



Parcel: 01-1834177.008
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	2501 ROSS ST SIDNEY OH 45365	Legal	LOT 6077 BENSAR REPLAT CITY OF SIDNEY 020-18-34-177-008 PLAT V25 P157
CD Year		Routing Number	
Acres	9.3220	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	628,580	220,000
Improvement	2,757,140	965,000
Total	3,385,720	1,185,000
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	3,385,720	1,185,000

CURRENT CHARGES

Full Rate	61.400000		
Effective Rate	44.244129		
Qualifying Rate	42.442636		
	Prior	First	Second
Tax	0.00	26,214.66	26,214.66
Special	0.00	174.20	174.20
Total	0.00	26,388.86	26,388.86
Paid	0.00	26,388.86	0.00
Due	0.00	0.00	26,388.86

FUTURE CHARGES

Type	Description	Amount
Special Assessments	081 SIDNEY LIGHTING-01-16	347.40
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
Unknown	Buyer: BENSAR PROPERTIES LTD Seller: * NOT ON FILE *	???	\$0.00	Y	1	

LAND

Type	Dimensions	Description	Value
PS-PRIMARY SITE	7.4400	Acres	558,000
SS-SECONDARY SITE	1.8820	Acres	70,580
		Total	628,580

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	480.001-DIST WHSE	1996		A-AVERAGE	180 X 900	Length x Width (Optional)	162,000	2,757,140
1	901.001-PAV-ASPH	1996		A-AVERAGE		Length x Width (Optional)	57,400	0
						Total		2,757,140

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
2	480.001-DIST WHSE	162,000	Total	0	0
3	901.001-PAV-ASPH	57,400			



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