



# SHELBY COUNTY TREASURER

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

TODD & NIKKI RENTALS LLC  
317 ELIZABETH ST  
RUSSIA OH 45363

<b>TAX YEAR: 2024 1st Half</b>		<b>DUE DATE: 2/14/2025</b>	
PARCEL #: 01-1825403.013		BILL: 003019-7	
ACRES: 0.0000			
CLASSIFICATION: Residential			
TAX DISTRICT: CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD			
OWNER NAME: TODD AND NIKKI RENTALS LLC			
LEGAL DESCRIPTION: LOT OL23 W OF MAIN CT PT CITY OF SIDNEY 020-18-25-403-013			
PARCEL LOCATION: 733 N MAIN AVE SIDNEY OH 45365			
<b>PARCEL VALUE</b>	<b>LAND</b>	<b>IMPROVEMENT</b>	<b>TOTAL</b>
100% VALUE	9,180	8,540	17,720
35% Value	3,210	2,990	6,200
<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	12.34	5.20
TAX LIEN FEE	0.00	25.00
MIAMI CONSERVANCY DIST	1.19	0.50

## WHERE YOUR TAXES GO

COUNTY	6.14
SCHOOL	77.71
JVS	7.79
TOWNSHIP	0.28
CORPORATION	8.93
HEALTH DEPT	0.86
BOARD OF DD	7.05
HISTORICAL SOCIETY	0.54
MENTAL HEALTH	0.92

## CALCULATION OF TAXES

REAL ESTATE TAXES	190.35
TAX CREDIT (H.B. 920)	-68.39
NON-BUSINESS CREDIT	-11.74
<b>REAL ESTATE NET</b>	<b>110.22</b>
PRIOR DELINQUENT	664.74
PENALTY	66.48
INTEREST	19.50
<b>SPECIAL ASSESSMENTS</b>	
CURRENT CHARGES	30.70
PRIOR DELINQUENT	11.98
PENALTY	1.20
INTEREST	0.35
<b>1ST HALF BALANCE DUE</b>	<b>\$905.17</b>
<b>FULL YEAR BALANCE DUE</b>	<b>\$1,021.09</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 01-1825403.013		<b>BILL: 003019-7</b>
	<b>RETURN THIS PORTION WITH YOUR PAYMENT</b> Real Estate 1st Half 2024			DUE DATE	2/14/2025
Owner Name	TODD AND NIKKI RENTALS LLC	Mail Address	TODD & NIKKI RENTALS LLC 317 ELIZABETH ST RUSSIA OH 45363	1ST HALF BALANCE DUE	\$905.17
Parcel Location	733 N MAIN AVE			FULL YEAR BALANCE DUE	\$1,021.09



CC Cash Check M.O.

CC  
 Cash  
 Check  
 M.O.



For Treasurer's use only

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