



Parcel: 47-1736400.002
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	CHASE ALAN KIZER & KRISTIN MICHELLE KIZER		
Owner	KIZER CHASE ALAN & KRISTIN MICHELLE 5450 PATTERSON HALPIN RD SIDNEY OH 45365-8025	Taxpayer	KIZER CHASE A & KRISTIN M 5450 PATTERSON HALPIN RD SIDNEY OH 45365-8025
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 PT OF NW 1/4 SE QR 370-17-36-400-002 PLAT V22 P225
Location	5450 PATTERSON HALPIN RD SIDNEY OH 45365		
CD Year		Map Number	Routing Number
Acres	1.1050	Sold	01/12/2022 Sales Amount 200,000.00

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	32,260	11,290
Improvement	133,740	46,810
Total	166,000	58,100
CAUV	N 0	0
Homestead	N 0	0
OOC	Y 155,620	54,470
Taxable	166,000	58,100

CURRENT CHARGES

Full Rate	54.700000
Effective Rate	37.948712
Qualifying Rate	32.407572

	Prior	First	Second
Tax	0.00	986.27	986.27
Special	0.00	0.50	0.50
Total	0.00	986.77	986.77
Paid	0.00	986.77	0.00
Due	0.00	0.00	986.77

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
01/12/2022	Buyer: KIZER CHASE ALAN & KRISTIN MICHELLE Seller: STALLARD ANTHONY W & JENNIFER	27 WARRANTY DEED	\$200,000.00	Y	1
10/23/2017	Buyer: STALLARD ANTHONY W & JENNIFER Seller: FEDERAL NATION	666 WARRANTY DEED	\$0.00	N	1
09/15/2017	Buyer: FEDERAL NATION Seller: SWIGER THOMAS	587 SHERIFF'S DEED	\$0.00	N	1
Unknown	Buyer: SWIGER THOMAS Seller: * NOT ON FILE *	???	\$8,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.0700	Acres	0
SA-SMALL ACREAGE	0.0400	Acres	260
Total			32,260

DWELLING

Card 1					
Style	7-MH REAL PROPERTY	Family Rooms	0	Heating	Y
Stories	1.00	Dining Rooms	0	Cooling	Y
Rec Room Area	0	Year Built	1990	Grade	D
Finished Basement	0	Year Remodeled	2017	Fireplace Openings	0
Rooms	5	Full Baths	2	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	1,628
		Other Fixtures	0	Total Area	1,628
				Value	123,620

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	4 X 10	Length x Width (Optional)	40	0
1	126-POLE BARN	1990		A-AVERAGE	30 X 40	Length x Width (Optional)	1,200	10,120
							Total	10,120

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF (1 STORY FRAME)	1,372	First Floor	1,628	1,628
B	1SF/C (1 STORY FRAME / CRAWLSPACE)	256	Total	1,628	1,628
C	OFP (OPEN FRAME PORCH)	160			
D	OFP (OPEN FRAME PORCH)	160			
2	126-POLE BARN	1,200			
4	04-SHED	40			

4

2

