



Parcel: 47-1736100.006
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	BRUCE W WELBAUM & SHELLY R WELBAUM			Taxpayer	WELBAUM BRUCE W & SHELLY R		
Owner	WELBAUM BRUCE W & SHELLY R 5521 PATTERSON HALPIN RD SIDNEY OH 45365				5521 PATTERSON HALPIN RD SIDNEY OH 45365		
Tax District	47-TURTLE CREEK TWP HARDIN HOUSTON SD LAD LFD			Land Use	510-SINGLE FAMILY DWELLING		
School District	HARDIN-HOUSTON LSD			Subdivision			
Neighborhood	00890-TURTLE CREEK TWP-SCSD (HAD)			Legal	R05 T10 S36 PT OF NW 1/4 370-17-36-100-006 PLAT V27 P48		
Location	5521 PATTERSON HALPIN RD SIDNEY OH 45365						
CD Year		Map Number			Routing Number		
Acres	1.1120	Sold		03/23/2022	Sales Amount	0.00	

VALUE

District	47-TURTLE CREEK TWP HARDIN HOUSTON SD LAD LFD
Land Use	510-SINGLE FAMILY DWELLING

	Appraised	Assessed
Land	32,000	11,200
Improvement	170,870	59,800
Total	202,870	71,000
CAUV	N	0
Homestead	N	0
OOCC	Y	199,190
Taxable	202,870	71,000

CURRENT CHARGES

Full Rate	54.700000		
Effective Rate	37.948712		
Qualifying Rate	32.407572		
	Prior	First	Second
Tax	0.00	1,203.88	1,203.88
Special	0.00	0.50	0.50
Total	0.00	1,204.38	1,204.38
Paid	0.00	1,204.38	0.00
Due	0.00	0.00	1,204.38

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
03/23/2022	Buyer: WELBAUM BRUCE W & SHELLY R Seller: WELBAUM BRUCE W & SHELLY R	TRANSFER ON DEATH	\$0.00	Y	1
09/05/1997	Buyer: WELBAUM BRUCE W & SHELLY R Seller: KNASEL JOHN &	806 WARRANTY DEED	\$39,000.00	Y	1
Unknown	Buyer: KNASEL JOHN & Seller: * NOT ON FILE *	???	\$0.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1120	Acres	0
Total			32,000

DWELLING

Card 1				
Style	1-CONVENTIONAL	Family Rooms	0	Heating
Stories	1.00	Dining Rooms	0	Cooling
Rec Room Area	0	Year Built	2018	Grade
Finished Basement	0	Year Remodeled		Fireplace Openings
Rooms	4	Full Baths	2	Fireplace Stacks
Bed Rooms	2	Half Baths	0	Living Area
		Other Fixtures	0	Total Area
				Value
				167,190

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	1920		A-AVERAGE	24 X 24	Length x Width (Optional)	576	3,680
1	06-GAZEBO	OLD		A-AVERAGE		Length x Width (Optional)	0	0
							Total	3,680

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/C (1 STORY FRAME / CRAWLSPACE)	960	First Floor	960	960
B	GF (FRAME GARAGE)	320	Total	960	960
2	02F-DETACHED FRAME GARAGE	576			
4	06-GAZEBO	0			

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