



Parcel: 01-1834176.003

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	SIDNEY LL INVESTMENTS LLC	Taxpayer	SIDNEY LL INVESTMENTS LLC
Owner	SIDNEY LL INVESTMENTS LLC 11129 KENWOOD RD BLUE ASH OH 45242-1817		11129 KENWOOD RD BLUE ASH OH 45242-1817
Tax District	01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD	Land Use	350-INDUSTRIAL WAREHOUSES
School District	SIDNEY CSD	Subdivision	
Neighborhood	07018-ICE - SIDNEY CORP - WEST WAREHOUSE DISTRICT		
Location	2490 ROSS ST SIDNEY OH 45365	Legal	R06 T08 S34 LOT 5205 CAMPBELL RD IND PARK CITY OF SIDNEY 020-18-34-176-003 PLAT V21 P69
CD Year		Routing Number	
Acres	5.7720	Sales Amount	0.00
Map Number			
Sold			

VALUE

District	01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD
Land Use	350-INDUSTRIAL WAREHOUSES

	Appraised	Assessed
Land	361,200	126,420
Improvement	1,043,260	365,140
Total	1,404,460	491,560
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	1,404,460	491,560

CURRENT CHARGES

Full Rate	61.400000		
Effective Rate	44.244129		
Qualifying Rate	42.442636		
	Prior	First	Second
Tax	0.00	10,874.34	10,874.34
Special	0.00	104.55	104.55
Total	0.00	10,978.89	10,978.89
Paid	0.00	10,978.89	0.00
Due	0.00	0.00	10,978.89

FUTURE CHARGES

Type	Description	Amount
Special Assessments	081 SIDNEY LIGHTING-01-16	208.10
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties	
12/15/2021	Buyer: SIDNEY LL INVESTMENTS LLC Seller: BENSAR PROPERTIES LTD	810	WARRANTY DEED	\$0.00	N	5
01/24/1991	Buyer: BENSAR PROPERTIES LTD Seller: * NOT ON FILE *	33	???	\$158,730.00	Y	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *		???	\$158,730.00	Y	1

LAND

Type	Dimensions	Description	Value
PS-PRIMARY SITE	3.8600	Acres	289,500
SS-SECONDARY SITE	1.9120	Acres	71,700
		Total	361,200

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	340.010-LT MFG	1991		A-AVERAGE	300 X 140	Length x Width (Optional)	42,000	521,630
1	340.010-LT MFG	1991		A-AVERAGE	300 X 140	Length x Width (Optional)	42,000	521,630
1	900.002-TW	1991		A-AVERAGE	50 X 27	Length x Width (Optional)	1,350	0
1	900.002-TW	1991		A-AVERAGE	50 X 27	Length x Width (Optional)	1,350	0
1	900.002-TW	1991		A-AVERAGE	50 X 27	Length x Width (Optional)	1,350	0
1	900.002-TW	1991		A-AVERAGE	50 X 27	Length x Width (Optional)	1,350	0
1	901.001-PAV-ASPH	1991		A-AVERAGE		Length x Width (Optional)	50,000	0
1	901.023-CARPORT	2010		A-AVERAGE	16 X 10	Length x Width (Optional)	160	0
							Total	1,043,260

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
1	340.010-LT MFG	42,000	Total	0	0
2	340.010-LT MFG	42,000			
3	900.002-TW	1,350			
4	900.002-TW	1,350			
5	900.002-TW	1,350			
6	900.002-TW	1,350			
7	901.001-PAV-ASPH	50,000			
8	901.023-CARPORT	160			

