

## Parcel Information

MAP#	MAP #19-19D
Parcel Number	01-19-19-229-004
Owner Name	CHAMBERLIN CHAD A
Location	1240 E HOEWISHER RD
Mailing Name	CHAMBERLIN CHAD A
Mailing Address	1240 E HOEWISHER RD SIDNEY OH 45365
FI Code	000
Legal Description	PLUM RIDGE DEVELOPMENT PHASE IV CITY OF SIDNEY 020-19-19-229-004
Lot Number	6022
Plat Reference	V24P121
School District	SIDNEY CSD
Tax District	01 - CLINTON TOWNSHIP SIDNEY CORP SSD
Range	
Tract	
Section	
Acres: As of tax lien date	0.4340
Year Built	1997
Property Type	Residential
Neighborhood Code	102
Land Use Code	510
Land Use	Single family dwelling - Platted lot

## Sales Details

Sale Number	Numer of Parcels	Sale Date	Sold To	Deed Ref.	Type of Sale	Invalid Sale?	Sale Price
25		1/17/2017	CHAMBERLIN CHA	V2068P733	WAR		\$218,000
416	0	7/23/2009	WALKER CHANSE	V1737P696	WAR		\$195,000
486	0	6/1/2006	CUPPS HALBERT	V1591P772	SUR		\$237,000
903	0	10/10/2000	BJORK ROGER E	V0398P004	WAR		\$219,500
644	0	7/25/1997	MONNIN DAVID J	V0357P083	WAR	B	\$196,000
643	0	7/25/1997	SHREVES JEFFRE	V0357P082	SUR		\$31,900

## Residential Overview

Stories	2	Rooms	10	Bedrooms	4
Full Baths	3	Half Baths	1	Extra Bath	Fixtures
Fireplace Stacks	1	Fireplace Openings	0		
Central Heat	A	Other Description	GAS F/A	Heat Pump	
Central Air	A				
1st Floor Const	Brick with 2/6 Brick	1st Floor Sq. Feet	1070		
2nd Floor Const	Brick with 3/6 Brick	2nd Floor Sq. Feet	1180		
1/2 Story Const		1/2 Story Sq. Feet			
Attic Const		Attic Square Feet		Attic Finish	0
Basement		Basement Sq. Feet	1051	Basement Finish	1051

## Improvement Details

Code	Imrpv. Desc	Const.	Dimensions	Size	Grade	Year Built /Cond.	True Value
DWELLING	DWELLING	B		1070	B-	1997A	\$183,060

### Land Details

	Acres	Effective Frontage	Depth	Extended Value	Influence Factor 1	Influence Factor 2	True Value
Front Lot	99.63	75.00	273	\$39,080			\$39,080
Rear Lot							\$0
Home site/Front lot							\$0
	Acres	Additional Description	Effective Rate	Extended Value	Influence Factor 1	Influence Factor 2	True Value
Small Acreage							
Road							
Easement							

### Value Details

Certified Values (as of tax lien date)	Current Values (subject to change)	
Land (100%)	\$32,540 Land (100%)	\$39,080
Bldg (100%)	\$149,290 Bldg (100%)	\$183,060
Total (100%)	\$181,830 Total (100%)	\$222,140
CAUV (100%)	\$0 CAUV (100%)	
Land (35%)	\$11,390 Land (35%)	\$13,680
Bldg (35%)	\$52,250 Bldg (35%)	\$64,070
Total (35%)	\$63,640 Total (35%)	\$77,750
Rollback (35%)	\$63,640 Rollback (35%)	\$77,750

### Tax Details

Real Estate	Prior	Dec. Interest	1st Half	1st Half Pen.	2nd Half	2nd Half Pen.	Interest
Charge	\$0.00	\$0.00	\$1,278.75	\$0.00	\$1,278.75	\$0.00	\$0.00
Credit	\$0.00	\$0.00	\$1,278.75	\$0.00	\$1,278.75	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
 Special Assessments	 Prior	 Dec. Interest	 1st Half	 1st Half Pen.	 2nd Half	 2nd Half Pen.	 Interest
Charge	\$0.00	\$0.00	\$94.83	\$0.00	\$94.83	\$9.48	\$0.00
Credit	\$0.00	\$0.00	\$94.83	\$0.00	\$94.83	\$9.48	\$0.00
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
 <b>TOTAL TAXES DUE</b>	 <b>\$0.00</b>	 <b>\$0.00</b>	 <b>\$0.00</b>	 <b>\$0.00</b>	 <b>\$0.00</b>	 <b>\$0.00</b>	 <b>\$0.00</b>
					<b>Less Prepaid Amount</b>		<b>\$0.00</b>
						<b>Net Taxes Due</b>	<b>\$0.00</b>

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions.

BEFORE REMITTING PAYMENT, PLEASE VERIFY THE AMOUNT DUE THROUGH THE SHELBY COUNTY TREASURER'S OFFICE. (937) 498-7281

If submitting payment without an original bill, please write parcel ID number on the memo line of your check.

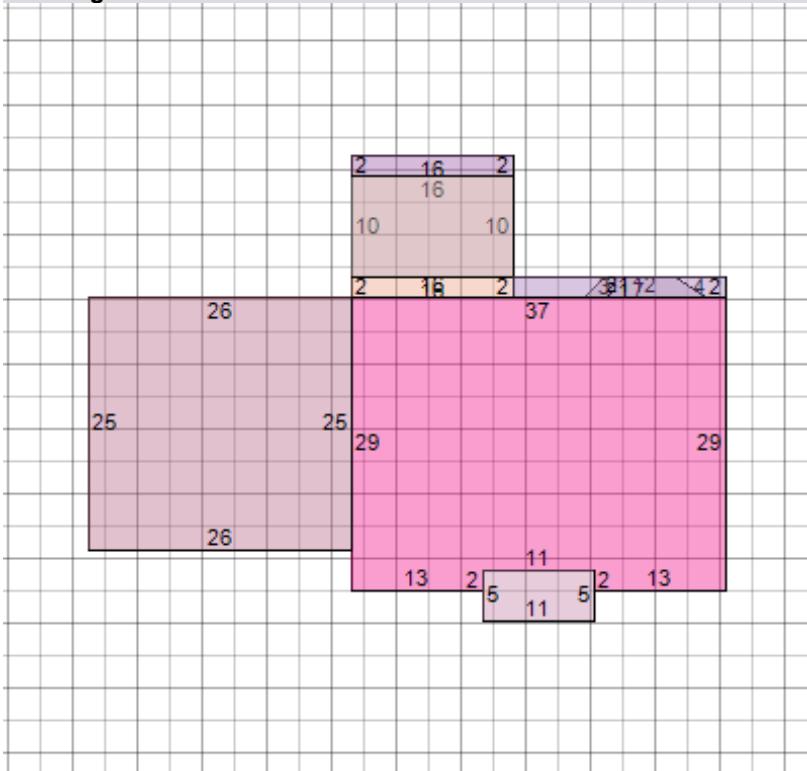
### Annual Tax Breakdown

Real Estate	Special Assessments	
Gross Property Tax	\$4,154.42 047 -	\$156.78
Public Property Pers Prop	\$0.00 081 - SIDNEY LIGHTING	\$31.88
Less Tax Reduction	\$1,249.10 464 - MIAMI CONSERVANCY DISTRICT	\$1.00
<b>SubTotal</b>	<b>\$2,905.32 000 -</b>	<b>\$0.00</b>
Less 10% Rollback	\$278.26 000 -	\$0.00
Less 2.5% Rollback	\$69.56 000 -	\$0.00
Less Homestead Rollback	\$0.00 <b>Total Special Assessment</b>	<b>\$189.66</b>
<b>SubTotal</b>	<b>\$2,557.50</b>	
Plus Recoupment	\$0.00	
<b>Total Real Estate Taxes</b>	<b>\$2,557.50 Total Amount Charged</b>	<b>\$2,747.16</b>

For current taxes owed, please refer to the "TOTAL TAXES DUE" line under the TAXES DUE DETAIL. Do not use the Total Amount Charged Total.

## Building Sketch #1

### Building Sketch



### Sketch Key

2 B B	M L	1051 Sq.Feet
1 B	G	650 Sq.Feet
F	OMP P	55 Sq.Feet
F	PAT P	32 Sq.Feet
	WDD2 P	160 Sq.Feet
	PAT P L	160 Sq.Feet
	WDD2 P	32 Sq.Feet
1	F A+	19 Sq.Feet
F	OH AU	42 Sq.Feet

### Sketch Key

#### Construction

F Frame/Wood/Alum/Vinyl/Stucco	ST Stone (steel for ind bldgs)	GL Glass Lined
B Brick	PC Poured Concrete	MT Metal
CB Concrete Block	CS Concrete Stave	AS Asphalt
RC Reinforced concrete	WS Wood Stave	CL Clay
T Tile		

#### Porches, Patios, Stoops and Decks

BAL Balcony	EMP Enclosed Masonry Porch	OMP Open Masonry Porch
BW Breezeway	FLA Flagstone Patio	PAT Patio
CAN Canopy	MST Masonry Stoop	POR Portico
CON Concrete Patio	OBP Open Brick Porch	RFX Roof Extension
CVP Covered Patio	OBW Open Breezeway	STP Stoop
DK Deck	OFP Open Frame Porch	TER Terrace
EBP Enclosed Brick Porch	FOFP Open frame porch w/full story living area above	WDD Wood Deck
EBP2 Enclosed brick porch at 2nd story	2OFP 2 story open frame porch	WDE Wood Deck
EBW Enclosed Breezeway	OFP2 Open frame porch at 2nd story	WOO Wood Patio
EFP Enclosed Frame Porch	OH Overhang	

#### Type

M Main Living Area	G Garage or Carport	P Porch or patio
A Addition	O Attached Outbuilding	X Miscellaneous

## History 2014 Payable 2015

Parcel Number	01-19-19-229-004		
Tax Year	2014	Effective Tax Rate	45.08
Owner Name	WALKER CHANSE & KATHARINE	Purchase Date	7/23/2009
Property Class	510	Acres	0.4340
<b>Real Property Values</b>		<b>2.5% rollback Values</b>	
Land (100%)	\$32,540	Land (35%)	\$0
Bldg (100%)	\$149,710	Bldg (35%)	\$0
Total (100%)	\$182,260	Total (35%)	\$0
CAUV Code		Rollback Code	R
CAUV Land Mkt (100%)	\$0	<b>Tax Calculation</b>	
Taxable Land (35%)	\$11,390	Gross Tax	\$4,108.08
Taxable Bldg (35%)	\$52,400	Public Utility Tax	\$0.00
Taxable Total (35%)	\$63,790	Reduction Factor Credit	\$1,232.24
CAUV Code		10% Rollback	\$285.98
CAUV Land Mkt (35%)	\$0	2.5% Rollback	\$71.50
		Homestead Credit	\$0.00
		CAUV Recoupment	\$0.00
Public Util Value-35%	\$0.00	Net Taxes	\$2,518.36
<b>Special Assessments</b>			
S/A Proj Code	081	S/A Proj Amount	30.90
S/A Proj Code	464	S/A Proj Amount	1.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
		S/A Total	31.90
<b>Due from Prior Years</b>			
Prior R/E	\$0.00	Prior S/A	\$0.00
<b>Addition/Remitter</b>			
A/R Code			
A/R Number	0	A/R Date	

## History 2013 Payable 2014

Parcel Number	01-19-19-229-004		
Tax Year	2013	Effective Tax Rate	48.83
Owner Name	WALKER CHANSE & KATHARINE	Purchase Date	7/23/2009
Property Class	510	Acres	0.4340
<b>Real Property Values</b>		<b>2.5% rollback Values</b>	
Land (100%)	\$32,540	Land (35%)	\$0
Bldg (100%)	\$162,460	Bldg (35%)	\$0
Total (100%)	\$195,000	Total (35%)	\$0
CAUV Code		Rollback Code	R
CAUV Land Mkt (100%)	\$0		
<b>Tax Calculation</b>			
Taxable Land (35%)	\$11,390	Gross Tax	\$4,512.70
Taxable Bldg (35%)	\$56,860	Public Utility Tax	\$0.00
Taxable Total (35%)	\$68,250	Reduction Factor Credit	\$1,180.32
CAUV Code		10% Rollback	\$333.24
CAUV Land Mkt (35%)	\$0	2.5% Rollback	\$83.30
		Homestead Credit	\$0.00
		CAUV Recoupment	\$0.00
Public Util Value-35%	\$0.00	Net Taxes	\$2,915.84
<b>Special Assessments</b>			
S/A Proj Code	081	S/A Proj Amount	30.90
S/A Proj Code	464	S/A Proj Amount	1.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
		S/A Total	31.90
<b>Due from Prior Years</b>			
Prior R/E	\$0.00	Prior S/A	\$0.00
<b>Addition/Remitter</b>			
A/R Code			
A/R Number	0	A/R Date	

## History 2012 Payable 2013

Parcel Number	01-19-19-229-004		
Tax Year	2012	Effective Tax Rate	48.73
Owner Name	WALKER CHANSE & KATHARINE	Purchase Date	7/23/2009
Property Class	510	Acres	0.4340
<b>Real Property Values</b>		<b>2.5% rollback Values</b>	
Land (100%)	\$32,540	Land (35%)	\$0
Bldg (100%)	\$162,460	Bldg (35%)	\$0
Total (100%)	\$195,000	Total (35%)	\$0
CAUV Code		Rollback Code	R
CAUV Land Mkt (100%)	\$0		
<b>Tax Calculation</b>			
Taxable Land (35%)	\$11,390	Gross Tax	\$4,511.32
Taxable Bldg (35%)	\$56,860	Public Utility Tax	\$0.00
Taxable Total (35%)	\$68,250	Reduction Factor Credit	\$1,185.50
CAUV Code		10% Rollback	\$332.58
CAUV Land Mkt (35%)	\$0	2.5% Rollback	\$83.14
		Homestead Credit	\$0.00
		CAUV Recoupment	\$0.00
Public Util Value-35%	\$0.00	Net Taxes	\$2,910.10
<b>Special Assessments</b>			
S/A Proj Code	081	S/A Proj Amount	30.90
S/A Proj Code	464	S/A Proj Amount	1.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
		S/A Total	31.90
<b>Due from Prior Years</b>			
Prior R/E	\$0.00	Prior S/A	\$0.00
<b>Addition/Remitter</b>			
A/R Code			
A/R Number	0	A/R Date	