



Parcel: 13-0535176.002

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	NANCY RUCKER & G MICHAEL RUCKER TRUSTEES OF THE G MICHAEL RUCKER & NANCY J RUCKER TRUST DATED 03/13/2014		
Owner	RUCKER NANCY CO TRUSTEE & RUCKER G MICHAEL CO TRUSTEE 13045 SIDNEY FREYBURG RD ANNA OH 45302	Taxpayer	RUCKER NANCY & G MICHAEL 13045 SIDNEY FREYBURG RD 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)	Legal	R06 T07 S35 LOT 190 IN HENSCHEN SUB #10 & BEING PT OF NW QR 100-05-35-176-002 PLAT V28 P27
Location	13045 SIDNEY FREYBURG RD		
CD Year		Map Number	Routing Number
Acres	1.1380	Sold	11/21/2019
			Sales Amount
			286,000.00

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	32,000	11,200
Improvement	275,640	96,470
Total	307,640	107,670
CAUV	N	0
Homestead	N	0
OOC	Y	306,410
Taxable		307,640

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,529.37	1,529.37
Special	0.00	2.53	2.52
Total	0.00	1,531.90	1,531.89
Paid	0.00	1,531.90	0.00
Due	0.00	0.00	1,531.89

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	2.00
Special Assessments	419 FRIDLEY DITCH_/PLUM CREEK (RR-21)	2.05
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
11/21/2019	Buyer: RUCKER NANCY TRUSTEE & G MICHAEL TRUSTEE Seller: HOWELL JOEL D	873 WARRANTY DEED	\$286,000.00	Y	1
02/18/2014	Buyer: HOWELL JOEL D Seller: DREW LYLE L &	79 SURVIVORSHIP DEED	\$199,500.00	Y	1
07/07/2000	Buyer: DREW LYLE L & Seller: NOLL FISHER IN	587 WARRANTY DEED	\$157,125.00	Y	1
09/07/1999	Buyer: NOLL FISHER IN Seller: CITIZENS COMME	825 FIDUCIARY	\$14,500.00	Y	1
12/02/1994	Buyer: CITIZENS COMME Seller: HUNTINGTON TRU	646 ???	\$0.00	N	1
Unknown	Buyer: HUNTINGTON TRU Seller: * NOT ON FILE *	???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1400	Acres	0
		Total	32,000

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	1999	Grade				C+
Finished Basement	1,238	Year Remodeled		Fireplace Openings				0
Rooms	7	Full Baths	2	Fireplace Stacks				0
Bed Rooms	3	Half Baths	0	Living Area				2,890
		Other Fixtures	3	Total Area				3,302
				Value				274,210

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2005		A-AVERAGE	12 X 16	Length x Width (Optional)	192	1,230
1	17-POOL	2022		A-AVERAGE		Length x Width (Optional)	1	0
1	CAN-CANOPY	2005		A-AVERAGE	4 X 16	Length x Width (Optional)	64	100
1	PAT-PATIO	2005		A-AVERAGE	4 X 16	Length x Width (Optional)	64	100
						Total		1,430

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	1,651	First Floor	1,651	1,651
B	GF (FRAME GARAGE)	950	Basement	1,651	1,239
C	OFP (OPEN FRAME PORCH)	150	Total	3,302	2,890
D	WDD (WOOD DECK)	468			
3	04-SHED	192			
4	CAN-CANOPY	64			
5	PAT-PATIO	64			
6	17-POOL	1			

