



Parcel: 01-1834151.003
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	BBS CHARITIES LLC	Taxpayer	BBS CHARITIES LLC
Owner	BBS CHARITIES LLC PO BOX 4687 SIDNEY OH 45365-4687		PO BOX 4687 SIDNEY OH 45365-4687
Tax District	01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD	Land Use	320-FOUNDRIES AND HEAVY MANUFACTURING PLANTS
School District	SIDNEY CSD	Subdivision	
Neighborhood	07018-ICE - SIDNEY CORP - WEST WAREHOUSE DISTRICT	Legal	R06 T08 S34 LOT 6489 OF STOLLE CORP REPLAT & BEING PT OF SW QR CITY OF SIDNEY 020-18-34-151-003 PLAT V30 P116
Location	402 S KUTHER RD SIDNEY OH 45365		
CD Year		Routing Number	
Acres	27.0240	Sales Amount	6,100,000.00
Map Number	Sold		

VALUE

District	01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD		
	SFD		
Land Use	Multiple		
	Appraised	Assessed	
Land	741,380	259,480	
Improvement	2,711,750	949,110	
Total	3,453,130	1,208,590	
CAUV	N	0	0
Homestead	N	0	0
OOC	N	0	0
Taxable	3,453,130	1,208,590	

CURRENT CHARGES

Full Rate	61.400000		
Effective Rate	--		
Qualifying Rate	--		
	Prior	First	Second
Tax	0.00	26,736.51	26,736.51
Special	0.00	31.36	31.35
Total	0.00	26,767.87	26,767.86
Paid	0.00	26,767.87	0.00
Due	0.00	0.00	26,767.86

FUTURE CHARGES

Type	Description	Amount
Special Assessments	449 STURM DITCH (RR-67)	61.71
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
06/21/2022	Buyer: BBS CHARITIES LLC Seller: SIDNEY LL INVESTMENTS LLC	448 WARRANTY DEED	\$6,100,000.00	Y	1
12/15/2021	Buyer: SIDNEY LL INVESTMENTS LLC Seller: BENSAR PROPERTIES LTD	810 WARRANTY DEED	\$0.00	N	5
11/13/2007	Buyer: BENSAR PROPERTIES LTD Seller: COLE CHARLES M	926 FIDUCIARY	\$750,000.00	Y	1
12/24/2003	Buyer: COLE CHARLES M Seller: STOLLE CORP	1218 WARRANTY DEED	\$139,733.00	Y	1
Unknown	Buyer: STOLLE CORP Seller: * NOT ON FILE *	???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
PS-PRIMARY SITE	5.5500	Acres	416,250
RD-ROAD	1.6040	Acres	0
RS-RESERVE	14.0000	Acres	105,000
SS-SECONDARY SITE	5.8700	Acres	220,130
		Total	741,380

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	340.010-LT MFG	2008		G-GOOD	285 X 401	Length x Width (Optional)	114,285	2,418,270
1	447.000-OFFICE	2008		G-GOOD	40 X 145	Length x Width (Optional)	5,800	293,480
1	901.001-PAV-ASPH	2008		A-AVERAGE		Length x Width (Optional)	107,070	0
1	901.015-CAN	2008		A-AVERAGE	6 X 30	Length x Width (Optional)	180	0
1	901.015-CAN	2009		A-AVERAGE	28 X 30	Length x Width (Optional)	840	0
							Total	2,711,750

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
2	340.010-LT MFG	114,285	Total	0	0
3	447.000-OFFICE	5,800			
7	901.015-CAN	840			
8	901.015-CAN	180			
9	901.001-PAV-ASPH	107,070			

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