



Parcel: 01-1826101.006
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	A & B BELL ENTERPRISES LLC		
Owner	A & B BELL ENTERPRISES LLC	Taxpayer	A & B BELL ENTERPRISES LLC
	1445 N VANDEMARK RD		1445 N VANDEMARK RD
	SIDNEY OH 45365-3547		SIDNEY OH 45365-3547
Tax District	01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD	Land Use	480-COMMERCIAL WAREHOUSES
School District	SIDNEY CSD	Subdivision	
Neighborhood	07025-ICE - SIDNEY CORP - NORTHWEST WAREHOUSE DISTRICT		
Location	1445 VANDEMARK RD SIDNEY OH 45365	Legal	R06 T08 S26 TRACT B OF SCOTT PLAT & BEING PT OF NW QR CITY OF SIDNEY 020-18-26-101-006 PLAT V27 P107
CD Year		Map Number	Routing Number
Acres	0.9500	Sold	05/27/2021
			Sales Amount
			250,000.00

VALUE

District	01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD
Land Use	480-COMMERCIAL WAREHOUSES

	Appraised	Assessed
Land	57,000	19,950
Improvement	143,660	50,280
Total	200,660	70,230
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	200,660	70,230

CURRENT CHARGES

Full Rate	61.400000
Effective Rate	44.244129
Qualifying Rate	42.442636

	Prior	First	Second
Tax	0.00	1,553.62	1,553.62
Special	0.00	21.29	21.29
Total	0.00	1,574.91	1,574.91
Paid	0.00	1,574.91	1,574.91
Due	0.00	0.00	0.00

FUTURE CHARGES

Type	Description	Amount
Special Assessments	081 SIDNEY LIGHTING-01-16	41.58
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties	
05/27/2021	Buyer: A & B BELL ENTERPRISES LLC Seller: SIDNEY CLASSICS LTD	419	WARRANTY DEED	\$250,000.00	Y	1
12/29/1997	Buyer: SIDNEY CLASSICS LTD Seller: SCOTT RICHARD	763	WA	\$0.00	N	3
08/26/1996	Buyer: SCOTT RICHARD Seller: * NOT ON FILE *	836	WARRANTY DEED	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
PS-PRIMARY SITE	0.9500	Acres	57,000
		Total	57,000

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	480.001-DIST WHSE	1998		A-AVERAGE	60 X 86	Length x Width (Optional)	5,160	143,660
1	900.002-TW	1998		A-AVERAGE	50 X 13	Length x Width (Optional)	650	0
1	901.001-PAV-ASPH	1998		A-AVERAGE		Length x Width (Optional)	5,500	0
1	901.015-CAN	1998		A-AVERAGE	6 X 20	Length x Width (Optional)	120	0
						Total		143,660

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
2	480.001-DIST WHSE	5,160	Total	0	0
3	900.002-TW	650			
4	901.015-CAN	120			
5	901.001-PAV-ASPH	5,500			

