



Parcel: 13-0532100.008  
AMY L. BERNING  
Shelby County Auditor | Shelby County, Ohio

Year: 2024



## SUMMARY

|                 |                                                                                              |             |                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------|-------------|----------------------------------------------------------------------------------------------|
| Deeded Name     | TIMOTHY OWEN BOWERS & RIANE LAABRUG NAOMI GOOGEG                                             |             |                                                                                              |
| Owner           | BOWERS TIMOTHY OWEN & RIANE LAABRUG<br>NAOMI GOOGEG<br>13330 WENGER RD<br>ANNA OH 45302-9007 | Taxpayer    | BOWERS TIMOTHY OWEN & RIANE LAABRUG<br>NAOMI GOOGEG<br>13330 WENGER RD<br>ANNA OH 45302-9007 |
| 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)                                                           |             |                                                                                              |
| Location        | 13330 WENGER RD<br>ANNA OH 45302                                                             | Legal       | R06 T07 S32 LOT 115 OF BOYER SUB & BEING PT<br>OF NW QR 100-05-32-100-008<br>PLAT V23 P404   |
| CD Year         |                                                                                              | Map Number  | Routing Number                                                                               |
| Acres           | 1.1470                                                                                       | Sold        | 06/08/2021 Sales Amount 350,000.00                                                           |

## VALUE

|             |                                 |          |
|-------------|---------------------------------|----------|
| District    | 13-FRANKLIN TWP ANNA SD AAD AFD |          |
| Land Use    | 510-SINGLE FAMILY DWELLING      |          |
|             | Appraised                       | Assessed |
| Land        | 32,070                          | 11,220   |
| Improvement | 352,670                         | 123,430  |
| Total       | 384,740                         | 134,650  |
| CAUV        | N                               | 0        |
| Homestead   | N                               | 0        |
| OOC         | Y                               | 384,670  |
| Taxable     | 384,740                         | 134,650  |

## CURRENT CHARGES

|                 |           |          |          |
|-----------------|-----------|----------|----------|
| Full Rate       | 50.550000 |          |          |
| Effective Rate  | 32.157415 |          |          |
| Qualifying Rate | 30.019596 |          |          |
|                 | Prior     | First    | Second   |
| Tax             | 0.00      | 1,912.39 | 1,912.39 |
| Special         | 0.00      | 2.35     | 2.34     |
| Total           | 0.00      | 1,914.74 | 1,914.73 |
| Paid            | 0.00      | 1,914.74 | 0.00     |
| Due             | 0.00      | 0.00     | 1,914.73 |

## FUTURE CHARGES

|                     |                            |        |
|---------------------|----------------------------|--------|
| Type                | Description                | Amount |
| Special Assessments | 436 ESTY DITCH (RR-17)     | 3.69   |
| Special Assessments | 464 MIAMI CONSERVANCY DIST | 1.00   |

## TRANSFER HISTORY

| Date       | Conveyance                                                                                          | Deed Type             | Sales Amount | Valid | # of Properties |
|------------|-----------------------------------------------------------------------------------------------------|-----------------------|--------------|-------|-----------------|
| 06/08/2021 | Buyer: BOWERS TIMOTHY OWEN & RIANE<br>LAABRUG NAOMI GOOGEG<br>Seller: EDWARDS MICHAEL R & THERESA K | 456 SURVIVORSHIP DEED | \$350,000.00 | Y     | 1               |
| 04/15/2019 | Buyer: EDWARDS MICHAEL R & THERESA K<br>Seller: JONES KEVIN L                                       | 242 WARRANTY DEED     | \$309,000.00 | Y     | 1               |
| 02/09/2007 | Buyer: JONES KEVIN L<br>Seller: DOSECK ROBERTA                                                      | 97 SURVIVORSHIP DEED  | \$269,500.00 | Y     | 1               |
| 01/04/2007 | Buyer: DOSECK ROBERTA<br>Seller: FAIR ROBERTA A                                                     | 5 QUIT CLAIM          | \$0.00       | N     | 1               |
| 08/02/2005 | Buyer: FAIR ROBERTA A<br>Seller: WATKINS GAYLE                                                      | 788 WARRANTY DEED     | \$258,500.00 | Y     | 1               |
| 01/26/1993 | Buyer: WATKINS GAYLE<br>Seller: * NOT ON FILE *                                                     | 60 ???                | \$15,000.00  | Y     | 1               |
| Unknown    | Buyer: * NOT ON FILE *<br>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 | 0.0100     | Acres       | 70     |
| Total            |            |             | 32,070 |

## DWELLING

|                   |                |                |      |                    |         |
|-------------------|----------------|----------------|------|--------------------|---------|
| Card 1            |                |                |      |                    |         |
| Style             | 1-CONVENTIONAL | Family Rooms   | 0    | Heating            | Y       |
| Stories           | 2.00           | Dining Rooms   | 0    | Cooling            | Y       |
| Rec Room Area     | 0              | Year Built     | 1993 | Grade              | B-      |
| Finished Basement | 0              | Year Remodeled |      | Fireplace Openings | 1       |
| Rooms             | 7              | Full Baths     | 2    | Fireplace Stacks   | 0       |
| Bed Rooms         | 3              | Half Baths     | 0    | Living Area        | 3,256   |
|                   |                | Other Fixtures | 0    | Total Area         | 5,122   |
|                   |                |                |      | Value              | 352,670 |

SKETCH

Card 1

| ID | Description                                  | Size  | Floor            | Floor Area (ft²) | Living Area (ft²) |
|----|----------------------------------------------|-------|------------------|------------------|-------------------|
| A  | 2SF/B (2 STORY FRAME / BASEMENT)             | 1,334 | First Floor      | 1,866            | 1,866             |
| B  | GB (BRICK GARAGE)                            | 594   | Full Upper Floor | 1,390            | 1,390             |
| C  | 1SF/B (1 STORY FRAME / BASEMENT)             | 324   | Basement         | 1,866            | 0                 |
| D  | 1SF/B (1 STORY FRAME / BASEMENT)             | 208   | Total            | 5,122            | 3,256             |
| E  | 1SF/OMP (1 STORY FRAME / OPEN MASONRY PORCH) | 56    |                  |                  |                   |
| F  | CON (CONCRETE PATIO)                         | 288   |                  |                  |                   |

