

### 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	Number 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

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

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.

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

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.



**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

Real Property Values		2.5% rollback Values	
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		

		Tax Calculation	
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

Special Assessments			
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

Due from Prior Years			
Prior R/E	\$0.00	Prior S/A	\$0.00

Addition/Remitter			
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

Real Property Values		2.5% rollback Values	
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		

		Tax Calculation	
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

Special Assessments			
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

Due from Prior Years			
Prior R/E	\$0.00	Prior S/A	\$0.00

Addition/Remitter			
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

Real Property Values		2.5% rollback Values	
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		

		Tax Calculation	
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

Special Assessments			
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

Due from Prior Years			
Prior R/E	\$0.00	Prior S/A	\$0.00

Addition/Remitter			
A/R Code		A/R Date	
A/R Number	0		