



Parcel: 44-1910401.005
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	BRENT ROESSNER	Taxpayer	ROESSNER BRENT
Owner	ROESSNER BRENT 18633 STATE ROUTE 47 E SIDNEY OH 45365		18633 STATE ROUTE 47 E 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	Legal	R07 T01 S10 LOT 1 WHOLE JOHNSTON SUB PT OF SE QR 340-19-10-401-005 PLAT V4 P27
Location	18633 STATE ROUTE 47		
CD Year		Routing Number	
Acres	0.5800	Sales Amount	99,500.00
Map Number			
Sold			

VALUE

District	44-SALEM TWP SIDNEY SD PPS PJFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	24,960	8,740
Improvement	132,450	46,360
Total	157,410	55,100
CAUV N	0	0
Homestead N	0	0
OOC Y	157,410	55,100
Taxable	157,410	55,100

CURRENT CHARGES

Full Rate	66.300000		
Effective Rate	41.617492		
Qualifying Rate	37.281487		
	Prior	First	Second
Tax	0.00	1,018.22	1,018.22
Special	0.00	0.50	0.50
Total	0.00	1,018.72	1,018.72
Paid	0.00	1,018.72	0.00
Due	0.00	0.00	1,018.72

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
04/06/2012	Buyer: ROESSNER BRENT Seller: ALLSPAW KRYSTA	180	WA	\$99,500.00	Y	3
12/28/2007	Buyer: ALLSPAW KRYSTA Seller: ELY MICHAEL D	1029	WA	\$136,000.00	Y	3
07/23/1997	Buyer: ELY MICHAEL D Seller: ELY ELDON & MI	628	SU	\$68,958.00	Y	3
10/12/1994	Buyer: ELY ELDON & MI Seller: * NOT ON FILE *	558	???	\$0.00	N	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *		???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	0.5800	Acres	24,960
		Total	24,960

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	1957	Grade	C+
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	6	Full Baths	1	Fireplace Stacks	1
Bed Rooms	3	Half Baths	1	Living Area	1,832
		Other Fixtures	0	Total Area	2,896
				Value	132,450

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2021		A-AVERAGE	12 X 8	Length x Width (Optional)	96	0
							Total	0

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	1,064	First Floor	1,832	1,832
B	OFP (OPEN FRAME PORCH)	96	Basement	1,064	0
C	1SF (1 STORY FRAME)	168	Total	2,896	1,832
D	PAT (PATIO)	120			
E	RFX (ROOF EXTENSION)	120			
F	1SF (1 STORY FRAME)	280			
G	1SF (1 STORY FRAME)	320			
H	PAT (PATIO)	168			
I	STP (STOOP)	16			
J	STP (STOOP)	12			
1	04-SHED	96			

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