



Parcel: 13-0532300.015  
AMY L. BERNING  
Shelby County Auditor | Shelby County, Ohio

Year: 2024



## SUMMARY

|                 |                                                       |                |                                                            |
|-----------------|-------------------------------------------------------|----------------|------------------------------------------------------------|
| Deeded Name     | KAREN R SHAW                                          | Taxpayer       | HOAGLIN KAREN R                                            |
| Owner           | SHAW KAREN R<br>12560 WENGER RD<br>ANNA OH 45302-9567 |                | 12560 WENGER RD<br>ANNA OH 45302-9567                      |
| 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 QR 100-05-32-300-015<br>PLAT V19 P418 |
| Location        | 12560 WENGER RD<br>ANNA OH 45302                      | Routing Number |                                                            |
| CD Year         |                                                       | Map Number     |                                                            |
| Acres           | 2.0060                                                | Sold           |                                                            |
|                 |                                                       | 05/15/2009     | Sales Amount 0.00                                          |

## VALUE

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

|             | Appraised | Assessed |
|-------------|-----------|----------|
| Land        | 37,660    | 13,180   |
| Improvement | 318,640   | 111,520  |
| Total       | 356,300   | 124,700  |
| CAUV N      | 0         | 0        |
| Homestead N | 0         | 0        |
| OOC Y       | 337,680   | 118,190  |
| Taxable     | 356,300   | 124,700  |

## CURRENT CHARGES

|                 |           |          |          |
|-----------------|-----------|----------|----------|
| Full Rate       | 50.550000 |          |          |
| Effective Rate  | 32.157415 |          |          |
| Qualifying Rate | 30.019596 |          |          |
|                 |           |          |          |
|                 | Prior     | First    | Second   |
| Tax             | 0.00      | 1,773.53 | 1,773.53 |
| Special         | 0.00      | 3.14     | 3.14     |
| Total           | 0.00      | 1,776.67 | 1,776.67 |
| Paid            | 0.00      | 1,776.67 | 0.00     |
| Due             | 0.00      | 0.00     | 1,776.67 |

## FUTURE CHARGES

| Type                | Description                    | Amount |
|---------------------|--------------------------------|--------|
| Special Assessments | 404 TURTLE CREEK DITCH (RR-51) | 5.28   |
| Special Assessments | 464 MIAMI CONSERVANCY DIST     | 1.00   |

## TRANSFER HISTORY

| Date       | Conveyance                                       | Deed Type             | Sales Amount | Valid | # of Properties |
|------------|--------------------------------------------------|-----------------------|--------------|-------|-----------------|
| 05/15/2009 | Buyer: SHAW KAREN R<br>Seller: SHAW DAVID M &    | 215 QUIT CLAIM        | \$0.00       | N     | 1               |
| 06/29/2004 | Buyer: SHAW DAVID M &<br>Seller: BENSMAN EVELYN  | 628 SURVIVORSHIP DEED | \$24,000.00  | Y     | 1               |
| Unknown    | Buyer: BENSMAN EVELYN<br>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     | 2004 | Grade              |  |  | B-      |
| Finished Basement | 0              | Year Remodeled |      | Fireplace Openings |  |  | 0       |
| Rooms             | 5              | Full Baths     | 2    | Fireplace Stacks   |  |  | 0       |
| Bed Rooms         | 3              | Half Baths     | 0    | Living Area        |  |  | 2,056   |
|                   |                | Other Fixtures | 1    | Total Area         |  |  | 2,056   |
|                   |                |                |      | Value              |  |  | 305,680 |

## OTHER IMPROVEMENT

| Card | Type                      | Year Built | Year Remodeled | Condition | Dimensions | Description               | Size  | Value  |
|------|---------------------------|------------|----------------|-----------|------------|---------------------------|-------|--------|
| 1    | 02F-DETACHED FRAME GARAGE | 2008       |                | A-AVERAGE | 28 X 40    | Length x Width (Optional) | 1,120 | 12,960 |
|      |                           |            |                |           |            | Total                     |       | 12,960 |

SKETCH

Card 1

| ID | Description                        | Size  | Floor       | Floor Area (ft²) | Living Area (ft²) |
|----|------------------------------------|-------|-------------|------------------|-------------------|
| A  | 1SF/C (1 STORY FRAME / CRAWLSPACE) | 2,056 | First Floor | 2,056            | 2,056             |
| B  | GF (FRAME GARAGE)                  | 702   | Total       | 2,056            | 2,056             |
| C  | PAT (PATIO)                        | 196   |             |                  |                   |
| D  | OMP (OPEN MASONRY PORCH)           | 24    |             |                  |                   |
| 4  | 02F-DETACHED FRAME GARAGE          | 1,120 |             |                  |                   |

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