



Parcel: 13-0531200.006
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	JOEL R NASEMAN & ASHLINN R NASEMAN			Taxpayer	NASEMAN JOEL R & ASHLINN R	
Owner	NASEMAN JOEL R & ASHLINN R 13011 WENGER RD ANNA OH 45302-9570				13011 WENGER RD ANNA OH 45302-9570	
Tax District	13-FRANKLIN TWP ANNA SD AAD AFD			Land Use	510-SINGLE FAMILY DWELLING	
School District	ANNA LSD			Subdivision		
Neighborhood	00675-FRANKLIN TWP ANNA SD (NORTH)			Legal	R06 T07 S31 SE COR E 1/2 NE QR 100-05-31-200-006 PLAT V13 P328	
Location	13011 WENGER RD ANNA OH 45302					
CD Year		Map Number		Routing Number		
Acres	2.9290	Sold		09/21/2022	Sales Amount	455,000.00

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	44,550	15,590
Improvement	278,030	97,310
Total	322,580	112,900
CAUV	N	0
Homestead	N	0
OOCC	Y	298,870
		104,600
Taxable	322,580	112,900

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,606.65	1,606.65
Special	0.00	2.31	2.30
Total	0.00	1,608.96	1,608.95
Paid	0.00	1,608.96	0.00
Due	0.00	0.00	1,608.95

FUTURE CHARGES

Type	Description	Amount
Special Assessments	428 KEPPLER DITCH (RR-32)	3.61
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
09/21/2022	Buyer: NASEMAN JOEL R & ASHLINN R Seller: BENSMAN EVELYN C	737 WARRANTY DEED	\$455,000.00	Y	2
Unknown	Buyer: BENSMAN EVELYN C Seller: * NOT ON FILE *	???	\$18,800.00	Y	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *	???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
SA-SMALL ACREAGE	1.9300	Acres	12,550
		Total	44,550

DWELLING

Card 1					
Style	1-CONVENTIONAL	Family Rooms	0	Heating	Y
Stories	1.00	Dining Rooms	0	Cooling	Y
Rec Room Area	0	Year Built	1979	Grade	B-
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	7	Full Baths	1	Fireplace Stacks	1
Bed Rooms	3	Half Baths	1	Living Area	2,272
		Other Fixtures	0	Total Area	3,513
				Value	266,320

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	1979		A-AVERAGE	50 X 30	Length x Width (Optional)	1,500	11,160
1	PAT-PATIO	1979		A-AVERAGE	32 X 12	Length x Width (Optional)	384	550
							Total	11,710

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/.75B (1 STORY BRICK / .75 BASEMENT)	1,600	First Floor	2,272	2,272
B	1SF/.75B (1 STORY FRAME / .75 BASEMENT)	54	Basement	1,241	0
C	1SB (1 STORY BRICK)	492	Total	3,513	2,272
D	1SB (1 STORY BRICK)	126			
E	GB (BRICK GARAGE)	642			
F	RFX/PAT (ROOF EXTENSION / PATIO)	84			
2	02F-DETACHED FRAME GARAGE	1,500			
3	PAT-PATIO	384			

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