



Parcel: 01-1836328.001
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	KAREN M POTTS			Taxpayer	POTTS KAREN M		
Owner	POTTS KAREN M 400 CHESTNUT AVE SIDNEY OH 45365				400 CHESTNUT AVE SIDNEY OH 45365		
Tax District	01-CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD			Land Use	510-SINGLE FAMILY DWELLING		
School District	SIDNEY CSD			Subdivision			
Neighborhood	00127-FAIR RD TO LINCOLN - CHASE TO WALNUT ZONE						
Location	400 CHESTNUT AVE SIDNEY OH 45365			Legal	LOT OL100 S1/2 PT W OF RR CITY OF SIDNEY 020-18-36-328-001		
CD Year		Map Number			Routing Number		
Acres	0.0000	Sold		05/26/2023	Sales Amount	280,000.00	

VALUE

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

	Appraised	Assessed
Land	35,710	12,500
Improvement	142,690	49,940
Total	178,400	62,440
CAUV	N	0
Homestead	N	0
OOC	Y	178,400
Taxable		178,400

CURRENT CHARGES

Full Rate	61.400000
Effective Rate	39.334104
Qualifying Rate	37.929675

	Prior	First	Second
Tax	0.00	1,079.99	1,079.99
Special	0.00	17.83	17.82
Total	0.00	1,097.82	1,097.81
Paid	0.00	1,097.82	1,097.81
Due	0.00	0.00	0.00

FUTURE CHARGES

Type	Description	Amount
Special Assessments	081 SIDNEY LIGHTING-01-16	34.65
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
05/26/2023	Buyer: POTTS KAREN M Seller: BLACK KENNETH R & MELINDA L	334 WARRANTY DEED	\$280,000.00	Y	2
03/26/2018	Buyer: BLACK KENNETH R & MELINDA L Seller: WARNER SAMUEL	199 WARRANTY DEED	\$148,000.00	Y	1
Unknown	Buyer: WARNER SAMUEL Seller: * NOT ON FILE *	???	\$81,500.00	Y	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *	???	\$85,000.00	Y	1

LAND

Type	Dimensions	Description	Value
FL-FRONT LOT (FF)	100.0000 X 270.0000	Effective - Frontage / Depth	35,710
		Total	35,710

DWELLING

Card 1					
Style	1-CONVENTIONAL	Family Rooms	0	Heating	Y
Stories	1.00	Dining Rooms	0	Cooling	Y
Rec Room Area	0	Year Built	1956	Grade	C
Finished Basement	1,416	Year Remodeled		Fireplace Openings	0
Rooms	5	Full Baths	1	Fireplace Stacks	0
Bed Rooms	3	Half Baths	1	Living Area	3,092
		Other Fixtures	0	Total Area	3,092
				Value	142,690

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2022		A-AVERAGE	10 X 16	Length x Width (Optional)	160	0
							Total	0

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	1,676	First Floor	1,676	1,676
B	GF (FRAME GARAGE)	576	Basement	1,416	1,416
C	PAT (PATIO)	112	Total	3,092	3,092
D	PAT (PATIO)	350			
E	PAV (PAVERS)	180			
F	RFX (ROOF EXTENSION)	112			
2	04-SHED	160			

