



Parcel: 47-1736251.009
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	KORY BRYANT	Taxpayer	BRYANT KORY
Owner	BRYANT KORY 3914 W STATE ROUTE 41 TROY OH 45373-8958		3914 W STATE ROUTE 41 TROY OH 45373-8958
Tax District	47-TURTLE CREEK TWP HARDIN HOUSTON SD LAD LFD	Land Use	560-HOUSE TRAILERS OR MOBILE HOMES CONVERTED TO REAL ESTATE
School District	HARDIN-HOUSTON LSD	Subdivision	
Neighborhood	00890-TURTLE CREEK TWP-SCSD (HAD)	Legal	R05 T10 S36 SPT W PT W 1/2 NE QR EX 370-17-36 -251-009 PLAT V31 P1
Location	8575 GREENVILLE RD SIDNEY OH 45365		
CD Year	2024	Map Number	
Acres	3.4060	Sold	
		Routing Number	
		Sales Amount	42,500.00

VALUE

District	47-TURTLE CREEK TWP HARDIN HOUSTON SD LAD LFD
Land Use	560-HOUSE TRAILERS OR MOBILE HOMES CONVERTED TO REAL ESTATE

	Appraised	Assessed
Land	47,600	16,660
Improvement	94,350	33,020
Total	141,950	49,680
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	141,950	49,680

CURRENT CHARGES

Full Rate	54.700000
Effective Rate	37.948712
Qualifying Rate	32.407572

	Prior	First	Second
Tax	1,760.20	862.16	862.16
Special	1.06	25.50	0.50
Penalty	176.12	88.78	0.00
Total	1,937.38	976.44	862.66
Paid	1,937.38	0.00	0.00
Due	0.00	976.44	1,839.10

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
11/27/2019	Buyer: BRYANT KORY Seller: FIFTH THIRD BA	899	WARRANTY DEED	\$42,500.00	N	1
02/21/2019	Buyer: FIFTH THIRD BA Seller: WOOD STEVE L &	109	PRIVATE SELLING OFFICER	\$68,973.00	N	1
03/02/2006	Buyer: WOOD STEVE L & Seller: WATKINS JAMES	147	WARRANTY DEED	\$65,000.00	Y	1
02/23/2004	Buyer: WATKINS JAMES Seller: WATKINS LOWELL	130	CERTIFICATE OF TRANSFER	\$0.00	N	1
11/12/1991	Buyer: WATKINS LOWELL Seller: * NOT ON FILE *	514	???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.0100	Acres	0
SA-SMALL ACREAGE	2.4000	Acres	15,600
		Total	47,600

DWELLING

Card 1					
Style	7-MH REAL PROPERTY	Family Rooms	0	Heating	Y
Stories	1.00	Dining Rooms	0	Cooling	N
Rec Room Area	0	Year Built	1974	Grade	D+
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	6	Full Baths	1	Fireplace Stacks	0
Bed Rooms	3	Half Baths	1	Living Area	1,344
		Other Fixtures	0	Total Area	1,344
				Value	79,490

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	1977		A-AVERAGE	30 X 30	Length x Width (Optional)	900	6,490
1	04-SHED	1983		A-AVERAGE	8 X 8	Length x Width (Optional)	64	0
1	33-POLE BUILDING	2006		A-AVERAGE	36 X 26	Length x Width (Optional)	936	8,370
							Total	14,860

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF (1 STORY FRAME)	1,344	First Floor	1,344	1,344
B	OFP (OPEN FRAME PORCH)	192	Total	1,344	1,344
C	EFP (ENCLOSED FRAME PORCH)	200			
D	EFP (ENCLOSED FRAME PORCH)	240			
2	02F-DETACHED FRAME GARAGE	900			
3	33-POLE BUILDING	936			
4	04-SHED	64			

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