



Parcel: 47-1832200.012

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio



SUMMARY

Deeded Name	KORIE DEAL & TREVOR NICHOLAS		
Owner	DEAL KORIE & TREVOR NICHOLAS	Taxpayer	DEAL KORIE & TREVOR NICHOLAS
	373 LINDSEY RD		373 LINDSEY RD
	SIDNEY OH 45365-9550		SIDNEY OH 45365-9550
Tax District	47-TURTLE CREEK TWP HARDIN HOUSTON SD	Land Use	510-SINGLE FAMILY DWELLING
	LAD LFD		
School District	HARDIN-HOUSTON LSD	Subdivision	
Neighborhood	00890-TURTLE CREEK TWP-SCSD (HAD)		
Location	373 LINDSEY RD	Legal	R06 T08 S32 SE COR S PT E PT NE QR 370-18-32-200-012
	SIDNEY OH 45365		PLAT V22 P276
CD Year		Routing Number	
Acres	3.4500	Sales Amount	82,500.00
Map Number			
Sold			

VALUE

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

	Appraised	Assessed
Land	46,760	16,370
Improvement	78,080	27,330
Total	124,840	43,700
CAUV	N	0
Homestead	N	0
OOC	Y	106,260
Taxable	124,840	43,700

CURRENT CHARGES

Full Rate	54.700000
Effective Rate	37.948712
Qualifying Rate	32.407572

	Prior	First	Second
Tax	0.00	743.33	743.33
Special	0.00	0.50	0.50
Total	0.00	743.83	743.83
Paid	0.00	743.83	0.00
Due	0.00	0.00	743.83

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
03/01/2023	Buyer: DEAL KORIE & TREVOR NICHOLAS Seller: LEWIS DWIGHT T & CHRIS M	120	WARRANTY DEED	\$82,500.00	Y	1
06/23/2022	Buyer: LEWIS DWIGHT T & CHRIS M Seller: MOSES GEORGE G II	460	WARRANTY DEED	\$55,000.00	N	1
06/12/2017	Buyer: MOSES GEORGE G II Seller: MOSES GEORGE G	347	QUIT CLAIM	\$0.00	N	1
Unknown	Buyer: MOSES GEORGE G Seller: * NOT ON FILE *		???	\$0.00	N	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *		???	\$45,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1800	Acres	0
SA-SMALL ACREAGE	2.2700	Acres	14,760
Total			46,760

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	1940	Grade	D
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	6	Full Baths	2	Fireplace Stacks	0
Bed Rooms	4	Half Baths	0	Living Area	1,080
		Other Fixtures	0	Total Area	1,620
				Value	69,570

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	1964		A-AVERAGE	30 X 26	Length x Width (Optional)	780	4,690
1	33-POLE BUILDING	2005		A-AVERAGE	18 X 24	Length x Width (Optional)	432	3,820
							Total	8,510

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/.75B (1 STORY FRAME / .75 BASEMENT)	720	First Floor	1,080	1,080
B	OFP (OPEN FRAME PORCH)	108	Basement	540	0
C	1SF (1 STORY FRAME)	360	Total	1,620	1,080
D	WDD (WOOD DECK)	20			
2	02F-DETACHED FRAME GARAGE	780			
3	33-POLE BUILDING	432			

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