



Parcel: 13-0532300.007

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio



## SUMMARY

|                 |                                                       |                |                                                                      |
|-----------------|-------------------------------------------------------|----------------|----------------------------------------------------------------------|
| Deeded Name     | KURTIS M WOODFORD                                     | Taxpayer       | WOODFORD KURTIS M                                                    |
| Owner           | WOODFORD KURTIS M<br>12520 WENGER RD<br>ANNA OH 45302 |                | 12520 WENGER RD<br>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 OF SW CORNER SW QR 100-05-32-300-007<br>PLAT V23 P170 |
| Location        | 12520 WENGER RD<br>ANNA OH 45302                      |                |                                                                      |
| CD Year         |                                                       | Routing Number |                                                                      |
| Acres           | 2.0940                                                | Sales Amount   | 209,900.00                                                           |
| Map Number      |                                                       |                |                                                                      |
| Sold            |                                                       |                |                                                                      |

## VALUE

|             |                                 |          |
|-------------|---------------------------------|----------|
| District    | 13-FRANKLIN TWP ANNA SD AAD AFD |          |
| Land Use    | 510-SINGLE FAMILY DWELLING      |          |
|             | Appraised                       | Assessed |
| Land        | 36,230                          | 12,680   |
| Improvement | 357,580                         | 125,150  |
| Total       | 393,810                         | 137,830  |
| CAUV N      | 0                               | 0        |
| Homestead N | 0                               | 0        |
| OOCC Y      | 377,810                         | 132,230  |
| Taxable     | 393,810                         | 137,830  |

## CURRENT CHARGES

|                 |           |          |          |
|-----------------|-----------|----------|----------|
| Full Rate       | 50.550000 |          |          |
| Effective Rate  | 32.157415 |          |          |
| Qualifying Rate | 30.019596 |          |          |
|                 | Prior     | First    | Second   |
| Tax             | 0.00      | 1,959.64 | 1,959.64 |
| Special         | 0.00      | 2.14     | 2.14     |
| Total           | 0.00      | 1,961.78 | 1,961.78 |
| Paid            | 0.00      | 1,961.78 | 0.00     |
| Due             | 0.00      | 0.00     | 1,961.78 |

## FUTURE CHARGES

|                     |                                |        |
|---------------------|--------------------------------|--------|
| Type                | Description                    | Amount |
| Special Assessments | 404 TURTLE CREEK DITCH (RR-51) | 3.28   |
| Special Assessments | 464 MIAMI CONSERVANCY DIST     | 1.00   |

## TRANSFER HISTORY

| Date       | Conveyance                                         | Deed Type          | Sales Amount | Valid | # of Properties |
|------------|----------------------------------------------------|--------------------|--------------|-------|-----------------|
| 07/15/2014 | Buyer: WOODFORD KURTIS M<br>Seller: DAY DONNIE J J | 465 WARRANTY DEED  | \$209,900.00 | Y     | 1               |
| 11/28/2005 | Buyer: DAY DONNIE J J<br>Seller: CRALE BUILDERS    | 1221 WARRANTY DEED | \$209,000.00 | Y     | 1               |
| 09/27/2004 | Buyer: CRALE BUILDERS<br>Seller: BENSMAN EVELYN C  | 947 WARRANTY DEED  | \$22,000.00  | Y     | 1               |

## LAND

| Type             | Dimensions | Description | Value  |
|------------------|------------|-------------|--------|
| HS-HOME SITE     | 1.0000     | Acres       | 32,000 |
| RD-ROAD          | 0.4400     | Acres       | 0      |
| SA-SMALL ACREAGE | 0.6500     | Acres       | 4,230  |
|                  |            | Total       | 36,230 |

## 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     | 2005 | Grade              |  | B-      |
| Finished Basement | 0              | Year Remodeled |      | Fireplace Openings |  | 1       |
| Rooms             | 7              | Full Baths     | 2    | Fireplace Stacks   |  | 0       |
| Bed Rooms         | 4              | Half Baths     | 1    | Living Area        |  | 2,264   |
|                   |                | Other Fixtures | 0    | Total Area         |  | 4,012   |
|                   |                |                |      | Value              |  | 345,810 |

## OTHER IMPROVEMENT

| Card | Type             | Year Built | Year Remodeled | Condition | Dimensions | Description               | Size | Value  |
|------|------------------|------------|----------------|-----------|------------|---------------------------|------|--------|
| 1    | 33-POLE BUILDING | 2014       |                | A-AVERAGE | 36 X 24    | Length x Width (Optional) | 864  | 11,770 |
|      |                  |            |                |           |            | Total                     |      | 11,770 |



| Card 1 |                                                |      |                  |                  |                   |  |
|--------|------------------------------------------------|------|------------------|------------------|-------------------|--|
| ID     | Description                                    | Size | Floor            | Floor Area (ft²) | Living Area (ft²) |  |
| A      | 2SF/B (2 STORY FRAME / BASEMENT)               | 798  | First Floor      | 1,366            | 1,366             |  |
| B      | A/1SF/B (ATTIC / 1 STORY FRAME / BASEMENT)     | 100  | Full Upper Floor | 798              | 798               |  |
| C      | 1SF/B (1 STORY FRAME / BASEMENT)               | 336  | Attic            | 514              | 100               |  |
| D      | CATHF (FRAME HOME CATHEDRAL CEILING)           | 336  | Basement         | 1,334            | 0                 |  |
| E      | 1SF/S (1 STORY FRAME / SLAB)                   | 32   | Total            | 4,012            | 2,264             |  |
| F      | A/2CGFW (ATTIC / 2 CAR FRAME GARAGE - 2 WALLS) | 414  |                  |                  |                   |  |
| G      | 2CGFW (2 CAR FRAME GARAGE - 2 WALLS)           | 186  |                  |                  |                   |  |
| H      | OMP (OPEN MASONRY PORCH)                       | 48   |                  |                  |                   |  |
| I      | PAT (PATIO)                                    | 336  |                  |                  |                   |  |
| J      | 1SF/B (1 STORY FRAME / BASEMENT)               | 100  |                  |                  |                   |  |
| 2      | 33-POLE BUILDING                               | 864  |                  |                  |                   |  |

