



Parcel: 44-1910200.008
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	BENJAMIN F BOYD & TARA A BOYD			Taxpayer	BOYD BENJAMIN F & TARA A		
Owner	BOYD BENJAMIN F & TARA A				18900 STATE ROUTE 47		
	SIDNEY OH 45365				SIDNEY OH 45365		
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						
Location	18900 STATE ROUTE 47			Legal	R07 T01 S10 PT NPT NE QR 340-19-10-200-008		
	SIDNEY OH 45365						
CD Year		Map Number			Routing Number		
Acres	16.2000	Sold		04/18/2024	Sales Amount	0.00	

VALUE

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

	Appraised	Assessed
Land	103,880	36,360
Improvement	131,590	46,060
Total	235,470	82,420
CAUV	N	0
Homestead	N	0
OOC	Y	163,590
Taxable	235,470	82,420

CURRENT CHARGES

Full Rate	66.300000		
Effective Rate	41.617492		
Qualifying Rate	37.281487		
	Prior	First	Second
Tax	0.00	1,534.78	1,534.78
Special	0.00	0.50	0.50
Total	0.00	1,535.28	1,535.28
Paid	0.00	1,535.28	0.00
Due	0.00	0.00	1,535.28

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
04/18/2024	Buyer: BOYD BENJAMIN F & TARA A Seller: BOYD BENJAMIN F	220	WARRANTY DEED	\$0.00	N	2
04/06/2020	Buyer: BOYD BENJAMIN F Seller: WEBER CHRISTIN	225	WA	\$230,000.00	Y	2
Unknown	Buyer: WEBER CHRISTIN Seller: * NOT ON FILE *		???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.4700	Acres	0
SA-SMALL ACREAGE	14.7300	Acres	71,880
		Total	103,880

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	1967	Grade	C
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	7	Full Baths	1	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	2,012
		Other Fixtures	0	Total Area	2,012
				Value	131,590

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	8 X 10	Length x Width (Optional)	80	0
1	11-LEAN-TO	2023		A-AVERAGE	10 X 10	Length x Width (Optional)	100	0
							Total	0

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF (1 STORY FRAME)	2,012	First Floor	2,012	2,012
B	WDD (WOOD DECK)	260	Total	2,012	2,012
C	CAN (CANOPY)	36			
D	WDD (WOOD DECK)	132			
E	VALTF (FRAME HOME VAULTED CEILING)	264			
2	04-SHED	80			
3	11-LEAN-TO	100			

