



Parcel: 13-0535201.009
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	MARCUS BROTZKI & RENEE C BROTZKI	Taxpayer	BROTZKI MARCUS & RENEE C
Owner	BROTZKI MARCUS & RENEE C 13360 SIDNEY FREYBURG RD ANNA OH 45302		13360 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 151 IN HENSCHEN SUB #5 & BEING PT OF NE QR 100-05-35-201-009 PLAT V25 P168
Location	13360 SIDNEY FREYBURG RD ANNA OH 45302		
CD Year		Routing Number	
Acres	1.1480	Sales Amount	264,000.00
Map Number			
Sold			

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	32,070	11,220
Improvement	268,320	93,910
Total	300,390	105,130
CAUV N	0	0
Homestead N	0	0
OOC Y	300,320	105,110
Taxable	300,390	105,130

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,493.16	1,493.16
Special	0.00	7.62	7.62
Total	0.00	1,500.78	1,500.78
Paid	0.00	1,500.78	0.00
Due	0.00	0.00	1,500.78

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	2.00
Special Assessments	416 DILL DITCH PLUM CREEK MAIN (RR-12)	12.24
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
07/16/2020	Buyer: BROTZKI MARCUS & RENEE C Seller: MARTIN RUSSELL	507	WARRANTY DEED	\$264,000.00	Y	1
08/26/1999	Buyer: MARTIN RUSSELL Seller: CITIZENS COMME	788	FIDUCIARY	\$14,500.00	Y	1
Unknown	Buyer: CITIZENS COMME Seller: * NOT ON FILE *		???	\$0.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1400	Acres	0
SA-SMALL ACREAGE	0.0100	Acres	70
		Total	32,070

DWELLING

Card 1					
Style	1-CONVENTIONAL	Family Rooms	0	Heating	Y
Stories	2.00	Dining Rooms	0	Cooling	Y
Rec Room Area	0	Year Built	1999	Grade	C+
Finished Basement	0	Year Remodeled		Fireplace Openings	1
Rooms	6	Full Baths	2	Fireplace Stacks	0
Bed Rooms	3	Half Baths	1	Living Area	2,124
		Other Fixtures	0	Total Area	2,754
				Value	268,320

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2015		A-AVERAGE	10 X 18	Length x Width (Optional)	180	0
							Total	0

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	2SF/B (2 STORY FRAME / BASEMENT)	630	First Floor	1,494	1,494
B	GFW (FRAME GARAGE - 2 WALLS)	550	Full Upper Floor	630	630
C	1SF/C (1 STORY FRAME / CRAWLSPACE)	820	Basement	630	0
D	1SF (1 STORY FRAME)	22	Total	2,754	2,124
E	1SF (1 STORY FRAME)	22			
F	OFP (OPEN FRAME PORCH)	210			
G	WDD (WOOD DECK)	240			
H	PAT (PATIO)	362			
2	04-SHED	180			

2

