



Parcel: 13-0535176.004
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	PERRY E SHAFFER & VIOLET D SHAFFFER		
Owner	SHAFFER PERRY E & VIOLET D SHAFFFER	Taxpayer	SHAFFER PERRY E & VIOLET D
	13075 SIDNEY FREYBURG RD		13075 SIDNEY FREYBURG RD
	ANNA OH 45302-8718		ANNA OH 45302-8718
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	13075 SIDNEY FREYBURG RD	Legal	R06 T07 S35 LOT 196 OF THE HENSCHEN SUBD
	ANNA OH 45302		#11 & BEING PT OF NW QR 100-05-35-176-004
			PLAT V28 P117
CD Year		Routing Number	
Acres	1.1380	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	32,000	11,200	
Improvement	279,830	97,940	
Total	311,830	109,140	
CAUV	N	0	0
Homestead	Y	28,000	9,800
OOC	Y	311,830	109,140
Taxable		311,830	109,140

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,410.94	1,410.94
Special	0.00	2.53	2.52
Total	0.00	1,413.47	1,413.46
Paid	0.00	1,413.47	0.00
Due	0.00	0.00	1,413.46

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
09/20/2021	Buyer: SHAFFER PERRY E & VIOLET D SHAFFER Seller: SHAFFER PERRY E & VIOLET D	TRANSFER ON DEATH	\$0.00	N	1
06/09/2003	Buyer: SHAFFER PERRY E & VIOLET D Seller: HILT DONALD D	511 WARRANTY DEED	\$187,000.00	Y	1
12/05/2000	Buyer: HILT DONALD D Seller: NOLL FISHER IN	1098 WARRANTY DEED	\$164,000.00	Y	1
06/06/2000	Buyer: NOLL FISHER IN Seller: CITIZENS COMME	453 FI	\$45,000.00	Y	3
12/02/1994	Buyer: CITIZENS COMME Seller: * NOT ON FILE *	646 ???	\$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	2000	Grade C+
Finished Basement	449	Year Remodeled		Fireplace Openings 1
Rooms	9	Full Baths	3	Fireplace Stacks 0
Bed Rooms	3	Half Baths	0	Living Area 2,290
		Other Fixtures	1	Total Area 3,466
				Value 279,830

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	14 X 10	Length x Width (Optional)	140	0
							Total	0

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	1,626	First Floor	1,840	1,840
B	1SF/C (1 STORY FRAME / CRAWLSPACE)	184	Basement	1,626	450
C	1SF/C (1 STORY FRAME / CRAWLSPACE)	30	Total	3,466	2,290
D	GFF (FRAME GARAGE - FINISHED)	529			
E	OFP (OPEN FRAME PORCH)	166			
F	WDD (WOOD DECK)	326			
G	CAN (CANOPY)	144			
2	04-SHED	140			

