



**Shelby County, OH - Amy L. Berning, Auditor**  
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Report generated: Monday, October 14, 2019

**Parcel Report**



**Base Data**

**Parcel Number:** 01-18-36-279-006  
**Owner:** WEST CENTRAL OHIO NETWORK  
**Property Address:** 315 E COURT ST

**General**

<b>Mailing Name</b>	WEST CENTRAL OHIO NETWORK
<b>Mailing Address</b>	P O BOX 379 SIDNEY OH 45365
<b>FI Code</b>	0
<b>Lot Number</b>	776
<b>Legal Description</b>	IN THE CITY OF SIDNEY 020-18-36-279-006
<b>Range-Tract-Section</b>	
<b>Acres (As of tax lien date)</b>	0.000
<b>Plat Reference</b>	
<b>School District</b>	SIDNEY CSD
<b>Tax District</b>	CLINTON TOWNSHIP SIDNEY CORP SSD
<b>Neighborhood Code</b>	0
<b>Property Type</b>	Commercial
<b>Land Use Code</b>	447
<b>Land Use</b>	Office Bldgs - 1 and 2 stories

**Sales**

Sale Number	Number of Parcels	Sale Date	Sold To	Deed Ref. Volume	Deed Ref. Page	Type of Sale	Invalid Sale?	Sale Price
365	2	04/29/2003	WEST CENTRAL O	1204	244	2WA		\$88,750.00
0	0	08/01/1988	WATKINS DARIN	267	486			\$80,500.00
0	0	06/01/1983		0	0			\$0.00

**Land (priced by lot frontage/square footage)**

Land Description	Effective Frontage	Depth	Rear Lot Front Depth	Extended Value	Influence Factor 1	Description	Influence Factor 2	Description	True Value
FL - Front Lot	45.00	206	0	\$12,380.00	0.00		0.00		\$12,380.00

**Improvement Details**

Code	Description	Dimensions	Sq Ft	Grade	Condition	Year Built	Year Remodeled	Year Effective	Market Value
0	OFFICES	0 x 0	2920		A	1972	0	0	\$69,910.00
0	PAV-CONC	0 x 0	2000		A	1972	0	0	\$0.00

**Value Details**

Certified Values (as of tax lien date)		Current Values (subject to change)	
Land (100%)	\$12,370.00	Land (100%)	\$12,380.00
Bldg (100%)	\$69,910.00	Bldg (100%)	\$69,910.00
<b>Total (100%)</b>	<b>\$82,280.00</b>	<b>Total (100%)</b>	<b>\$82,290.00</b>
CAUV (100%)	\$0.00	CAUV (100%)	\$0.00
Land (35%)	\$4,330.00	Land (35%)	\$4,330.00
Bldg (35%)	\$24,470.00	Bldg (35%)	\$24,470.00
<b>Total (35%)</b>	<b>\$28,800.00</b>	<b>Total (35%)</b>	<b>\$28,800.00</b>
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
<b>Charge</b>	\$0.00	\$0.00	\$751.46	\$0.00	\$751.46	\$0.00	\$0.00
<b>Additions</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Credit</b>	\$0.00	\$0.00	\$751.46	\$0.00	\$751.46	\$0.00	\$0.00
<b>Remitters</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total R/E Due</b>	\$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
<b>Charge</b>	\$0.00	\$0.00	\$7.65	\$0.00	\$7.65	\$0.00	\$0.00
<b>Additions</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Credit</b>	\$0.00	\$0.00	\$7.65	\$0.00	\$7.65	\$0.00	\$0.00
<b>Remitters</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total S/A Due</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Less Prepaid Amount</b>							\$0.00
<b>*Net Taxes Due</b>							<b>\$0.00</b>

**\*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**

<b>Real Estate</b>	
<b>Gross Property Tax</b>	\$1,843.20
<b>Public Property Pers Prop</b>	\$0.00
<b>Less Tax Reduction</b>	\$340.28
<b>SubTotal</b>	\$1,502.92
<b>Less Non Business Rollback</b>	\$0.00
<b>Less Owner Occupied Rollback</b>	\$0.00
<b>Less Homestead Rollback</b>	\$0.00
<b>Net Taxes Subtotal</b>	\$1,502.92
<b>Plus Recoupment</b>	\$0.00
<b>Total Real Estate Taxes</b>	\$1,502.92
<b>Special Assessment</b>	
<b>Total Special Assessment Taxes</b>	\$15.30
<b>Total Taxes</b>	
<b>*Total Amount Charged</b>	\$1,518.22

**Special Assessment Details**

SIDNEY LIGHTING-01-16	\$14.30
MIAMI CONSERVANCY DIST	\$1.00

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**History**

<b>Tax Year: 2018</b>		<b>Effective Tax Rate</b>	52.18
		<b>Non Business Rate</b>	0
		<b>Owner Occupied Rate</b>	0
<b>Owner Name</b>	WEST CENTRAL OHIO NETWORK	<b>Purchase Date</b>	04/29/2003
<b>Property Class</b>	447	<b>Acres</b>	0.000
<b>Real Property Values</b>		<b>2.5% Rollback Values</b>	
<b>Land (100%)</b>	\$12,370.00	<b>Land (35%)</b>	\$0.00
<b>Bldg (100%)</b>	\$69,910.00	<b>Bldg (35%)</b>	\$0.00
<b>Total (100%)</b>	\$82,280.00	<b>Total (35%)</b>	\$0.00
<b>CAUV Code</b>	N	<b>Rollback Flag</b>	
<b>CAUV Land Mkt (100%)</b>	\$0.00		
		<b>Tax Calculation</b>	
<b>Taxable Land (35%)</b>	\$4,330.00	<b>Gross Tax</b>	\$1,843.20
<b>Taxable Bldg (35%)</b>	\$24,470.00	<b>Public Utility Tax</b>	\$0.00
<b>Taxable Total (35%)</b>	\$28,800.00	<b>Reduction Factor Credit</b>	\$340.28
<b>CAUV Code</b>		<b>Non Business Credit</b>	\$0.00
<b>CAUV Land Market (35%)</b>	\$0.00	<b>Owner Occupied Credit</b>	\$0.00
		<b>Homestead Credit</b>	\$0.00
		<b>CAUV recoupment</b>	\$0.00
<b>Public Util Value (35%)</b>	\$0.00	<b>Net Taxes</b>	\$1,502.92
<b>S/A Total</b>	\$15.30		
<b>Due from Prior Years</b>			
<b>Real Property Tax</b>	\$0.00	<b>Special Assessment</b>	\$0.00
<b>Addition/Remitter Real Estate</b>			
<b>A/R Date (RE-1st half)</b>		<b>A/R Date (RE-2nd half)</b>	
<b>A/R Code (RE-1st half)</b>		<b>A/R Code (RE-2nd half)</b>	
<b>A/R Number (RE-1st half)</b>	0	<b>A/R Number (RE-2nd half)</b>	0
<b>Addition/Remitter Special Assessment</b>			
<b>A/R Date (S/A-1st half)</b>	N/A	<b>A/R Date (S/A-2nd half)</b>	N/A
<b>A/R Code (S/A-1st half)</b>	N/A	<b>A/R Code (S/A-2nd half)</b>	N/A
<b>A/R Number (S/A-1st half)</b>	N/A	<b>A/R Number (S/A-2nd half)</b>	N/A
<b>A/R Note 1</b>			
<b>A/R Note 2</b>	O		

**History Special Assessment Details**

Tax Year	S/A Project	S/A Project Amount
2018	SIDNEY LIGHTING-01-16	\$14.30
2018	MIAMI CONSERVANCY DIST	\$1.00
2017	SIDNEY LIGHTING-01-16	\$13.86
2017	MIAMI CONSERVANCY DIST	\$1.00
2016	SIDNEY LIGHTING-01-16	\$13.86
2016	MIAMI CONSERVANCY DIST	\$1.00

**Sketch Images**

Please click to see the sketch file:

[sketch file](#)

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