



Parcel: 01-1836134.011  
AMY L. BERNING  
Shelby County Auditor | Shelby County, Ohio

Year: 2024



## SUMMARY

|                 |                                                                 |             |                                                 |
|-----------------|-----------------------------------------------------------------|-------------|-------------------------------------------------|
| Deeded Name     | JEDIDIAH D LINNIMAN                                             | Taxpayer    | LINNIMAN JEDIDIAH D                             |
| Owner           | LINNIMAN JEDIDIAH D<br>109 N WALNUT AVE<br>SIDNEY OH 45365-2623 |             | 109 N WALNUT AVE<br>SIDNEY OH 45365-2623        |
| Tax District    | 01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD                    | Land Use    | 510-SINGLE FAMILY DWELLING                      |
| School District | SIDNEY CSD                                                      | Subdivision |                                                 |
| Neighborhood    | 00118-WILLIAMS TO NORTH ST - OAK TO MIAMI ZONE                  |             |                                                 |
| Location        | 109 N WALNUT AVE<br>SIDNEY OH 45365                             | Legal       | LOT 317 IN THE CITY OF SIDNEY 020-18-36-134-011 |
| CD Year         | 2021                                                            | Map Number  | Routing Number                                  |
| Acres           | 0.0000                                                          | Sold        | 11/16/2020 Sales Amount 40,000.00               |

## VALUE

|          |                                              |
|----------|----------------------------------------------|
| District | 01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD |
| Land Use | 510-SINGLE FAMILY DWELLING                   |

|             | Appraised | Assessed |
|-------------|-----------|----------|
| Land        | 27,490    | 9,620    |
| Improvement | 12,380    | 4,330    |
| Total       | 39,870    | 13,950   |
| CAUV        | N 0       | 0        |
| Homestead   | N 0       | 0        |
| OOC         | Y 39,870  | 13,950   |
| Taxable     | 39,870    | 13,950   |

## CURRENT CHARGES

|                 |           |          |          |
|-----------------|-----------|----------|----------|
| Full Rate       | 61.400000 |          |          |
| Effective Rate  | 39.334104 |          |          |
| Qualifying Rate | 37.929675 |          |          |
|                 |           |          |          |
|                 | Prior     | First    | Second   |
| Tax             | 2,551.11  | 241.30   | 241.30   |
| Special         | 1,092.75  | 207.48   | 14.79    |
| Penalty         | 268.16    | 0.00     | 0.00     |
| Total           | 3,912.02  | 448.78   | 256.09   |
| Paid            | 1,875.00  | 0.00     | 0.00     |
| Due             | 2,037.02  | 2,485.80 | 2,741.89 |

## FUTURE CHARGES

| Type                | Description                | Amount |
|---------------------|----------------------------|--------|
| Special Assessments | 081 SIDNEY LIGHTING-01-16  | 28.59  |
| Special Assessments | 464 MIAMI CONSERVANCY DIST | 1.00   |

## TRANSFER HISTORY

| Date       | Conveyance                                                                       | Deed Type         | Sales Amount | Valid | # of Properties |
|------------|----------------------------------------------------------------------------------|-------------------|--------------|-------|-----------------|
| 11/16/2020 | Buyer: LINNIMAN JEDIDIAH D<br>Seller: T & B THOMPSON REAL ESTATE INVESTMENTS LLC | 911 WARRANTY DEED | \$40,000.00  | Y     | 3               |
| 09/12/2017 | Buyer: T & B THOMPSON REAL ESTATE INVESTMENTS LLC<br>Seller: THOMPSON THOMA      | 577 W             | \$0.00       | N     | 29              |
| 02/27/2006 | Buyer: THOMPSON THOMA<br>Seller: CAREY EARL W I                                  | 133 WA            | \$50,000.00  | Y     | 3               |
| 04/12/1995 | Buyer: CAREY EARL W I<br>Seller: * NOT ON FILE *                                 | 216 ???           | \$0.00       | N     | 1               |
| Unknown    | Buyer: * NOT ON FILE *<br>Seller: * NOT ON FILE *                                | ??? \$52,500.00   | Y            | 1     |                 |

## LAND

| Type              | Dimensions         | Description                  | Value  |
|-------------------|--------------------|------------------------------|--------|
| FL-FRONT LOT (FF) | 83.0000 X 165.0000 | Effective - Frontage / Depth | 27,490 |
|                   |                    | Total                        | 27,490 |

## DWELLING

|                   |                |                |      |                      |
|-------------------|----------------|----------------|------|----------------------|
| Card 1            |                |                |      |                      |
| Style             | 1-CONVENTIONAL | Family Rooms   | 0    | Heating Y            |
| Stories           | 2.25           | Dining Rooms   | 0    | Cooling N            |
| Rec Room Area     | 0              | Year Built     | 1900 | Grade B+             |
| Finished Basement | 469            | Year Remodeled |      | Fireplace Openings 0 |
| Rooms             | 10             | Full Baths     | 6    | Fireplace Stacks 0   |
| Bed Rooms         | 12             | Half Baths     | 0    | Living Area 4,760    |
|                   |                | Other Fixtures | 0    | Total Area 8,294     |
|                   |                |                |      | Value 12,380         |

### SKETCH

Card 1

| ID | Description                                                | Size  | Floor            | Floor Area (ft²) | Living Area (ft²) |
|----|------------------------------------------------------------|-------|------------------|------------------|-------------------|
| A  | 0.25SB/2SB/B (0.25 STORY BRICK / 2 STORY BRICK / BASEMENT) | 1,780 | First Floor      | 2,224            | 2,224             |
|    |                                                            |       | Full Upper Floor | 2,066            | 2,066             |
| B  | 2SB/B (2 STORY BRICK / BASEMENT)                           | 70    | 1/4 Upper Floor  | 1,780            | 0                 |
| C  | 2SB/B (2 STORY BRICK / BASEMENT)                           | 216   | Basement         | 2,224            | 470               |
| D  | 1SB/B (1 STORY BRICK / BASEMENT)                           | 110   | Total            | 8,294            | 4,760             |
| E  | 1SB/B (1 STORY BRICK / BASEMENT)                           | 48    |                  |                  |                   |
| F  | OFP (OPEN FRAME PORCH)                                     | 456   |                  |                  |                   |
| G  | OFFPU/OFP (OPEN FRAME PORCH / OPEN FRAME PORCH)            | 132   |                  |                  |                   |

