



Parcel: 44-1910426.004
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	ERIC Z RYDER & KATELYN M RYDER			Taxpayer	RYDER ERIC Z & KATELYN M		
Owner	RYDER ERIC Z & KATELYN M 18680 STATE ROUTE 47 E SIDNEY OH 45365-7212				18680 STATE ROUTE 47 E SIDNEY OH 45365-7212		
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	18680 STATE ROUTE 47 SIDNEY OH 45365			Legal	R07 T01 S10 PT SE QR 340-19-10-426-004		
CD Year		Map Number				Routing Number	
Acres	3.0300	Sold		03/08/2022		Sales Amount	0.00

VALUE

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

	Appraised	Assessed
Land	45,200	15,820
Improvement	106,030	37,110
Total	151,230	52,930
CAUV	N	0
Homestead	N	0
OOC	Y	133,440
Taxable	151,230	52,930

CURRENT CHARGES

Full Rate	66.300000		
Effective Rate	41.617492		
Qualifying Rate	37.281487		
	Prior	First	Second
Tax	0.00	981.02	981.02
Special	0.00	0.50	0.50
Total	0.00	981.52	981.52
Paid	0.00	981.52	0.00
Due	0.00	0.00	981.52

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
03/08/2022	Buyer: RYDER ERIC Z & KATELYN M Seller: RYDER ERIC Z	136 QUIT CLAIM	\$0.00	N	1
10/11/2018	Buyer: RYDER ERIC Z Seller: MONNIN NATHAN	743 WARRANTY DEED	\$150,000.00	Y	1
06/25/2012	Buyer: MONNIN NATHAN Seller: ADAMS RUTH I T	381 TRUSTEE	\$120,000.00	Y	1
11/16/1998	Buyer: ADAMS RUTH I T Seller: ADAMS RUTH JOH	636 W	\$0.00	N	12
10/17/1996	Buyer: ADAMS RUTH JOH Seller: * NOT ON FILE *	534 ???	\$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	1.0000	Acres	32,000
SA-SMALL ACREAGE	2.0300	Acres	13,200
Total			45,200

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	1956	Grade	C-
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	5	Full Baths	1	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	1,200
		Other Fixtures	0	Total Area	2,400
				Value	97,760

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	1971		F-FAIR	26 X 16	Length x Width (Optional)	416	1,190
1	02F-DETACHED FRAME GARAGE	1962		A-AVERAGE	24 X 24	Length x Width (Optional)	576	3,680
1	33-POLE BUILDING	1977		A-AVERAGE	40 X 20	Length x Width (Optional)	800	3,400
							Total	8,270

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	1,200	First Floor	1,200	1,200
B	OFP (OPEN FRAME PORCH)	36	Basement	1,200	0
C	EFP (ENCLOSED FRAME PORCH)	231	Total	2,400	1,200
2	02F-DETACHED FRAME GARAGE	576			
3	33-POLE BUILDING	800			
4	02F-DETACHED FRAME GARAGE	416			

