



Parcel: 13-0533451.001  
AMY L. BERNING  
Shelby County Auditor | Shelby County, Ohio

Year: 2024



## SUMMARY

|                 |                                                                                  |             |                                                                     |
|-----------------|----------------------------------------------------------------------------------|-------------|---------------------------------------------------------------------|
| Deeded Name     | SARAH ALLEN TRUSTEE UNDER THE KINDLE IRREVOCABLE HERITAGE TRUST DATED 08/17/2023 |             |                                                                     |
| Owner           | ALLEN SARAH TRUSTEE<br>90 W PUGH DR<br>SPRINGBORO OH 45066-8513                  | Taxpayer    | ALLEN SARAH TRUSTEE<br>90 W PUGH DR<br>SPRINGBORO OH 45066-8513     |
| 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 PT W PT SW 1/4 SE QR 100-05-33-451-001<br>PLAT V23 P164 |
| Location        | 12725 COUNTY ROAD 25A                                                            |             |                                                                     |
| CD Year         |                                                                                  | Map Number  | Routing Number                                                      |
| Acres           | 2.5060                                                                           | Sold        | 03/01/2024                                                          |
|                 |                                                                                  |             | Sales Amount 0.00                                                   |

## VALUE

|             |                                 |          |
|-------------|---------------------------------|----------|
| District    | 13-FRANKLIN TWP ANNA SD AAD AFD |          |
| Land Use    | 510-SINGLE FAMILY DWELLING      |          |
|             | Appraised                       | Assessed |
| Land        | 40,910                          | 14,320   |
| Improvement | 240,680                         | 84,240   |
| Total       | 281,590                         | 98,560   |
| CAUV        | N                               | 0        |
| Homestead   | N                               | 0        |
| OOC         | Y                               | 242,410  |
|             |                                 | 84,840   |
| Taxable     | 281,590                         | 98,560   |

## CURRENT CHARGES

|                 |           |          |          |
|-----------------|-----------|----------|----------|
| Full Rate       | 50.550000 |          |          |
| Effective Rate  | 32.157415 |          |          |
| Qualifying Rate | 30.019596 |          |          |
|                 | Prior     | First    | Second   |
| Tax             | 0.00      | 1,404.97 | 1,404.97 |
| Special         | 0.00      | 1.50     | 1.50     |
| Total           | 0.00      | 1,406.47 | 1,406.47 |
| Paid            | 0.00      | 1,406.47 | 0.00     |
| Due             | 0.00      | 0.00     | 1,406.47 |

## FUTURE CHARGES

|                     |                             |        |
|---------------------|-----------------------------|--------|
| Type                | Description                 | Amount |
| Special Assessments | 414 PLUM CREEK MAIN (RR-44) | 2.00   |
| Special Assessments | 464 MIAMI CONSERVANCY DIST  | 1.00   |

## TRANSFER HISTORY

| Date       |                                                                                     | Conveyance | Deed Type     | Sales Amount | Valid | # of Properties |
|------------|-------------------------------------------------------------------------------------|------------|---------------|--------------|-------|-----------------|
| 03/01/2024 | Buyer: ALLEN SARAH TRUSTEE<br>Seller: KINDLE CHARLES EUGENE JR & GALE ANN           | 128        | WARRANTY DEED | \$0.00       | N     | 1               |
| 09/13/2023 | Buyer: KINDLE CHARLES EUGENE JR & GALE ANN<br>Seller: FRIDLEY MARK SCOTT & DENISE R | 638        | WARRANTY DEED | \$310,000.00 | Y     | 1               |
| 02/25/1992 | Buyer: FRIDLEY MARK SCOTT & DENISE R<br>Seller: * NOT ON FILE *                     | 93         | ???           | \$0.00       | N     | 1               |

## LAND

| Type             | Dimensions | Description | Value  |
|------------------|------------|-------------|--------|
| HS-HOME SITE     | 1.0000     | Acres       | 32,000 |
| RD-ROAD          | 0.1400     | Acres       | 0      |
| SA-SMALL ACREAGE | 1.3700     | Acres       | 8,910  |
| Total            |            |             | 40,910 |

## 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     | 1992 | Grade              | C       |
| Finished Basement | 0              | Year Remodeled |      | Fireplace Openings | 0       |
| Rooms             | 6              | Full Baths     | 2    | Fireplace Stacks   | 0       |
| Bed Rooms         | 3              | Half Baths     | 1    | Living Area        | 2,240   |
|                   |                | Other Fixtures | 0    | Total Area         | 3,360   |
|                   |                |                |      | Value              | 210,410 |

## OTHER IMPROVEMENT

| Card | Type               | Year Built | Year Remodeled | Condition | Dimensions | Description               | Size  | Value  |
|------|--------------------|------------|----------------|-----------|------------|---------------------------|-------|--------|
| 1    | 02-DETACHED GARAGE | 1998       |                | A-AVERAGE | 18 X 24    | Length x Width (Optional) | 432   | 5,480  |
| 1    | 04-SHED            | 2006       |                | A-AVERAGE | 25 X 18    | Length x Width (Optional) | 450   | 2,570  |
| 1    | 33-POLE BUILDING   | 1992       |                | A-AVERAGE | 30 X 45    | Length x Width (Optional) | 1,350 | 9,450  |
| 1    | 33-POLE BUILDING   | 2002       |                | A-AVERAGE | 30 X 50    | Length x Width (Optional) | 1,500 | 12,770 |
|      |                    |            |                |           |            |                           | Total | 30,270 |

SKETCH

Card 1

| ID | Description                      | Size  | Floor            | Floor Area (ft²) | Living Area (ft²) |
|----|----------------------------------|-------|------------------|------------------|-------------------|
| A  | 2SF/B (2 STORY FRAME / BASEMENT) | 1,120 | First Floor      | 1,120            | 1,120             |
| B  | EFP (ENCLOSED FRAME PORCH)       | 280   | Full Upper Floor | 1,120            | 1,120             |
| C  | WDD (WOOD DECK)                  | 360   | Basement         | 1,120            | 0                 |
| D  | GF (FRAME GARAGE)                | 960   | Total            | 3,360            | 2,240             |
| E  | PAT (PATIO)                      | 320   |                  |                  |                   |
| F  | PAT (PATIO)                      | 120   |                  |                  |                   |
| G  | PAT (PATIO)                      | 120   |                  |                  |                   |
| 1  | 33-POLE BUILDING                 | 1,500 |                  |                  |                   |
| 2  | 02-DETACHED GARAGE               | 432   |                  |                  |                   |
| 3  | 33-POLE BUILDING                 | 1,350 |                  |                  |                   |
| 4  | 04-SHED                          | 450   |                  |                  |                   |

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