



Parcel: 01-1825301.004  
AMY L. BERNING  
Shelby County Auditor | Shelby County, Ohio

Year: 2024



## SUMMARY

Deeded Name	S & S PROPERTY INVESTMENTS LLC		
Owner	S & S PROPERTY INVESTMENTS LLC C/O COREY SHREVES 9344 PASCO MONTRA RD SIDNEY OH 45365-7216	Taxpayer	S & S PROPERTY INVESTMENTS LLC C/O COREY SHREVES 9344 PASCO MONTRA RD SIDNEY OH 45365-7216
Tax District	01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD	Land Use	510-SINGLE FAMILY DWELLING
School District	SIDNEY CSD	Subdivision	
Neighborhood	00116-PAUL ST TO PARK ST - FOURTH AV TO LINDEN AV ZONE		
Location	999 N WAGNER AVE SIDNEY OH 45365	Legal	LOT 2458 HC LENOX ADDITION CITY OF SIDNEY 020-18-25-301-004
CD Year	2024	Map Number	Routing Number
Acres	0.0000	Sold	10/24/2016 Sales Amount 15,000.00

## VALUE

District	01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD
Land Use	510-SINGLE FAMILY DWELLING

	Appraised	Assessed
Land	14,730	5,160
Improvement	44,880	15,710
Total	59,610	20,870
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
Taxable	59,610	20,870

## CURRENT CHARGES

Full Rate	61.400000		
Effective Rate	39.334104		
Qualifying Rate	37.929675		
	Prior	First	Second
Tax	785.92	370.89	370.89
Special	16.90	33.04	8.04
Penalty	103.82	40.40	0.00
Total	906.64	444.33	378.93
Paid	0.00	0.00	0.00
Due	906.64	1,350.97	1,729.90

## FUTURE CHARGES

Type	Description	Amount
Special Assessments	081 SIDNEY LIGHTING-01-16	15.08
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

## TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
10/24/2016	Buyer: S & S PROPERTY INVESTMENTS LLC Seller: PHELPS JAMES A	802 FS	\$15,000.00	Y	2
08/27/1999	Buyer: PHELPS JAMES A Seller: PHELPS JAMES A	543 QUIT CLAIM	\$0.00	N	2
Unknown	Buyer: PHELPS JAMES A Seller: * NOT ON FILE *	???	\$0.00	N	1

## LAND

Type	Dimensions	Description	Value
FL-FRONT LOT (FF)	44.0000 X 252.0000	Effective - Frontage / Depth	14,730
		Total	14,730

## DWELLING

Card 1				
Style	1-CONVENTIONAL	Family Rooms	0	Heating Y
Stories	1.00	Dining Rooms	0	Cooling N
Rec Room Area	0	Year Built	1942	Grade D+
Finished Basement	0	Year Remodeled		Fireplace Openings 0
Rooms	5	Full Baths	1	Fireplace Stacks 0
Bed Rooms	3	Half Baths	0	Living Area 936
		Other Fixtures	0	Total Area 1,872
				Value 44,880

## OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	8 X 10	Length x Width (Optional)	80	0
							Total	0

SKETCH

Card 1		ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
		A	1SF/B (1 STORY FRAME / BASEMENT)	936	First Floor	936	936
		B	OFP (OPEN FRAME PORCH)	144	Basement	936	0
		C	OFP (OPEN FRAME PORCH)	84	Total	1,872	936
2	04-SHED			80			

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