



Parcel: 13-0532300.006
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	MARK A ECHOLS & JENNIFER L ECHOLS				
Owner	ECHOLS MARK A & JENNIFER L 12600 WENGER RD ANNA OH 45302		Taxpayer	ECHOLS MARK A & JENNIFER L 12600 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)				
Location	12600 WENGER RD		Legal	R06 T07 S32 W PT SW QR EX 100-05-32-300-006 PLAT V19 P646	
CD Year		Map Number		Routing Number	
Acres	2.0060	Sold	02/05/2014	Sales Amount	20,000.00

VALUE

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

	Appraised	Assessed
Land	37,660	13,180
Improvement	358,910	125,620
Total	396,570	138,800
CAUV	N 0	0
Homestead	N 0	0
OOC	Y 390,910	136,820
Taxable	396,570	138,800

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,972.05	1,972.05
Special	0.00	3.15	3.14
Total	0.00	1,975.20	1,975.19
Paid	0.00	1,975.20	0.00
Due	0.00	0.00	1,975.19

FUTURE CHARGES

Type	Description	Amount
Special Assessments	404 TURTLE CREEK DITCH (RR-51)	5.29
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties	
02/05/2014	Buyer: ECHOLS MARK A & JENNIFER L Seller: BENSMAN EVELYN	52	WARRANTY DEED	\$20,000.00	Y	1
Unknown	Buyer: BENSMAN EVELYN Seller: * NOT ON FILE *	???	\$22,500.00	Y		1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1400	Acres	0
SA-SMALL ACREAGE	0.8700	Acres	5,660
Total			37,660

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	2014	Grade	C+
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	7	Full Baths	2	Fireplace Stacks	1
Bed Rooms	3	Half Baths	0	Living Area	2,045
		Other Fixtures	1	Total Area	4,090
				Value	358,910

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	2,045	First Floor	2,045	2,045
B	RFX (ROOF EXTENSION)	85	Basement	2,045	0
C	WDD (WOOD DECK)	491	Total	4,090	2,045
D	GF (FRAME GARAGE)	676			
E	STP (STOOP)	85			

