



Parcel: 44-1531229.001  
AMY L. BERNING  
Shelby County Auditor | Shelby County, Ohio

Year: 2024



## SUMMARY

|                 |                                                           |                |                                                           |
|-----------------|-----------------------------------------------------------|----------------|-----------------------------------------------------------|
| Deeded Name     | LINDA V COWAN                                             | Taxpayer       | COWAN LINDA V                                             |
| Owner           | COWAN LINDA V<br>21798 MAPLEWOOD RD<br>MAPLEWOOD OH 45340 |                | 21798 MAPLEWOOD RD<br>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          | R08 T02 S31 178' X 132' NWCOR NE QR 340-15-31<br>-229-001 |
| Location        | 21798 MAPLEWOOD RD<br>MAPLEWOOD OH 45340                  |                |                                                           |
| CD Year         |                                                           | Routing Number |                                                           |
| Acres           | 0.5400                                                    | Unknown        | Sales Amount 26,000.00                                    |
| Map Number      | Sold                                                      |                |                                                           |

## VALUE

|          |                                 |
|----------|---------------------------------|
| District | 44-SALEM TWP SIDNEY SD PPS PJFD |
| Land Use | 510-SINGLE FAMILY DWELLING      |

|             | Appraised | Assessed |
|-------------|-----------|----------|
| Land        | 22,720    | 7,950    |
| Improvement | 105,190   | 36,820   |
| Total       | 127,910   | 44,770   |
| CAUV        | N 0       | 0        |
| Homestead   | N 0       | 0        |
| OOC         | N 0       | 0        |
| Taxable     | 127,910   | 44,770   |

## CURRENT CHARGES

|                 |           |        |        |
|-----------------|-----------|--------|--------|
| Full Rate       | 66.300000 |        |        |
| Effective Rate  | 41.617492 |        |        |
| Qualifying Rate | 37.281487 |        |        |
|                 | Prior     | First  | Second |
| Tax             | 0.00      | 848.18 | 848.18 |
| Special         | 0.00      | 22.03  | 22.02  |
| Total           | 0.00      | 870.21 | 870.20 |
| Paid            | 0.00      | 870.21 | 870.20 |
| Due             | 0.00      | 0.00   | 0.00   |

## FUTURE CHARGES

| Type                | Description                     | Amount |
|---------------------|---------------------------------|--------|
| Special Assessments | 068 HODGE-LEFEVRE DITCH (RR-27) | 18.05  |
| Special Assessments | 094 MAPLEWOOD LIGHTING          | 25.00  |
| Special Assessments | 464 MIAMI CONSERVANCY DIST      | 1.00   |

## TRANSFER HISTORY

| Date    | Conveyance                                      | Deed Type | Sales Amount | Valid | # of Properties |
|---------|-------------------------------------------------|-----------|--------------|-------|-----------------|
| Unknown | Buyer: COWAN LINDA V<br>Seller: * NOT ON FILE * | ???       | \$26,000.00  | Y     | 1               |

## LAND

| Type         | Dimensions | Description | Value  |
|--------------|------------|-------------|--------|
| HS-HOME SITE | 0.5400     | Acres       | 22,720 |
|              |            | Total       | 22,720 |

## 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     | 1920 | Grade              | C+      |
| Finished Basement | 0              | Year Remodeled |      | Fireplace Openings | 0       |
| Rooms             | 6              | Full Baths     | 1    | Fireplace Stacks   | 1       |
| Bed Rooms         | 3              | Half Baths     | 0    | Living Area        | 2,002   |
|                   |                | Other Fixtures | 0    | Total Area         | 2,954   |
|                   |                |                |      | Value              | 103,560 |

## OTHER IMPROVEMENT

| Card | Type                      | Year Built | Year Remodeled | Condition | Dimensions | Description               | Size | Value |
|------|---------------------------|------------|----------------|-----------|------------|---------------------------|------|-------|
| 1    | 02F-DETACHED FRAME GARAGE | 1933       |                | F-FAIR    | 18 X 18    | Length x Width (Optional) | 324  | 1,630 |
| 1    | 04-SHED                   | OLD        |                | A-AVERAGE | 10 X 16    | Length x Width (Optional) | 160  | 0     |
|      |                           |            |                |           |            | Total                     |      | 1,630 |

SKETCH

Card 1

| ID | Description                                | Size | Floor       | Floor Area (ft²) | Living Area (ft²) |
|----|--------------------------------------------|------|-------------|------------------|-------------------|
| A  | A/1SF/B (ATTIC / 1 STORY FRAME / BASEMENT) | 952  | First Floor | 1,050            | 1,050             |
| B  | OFP (OPEN FRAME PORCH)                     | 272  | Attic       | 952              | 952               |
| C  | 1SF (1 STORY FRAME)                        | 98   | Basement    | 952              | 0                 |
| 2  | 02F-DETACHED FRAME GARAGE                  | 324  | Total       | 2,954            | 2,002             |
| 3  | 04-SHED                                    | 160  |             |                  |                   |

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