INT) & BROWNING BRENDA J (1/2 INT)
Property Address: ST RT 47

General

Mailing Name	STENGEL CRAIG A & BROWNING BRENDA J
Mailing Address	16620 WONES JACKSON CENTER OH 45334
FI Code	0
Lot Number	
Legal Description	PT OF NW QR 340-19-02-100-003
Range-Tract-Section	07-01-02
Acres (As of tax lien date)	80.000
Plat Reference	
School District	SIDNEY CSD
Tax District	SALEM TWP SIDNEY SD PPS RES
Neighborhood Code	0
Property Type	Agricultural
Land Use Code	110
Land Use	CAUV – Vacant Land

Sales

Sale Number	Number of Parcels	Sale Date	Sold To	Deed Ref. Volume	Deed Ref. Page	Type of Sale	Invalid Sale?	Sale Price
34	10	01/20/2017	STENGEL CRAIG	2069	646	10Q	Y	\$0.00
35	10	01/20/2017	STENGEL CRAIG	2069	652	10Q	Y	\$0.00
281	11	06/04/2014	STENGEL CRAIG	1955	101	11A	Y	\$0.00
38	11	01/30/2014	STENGEL SHIRLE	1942	37	11A	Y	\$0.00
421	11	06/21/2004	STENGEL SHIRLE	1415	245	11Q	Y	\$0.00
239	11	04/08/2004	STENGEL RALPH	1381	18	11Q	Y	\$0.00
241	11	04/08/2004	STENGEL RALPH	1381	25	11Q	Y	\$0.00
0	0	01/02/1900	STENGEL RALPH	142	546			\$0.00

CAUV

Soil Number	Acres	Soil Type	Soil Code	MKT/AC	Market Value	CAUV/AC	CAUV
3	37.710	Cropland	BLB BLOUNT/SIL/2-6%/S	\$7,180.00	\$270,720.00	\$1,955.00	\$73,710.00
24	0.500	Cropland	GLB GLYNWOOD/SIL/2-6%/S	\$6,790.00	\$3,370.00	\$1,325.00	\$660.00
25	12.410	Cropland	GLB2 GLYNWOOD (E)/SIL/2-6	\$6,310.00	\$78,310.00	\$800.00	\$9,930.00
26	1.340	Cropland	GLC2 GLYNWOOD/SIL/6-12%/M	\$5,920.00	\$7,960.00	\$545.00	\$730.00
42	25.730	Cropland	MW MONTGOMERY (GS)/SICL	\$7,280.00	\$187,320.00	\$2,610.00	\$67,160.00
48	0.380	Cropland	PA PATTON/SICL/0-2%/S	\$7,670.00	\$2,940.00	\$2,735.00	\$1,050.00
50	1.640	Cropland	PE PEWAMO/SICL/0-2%/S	\$8,150.00	\$13,400.00	\$3,190.00	\$5,240.00
980	0.290		ZR ROAD	\$0.00	\$0.00	\$0.00	\$0.00

Totals CAUV

Total Acres	80
Total Market Value	\$564,020.00
Total CAUV	\$158,480.00

Value Details

Certified Values (as of tax lien date)		Current Values (subject to change)	
Land (100%)	\$564,030.00	Land (100%)	\$564,020.00
Bldg (100%)	\$0.00	Bldg (100%)	\$0.00
Total (100%)	\$564,030.00	Total (100%)	\$564,020.00
CAUV (100%)	\$158,690.00	CAUV (100%)	\$158,480.00
Land (35%)	\$55,540.00	Land (35%)	\$55,470.00
Bldg (35%)	\$0.00	Bldg (35%)	\$0.00
Total (35%)	\$55,540.00	Total (35%)	\$55,470.00
Rollback (35%)	\$0.00	Rollback (35%)	\$0.00

Tax Details

Real Estate	Prior	December Interest	First Half	1st Half Penalty	Second Half	2nd Half Penalty	August Interest
Charge	\$0.00	\$0.00	\$1,121.04	\$0.00	\$1,121.04	\$0.00	\$0.00
Additions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credit	\$0.00	\$0.00	\$1,121.04	\$0.00	\$1,121.04	\$0.00	\$0.00
Remitters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total R/E Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessments	Prior	December Interest	First Half	1st Half Penalty	Second Half	2nd Half Penalty	August Interest
Charge	\$0.00	\$0.00	\$0.50	\$0.00	\$0.50	\$0.00	\$0.00
Additions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credit	\$0.00	\$0.00	\$0.50	\$0.00	\$0.50	\$0.00	\$0.00
Remitters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total S/A Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Less Prepaid Amount							\$0.00
*Net Taxes Due							\$0.00

***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	\$3,604.54
Public Property Pers Prop	\$0.00
Less Tax Reduction	\$1,116.16
SubTotal	\$2,488.38
Less Non Business Rollback	\$246.30
Less Owner Occupied Rollback	\$0.00
Less Homestead Rollback	\$0.00
Net Taxes Subtotal	\$2,242.08
Plus Recoupment	\$0.00
Total Real Estate Taxes	\$2,242.08
Special Assessment	
Total Special Assessment Taxes	\$1.00
Total Taxes	
*Total Amount Charged	\$2,243.08

Special Assessment Details

MIAMI CONSERVANCY DIST \$1.00

***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.**

History

Tax Year: 2018		Effective Tax Rate	44.8
		Non Business Rate	0
		Owner Occupied Rate	0
Owner Name	STENGEL CRAIG A (1/2 INT) &	Purchase Date	01/20/2017
Property Class	110	Acres	80.000
Real Property Values		2.5% Rollback Values	
Land (100%)	\$158,690.00	Land (35%)	\$0.00
Bldg (100%)	\$0.00	Bldg (35%)	\$0.00
Total (100%)	\$158,690.00	Total (35%)	\$0.00
CAUV Code	Y	Rollback Flag	
CAUV Land Mkt (100%)	\$564,029.00		
		Tax Calculation	
Taxable Land (35%)	\$55,540.00	Gross Tax	\$3,604.54
Taxable Bldg (35%)	\$0.00	Public Utility Tax	\$0.00
Taxable Total (35%)	\$55,540.00	Reduction Factor Credit	\$1,116.16
CAUV Code		Non Business Credit	\$246.30
CAUV Land Market (35%)	\$197,410.00	Owner Occupied Credit	\$0.00
		Homestead Credit	\$0.00
		CAUV recoupment	\$0.00
Public Util Value (35%)	\$0.00	Net Taxes	\$2,242.08
S/A Total	\$0.00		
Due from Prior Years			
Real Property Tax	\$0.00	Special Assessment	\$0.00
Addition/Remitter Real Estate			
A/R Date (RE-1st half)		A/R Date (RE-2nd half)	
A/R Code (RE-1st half)		A/R Code (RE-2nd half)	
A/R Number (RE-1st half)	0	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			
A/R Note 2			0

History Special Assessment Details

Tax Year	S/A Project	S/A Project Amount
2017	MIAMI CONSERVANCY DIST	\$1.00
2016	MIAMI CONSERVANCY DIST	\$1.00
2015	MIAMI CONSERVANCY DIST	\$1.00

Sketch Images

Please click to see the sketch file:

[sketch file](#)

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