



Parcel: 13-0532100.004
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	RYAN L HOEHNE & ALISON M HOEHNE			Taxpayer	HOEHNE RYAN L & ALISON M	
Owner	HOEHNE RYAN L & ALISON M 13150 WENGER RD ANNA OH 45302-9005				13150 WENGER RD ANNA OH 45302-9005	
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 OF SW 1/4 NW QR 100-05-32-100-004 PLAT V22 P30	
Location	13150 WENGER RD ANNA OH 45302					
CD Year		Map Number			Routing Number	
Acres	1.3320	Sold		07/18/2024	Sales Amount	0.00

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	33,240	11,630
Improvement	206,760	72,370
Total	240,000	84,000
CAUV	N	0
Homestead	N	0
OOC	Y	238,760
		83,570
Taxable	240,000	84,000

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,193.19	1,193.19
Special	0.00	3.75	3.74
Total	0.00	1,196.94	1,196.93
Paid	0.00	1,196.94	0.00
Due	0.00	0.00	1,196.93

FUTURE CHARGES

Type	Description	Amount
Special Assessments	444 BORNHORST DITCH (RR-65)	6.49
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
07/18/2024	Buyer: HOEHNE RYAN L & ALISON M Seller: HOEHNE RYAN L & ALISON M	TRANSFER NOT NECESSARY	\$0.00	N	1
07/27/2012	Buyer: HOEHNE RYAN L & ALISON M Seller: STANDLEY SCOTT	467 SURVIVORSHIP DEED	\$160,000.00	Y	1
11/30/2007	Buyer: STANDLEY SCOTT Seller: FEB WINDBREAK	959 SURVIVORSHIP DEED	\$157,000.00	Y	1
03/13/2006	Buyer: FEB WINDBREAK Seller: MOORHEAD CAROL	176 WA	\$0.00	N	4
04/25/2005	Buyer: MOORHEAD CAROL Seller: BERNING FREDER	200 QUIT CLAIM	\$0.00	N	4
07/17/1996	Buyer: BERNING FREDER Seller: * NOT ON FILE *	663 ???	\$120,000.00	Y	99
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
RD-ROAD	0.1400	Acres	0
SA-SMALL ACREAGE	0.1900	Acres	1,240
Total			33,240

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	1989	Grade				C
Finished Basement	0	Year Remodeled		Fireplace Openings				0
Rooms	5	Full Baths	2	Fireplace Stacks				0
Bed Rooms	3	Half Baths	0	Living Area				1,680
		Other Fixtures	0	Total Area				3,360
				Value				206,760

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	10 X 16	Length x Width (Optional)	160	0
						Total		0

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	1,680	First Floor	1,680	1,680
B	GB (BRICK GARAGE)	840	Basement	1,680	0
C	OFP (OPEN FRAME PORCH)	72	Total	3,360	1,680
D	PAT (PATIO)	225			
2	04-SHED	160			

2

