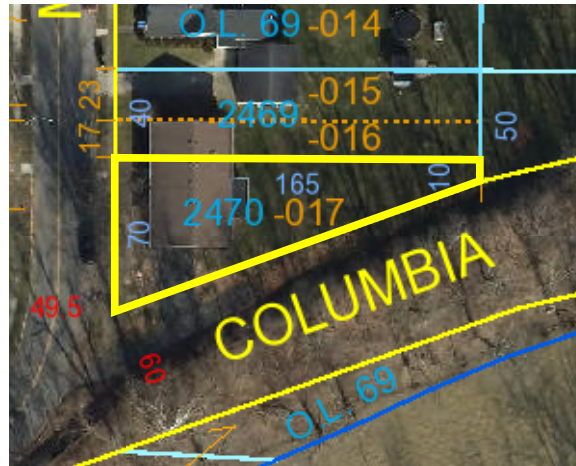




Report generated: Wednesday, July 29, 2020



Parcel Report



Base Data

Parcel Number: 01-18-36-477-017
 Owner: MCDERMIT VIVIAN P
 Property Address: 860 S MIAMI AV

General

Mailing Name	MCDERMIT VIVIAN P
Mailing Address	860 S MIAMI AVE SIDNEY OH 45365
FI Code	0
Lot Number	2470
Legal Description	WHOLE 020-18-36-477-017
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	126
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	1	Extra Bath Fixtures	0
Wood Fireplace Openings	0	Gas Fireplace Openings	0		
Central Heat	A	Other Description	GAS F/A	Heat Pump	
Central Air					
1st Floor Const	Brick	1st Floor Sq. Feet	1349		
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
197	2	03/30/2007	MCDERMIT VIVIA	1635	171	2AS	Y	\$0.00
0	0	01/02/1900	MCDERMIT JOHN	172	174			\$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	46.00	165	0	\$11,640.00	0.00		0.00		\$11,640.00

Improvement Details

Code	Description	Dimensions	Sq Ft	Grade	Condition	Year Built	Year Remodeled	Year Effective	Market Value
0	DWELLING	0 x 0	1349	C-	A	1966	0	0	\$55,520.00

Value Details

Certified Values (as of tax lien date)		Current Values (subject to change)	
Land (100%)	\$11,630.00	Land (100%)	\$11,640.00
Bldg (100%)	\$55,510.00	Bldg (100%)	\$55,520.00
Total (100%)	\$67,140.00	Total (100%)	\$67,160.00
CAUV (100%)	\$0.00	CAUV (100%)	\$0.00
Land (35%)	\$4,070.00	Land (35%)	\$4,070.00
Bldg (35%)	\$19,430.00	Bldg (35%)	\$19,430.00
Total (35%)	\$23,500.00	Total (35%)	\$23,500.00
Rollback (35%)	\$23,500.00	Rollback (35%)	\$23,500.00

Tax Details

Real Estate	Prior	December Interest	First Half	1st Half Penalty	Second Half	2nd Half Penalty	August Interest
Charge	\$0.00	\$0.00	\$296.39	\$0.00	\$296.39	\$0.00	\$0.00
Additions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credit	\$0.00	\$0.00	\$296.39	\$0.00	\$296.39	\$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	\$11.70	\$0.00	\$11.70	\$0.00	\$0.00
Additions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credit	\$0.00	\$0.00	\$11.70	\$0.00	\$11.70	\$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	\$1,534.08
Public Property Pers Prop	\$0.00
Less Tax Reduction	\$461.24
SubTotal	\$1,072.84
Less Non Business Rollback	\$102.76
Less Owner Occupied Rollback	\$25.68
Less Homestead Rollback	\$351.62
Net Taxes Subtotal	\$592.78
Plus Recoupment	\$0.00
Total Real Estate Taxes	\$592.78
Special Assessment	
Total Special Assessment Taxes	\$23.40
Total Taxes	
*Total Amount Charged	\$616.18
<p>*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.</p>	

History

Tax Year: 2018		Effective Tax Rate	44.58
		Non Business Rate	0
		Owner Occupied Rate	0
Owner Name	MCDERMIT VIVIAN P	Purchase Date	03/30/2007
Property Class	510	Acres	0.000
Real Property Values		2.5% Rollback Values	
Land (100%)	\$11,630.00	Land (35%)	\$4,070.00
Bldg (100%)	\$55,510.00	Bldg (35%)	\$19,430.00
Total (100%)	\$67,140.00	Total (35%)	\$23,500.00
CAUV Code	N	Rollback Flag	Y
CAUV Land Mkt (100%)	\$0.00		
		Tax Calculation	
Taxable Land (35%)	\$4,070.00	Gross Tax	\$1,504.00
Taxable Bldg (35%)	\$19,430.00	Public Utility Tax	\$0.00
Taxable Total (35%)	\$23,500.00	Reduction Factor Credit	\$456.28
CAUV Code		Non Business Credit	\$104.16
CAUV Land Market (35%)	\$0.00	Owner Occupied Credit	\$26.04
		Homestead Credit	\$341.60
		CAUV recoupment	\$0.00
Public Util Value (35%)	\$0.00	Net Taxes	\$575.92
S/A Total	\$23.40		
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			O

Sketch Images

Please click to see
the sketch file:

[sketch file](#)

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