



Parcel: 13-1906351.011
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	SEAN RANK & TIFFANY RANK			Taxpayer	RANK SEAN & TIFFANY		
Owner	RANK SEAN & TIFFANY 311 S MAIN AVE SIDNEY OH 45365-3027				311 S MAIN AVE SIDNEY OH 45365-3027		
Tax District	13-FRANKLIN TWP ANNA SD AAD AFD			Land Use	510-SINGLE FAMILY DWELLING		
School District	ANNA LSD			Subdivision			
Neighborhood	00890-TURTLE CREEK TWP-SCSD (HAD)			Legal	R07 T01 S06 S1/4 SW QR EX ETC PARCEL 2 10040 THOMPSON SCHIFF PROPERTY LLC SURVEY NO 2 PLAT V36 P84		
Location	10040 THOMPSON SCHIFF RD SIDNEY OH 45365						
CD Year		Map Number			Routing Number		
Acres	2.6710	Sold		06/20/2024	Sales Amount	34,271.21	

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD
Land Use	510-SINGLE FAMILY DWELLING

	Appraised	Assessed
Land	41,140	14,400
Improvement	15,090	5,280
Total	56,230	19,680
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	56,230	19,680

CURRENT CHARGES

Full Rate	50.550000
Effective Rate	32.157415
Qualifying Rate	30.019596

	Prior	First	Second
Tax	0.00	286.91	286.91
Special	0.00	2.37	2.37
Total	0.00	289.28	289.28
Paid	0.00	289.28	0.00
Due	0.00	0.00	289.28

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	3.74
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties	
06/20/2024	Buyer: RANK SEAN & TIFFANY Seller: 10040 THOMPSON SCHIFF PROPERTY LLC	450	WARRANTY DEED	\$34,271.21	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.2650	Acres	0
SA-SMALL ACREAGE	1.4060	Acres	9,140
Total			41,140

DWELLING

Card 1							
Style	1-CONVENTIONAL	Family Rooms	0	Heating			Y
Stories	1.50	Dining Rooms	0	Cooling			N
Rec Room Area	0	Year Built	1900	Grade			D
Finished Basement	0	Year Remodeled		Fireplace Openings			0
Rooms	7	Full Baths	1	Fireplace Stacks			0
Bed Rooms	4	Half Baths	0	Living Area			1,969
		Other Fixtures	0	Total Area			2,161
				Value			15,090

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	1900		A-AVERAGE	12 X 12	Length x Width (Optional)	144	0
1	33-POLE BUILDING	2024		A-AVERAGE	50 X 64	Length x Width (Optional)	3,200	0
Total								0

SKETCH

Card 1					
ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1.5SF/.25B (1.5 STORY FRAME / .25 BASEMENT)	768	First Floor	1,201	1,201
B	EFP (ENCLOSED FRAME PORCH)	228	1/2 Upper Floor	768	768
C	1SF (1 STORY FRAME)	433	Basement	192	0
D	STP (STOOP)	100	Total	2,161	1,969
3	04-SHED	144			
4	33-POLE BUILDING	3,200			

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