



Parcel: 01-1834177.007  
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<br>PO BOX 4687<br>SIDNEY OH 45365-4687 |                | PO BOX 4687<br>SIDNEY OH 45365-4687                                                  |
| 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        | 2640 CAMPBELL RD<br>SIDNEY OH 45365                      | Legal          | LOT 6053 CAMPBELL ROAD IND PARK CITY OF<br>SIDNEY 020-18-34-177-007<br>PLAT V24 P120 |
| CD Year         |                                                          | Routing Number |                                                                                      |
| Acres           | 8.1140                                                   | Sales Amount   | 2,198,400.00                                                                         |
| Map Number      |                                                          |                |                                                                                      |
| Sold            |                                                          |                |                                                                                      |

## VALUE

|             |                                              |          |
|-------------|----------------------------------------------|----------|
| District    | 01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD |          |
| Land Use    | Multiple                                     |          |
|             | Appraised                                    | Assessed |
| Land        | 548,030                                      | 191,810  |
| Improvement | 2,120,670                                    | 742,230  |
| Total       | 2,668,700                                    | 934,040  |
| CAUV        | N                                            | 0        |
| Homestead   | N                                            | 0        |
| OOC         | N                                            | 0        |
| Taxable     | 2,668,700                                    | 934,040  |

## CURRENT CHARGES

|                 |           |           |           |
|-----------------|-----------|-----------|-----------|
| Full Rate       | 61.400000 |           |           |
| Effective Rate  | --        |           |           |
| Qualifying Rate | --        |           |           |
|                 | Prior     | First     | Second    |
| Tax             | 0.00      | 15,306.32 | 15,306.32 |
| Special         | 0.00      | 37.45     | 37.45     |
| Total           | 0.00      | 15,343.77 | 15,343.77 |
| Paid            | 0.00      | 15,343.77 | 0.00      |
| Due             | 0.00      | 0.00      | 15,343.77 |

## FUTURE CHARGES

|                     |                            |        |
|---------------------|----------------------------|--------|
| Type                | Description                | Amount |
| Special Assessments | 081 SIDNEY LIGHTING-01-16  | 73.90  |
| Special Assessments | 464 MIAMI CONSERVANCY DIST | 1.00   |

## TRANSFER HISTORY

| Date       | Conveyance                                         | Deed Type | Sales Amount  | Valid          | # of Properties |   |
|------------|----------------------------------------------------|-----------|---------------|----------------|-----------------|---|
| 11/13/2015 | Buyer: BBS CHARITIES LLC<br>Seller: CLINTON REALTY | 786       | WARRANTY DEED | \$2,198,400.00 | Y               | 1 |
| 12/20/1996 | Buyer: CLINTON REALTY<br>Seller: * NOT ON FILE *   | 654       | WARRANTY DEED | \$0.00         | N               | 1 |

## LAND

| Type              | Dimensions | Description | Value   |
|-------------------|------------|-------------|---------|
| PS-PRIMARY SITE   | 6.5000     | Acres       | 487,500 |
| SS-SECONDARY SITE | 1.6140     | Acres       | 60,530  |
|                   |            | Total       | 548,030 |

## OTHER IMPROVEMENT

| Card | Type             | Year Built | Year Remodeled | Condition | Dimensions | Description               | Size   | Value     |
|------|------------------|------------|----------------|-----------|------------|---------------------------|--------|-----------|
| 1    | 340.010-LT MFG   | 1995       |                | A-AVERAGE | 378 X 180  | Length x Width (Optional) | 68,040 | 881,790   |
| 1    | 340.010-MFG      | 1989       |                | A-AVERAGE | 252 X 180  | Length x Width (Optional) | 45,360 | 547,040   |
| 1    | 350.000-IND WHSE | 2020       |                | A-AVERAGE | 200 X 160  | Length x Width (Optional) | 32,000 | 691,840   |
| 1    | 901.001-PAV-ASPH | 1989       |                | A-AVERAGE |            | Length x Width (Optional) | 66,310 | 0         |
| 1    | 901.002-PAV-CONC | 1989       |                | A-AVERAGE |            | Length x Width (Optional) | 18,780 | 0         |
|      |                  |            |                |           |            | Total                     |        | 2,120,670 |

SKETCH

Card 1

| ID | Description      | Size   | Floor | Floor Area (ft²) | Living Area (ft²) |
|----|------------------|--------|-------|------------------|-------------------|
| 2  | 340.010-MFG      | 45,360 | Total | 0                | 0                 |
| 3  | 340.010-LT MFG   | 68,040 |       |                  |                   |
| 4  | 901.001-PAV-ASPH | 66,310 |       |                  |                   |
| 5  | 350.000-IND WHSE | 32,000 |       |                  |                   |
| 6  | 901.002-PAV-CONC | 18,780 |       |                  |                   |

