



Parcel: 13-0533451.002

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio



SUMMARY

Deeded Name	AVEN M RHOADES & MARK S FRIDLEY		
Owner	RHOADES AVEN M & MARK S FRIDLEY	Taxpayer	RHOADES AVEN M & MARK S FRIDLEY
	PO BOX 437		PO BOX 437
	12699 COUNTY ROAD 25A		ANNA OH 45302-0437
	ANNA OH 45302-0437		
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)		
Location	12699 COUNTY ROAD 25A	Legal	R06 T07 S33 W PT SW 1/4 SE QR 100-05-33-451-002
CD Year		Routing Number	
Acres	12.4940	Sales Amount	0.00
Map Number			
Sold			

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	82,510	28,880	
Improvement	181,890	63,660	
Total	264,400	92,540	
CAUV	N	0	0
Homestead	N	0	0
OOB	N	0	0
Taxable	264,400	92,540	

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,349.04	1,349.04
Special	0.00	30.33	30.32
Total	0.00	1,379.37	1,379.36
Paid	0.00	1,379.37	1,379.36
Due	0.00	0.00	0.00

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	3.49
Special Assessments	441 FINKENBINE DITCH (RR-19)	56.16
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
09/28/2023	Buyer: RHOADES AVEN M & MARK S FRIDLEY Seller: FRIDLEY BETTY W	576 AFFIDAVIT	\$0.00	N	1
10/04/2021	Buyer: FRIDLEY BETTY W Seller: FRIDLEY BETTY W	TRANSFER ON DEATH	\$0.00	N	1
03/13/2019	Buyer: FRIDLEY BETTY W Seller: FRIDLEY BETTY	154 WARRANTY DEED	\$0.00	N	1
03/12/2019	Buyer: FRIDLEY BETTY Seller: BEAM HOMESTEAD	146 WARRANTY DEED	\$0.00	N	1
10/05/2011	Buyer: BEAM HOMESTEAD Seller: * NOT ON FILE *	513 QUIT CLAIM	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	1.1400	Acres	0
SA-SMALL ACREAGE	10.3500	Acres	50,510
Total			82,510

DWELLING

Card 1					
Style	1-CONVENTIONAL	Family Rooms	0	Heating	Y
Stories	2.00	Dining Rooms	0	Cooling	N
Rec Room Area	0	Year Built	1971	Grade	C
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	8	Full Baths	2	Fireplace Stacks	1
Bed Rooms	3	Half Baths	0	Living Area	2,384
		Other Fixtures	0	Total Area	3,252
				Value	159,700

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	1966		A-AVERAGE	24 X 24	Length x Width (Optional)	576	3,680
1	03-BATHHOUSE/COTTAGE	1900		F-FAIR	24 X 20	Length x Width (Optional)	480	1,170
1	09-OPEN PORCH	1980		F-FAIR	24 X 10	Length x Width (Optional)	240	1,250
1	10-ENCLOSED PORCH	1980		F-FAIR	24 X 10	Length x Width (Optional)	240	1,230
1	11-LEAN-TO	1973		A-AVERAGE	30 X 28	Length x Width (Optional)	840	2,380
1	121-FLAT BARN	1955		A-AVERAGE	40 X 30	Length x Width (Optional)	1,200	2,940
1	126-POLE BARN	1988		A-AVERAGE	45 X 30	Length x Width (Optional)	1,350	9,540
							Total	22,190

SKETCH

Card 1					
ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	2SF/B (2 STORY FRAME / BASEMENT)	868	First Floor	1,516	1,516
B	GF (FRAME GARAGE)	576	Full Upper Floor	868	868
C	1SF/C (1 STORY FRAME / CRAWLSPACE)	360	Basement	868	0
D	EFP (ENCLOSED FRAME PORCH)	198	Total	3,252	2,384
E	OFP (OPEN FRAME PORCH)	32			
F	1SF/C (1 STORY FRAME / CRAWLSPACE)	288			
G	CAR (CARPORT)	414			
H	PAT (PATIO)	30			
I	WDD (WOOD DECK)	128			
2	121-FLAT BARN	1,200			
3	02F-DETACHED FRAME GARAGE	576			
4	11-LEAN-TO	840			
5	126-POLE BARN	1,350			
7	03-BATHHOUSE/COTTAGE	480			
8	09-OPEN PORCH	240			
9	10-ENCLOSED PORCH	240			

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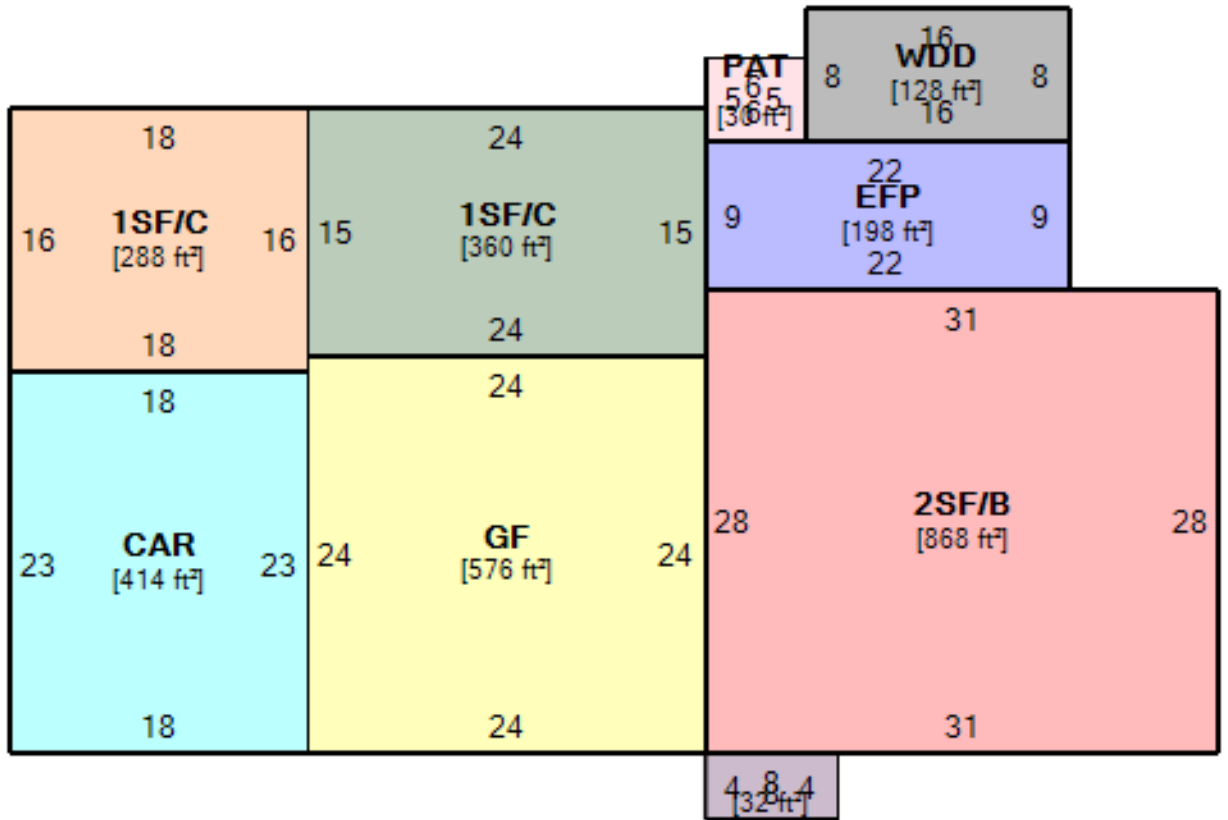
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OFP