



Parcel: 13-0533252.006
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	CODY ADAMS & ANASTASIA ROSE			Taxpayer	ADAMS CODY & ANASTASIA ROSE		
Owner	ADAMS CODY & ANASTASIA ROSE 13150 COUNTY ROAD 25A ANNA OH 45302-9602				13150 COUNTY ROAD 25A ANNA OH 45302-9602		
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 S33 W SIDE CT PT NE QR 100-05-33-252-006 PLAT V13 P355		
Location	13150 COUNTY ROAD 25A						
CD Year		Map Number		Routing Number			
Acres	2.8350	Sold		06/03/2024	Sales Amount	300,000.00	

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	39,800	13,930	
Improvement	218,360	76,430	
Total	258,160	90,360	
CAUV	N	0	0
Homestead	Y	28,000	9,800
OOB	Y	248,530	86,990
Taxable		258,160	90,360

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,145.42	1,145.42
Special	0.00	2.42	2.41
Total	0.00	1,147.84	1,147.83
Paid	0.00	1,147.84	0.00
Due	0.00	0.00	1,147.83

FUTURE CHARGES

Type	Description	Amount
Special Assessments	078 APPLGATE DITCH (RR-04)	3.83
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
06/03/2024	Buyer: ADAMS CODY & ANASTASIA ROSE Seller: MAURER KEITH R TRUSTEE & JAMES W TRUSTEE	394 FIDUCIARY	\$300,000.00	Y	1
06/02/2011	Buyer: MAURER KEITH R TRUSTEE & JAMES W TRUSTEE Seller: MAURER BARBARA	287 WARRANTY DEED	\$0.00	N	1
03/10/2011	Buyer: MAURER BARBARA Seller: MAURER RALPH A	115 AFFIDAVIT	\$0.00	N	1
08/05/1997	Buyer: MAURER RALPH A Seller: MAURER BARBARA	428 WARRANTY DEED	\$0.00	N	1
Unknown	Buyer: MAURER BARBARA Seller: * NOT ON FILE *	???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.6400	Acres	0
SA-SMALL ACREAGE	1.2000	Acres	7,800
		Total	39,800

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	1979	Grade	C
Finished Basement	1,164	Year Remodeled		Fireplace Openings	0
Rooms	8	Full Baths	3	Fireplace Stacks	0
Bed Rooms	4	Half Baths	0	Living Area	3,492
		Other Fixtures	0	Total Area	3,492
				Value	216,530

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	1961		A-AVERAGE	22 X 24	Length x Width (Optional)	528	1,830
							Total	1,830

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/.5B (1 STORY BRICK / .5 BASEMENT)	2,328	First Floor	2,328	2,328
B	GB (BRICK GARAGE)	728	Basement	1,164	1,164
C	OFP (OPEN FRAME PORCH)	200	Total	3,492	3,492
D	PAT (PATIO)	120			
2	04-SHED	528			

2

