



Parcel: 13-0535326.003

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

**SUMMARY**

Deeded Name	TIMOTHY M UDERMAN & CYNTHIA A UDERMAN		
Owner	UDERMAN TIMOTHY M & CYNTHIA A 12815 SIDNEY FREYBURG RD ANNA OH 45302	Taxpayer	UDERMAN TIMOTHY M & CYNTHIA A 12815 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 180 IN HENSCHEN SUB #8 & BEING PT OF SW QR 100-05-35-326-003 PLAT V27 P205
Location	12815 SIDNEY FREYBURG RD ANNA OH 45302		
CD Year		Routing Number	
Acres	1.1380	Sales Amount	13,500.00
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	244,080	85,430	
Total	276,080	96,630	
CAUV	N	0	0
Homestead	N	0	0
OOC	Y	255,920	89,570
Taxable		276,080	96,630

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,375.06	1,375.06
Special	0.00	2.53	2.52
Total	0.00	1,377.59	1,377.58
Paid	0.00	1,377.59	0.00
Due	0.00	0.00	1,377.58

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
08/31/1998	Buyer: UDERMAN TIMOTHY M & CYNTHIA A Seller: CITIZENS COMM	812	FIDUCIARY	\$13,500.00	Y 1
12/02/1994	Buyer: CITIZENS COMM 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	2.00	Dining Rooms	0	Cooling Y
Rec Room Area	0	Year Built	1998	Grade C+
Finished Basement	0	Year Remodeled		Fireplace Openings 0
Rooms	6	Full Baths	2	Fireplace Stacks 1
Bed Rooms	3	Half Baths	1	Living Area 1,839
		Other Fixtures	0	Total Area 1,839
				Value 223,920

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	2017		A-AVERAGE	36 X 26	Length x Width (Optional)	936	18,450
1	11-LEAN-TO	2002		A-AVERAGE	14 X 6	Length x Width (Optional)	84	380
1	30-UTILITY SHED	2002		A-AVERAGE	12 X 16	Length x Width (Optional)	192	1,330
							Total	20,160

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	2SF/C (2 STORY FRAME / CRAWLSPACE)	783	First Floor	1,056	1,056
B	OFP (OPEN FRAME PORCH)	162	Full Upper Floor	783	783
C	1SF/C (1 STORY FRAME / CRAWLSPACE)	273	Total	1,839	1,839
D	GF (FRAME GARAGE)	462			
E	WDD (WOOD DECK)	264			
2	30-UTILITY SHED	192			
3	02F-DETACHED FRAME GARAGE	936			
4	11-LEAN-TO	84			

