



Parcel: 13-0535176.007
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	GRANT SCHNEIDER		Taxpayer	SCHNEIDER GRANT	
Owner	SCHNEIDER GRANT 13195 SIDNEY FREYBURG RD ANNA OH 45302-8719			13195 SIDNEY FREYBURG RD ANNA OH 45302-8719	
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 199 OF THE HENSCHEN SUBD #11 & BEING PT OF NW QR 100-05-35-176-007 PLAT V28 P117	
Location	13195 SIDNEY FREYBURG RD				
CD Year		Map Number		Routing Number	
Acres	1.1380	Sold	08/18/2023	Sales Amount	265,000.00

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	32,000	11,200
Improvement	208,940	73,130
Total	240,940	84,330
CAUV	N	0
Homestead	N	0
OOO	Y	240,940
Taxable	240,940	84,330

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,197.74	1,197.74
Special	0.00	2.53	2.52
Total	0.00	1,200.27	1,200.26
Paid	0.00	1,200.27	0.00
Due	0.00	0.00	1,200.26

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
08/18/2023	Buyer: SCHNEIDER GRANT Seller: NAGEL JEFFREY L	552 FIDUCIARY	\$265,000.00	Y	1
01/27/2014	Buyer: NAGEL JEFFREY L Seller: HOWELL JOEL D	24 WARRANTY DEED	\$147,000.00	Y	1
02/24/2004	Buyer: HOWELL JOEL D Seller: JLA REALTY LTD	148 SURVIVORSHIP DEED	\$127,100.00	Y	1
11/05/2002	Buyer: JLA REALTY LTD Seller: MINSTER BANK T	1059 FI	\$145,000.00	Y	4
06/27/2001	Buyer: MINSTER BANK T Seller: CITIZENS COMME	410 F	\$0.00	N	16
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	2003	Grade C
Finished Basement	0	Year Remodeled		Fireplace Openings 0
Rooms	6	Full Baths	2	Fireplace Stacks 0
Bed Rooms	3	Half Baths	0	Living Area 1,500
		Other Fixtures	0	Total Area 1,500
				Value 208,940

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF (1 STORY FRAME)	1,500	First Floor	1,500	1,500
B	GF (FRAME GARAGE)	600	Total	1,500	1,500
C	PAT (PATIO)	144			
D	OFP (OPEN FRAME PORCH)	120			

