



Parcel: 01-1836181.001
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	BRUCE M MONNIN		Taxpayer	MONNIN BRUCE M	
Owner	MONNIN BRUCE M 3900 SIMON RD RUSSIA OH 45363			3900 SIMON RD RUSSIA OH 45363	
Tax District	01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD		Land Use	520-TWO FAMILY DWELLING	
School District	SIDNEY CSD		Subdivision		
Neighborhood	00128-MICHIGAN ST TO FAIR RD - WAGNER TO WILKINSON ZONE				
Location	553 RAUTH ST SIDNEY OH 45365		Legal	LOT 1135 WHOLE 020-18-36-181-001	
CD Year	2024	Map Number		Routing Number	
Acres	0.0000	Sold	08/22/2006	Sales Amount	0.00

VALUE

District	01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD
Land Use	520-TWO FAMILY DWELLING

	Appraised	Assessed
Land	15,710	5,500
Improvement	58,470	20,460
Total	74,180	25,960
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
Taxable	74,180	25,960

CURRENT CHARGES

Full Rate	61.400000
Effective Rate	39.334104
Qualifying Rate	37.929675

	Prior	First	Second
Tax	465.47	461.31	461.31
Special	7.60	7.61	7.60
Penalty	61.19	46.92	0.00
Total	534.26	515.84	468.91
Paid	0.00	0.00	0.00
Due	534.26	1,050.10	1,519.01

FUTURE CHARGES

Type	Description	Amount
Special Assessments	081 SIDNEY LIGHTING-01-16	14.21
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
08/22/2006	Buyer: MONNIN BRUCE M Seller: MONNIN BRUCE M	534 QS	\$0.00	N	3
02/23/1996	Buyer: MONNIN BRUCE M Seller: * NOT ON FILE *	106 ???	\$0.00	N	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *	??? \$40,500.00		Y	1

LAND

Type	Dimensions	Description	Value
FL-FRONT LOT (FF)	42.0000 X 147.0000	Effective - Frontage / Depth	15,710
		Total	15,710

DWELLING

Card 1					
Style	1-CONVENTIONAL	Family Rooms	0	Heating	Y
Stories	2.00	Dining Rooms	0	Cooling	N
Rec Room Area	0	Year Built	1900	Grade	D+
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	7	Full Baths	2	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	1,432
		Other Fixtures	2	Total Area	2,024
				Value	58,470

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	8 X 8	Length x Width (Optional)	64	0
							Total	0

SKETCH

Card 1						
ID	Description	Size	Floor	Floor Area (ft²)		Living Area (ft²)
A	2SF/.5B (2 STORY FRAME / .5 BASEMENT)	560	First Floor	872		872
B	OFP (OPEN FRAME PORCH)	144	Full Upper Floor	560		560
C	EFP (ENCLOSED FRAME PORCH)	84	Attic	312		0
D	A/1SF (ATTIC / 1 STORY FRAME)	312	Basement	280		0
E	EFP (ENCLOSED FRAME PORCH)	119	Total	2,024		1,432
F	WDD (WOOD DECK)	48				
G	FLA (FLAGSTONE PATIO)	135				
2	04-SHED	64				

