



Parcel: 13-0535251.008
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	SCOTT L NANIK & GINGER G NANIK			Taxpayer	NANIK SCOTT & GINGER		
Owner	NANIK SCOTT L & GINGER G 13120 SIDNEY FREYBURG RD ANNA OH 45302-8722				13120 SIDNEY FREYBURG RD ANNA OH 45302-8722		
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 189 IN HENSCHEN SUB #9 & BEING PT OF NE QR 100-05-35-251-008 PLAT V28 P23		
Location	13120 SIDNEY FREYBURG RD ANNA OH 45302						
CD Year		Map Number			Routing Number		
Acres	1.1480	Sold		11/12/2002	Sales Amount	177,900.00	

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	32,070	11,220
Improvement	325,000	113,750
Total	357,070	124,970
CAUV	N	0
Homestead	N	0
OOC	Y	344,120
Taxable	357,070	124,970

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,776.62	1,776.62
Special	0.00	2.54	2.53
Total	0.00	1,779.16	1,779.15
Paid	0.00	1,779.16	0.00
Due	0.00	0.00	1,779.15

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	2.00
Special Assessments	419 FRIDLEY DITCH_/PLUM CREEK (RR-21)	2.07
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
11/12/2002	Buyer: NANIK SCOTT L & GINGER G Seller: MULLINS TOMMMY	1073 WARRANTY DEED	\$177,900.00	Y	1
08/17/2001	Buyer: MULLINS TOMMMY Seller: DECLERCK ROBER	791 WARRANTY DEED	\$182,000.00	Y	1
10/31/2000	Buyer: DECLERCK ROBER Seller: DECLERCK ROBER	728 QUIT CLAIM	\$0.00	N	1
02/08/2000	Buyer: DECLERCK ROBER Seller: CITIZENS COMME	90 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
SA-SMALL ACREAGE	0.0100	Acres	70
Total			32,070

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	2001	Grade	C+
Finished Basement	1,499	Year Remodeled		Fireplace Openings	0
Rooms	10	Full Baths	3	Fireplace Stacks	0
Bed Rooms	4	Half Baths	1	Living Area	3,489
		Other Fixtures	1	Total Area	3,978
				Value	312,120

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	2013		A-AVERAGE	32 X 24	Length x Width (Optional)	768	12,880
1	04-SHED	OLD		A-AVERAGE	16 X 12	Length x Width (Optional)	192	0
							Total	12,880

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	1,989	First Floor	1,989	1,989
B	GFF (FRAME GARAGE - FINISHED)	576	Basement	1,989	1,500
C	OFP (OPEN FRAME PORCH)	135	Total	3,978	3,489
D	OFP (OPEN FRAME PORCH)	240			
E	VALTF (FRAME HOME VAULTED CEILING)	1,000			
2	04-SHED	192			
3	02F-DETACHED FRAME GARAGE	768			

