



Parcel: 44-1901100.007
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	RYAN T SMITH & EBBE RENEE LEMAR WHITEHAIR		
Owner	SMITH RYAN T & EBBE RENEE LEMAR WHITEHAIR 10540 STATE ROUTE 65 MAPLEWOOD OH 45340	Taxpayer	SMITH RYAN T & EBBE RENEE LEMAR WHITEHAIR 10540 STATE ROUTE 65 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 T01 S01 SW COR NW QR EX 2A EX ETC 340-19-01-100-007
Location	10540 STATE ROUTE 65		
CD Year		Map Number	
Acres	3.3200	Sold	
		Routing Number	
		Sales Amount	174,900.00

VALUE

District	44-SALEM TWP SIDNEY SD PPS PJFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	47,080	16,480	
Improvement	91,270	31,940	
Total	138,350	48,420	
CAUV	N	0	0
Homestead	N	0	0
OOC	Y	123,270	43,140
Taxable	138,350	48,420	

CURRENT CHARGES

Full Rate	66.300000		
Effective Rate	41.617492		
Qualifying Rate	37.281487		
	Prior	First	Second
Tax	0.00	897.22	897.22
Special	0.00	1.50	1.50
Total	0.00	898.72	898.72
Paid	0.00	898.72	0.00
Due	0.00	0.00	898.72

FUTURE CHARGES

Type	Description	Amount
Special Assessments	068 HODGE-LEFEVRE DITCH (RR-27)	2.00
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/05/2022	Buyer: SMITH RYAN T & EBBE RENEE LEMAR WHITEHAIR Seller: MITCHELL JOYCE G TRUSTEE	933 FIDUCIARY	\$174,900.00	Y	1
09/22/2016	Buyer: MITCHELL JOYCE G TRUSTEE Seller: MITCHELL JOYCE	514 AFFIDAVIT	\$0.00	N	1
08/30/2011	Buyer: MITCHELL JOYCE Seller: FITCHPATRICK C	452 WARRANTY DEED	\$0.00	N	1
11/03/2006	Buyer: FITCHPATRICK C Seller: FITCHPATRICK C	677 AFFIDAVIT	\$0.00	N	1
Unknown	Buyer: FITCHPATRICK C Seller: * NOT ON FILE *	???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
SA-SMALL ACREAGE	2.3200	Acres	15,080
		Total	47,080

DWELLING

Card 1				
Style	1-CONVENTIONAL	Family Rooms	0	Heating Y
Stories	1.50	Dining Rooms	0	Cooling N
Rec Room Area	0	Year Built	1900	Grade D+
Finished Basement	0	Year Remodeled		Fireplace Openings 0
Rooms	7	Full Baths	2	Fireplace Stacks 0
Bed Rooms	3	Half Baths	0	Living Area 1,568
		Other Fixtures	0	Total Area 2,352
				Value 81,360

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	1988		A-AVERAGE	36 X 30	Length x Width (Optional)	1,080	9,910
1	04-SHED	2021		A-AVERAGE	12 X 8	Length x Width (Optional)	96	0
							Total	9,910

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1.5SF/B (1.5 STORY FRAME / BASEMENT)	784	First Floor	784	784
B	OFP (OPEN FRAME PORCH)	196	1/2 Upper Floor	784	784
C	EFP (ENCLOSED FRAME PORCH)	56	Basement	784	0
2	02F-DETACHED FRAME GARAGE	1,080	Total	2,352	1,568
3	04-SHED	96			

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