



Parcel: 13-0532300.010

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio



SUMMARY

Deeded Name	DANIEL W H BECKER & HANNAH M SOUTHWOOD		
Owner	BECKER DANIEL W H & HANNAH M SOUTHWOOD	Taxpayer	BECKER DANIEL W H & HANNAH M SOUTHWOOD
	12620 WENGER RD		12620 WENGER RD
	ANNA OH 45302-9002		ANNA OH 45302-9002
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 SW QR TRACT A 100-05-32-300-010
Location	12620 WENGER RD		PLAT V19 P500
	ANNA OH 45302		Routing Number
CD Year		Map Number	
Acres	2.0060	Sold	
		12/09/2024	Sales Amount 425,000.00

VALUE

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

	Appraised	Assessed
Land	37,640	13,170
Improvement	335,980	117,590
Total	373,620	130,760
CAUV	N	0
Homestead	Y	28,000
OOC	Y	357,780
Taxable	373,620	130,760

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,720.05	1,720.05
Special	0.00	3.13	3.13
Total	0.00	1,723.18	1,723.18
Paid	0.00	1,723.18	0.00
Due	0.00	0.00	1,723.18

FUTURE CHARGES

Type	Description	Amount
Special Assessments	404 TURTLE CREEK DITCH (RR-51)	5.26
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/09/2024	Buyer: BECKER DANIEL W H & HANNAH M SOUTHWOOD Seller: TOPP DALE W	960	WARRANTY DEED	\$425,000.00	Y	1
11/03/2023	Buyer: TOPP DALE W Seller: TOPP DALE W & KAREN M	668	AFFIDAVIT	\$0.00	N	1
12/20/1995	Buyer: TOPP DALE W & KAREN M Seller: * NOT ON FILE *	1163	???	\$215,000.00	Y	1
11/17/1993	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *	1068	???	\$22,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1380	Acres	0
SA-SMALL ACREAGE	0.8680	Acres	5,640
		Total	37,640

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	1994	Grade B+
Finished Basement	0	Year Remodeled		Fireplace Openings 1
Rooms	8	Full Baths	2	Fireplace Stacks 0
Bed Rooms	4	Half Baths	1	Living Area 2,258
		Other Fixtures	1	Total Area 2,855
				Value 325,780

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	1998		A-AVERAGE	18 X 40	Length x Width (Optional)	720	7,840
1	CVP-COVERED PATIO	1998		A-AVERAGE	6 X 40	Length x Width (Optional)	240	1,420
1	WDD-WOOD DECK	2006		A-AVERAGE		Length x Width (Optional)	128	940
							Total	10,200

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/.5B (1 STORY FRAME / .5 BASEMENT)	1,194	First Floor	1,808	1,808
B	GF (FRAME GARAGE)	508	Full Upper Floor	450	450
C	OMP (OPEN MASONRY PORCH)	72	Basement	597	0
D	2SF (2 STORY FRAME)	120	Total	2,855	2,258
E	1SF/GF (1 STORY FRAME / FRAME GARAGE)	148			
F	2SF (2 STORY FRAME)	182			
G	1SF (1 STORY FRAME)	312			
H	WDD (WOOD DECK)	240			
I	CATHF (FRAME HOME CATHEDRAL CEILING)	216			
3	02F-DETACHED FRAME GARAGE	720			
4	CVP-COVERED PATIO	240			
5	WDD-WOOD DECK	128			

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