



Parcel: 01-1834176.002

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio



SUMMARY

Deeded Name	4K2M OHIO LLC	Taxpayer	4K2M OHIO LLC
Owner	4K2M OHIO LLC PO BOX 7809 CHARLOTTE NC 28241-7809		PO BOX 7809 CHARLOTTE NC 28241-7809
Tax District	01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD	Land Use	480-COMMERCIAL WAREHOUSES
School District	SIDNEY CSD	Subdivision	
Neighborhood	07018-ICE - SIDNEY CORP - WEST WAREHOUSE DISTRICT		
Location	2580 ROSS ST SIDNEY OH 45365	Legal	R06 T08 S34 LOT 5206 CAMPBELL RD IND PARK CITY OF SIDNEY 020-18-34-176-002 PLAT V21 P69
CD Year		Routing Number	
Acres	3.0190	Sales Amount	400,000.00
Map Number			
Sold			

VALUE

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

	Appraised	Assessed
Land	197,590	69,160
Improvement	950,710	332,750
Total	1,148,300	401,910
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
Taxable	1,148,300	401,910

CURRENT CHARGES

Full Rate	61.400000		
Effective Rate	44.244129		
Qualifying Rate	42.442636		
	Prior	First	Second
Tax	0.00	8,891.08	8,891.08
Special	0.00	55.42	55.42
Total	0.00	8,946.50	8,946.50
Paid	0.00	8,946.50	8,946.50
Due	0.00	0.00	0.00

FUTURE CHARGES

Type	Description	Amount
Special Assessments	081 SIDNEY LIGHTING-01-16	109.84
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties	
04/02/2007	Buyer: 4K2M OHIO LLC Seller: BAMAL FASTENER	230	WARRANTY DEED	\$400,000.00	Y	1
Unknown	Buyer: BAMAL FASTENER Seller: * NOT ON FILE *	???	\$75,475.00	Y		1

LAND

Type	Dimensions	Description	Value
PS-PRIMARY SITE	2.2500	Acres	168,750
SS-SECONDARY SITE	0.7690	Acres	28,840
		Total	197,590

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	447.000-OFFICE	2003		A-AVERAGE		Length x Width (Optional)	1,102	50,910
1	480.002-STG WHSE	1989		A-AVERAGE	120 X 128	Length x Width (Optional)	15,360	254,360
1	480.002-STG WHSE	2007		A-AVERAGE		Length x Width (Optional)	32,256	645,440
1	900.002-TW	1989		A-AVERAGE	60 X 28	Length x Width (Optional)	1,680	0
1	901.001-PAV-ASPH	1989		A-AVERAGE		Length x Width (Optional)	13,500	0
						Total		950,710

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
2	480.002-STG WHSE	15,360	Total	0	0
3	447.000-OFFICE	1,102			
4	480.002-STG WHSE	32,256			
5	900.002-TW	1,680			
6	901.001-PAV-ASPH	13,500			

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