



Parcel: 01-1834127.017
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	SWAIN HOLDINGS LLC	Taxpayer	SWAIN HOLDINGS LLC
Owner	SWAIN HOLDINGS LLC 171 SAPPHIRE DR DAYTON OH 45458-4985		171 SAPPHIRE DR DAYTON OH 45458-4985
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	210 S LESTER AVE SIDNEY OH 45365	Legal	R06 T08 S34 LOT 6871 SIDNEY CLASSIC SUB CITY OF SIDNEY 020-18-34-127-017 PLAT V31 P69
CD Year		Routing Number	
Acres	4.8280	Sales Amount	1,200,000.00
Map Number	Sold		

VALUE

District	01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD		
Land Use	340-MANUFACTURING AND ASSEMBLY, LIGHT		
	Appraised	Assessed	
Land	133,710	46,800	
Improvement	353,280	123,650	
Total	486,990	170,450	
CAUV	N	0	0
Homestead	N	0	0
OOC	N	0	0
Taxable		486,990	170,450

CURRENT CHARGES

Full Rate	61.400000		
Effective Rate	44.244129		
Qualifying Rate	42.442636		
	Prior	First	Second
Tax	0.00	3,770.74	3,770.74
Special	0.00	27.56	27.56
Total	0.00	3,798.30	3,798.30
Paid	0.00	3,798.30	0.00
Due	0.00	0.00	3,798.30

FUTURE CHARGES

Type	Description	Amount
Special Assessments	081 SIDNEY LIGHTING-01-16	38.10
Special Assessments	449 STURM DITCH (RR-67)	16.02
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/18/2024	Buyer: SWAIN HOLDINGS LLC Seller: EAF HOLDINGS LTD	986	WARRANTY DEED	\$1,200,000.00	Y	1
09/25/2017	Buyer: EAF HOLDINGS LTD Seller: BERTSCH JOHN L	772	WARRANTY DEED	\$170,000.00	Y	1
06/18/2014	Buyer: BERTSCH JOHN L Seller: SIDNEY CLASSIC	406	WARRANTY DEED	\$186,792.00	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	1.0000	Acres	75,000
RS-RESERVE	2.8280	Acres	21,210
SS-SECONDARY SITE	1.0000	Acres	37,500
		Total	133,710

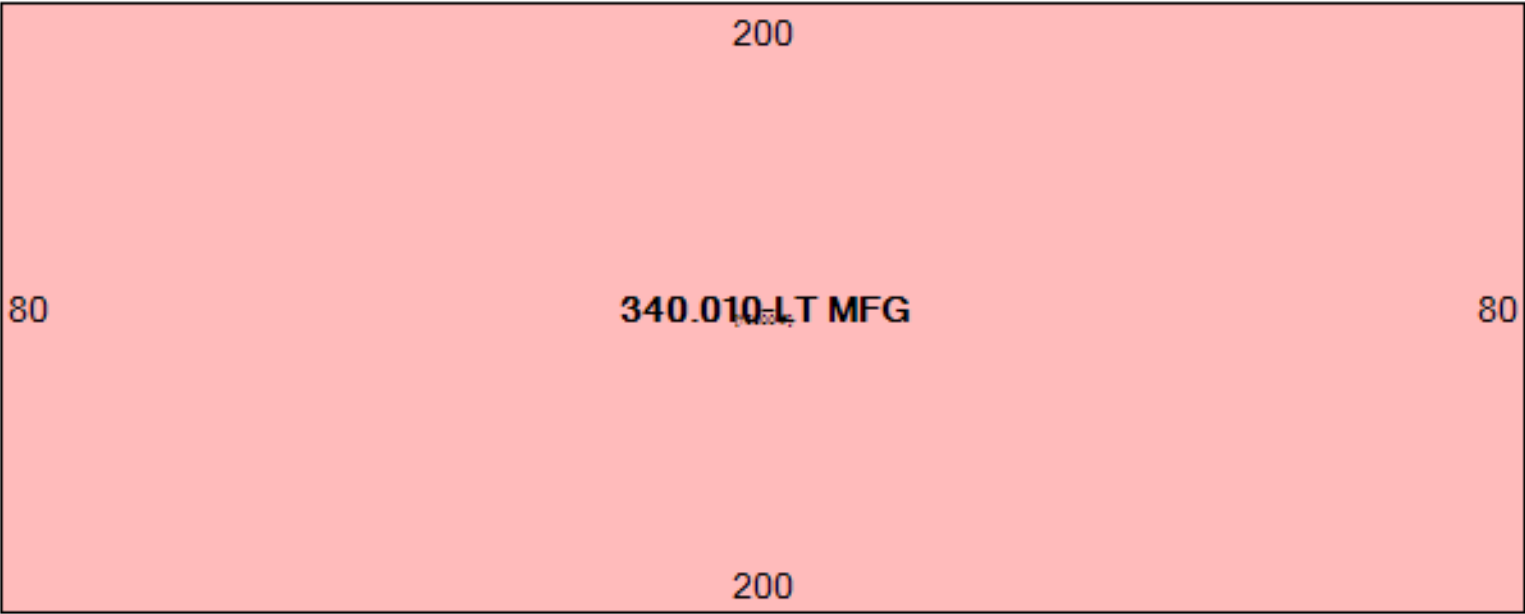
OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	340.010-LT MFG	2018		G-GOOD	80 X 200	Length x Width (Optional)	16,000	353,280
1	901.001-PAV-ASPH	2018		A-AVERAGE		Length x Width (Optional)	16,000	0
						Total		353,280

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
2	340.010-LT MFG	16,000	Total	0	0
3	901.001-PAV-ASPH	16,000			



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