



Parcel: 44-1910402.003
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	BENJAMIN GLENN MUSSER JR & MICHELLE E CAMPBELL		
Owner	MUSSER BENJAMIN GLENN JR & MICHELLE E CAMPBELL 5706 BELMAR DR DAYTON OH 45424-4210	Taxpayer	MUSSER BENJAMIN GLENN JR & MICHELLE E CAMPBELL 5706 BELMAR DR DAYTON OH 45424-4210
Tax District	44-SALEM TWP SIDNEY SD PPS PJFD	Land Use	560-HOUSE TRAILERS OR MOBILE HOMES CONVERTED TO REAL ESTATE
School District	SIDNEY CSD	Subdivision	
Neighborhood	00705-SALEM TWP-SIDNEY CSD	Legal	R07 T01 S10 PT S CEN PT FR N PT SE QR EX 340-19-10-402-003 PLAT V19 P196
Location	18620 STATE ROUTE 47 SIDNEY OH 45365		
CD Year	2024	Map Number	Routing Number
Acres	1.6400	Sold	01/14/2025 Sales Amount 189,900.00

VALUE

District	44-SALEM TWP SIDNEY SD PPS PJFD
Land Use	560-HOUSE TRAILERS OR MOBILE HOMES CONVERTED TO REAL ESTATE

	Appraised	Assessed
Land	34,410	12,040
Improvement	170,870	59,800
Total	205,280	71,840
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
Taxable	205,280	71,840

CURRENT CHARGES

Full Rate	66.300000
Effective Rate	41.617492
Qualifying Rate	37.281487

	Prior	First	Second
Tax	3,673.56	1,360.97	1,360.97
Special	1.06	25.50	0.50
Penalty	475.25	0.00	0.00
Total	4,149.87	1,386.47	1,361.47
Paid	4,149.87	1,386.47	0.00
Due	0.00	0.00	1,361.47

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
01/14/2025	Buyer: MUSSER BENJAMIN GLENN JR & MICHELLE E CAMPBELL Seller: CREEKMORE LINDA S	28 FIDUCIARY	\$189,900.00	Y	1
04/25/2022	Buyer: CREEKMORE LINDA S Seller: CREEKMORE JACKIE L & LINDA S	282 AFFIDAVIT	\$0.00	N	1
Unknown	Buyer: CREEKMORE JACKIE L & LINDA S Seller: * NOT ON FILE *	???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.2700	Acres	0
SA-SMALL ACREAGE	0.3700	Acres	2,410
Total			34,410

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	2004	Grade D+
Finished Basement	0	Year Remodeled		Fireplace Openings 0
Rooms	8	Full Baths	2	Fireplace Stacks 0
Bed Rooms	3	Half Baths	0	Living Area 1,904
		Other Fixtures	0	Total Area 3,808
				Value 169,060

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	1971		F-FAIR	26 X 13	Length x Width (Optional)	338	1,810
							Total	1,810

SKETCH

Card 1						
ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)	
A	1SF/B (1 STORY FRAME / BASEMENT)	1,904	First Floor	1,904	1,904	
2	02F-DETACHED FRAME GARAGE	338	Basement	1,904	0	
Total				3,808	1,904	

