



Parcel: 13-0534200.010
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	KEVIN F POEPELMAN & ASHLEY N POEPELMAN			Taxpayer	POEPELMAN KEVIN F & ASHLEY N		
Owner	POEPELMAN KEVIN F & ASHLEY N 14900 E STATE ROUTE 119 ANNA OH 45302				14900 E STATE ROUTE 119 ANNA OH 45302		
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	14900 STATE ROUTE 119 ANNA OH 45302			Legal	R06 T07 S34 PT OF NE QR 100-05-34-200-010 PLAT V30 P301		
CD Year		Map Number			Routing Number		
Acres	5.0010	Sold		02/13/2018	Sales Amount	275,000.00	

VALUE

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

	Appraised	Assessed
Land	57,090	19,980
Improvement	171,450	60,010
Total	228,540	79,990
CAUV	N	0
Homestead	N	0
OOC	Y	202,070
Taxable	228,540	79,990

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,139.53	1,139.53
Special	0.00	8.52	8.52
Total	0.00	1,148.05	1,148.05
Paid	0.00	1,148.05	0.00
Due	0.00	0.00	1,148.05

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	7.08
Special Assessments	419 FRIDLEY DITCH /PLUM CREEK (RR-21)	8.96
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
02/13/2018	Buyer: POEPELMAN KEVIN F & ASHLEY N Seller: BILLING JADE J	105	WARRANTY DEED	\$275,000.00	Y	1
10/15/2013	Buyer: BILLING JADE J Seller: COURTER BILLIN	713	WARRANTY DEED	\$112,000.00	Y	1
07/12/2004	Buyer: COURTER BILLIN Seller: * NOT ON FILE *	467	FI	\$0.00	N	3

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1400	Acres	0
SA-SMALL ACREAGE	3.8600	Acres	25,090
Total			57,090

DWELLING

Card 1						
Style	2-BI-LEVEL	Family Rooms	0	Heating		Y
Stories	1.00	Dining Rooms	0	Cooling		Y
Rec Room Area	0	Year Built	1964	Grade		C
Finished Basement	815	Year Remodeled		Fireplace Openings		1
Rooms	6	Full Baths	2	Fireplace Stacks		0
Bed Rooms	4	Half Baths	1	Living Area		2,776
		Other Fixtures	0	Total Area		3,920
				Value		170,070

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2015		A-AVERAGE	10 X 14	Length x Width (Optional)	140	1,380
Total								1,380

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	784	First Floor	1,960	1,960
B	EFP (ENCLOSED FRAME PORCH)	204	Basement	1,960	816
C	1SF/B (1 STORY FRAME / BASEMENT)	616	Total	3,920	2,776
D	2CBAS (2 CAR BASEMENT GARAGE)	0			
E	OFP (OPEN FRAME PORCH)	112			
F	PAT (PATIO)	391			
G	1SF/B (1 STORY FRAME / BASEMENT)	560			
2	04-SHED	140			

