



Parcel: 44-1910101.002
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	ANDREW RYAN GEPFREY	Taxpayer	GEPFREY ANDREW RYAN
Owner	GEPFREY ANDREW RYAN 9864 PASCO MONTRA RD SIDNEY OH 45365-7219		9864 PASCO MONTRA RD SIDNEY OH 45365-7219
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 S10 PT OF NW QR 340-19-10-101-002 PLAT V30 P333
Location	9864 PASCO MONTRA RD		
CD Year		Routing Number	
Acres	3.4200	Sales Amount	210,000.00
Map Number			
Sold			

VALUE

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

	Appraised	Assessed
Land	46,820	16,390
Improvement	108,580	38,000
Total	155,400	54,390
CAUV	N	0
Homestead	N	0
OOC	Y	136,730
Taxable	155,400	54,390

CURRENT CHARGES

Full Rate	66.300000		
Effective Rate	41.617492		
Qualifying Rate	37.281487		
	Prior	First	Second
Tax	0.00	1,008.12	1,008.12
Special	0.00	0.50	0.50
Total	0.00	1,008.62	1,008.62
Paid	0.00	1,008.62	0.00
Due	0.00	0.00	1,008.62

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
09/11/2023	Buyer: GEPFREY ANDREW RYAN Seller: GEPFREY JEFFREY G	630	WARRANTY DEED	\$210,000.00	Y	1
07/06/2022	Buyer: GEPFREY JEFFREY G Seller: SPARKS MATTHEW PAUL	495	WARRANTY DEED	\$139,500.00	Y	1
05/09/2016	Buyer: SPARKS MATTHEW PAUL Seller: SECRETARY OF H	223	WARRANTY DEED	\$0.00	N	1
02/25/2016	Buyer: SECRETARY OF H Seller: WELLS FARGO BA	93	WARRANTY DEED	\$0.00	N	1
11/19/2013	Buyer: WELLS FARGO BA Seller: BATTON BRENT E	804	SHERIFF'S DEED	\$62,000.00	N	1
06/14/2005	Buyer: BATTON BRENT E Seller: COMPTON MELVIN	566	EXECUTOR	\$89,000.00	Y	1
04/03/2003	Buyer: COMPTON MELVIN Seller: COMPTON MELVIN	205	AFFIDAVIT	\$0.00	N	1
Unknown	Buyer: COMPTON MELVIN Seller: * NOT ON FILE *		???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1400	Acres	0
SA-SMALL ACREAGE	2.2800	Acres	14,820
Total			46,820

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	1958	Grade				D+
Finished Basement	0	Year Remodeled		Fireplace Openings				0
Rooms	6	Full Baths	1	Fireplace Stacks				0
Bed Rooms	2	Half Baths	0	Living Area				1,456
		Other Fixtures	0	Total Area				2,912
				Value				104,730

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	11-LEAN-TO	1960		F-FAIR	21 X 12	Length x Width (Optional)	252	430
1	126-POLE BARN	1983		F-FAIR	38 X 26	Length x Width (Optional)	988	3,420
						Total		3,850

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	1,040	First Floor	1,456	1,456
B	1SF/B (1 STORY FRAME / BASEMENT)	416	Basement	1,456	0
C	1CBAS (1 CAR BASEMENT GARAGE)	0	Total	2,912	1,456
D	EFP (ENCLOSED FRAME PORCH)	96			
E	EFP (ENCLOSED FRAME PORCH)	374			
F	OFP (OPEN FRAME PORCH)	216			
G	EFP (ENCLOSED FRAME PORCH)	88			
H	GF (FRAME GARAGE)	576			
I	WDD (WOOD DECK)	508			
2	126-POLE BARN	988			
3	11-LEAN-TO	252			

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