



SHELBY COUNTY TREASURER

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

MAS PROPERTY VENTURES LLC
106 S WILKINSON AVE
SIDNEY OH 45365-2663

TAX YEAR: 2024 1st Half		DUE DATE: 2/14/2025	
PARCEL #: 01-1836132.012		BILL: 005616-8	
ACRES: 0.0000			
CLASSIFICATION: Residential			
TAX DISTRICT: CLINTON TWP SIDNEY CORP SIDNEY SD SAD SFD			
OWNER NAME: MAS PROPERTY VENTURES LLC			
LEGAL DESCRIPTION: LOT 693 WHOLE 020-18-36-132-012			
PARCEL LOCATION: 106 S WILKINSON AVE SIDNEY OH 45365			
PARCEL VALUE	LAND	IMPROVEMENT	TOTAL
100% VALUE	11,250	48,360	59,610
35% Value	3,940	16,930	20,870
TAX RATES			
GROSS TAX RATE (MILLS)			61.400000
REDUCTION FACTOR (%)			0.359379
EFFECTIVE TAX RATE (MILLS)			39.334104
NON-BUSINESS CREDIT FACTOR			0.096429
OWNER OCCUPANCY CREDIT FACTOR			0.024107

SPECIAL ASSESSMENTS

PROJECT & DESCRIPTION	DELINQUENT	CURRENT
SIDNEY LIGHTING-01-16	43.90	7.11
TAX LIEN FEE	0.00	25.00
MIAMI CONSERVANCY DIST	3.11	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
REAL ESTATE NET	370.89
PRIOR DELINQUENT	2030.75
PENALTY	77.26
INTEREST	125.11
SPECIAL ASSESSMENTS	
CURRENT CHARGES	32.61
PRIOR DELINQUENT	42.77
PENALTY	1.60
INTEREST	2.64
PAYMENTS	2220.90
1ST HALF BALANCE DUE	\$462.73
FULL YEAR BALANCE DUE	\$841.22

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 01-1836132.012		BILL: 005616-8
	RETURN THIS PORTION WITH YOUR PAYMENT Real Estate 1st Half 2024			DUE DATE	2/14/2025
Owner Name	MAS PROPERTY VENTURES LLC	Mail Address	MAS PROPERTY VENTURES LLC 106 S WILKINSON AVE SIDNEY OH 45365-2663	1ST HALF BALANCE DUE	\$462.73
Parcel Location	106 S WILKINSON AVE			FULL YEAR BALANCE DUE	\$841.22



CC Cash Check M.O.

For Treasurer's use only

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