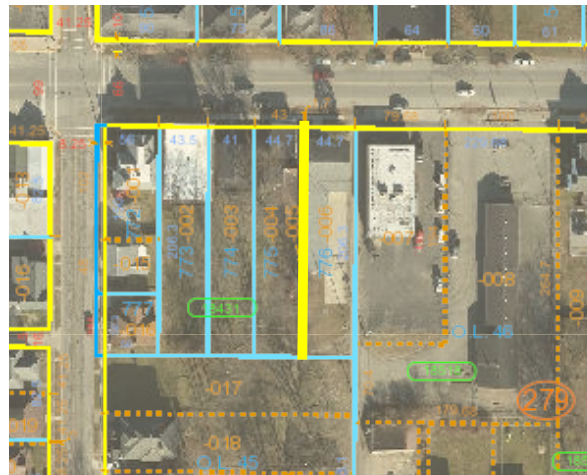




Shelby County, OH - Amy L. Berning, Auditor
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 aberning@shelbycountyauditors.com

Report generated: Monday, October 14, 2019

Parcel Report



Base Data

Parcel Number: 01-18-36-279-005
Owner: WEST CENTRAL OHIO NETWORK
Property Address: COURT ST

General

Mailing Name	WEST CENTRAL OHIO NETWORK
Mailing Address	P O BOX 379 SIDNEY OH 45365
FI Code	0
Lot Number	775
Legal Description	1.7' E SIDE SAID LOT IN THE CITY OF SIDNEY 020-18-36-279-005
Range-Tract-Section	
Acres (As of tax lien date)	0.000
Plat Reference	
School District	SIDNEY CSD
Tax District	CLINTON TOWNSHIP SIDNEY CORP SSD
Neighborhood Code	0
Property Type	Commercial
Land Use Code	400
Land Use	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
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		Influence Factor 1	Description	Influence Factor 2	Description	True Value
			Front Depth	Extended Value					
FL - Front Lot	2.00	206	0	\$550.00	0.00		0.00		\$550.00

Value Details

Certified Values (as of tax lien date)		Current Values (subject to change)	
Land (100%)	\$540.00	Land (100%)	\$550.00
Bldg (100%)	\$0.00	Bldg (100%)	\$0.00
Total (100%)	\$540.00	Total (100%)	\$550.00
CAUV (100%)	\$0.00	CAUV (100%)	\$0.00
Land (35%)	\$190.00	Land (35%)	\$190.00
Bldg (35%)	\$0.00	Bldg (35%)	\$0.00
Total (35%)	\$190.00	Total (35%)	\$190.00
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	\$4.96	\$0.00	\$4.96	\$0.00	\$0.00
Additions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credit	\$0.00	\$0.00	\$4.96	\$0.00	\$4.96	\$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	\$0.77	\$0.00	\$0.77	\$0.00	\$0.00
Additions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credit	\$0.00	\$0.00	\$0.77	\$0.00	\$0.77	\$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

Special Assessment Details

Real Estate	
Gross Property Tax	\$12.16
Public Property Pers Prop	\$0.00
Less Tax Reduction	\$2.24
SubTotal	\$9.92
Less Non Business Rollback	\$0.00
Less Owner Occupied Rollback	\$0.00
Less Homestead Rollback	\$0.00
Net Taxes Subtotal	\$9.92
Plus Recoupment	\$0.00
Total Real Estate Taxes	\$9.92
Special Assessment	
Total Special Assessment Taxes	\$1.54
Total Taxes	
*Total Amount Charged	\$11.46

SIDNEY LIGHTING-01-16	\$0.54
MIAMI CONSERVANCY DIST	\$1.00

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History

Tax Year: 2018		Effective Tax Rate	52.18
		Non Business Rate	0
		Owner Occupied Rate	0
Owner Name	WEST CENTRAL OHIO NETWORK	Purchase Date	04/29/2003
Property Class	400	Acres	0.000
Real Property Values		2.5% Rollback Values	
Land (100%)	\$540.00	Land (35%)	\$0.00
Bldg (100%)	\$0.00	Bldg (35%)	\$0.00
Total (100%)	\$540.00	Total (35%)	\$0.00
CAUV Code	N	Rollback Flag	
CAUV Land Mkt (100%)	\$0.00		
		Tax Calculation	
Taxable Land (35%)	\$190.00	Gross Tax	\$12.16
Taxable Bldg (35%)	\$0.00	Public Utility Tax	\$0.00
Taxable Total (35%)	\$190.00	Reduction Factor Credit	\$2.24
CAUV Code		Non Business Credit	\$0.00
CAUV Land Market (35%)	\$0.00	Owner Occupied Credit	\$0.00
		Homestead Credit	\$0.00
		CAUV recoupment	\$0.00
Public Util Value (35%)	\$0.00	Net Taxes	\$9.92
S/A Total	\$1.54		
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
2018	SIDNEY LIGHTING-01-16	\$0.54
2018	MIAMI CONSERVANCY DIST	\$1.00
2017	SIDNEY LIGHTING-01-16	\$0.54
2017	MIAMI CONSERVANCY DIST	\$1.00
2016	SIDNEY LIGHTING-01-16	\$0.54
2016	MIAMI CONSERVANCY DIST	\$1.00

Sketch Images

Please click to see the sketch file:

[sketch file](#)

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