



Parcel: 36-2724428.001  
 AMY L. BERNING  
 Shelby County Auditor | Shelby County, Ohio

Year: 2024



**SUMMARY**

Deeded Name	LUCINDA STEPHENS		Taxpayer	STEPHENS LUCINDA	
Owner	STEPHENS LUCINDA 2299 RIVER RD SIDNEY OH 45365			2299 RIVER RD SIDNEY OH 45365	
Tax District	36-ORANGE TWP SIDNEY SD SAD SFD/FLETCHFD/LOCKFD		Land Use	510-SINGLE FAMILY DWELLING	
School District	SIDNEY CSD		Subdivision		
Neighborhood	00994-ORANGE TOWNSHIP		Legal	R12 T01 S24 TRI TRCT NPT SECOR FR SEC 270-27-24-428-001	
Location	2299 RIVER RD		Routing Number		
CD Year	2024	Map Number			
Acres	1.0200	Sold	01/02/2020	Sales Amount	0.00

**VALUE**

District	36-ORANGE TWP SIDNEY SD SAD SFD/FLETCHFD/LOCKFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	30,400	10,640
Improvement	53,380	18,680
<b>Total</b>	<b>83,780</b>	<b>29,320</b>
CAUV	N	0
Homestead	Y	28,000
OOC	Y	83,420
<b>Taxable</b>	<b>83,780</b>	<b>29,320</b>

**CURRENT CHARGES**

Full Rate	61.800000		
Effective Rate	38.980166		
Qualifying Rate	36.429675		
	Prior	First	Second
Tax	735.40	336.04	336.04
Special	1.06	0.50	0.50
Penalty	94.58	33.66	0.00
<b>Total</b>	<b>831.04</b>	<b>370.20</b>	<b>336.54</b>
Paid	125.00	0.00	0.00
<b>Due</b>	<b>706.04</b>	<b>1,076.24</b>	<b>1,412.78</b>

**FUTURE CHARGES**

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

**TRANSFER HISTORY**

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
01/02/2020	Buyer: STEPHENS LUCINDA Seller: STEPHENS ROGER	3	WARRANTY DEED	\$0.00	N 1
11/21/2019	Buyer: STEPHENS ROGER Seller: STEPHENS ROGER	657	CERTIFICATE OF TRANSFER	\$0.00	N 1
10/11/1991	Buyer: STEPHENS ROGER Seller: * NOT ON FILE *	781	???	\$12,000.00	Y 1

**LAND**

Type	Dimensions	Description	Value
HS-HOME SITE	0.8700	Acres	30,400
RD-ROAD	0.1500	Acres	0
		<b>Total</b>	<b>30,400</b>

**DWELLING**

Card 1				
Style	1-CONVENTIONAL	Family Rooms	0	Heating
Stories	1.00	Dining Rooms	0	Cooling
Rec Room Area	0	Year Built	1949	Grade
Finished Basement	0	Year Remodeled	2005	Fireplace Openings
Rooms	6	Full Baths	1	Fireplace Stacks
Bed Rooms	3	Half Baths	0	Living Area
		Other Fixtures	0	Total Area
				Value
				50,970

**OTHER IMPROVEMENT**

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	1949		F-FAIR	36 X 22	Length x Width (Optional)	792	2,050
1	04-SHED	OLD		A-AVERAGE	6 X 8	Length x Width (Optional)	48	0
1	04-SHED	OLD		A-AVERAGE	8 X 12	Length x Width (Optional)	96	0
1	04-SHED	1950		F-FAIR	10 X 14	Length x Width (Optional)	140	360
1	CAN-CANOPY	OLD		A-AVERAGE	6 X 14	Length x Width (Optional)	84	0
							Total	2,410

# SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft <sup>2</sup> )	Living Area (ft <sup>2</sup> )
A	1SF/.5B (1 STORY FRAME / .5 BASEMENT)	896	First Floor	896	896
B	RFX (ROOF EXTENSION)	224	Basement	336	0
2	02F-DETACHED FRAME GARAGE	792	Total	1,232	896
3	04-SHED	140			
4	04-SHED	96			
5	04-SHED	48			
7	CAN-CANOPY	84			

