



Parcel: 47-1832300.004
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	CHRIS REHFUS & WILLIAM ALLEN REHFUS		
Owner	REHFUS CHRIS & WILLIAM ALLEN 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 SPT S1/2 SW QR EX&C 370-18-32- 300-004 PLAT V33 P192
Location	5034 HARDIN WAPAKONETA RD		
CD Year		Map Number	
Acres	2.3000	Sold	
		07/22/2019	
		Routing Number	
		Sales Amount	40,000.00

VALUE

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

	Appraised	Assessed
Land	39,800	13,930
Improvement	82,990	29,050
Total	122,790	42,980
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	122,790	42,980

CURRENT CHARGES

Full Rate	54.700000
Effective Rate	37.948712
Qualifying Rate	32.407572

	Prior	First	Second
Tax	0.00	745.91	745.91
Special	0.00	0.50	0.50
Total	0.00	746.41	746.41
Paid	0.00	746.41	0.00
Due	0.00	0.00	746.41

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties	
07/22/2019	Buyer: REHFUS CHRIS & WILLIAM ALLEN Seller: ADKINS LULA	508	WA	\$40,000.00	Y	2
11/08/2010	Buyer: ADKINS LULA Seller: ADKINS WAYNE C	573	AF	\$0.00	N	2
Unknown	Buyer: ADKINS WAYNE C Seller: * NOT ON FILE *	???	\$0.00	N	1	

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1000	Acres	0
SA-SMALL ACREAGE	1.2000	Acres	7,800
		Total	39,800

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	1920	Grade	C-
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	6	Full Baths	1	Fireplace Stacks	0
Bed Rooms	2	Half Baths	0	Living Area	1,116
		Other Fixtures	0	Total Area	1,972
				Value	81,100

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	1920		A-AVERAGE	8 X 6	Length x Width (Optional)	48	0
1	11-LEAN-TO	1920		F-FAIR	12 X 10	Length x Width (Optional)	120	200
1	11-LEAN-TO	1920		F-FAIR	22 X 6	Length x Width (Optional)	132	230
1	11-LEAN-TO	1920		F-FAIR	16 X 12	Length x Width (Optional)	192	330
1	11-LEAN-TO	1920		F-FAIR	16 X 20	Length x Width (Optional)	320	540
1	121-FLAT BARN	1920		F-FAIR	16 X 20	Length x Width (Optional)	320	590
							Total	1,890

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	A/1SF/B (ATTIC / 1 STORY FRAME / BASEMENT)	756	First Floor	1,116	1,116
B	1SF (1 STORY FRAME)	360	Attic	756	0
C	CVP (COVERED PATIO)	180	Basement	100	0
2	04-SHED	48	Total	1,972	1,116
3	11-LEAN-TO	192			
4	121-FLAT BARN	320			
5	11-LEAN-TO	320			
6	11-LEAN-TO	132			
7	11-LEAN-TO	120			

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7 5

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