



Parcel: 47-1832102.006

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

**SUMMARY**

Deeded Name	WILLIAM ALLEN REHFUS II & CHRISTINE BENSMAN REHFUS		
Owner	REHFUS WILLIAM ALLEN II & REHFUS CHRISTINE BENSMAN 9365 STATE ROUTE 47 W SIDNEY OH 45365-8645	Taxpayer	REHFUS WM ALLEN II & CHRISTINE 9365 STATE ROUTE 47 W SIDNEY OH 45365-8645
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	R06 T08 S32 NW PT N1/2 NW QR 370-18-32-102-006
Location	5930 HARDIN WAPAKONETA RD SIDNEY OH 45365		
CD Year		Map Number	Routing Number
Acres	0.3200	Sold	12/18/2019 Sales Amount 74,000.00

VALUE

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

	Appraised	Assessed
Land	17,600	6,160
Improvement	97,340	34,070
Total	114,940	40,230
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
Taxable	114,940	40,230

CURRENT CHARGES

Full Rate	54.700000
Effective Rate	37.948712
Qualifying Rate	32.407572

	Prior	First	Second
Tax	0.00	698.14	698.14
Special	0.00	0.50	0.50
Total	0.00	698.64	698.64
Paid	0.00	698.64	0.00
Due	0.00	0.00	698.64

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/18/2019	Buyer: REHFUS WILLIAM ALLEN II & CHRISTINE BENSMAN REHFUS Seller: JONES NORMA J	953 SU	\$74,000.00	Y	2
12/18/2019	Buyer: JONES NORMA J Seller: JONES NORMAN T	705 CE	\$0.00	N	2
11/04/2019	Buyer: JONES NORMAN T Seller: JONES NORMAN &	622 AF	\$0.00	N	2
Unknown	Buyer: JONES NORMAN & Seller: * NOT ON FILE *	???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	0.3200	Acres	17,600
		Total	17,600

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	1930	Grade C-
Finished Basement	0	Year Remodeled		Fireplace Openings 0
Rooms	7	Full Baths	1	Fireplace Stacks 0
Bed Rooms	3	Half Baths	0	Living Area 1,800
		Other Fixtures	0	Total Area 2,190
				Value 92,020

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	1988		A-AVERAGE	24 X 20	Length x Width (Optional)	480	5,160
1	04-SHED	1930		A-AVERAGE	10 X 12	Length x Width (Optional)	120	0
1	04-SHED	1930		A-AVERAGE	10 X 16	Length x Width (Optional)	160	0
1	04-SHED	1930		P-POOR	10 X 24	Length x Width (Optional)	240	160
							Total	5,320

SKETCH

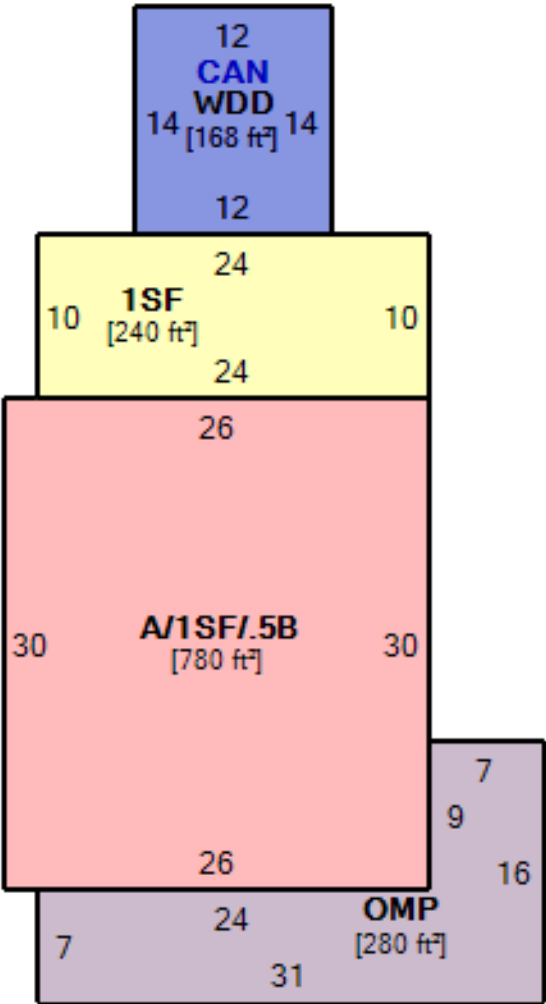
Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	A/1SF/.5B (ATTIC / 1 STORY FRAME / .5 BASEMENT)	780	First Floor	1,020	1,020
B	1SF (1 STORY FRAME)	240	Attic	780	780
C	CAN (CANOPY)	168	Basement	390	0
D	WDD (WOOD DECK)	168	Total	2,190	1,800
E	OMP (OPEN MASONRY PORCH)	280			
3	04-SHED	120			
4	04-SHED	160			
5	02F-DETACHED FRAME GARAGE	480			
6	04-SHED	240			

6

3

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