



# SHELBY COUNTY TREASURER

SHELBY COUNTY ANNEX  
129 E COURT ST  
SIDNEY OH 45365-3093

S & S PROPERTY INVESTMENTS LLC  
C/O COREY SHREVES  
9344 PASCO MONTRA RD  
SIDNEY OH 45365-7216

<b>TAX YEAR: 2024 1st Half</b>		<b>DUE DATE: 2/14/2025</b>	
PARCEL #: 01-1825301.004		BILL: 002363-0	
ACRES: 0.0000			
CLASSIFICATION: Residential			
TAX DISTRICT: CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD			
OWNER NAME: S & S PROPERTY INVESTMENTS LLC			
LEGAL DESCRIPTION: LOT 2458 HC LENOX ADDITION CITY OF SIDNEY 020-18-25-301-004			
PARCEL LOCATION: 999 N WAGNER AVE SIDNEY OH 45365			
<b>PARCEL VALUE</b>	<b>LAND</b>	<b>IMPROVEMENT</b>	<b>TOTAL</b>
100% VALUE	14,730	44,880	59,610
35% Value	5,160	15,710	20,870
<b>TAX RATES</b>			
GROSS TAX RATE (MILLS)			61.400000
REDUCTION FACTOR (%)			0.359379
<b>EFFECTIVE TAX RATE (MILLS)</b>			<b>39.334104</b>
NON-BUSINESS CREDIT FACTOR			0.096429
OWNER OCCUPANCY CREDIT FACTOR			0.024107

## SPECIAL ASSESSMENTS

PROJECT & DESCRIPTION	DELINQUENT	CURRENT
SIDNEY LIGHTING-01-16	17.88	7.54
TAX LIEN FEE	0.00	25.00
MIAMI CONSERVANCY DIST	1.19	0.50

## WHERE YOUR TAXES GO

COUNTY	20.66
SCHOOL	261.55
JVS	26.20
TOWNSHIP	0.94
CORPORATION	30.06
HEALTH DEPT	2.87
BOARD OF DD	23.72
HISTORICAL SOCIETY	1.79
MENTAL HEALTH	3.10

## CALCULATION OF TAXES

REAL ESTATE TAXES	640.70
TAX CREDIT (H.B. 920)	-230.25
NON-BUSINESS CREDIT	-39.56
<b>REAL ESTATE NET</b>	<b>370.89</b>
PRIOR DELINQUENT	785.92
PENALTY	78.60
INTEREST	23.05
<b>SPECIAL ASSESSMENTS</b>	
CURRENT CHARGES	33.04
PRIOR DELINQUENT	16.90
PENALTY	1.68
INTEREST	0.49
<b>1ST HALF BALANCE DUE</b>	<b>\$1,310.57</b>
<b>FULL YEAR BALANCE DUE</b>	<b>\$1,689.50</b>

If you need a stamped receipt, return entire bill with a self addressed stamped envelope. No receipt will be returned unless requested.  
Your Cancelled Check Is A Valid Receipt. Do not use staples or paper clips.

	Make Check Payable To:	TODD LOTZ SHELBY COUNTY TREASURER	Parcel Number 01-1825301.004		<b>BILL: 002363-0</b>
	<b>RETURN THIS PORTION WITH YOUR PAYMENT</b> Real Estate 1st Half 2024			DUE DATE	2/14/2025
Owner Name	S & S PROPERTY INVESTMENTS LLC	Mail Address	S & S PROPERTY INVESTMENTS LLC C/O COREY SHREVES 9344 PASCO MONTRA RD	1ST HALF BALANCE DUE	\$1,310.57
Parcel Location	999 N WAGNER AVE			FULL YEAR BALANCE DUE	\$1,689.50



CC	Cash	Check	M.O.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
For Treasurer's use only				

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