



Parcel: 16-1813376.003

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	WARREN W WELLS TRUSTEE OF THE WARREN W WELLS REVOCABLE TRUST UAD 07/12/96 & DIANNE K WELLS TRUSTEE OF THE DIANNE K WELLS REVOCABLE TRUST UAD 07/12/96		
Owner	WELLS WARREN W & DIANNE K TRUSTEES PO BOX 26 SIDNEY OH 45365-0026	Taxpayer	WELLS WARREN W & DIANNE K TRUSTEES PO BOX 26 SIDNEY OH 45365-0026
Tax District	16-FRANKLIN TWP SIDNEY CORP SIDNEY SD SAD SFD	Land Use	400-COMMERCIAL - VACANT LAND
School District	SIDNEY CSD	Subdivision	
Neighborhood	07162-ICE - SIDNEY CORP - FRANKLIN TWP EAST	Legal	R06 T08 S13 PT OF SW QR & BEING IN THE CITY OF SIDNEY 125-18-13-376-003 PLAT V33 P18
Location	2681 WAPAKONETA AVE SIDNEY OH 45365		
CD Year		Map Number	Routing Number
Acres	2.1640	Sold	03/13/2023
			Sales Amount 0.00

VALUE

District	16-FRANKLIN TWP SIDNEY CORP SIDNEY SD SAD SFD	
Land Use	400-COMMERCIAL - VACANT LAND	
	Appraised	Assessed
Land	6,280	2,200
Improvement	0	0
Total	6,280	2,200
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	6,280	2,200

CURRENT CHARGES

Full Rate	61.700000		
Effective Rate	44.537587		
Qualifying Rate	42.442636		
	Prior	First	Second
Tax	0.00	49.00	49.00
Special	0.00	37.92	37.92
Total	0.00	86.92	86.92
Paid	0.00	86.92	86.92
Due	0.00	0.00	0.00

FUTURE CHARGES

Type	Description	Amount
Special Assessments	081 SIDNEY LIGHTING-01-16	74.84
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
03/13/2023	Buyer: WELLS WARREN W & DIANNE K TRUSTEES Seller: SHAJARA 3 LLC	152	WARRANTY DEED	\$0.00	N 1
09/20/2021	Buyer: SHAJARA 3 LLC Seller: I & S RENTALS	807	WARRANTY DEED	\$81,500.00	Y 1
03/31/1999	Buyer: I & S RENTALS Seller: B P O ELKS LOD	245	WA	\$319,000.00	Y 2
Unknown	Buyer: B P O ELKS LOD Seller: * NOT ON FILE *		???	\$0.00	N 1

LAND

Type	Dimensions	Description	Value
RD-ROAD	0.1710	Acres	0
RS-RESERVE	1.9930	Acres	6,280
		Total	6,280