



Parcel: 44-1905400.026
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	SHERRY E GUNTHER	Taxpayer	GUINThER SHERRY E
Owner	GUINThER SHERRY E 10322 LOCHARD RD SIDNEY OH 45365-7226		10322 LOCHARD RD SIDNEY OH 45365-7226
Tax District	44-SALEM TWP SIDNEY SD PPS PJFD	Land Use	510-SINGLE FAMILY DWELLING
School District	SIDNEY CSD	Subdivision	
Neighborhood	00705-SALEM TWP-SIDNEY CSD	Legal	R07 T01 S05 PT E 1/2 SE QR RUSSELL SURVEY PLAT V34 P60
Location	10322 LOCHARD RD SIDNEY OH 45365		
CD Year		Routing Number	
Acres	5.8830	Sales Amount	0.00
Map Number			
Sold			

VALUE

District	44-SALEM TWP SIDNEY SD PPS PJFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	61,690	21,590	
Improvement	118,070	41,320	
Total	179,760	62,910	
CAUV	N	0	0
Homestead	N	0	0
OOCC	Y	140,220	49,080
Taxable		179,760	62,910

CURRENT CHARGES

Full Rate	66.300000		
Effective Rate	41.617492		
Qualifying Rate	37.281487		
	Prior	First	Second
Tax	0.00	1,168.93	1,168.93
Special	0.00	0.50	0.50
Total	0.00	1,169.43	1,169.43
Paid	0.00	1,169.43	1,169.43
Due	0.00	0.00	0.00

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
06/12/2023	Buyer: GUINThER SHERRY E Seller: GUINThER SHERRY E	TRANSFER ON DEATH	\$0.00	N	1
05/22/2023	Buyer: GUINThER SHERRY E Seller: RUSSELL GARY W & TOVE V	303 WARRANTY DEED	\$12,997.81	N	2

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1410	Acres	0
SA-SMALL ACREAGE	4.7420	Acres	29,690
Total			61,690

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	1900	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	1,516
		Other Fixtures	0	Total Area	2,412
				Value	108,220

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	4 X 6	Length x Width (Optional)	24	0
1	04-SHED	OLD		A-AVERAGE	8 X 10	Length x Width (Optional)	80	0
1	04-SHED	OLD		A-AVERAGE	8 X 10	Length x Width (Optional)	80	0
1	04-SHED	2020		A-AVERAGE	16 X 10	Length x Width (Optional)	160	1,240
1	126-POLE BARN	1996		A-AVERAGE	24 X 48	Length x Width (Optional)	1,152	7,370
1	48-PAVING	2020		A-AVERAGE	20 X 20	Length x Width (Optional)	400	1,240
							Total	9,850

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	A/1SF (ATTIC / 1 STORY FRAME)	896	First Floor	1,516	1,516
B	1SF (1 STORY FRAME)	280	Attic	896	0
C	1SF (1 STORY FRAME)	340	Total	2,412	1,516
D	OFP (OPEN FRAME PORCH)	120			
E	WDD (WOOD DECK)	372			
F	OFP (OPEN FRAME PORCH)	544			
3	126-POLE BARN	1,152			
4	04-SHED	24			
5	04-SHED	80			
6	04-SHED	80			
7	04-SHED	160			
8	48-PAVING	400			

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6

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