Parcel: 01-1834126.003
AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

Year: 2024

SUMMARY

Deeded Name	HELMS DEVELOPMENT LLC		
Owner	HELMS DEVELOPMENT LLC 211 S LESTER AVE SIDNEY OH 45365-7058	Taxpayer	HELMS DEVELOPMENT LLC 211 S LESTER AVE SIDNEY OH 45365-7058
Tax District	01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD	Land Use	340-MANUFACTURING AND ASSEMBLY, LIGHT
School District	SIDNEY CSD	Subdivision	
Neighborhood	07018-ICE - SIDNEY CORP - WEST WAREHOUSE DISTRICT		
Location	211 S LESTER AVE SIDNEY OH 45365	Legal	R06 T08 S34 LOT 6872 SIDNEY CLASSIC SUB CITY OF SIDNEY 020-18-34-126-003 PLAT V31 P69

CD Year		Map Number		Routing Number	
Acres	4.8450	Sold	03/30/2021	Sales Amount	160,000.00

VALUE

District: 01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD

Land Use: 340-MANUFACTURING AND ASSEMBLY, LIGHT

		Appraised	Assessed
Land		303,560	106,250
Improvement		1,209,330	423,270
Total		1,512,890	529,520
CAUV	N	0	0
Homestead	N	0	0
OOC	N	0	0
Taxable		1,512,890	529,520

CURRENT CHARGES

Full Rate	61.400000
Effective Rate	44.244129
Qualifying Rate	42.442636

	Prior	First	Second
Tax	0.00	11,714.08	11,714.08
Special	0.00	29.38	29.38
Total	0.00	11,743.46	11,743.46
Paid	0.00	11,743.46	0.00
Due	0.00	0.00	11,743.46

FUTURE CHARGES

Type	Description	Amount
Special Assessments	081 SIDNEY LIGHTING-01-16	38.10
Special Assessments	449 STURM DITCH (RR-67)	19.66
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
03/30/2021	Buyer: HELMS DEVELOPMENT LLC Seller: RELIABLE FILTER SYSTEMS LLC	235	WARRANTY DEED	$160,000.00	Y	1
01/19/2017	Buyer: RELIABLE FILTER SYSTEMS LLC Seller: SIDNEY CLASSIC	46	WARRANTY DEED	$140,000.00	Y	1
12/08/2004	Buyer: SIDNEY CLASSIC Seller: * NOT ON FILE *		WARRANTY DEED	$0.00	N	1

LAND

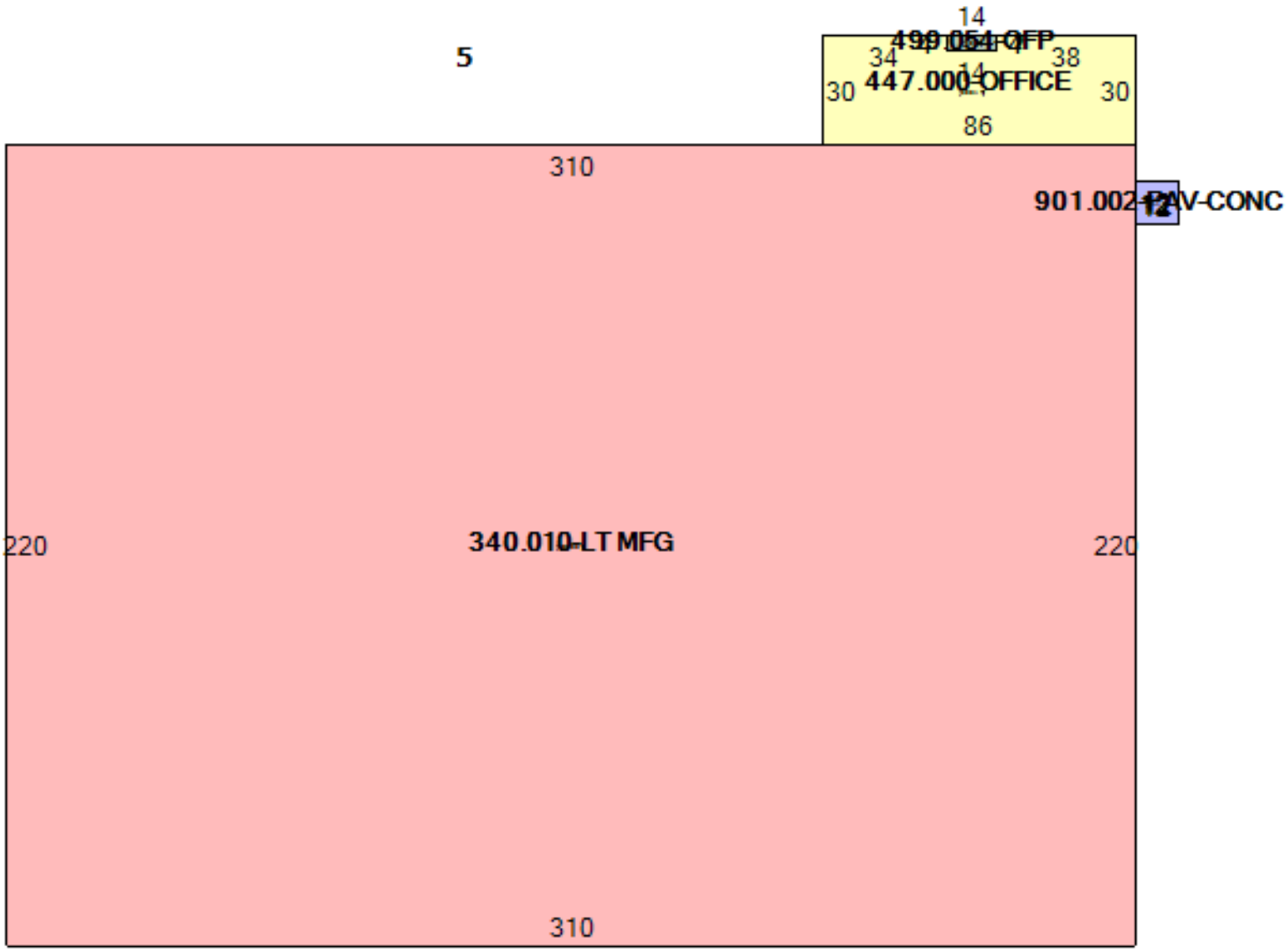
Type	Dimensions	Description	Value
PS-PRIMARY SITE	3.2500	Acres	243,750
SS-SECONDARY SITE	1.5950	Acres	59,810
		Total	303,560

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	340.010-LT MFG	2022		A-AVERAGE	310 X 220	Length x Width (Optional)	68,200	1,104,830
1	447.000-OFFICE	2022		A-AVERAGE		Length x Width (Optional)	2,524	104,500
1	499.054-OFP	2022		A-AVERAGE	4 X 14	Length x Width (Optional)	56	0
1	901.001-PAV-ASPH	2022		A-AVERAGE		Length x Width (Optional)	36,000	0
1	901.002-PAV-CONC	2022		A-AVERAGE	12 X 12	Length x Width (Optional)	144	0
							Total	1,209,330

Last Updated: 04/26/2025 10:00:27 PM

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
1	340.010-LT MFG	68,200	Total	0	0
2	447.000-OFFICE	2,524			
3	499.054-OFP	56			
4	901.002-PAV-CONC	144			
5	901.001-PAV-ASPH	36,000