



Parcel: 13-0532100.003

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

**SUMMARY**

Deeded Name	JEREMY D FLECKENSTEIN TRUSTEE UNDER THE FLECKENSTEIN FAMILY IRREVOCABLE TRUST DATED 11/20/2023		
Owner	FLECKENSTEIN JEREMY D TRUSTEE 13244 WENGER RD ANNA OH 45302	Taxpayer	FLECKENSTEIN JEREMY D TRUSTEE 13244 WENGER RD ANNA OH 45302
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 S32 PT NW1/4 NW QR 100-05-32-100-003
Location	13244 WENGER RD ANNA OH 45302		
CD Year		Map Number	Routing Number
Acres	2.2700	Sold	11/27/2023 Sales Amount 0.00

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD
Land Use	510-SINGLE FAMILY DWELLING

	Appraised	Assessed
Land	40,260	14,090
Improvement	152,370	53,330
Total	192,630	67,420
CAUV N	0	0
Homestead N	0	0
OOC Y	178,030	62,310
Taxable	192,630	67,420

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	959.49	959.49
Special	0.00	11.19	11.18
Total	0.00	970.68	970.67
Paid	0.00	970.68	970.67
Due	0.00	0.00	0.00

FUTURE CHARGES

Type	Description	Amount
Special Assessments	428 KEPLER DITCH (RR-32)	16.80
Special Assessments	444 BORNHORST DITCH (RR-65)	4.57
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
11/27/2023	Buyer: FLECKENSTEIN JEREMY D TRUSTEE Seller: FLECKENSTEIN DAVID & J E	731 WARRANTY DEED	\$0.00	N	1
Unknown	Buyer: FLECKENSTEIN DAVID & J E Seller: * NOT ON FILE *	???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
SA-SMALL ACREAGE	1.2700	Acres	8,260
Total			40,260

DWELLING

Card 1				
Style	1-CONVENTIONAL	Family Rooms	0	Heating Y
Stories	1.00	Dining Rooms	0	Cooling N
Rec Room Area	0	Year Built	1967	Grade C
Finished Basement	575	Year Remodeled		Fireplace Openings 0
Rooms	9	Full Baths	2	Fireplace Stacks 1
Bed Rooms	3	Half Baths	0	Living Area 2,150
		Other Fixtures	0	Total Area 3,148
				Value 146,030

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	8 X 12	Length x Width (Optional)	96	0
1	11-LEAN-TO	1983		A-AVERAGE	50 X 10	Length x Width (Optional)	500	1,700
1	11-LEAN-TO	1983		A-AVERAGE	50 X 10	Length x Width (Optional)	500	1,700
1	121-FLAT BARN	1983		A-AVERAGE	50 X 16	Length x Width (Optional)	800	2,940
							Total	6,340

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	1,574	First Floor	1,574	1,574
B	GF (FRAME GARAGE)	576	Basement	1,574	576
C	OFP (OPEN FRAME PORCH)	190	Total	3,148	2,150
D	OFP (OPEN FRAME PORCH)	216			
E	CON (CONCRETE PATIO)	152			
2	121-FLAT BARN	800			
3	11-LEAN-TO	500			
4	11-LEAN-TO	500			
5	04-SHED	96			

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