



Parcel: 47-1736251.005

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

**SUMMARY**

Deeded Name	ERIN PHILLIPS	Taxpayer	PHILLIPS ERIN
Owner	PHILLIPS ERIN 5570 PATTERSON HALPIN RD SIDNEY OH 45365		5570 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	LOT 6 WHOLE DALELLEN SUB 370-17-36-251-005 PLAT V33 P156
Location	5570 PATTERSON HALPIN RD		
CD Year		Routing Number	
Acres	0.6460	Sales Amount	112,000.00
Map Number			
Sold			

VALUE

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

	Appraised	Assessed
Land	30,000	10,500
Improvement	77,940	27,280
Total	107,940	37,780
CAUV	N	0
Homestead	N	0
OOCC	Y	106,810
Taxable	107,940	37,780

CURRENT CHARGES

Full Rate	54.700000		
Effective Rate	37.948712		
Qualifying Rate	32.407572		
	Prior	First	Second
Tax	0.00	640.52	640.52
Special	0.00	0.50	0.50
Total	0.00	641.02	641.02
Paid	0.00	641.02	0.00
Due	0.00	0.00	641.02

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
11/21/2018	Buyer: PHILLIPS ERIN Seller: COMMUNITY PROP	862	WARRANTY DEED	\$112,000.00	Y	1
04/22/2014	Buyer: COMMUNITY PROP Seller: LARGER DOUGLAS	185	Q	\$0.00	N	17
03/30/2010	Buyer: LARGER DOUGLAS Seller: CITIFINANCIAL	145	WARRANTY DEED	\$41,500.00	N	1
01/28/2010	Buyer: CITIFINANCIAL Seller: YOUNG HAROLD W	47	SHERIFF'S DEED	\$43,334.00	N	1
08/03/1993	Buyer: YOUNG HAROLD W Seller: * NOT ON FILE *	421	???	\$0.00	N	1
05/19/1993	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *	267	???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
FL-FRONT LOT (FF)	125.0000 X 195.0000	Effective - Frontage / Depth	30,000
		Total	30,000

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	1973	Grade	D+
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	6	Full Baths	1	Fireplace Stacks	0
Bed Rooms	2	Half Baths	1	Living Area	1,420
		Other Fixtures	0	Total Area	1,420
				Value	76.810

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	30-UTILITY SHED	2008		A-AVERAGE	20 X 12	Length x Width (Optional)	240	1,130
							Total	1,130

SKETCH

Card 1		Size	Floor	Floor Area (ft²)	Living Area (ft²)
ID	Description				
A	1SF (1 STORY FRAME)	1,132	First Floor	1,420	1,420
B	1SF (1 STORY FRAME)	288	Total	1,420	1,420
C	WDD (WOOD DECK)	224			
D	BAY (BAY WINDOW)	6			
2	30-UTILITY SHED	240			

2

