



Parcel: 44-1425351.002
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	JESSICA PAULINE PLESSINGER	Taxpayer	PLESSINGER JESSICA PAULINE
Owner	PLESSINGER JESSICA PAULINE 20055 MAPLEWOOD RD MAPLEWOOD OH 45340		20055 MAPLEWOOD RD MAPLEWOOD OH 45340
Tax District	44-SALEM TWP SIDNEY SD PPS PJFD	Land Use	510-SINGLE FAMILY DWELLING
School District	SIDNEY CSD	Subdivision	
Neighborhood	00705-SALEM TWP-SIDNEY CSD	Legal	R07 T02 S25 LOT 175 IN ALAN SUB #2 & BEING PT OF SW QR 340-14-25-351-002 PLAT V33 P190
Location	20055 MAPLEWOOD RD		
CD Year		Routing Number	
Acres	2.2660	Sales Amount	267,000.00
Map Number			
Sold			

VALUE

District	44-SALEM TWP SIDNEY SD PPS PJFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	38,110	13,340	
Improvement	165,760	58,020	
Total	203,870	71,360	
CAUV	N	0	0
Homestead	Y	28,000	9,800
OOO	Y	196,940	68,930
Taxable		203,870	71,360

CURRENT CHARGES

Full Rate	66.300000		
Effective Rate	41.617492		
Qualifying Rate	37.281487		
	Prior	First	Second
Tax	0.00	1,138.65	1,138.65
Special	0.00	0.50	0.50
Total	0.00	1,139.15	1,139.15
Paid	0.00	1,139.15	0.00
Due	0.00	0.00	1,139.15

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
05/22/2024	Buyer: PLESSINGER JESSICA PAULINE Seller: CRAPNELL BOYD G	357	WARRANTY DEED	\$267,000.00	Y	1
04/26/2011	Buyer: CRAPNELL BOYD G Seller: FEDERAL HOME L	204	WARRANTY DEED	\$80,000.00	N	1
07/08/2010	Buyer: FEDERAL HOME L Seller: KENDALL ROBERT	423	SHERIFF'S DEED	\$63,334.00	N	1
10/08/2004	Buyer: KENDALL ROBERT Seller: HEATH DUANE WI	1008	WARRANTY DEED	\$132,000.00	Y	1
03/20/1997	Buyer: HEATH DUANE WI Seller: COUCH HERSHEL	182	WA	\$101,000.00	Y	2
10/25/1996	Buyer: COUCH HERSHEL Seller: WAGNER EMERSON	1068	???	\$17,000.00	Y	99
Unknown	Buyer: WAGNER EMERSON Seller: * NOT ON FILE *		???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.3300	Acres	0
SA-SMALL ACREAGE	0.9400	Acres	6,110
		Total	38,110

DWELLING

Card 1								
Style	1-CONVENTIONAL	Family Rooms	0	Heating				Y
Stories	1.00	Dining Rooms	0	Cooling				Y
Rec Room Area	0	Year Built	1997	Grade				C
Finished Basement	0	Year Remodeled		Fireplace Openings				0
Rooms	6	Full Baths	2	Fireplace Stacks				0
Bed Rooms	3	Half Baths	0	Living Area				1,324
		Other Fixtures	0	Total Area				1,324
				Value				164,940

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	10 X 10	Length x Width (Optional)	100	0
1	48-PAVING	1997		A-AVERAGE	30 X 14	Length x Width (Optional)	420	820
						Total		820

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/C (1 STORY FRAME / CRAWLSPACE)	1,288	First Floor	1,324	1,324
B	1SF/C (1 STORY FRAME / CRAWLSPACE)	36	Total	1,324	1,324
C	OFP (OPEN FRAME PORCH)	132			
D	GF (FRAME GARAGE)	524			
E	WDD (WOOD DECK)	234			
F	FLA (FLAGSTONE PATIO)	324			
2	04-SHED	100			
3	48-PAVING	420			

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