



Parcel: 13-0535326.005  
AMY L. BERNING  
Shelby County Auditor | Shelby County, Ohio

Year: 2024



## SUMMARY

|                 |                                                                           |             |                                                                                                  |
|-----------------|---------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------------------------|
| Deeded Name     | LINDSEY K HUTSON & BRANDON M HUTSON                                       |             |                                                                                                  |
| Owner           | HUTSON LINDSEY K & BRANDON M<br>12975 SIDNEY FREYBURG RD<br>ANNA OH 45302 | Taxpayer    | HUTSON LINDSEY K & BRANDON M<br>12975 SIDNEY FREYBURG RD<br>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 192 IN HENSCHEN SUB #10 &<br>BEING PT OF SW QR 100-05-35-326-005<br>PLAT V28 P27 |
| Location        | 12975 SIDNEY FREYBURG RD<br>ANNA OH 45302                                 |             |                                                                                                  |
| CD Year         |                                                                           | Map Number  | Routing Number                                                                                   |
| Acres           | 1.1380                                                                    | Sold        | 05/28/2019 Sales Amount 215,000.00                                                               |

## VALUE

|             |                                 |                |
|-------------|---------------------------------|----------------|
| District    | 13-FRANKLIN TWP ANNA SD AAD AFD |                |
| Land Use    | 510-SINGLE FAMILY DWELLING      |                |
|             | Appraised                       | Assessed       |
| Land        | 32,000                          | 11,200         |
| Improvement | 225,700                         | 79,000         |
| Total       | 257,700                         | 90,200         |
| CAUV        | N                               | 0              |
| Homestead   | N                               | 0              |
| OOC         | Y                               | 257,700 90,200 |
| Taxable     | 257,700                         | 90,200         |

## CURRENT CHARGES

|                 |           |          |          |
|-----------------|-----------|----------|----------|
| Full Rate       | 50.550000 |          |          |
| Effective Rate  | 32.157415 |          |          |
| Qualifying Rate | 30.019596 |          |          |
|                 | Prior     | First    | Second   |
| Tax             | 0.00      | 1,281.05 | 1,281.05 |
| Special         | 0.00      | 2.53     | 2.52     |
| Total           | 0.00      | 1,283.58 | 1,283.57 |
| Paid            | 0.00      | 1,283.58 | 0.00     |
| Due             | 0.00      | 0.00     | 1,283.57 |

## 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 |
|------------|--------------------------------------------------------------|--------------------|--------------|-------|-----------------|
| 05/28/2019 | Buyer: HUTSON LINDSEY K & BRANDON M<br>Seller: MYERS JASON E | 367 WARRANTY DEED  | \$215,000.00 | Y     | 1               |
| 12/20/2017 | Buyer: MYERS JASON E<br>Seller: HOUSEL KEVIN &               | 1034 WARRANTY DEED | \$179,900.00 | Y     | 1               |
| 02/05/2015 | Buyer: HOUSEL KEVIN &<br>Seller: RICE STEPHEN D              | 70 WARRANTY DEED   | \$154,000.00 | Y     | 1               |
| 11/28/2000 | Buyer: RICE STEPHEN D<br>Seller: HALL LINPHORD               | 1073 WARRANTY DEED | \$131,600.00 | Y     | 1               |
| 08/14/2000 | Buyer: HALL LINPHORD<br>Seller: CITIZENS COMM                | 696 FIDUCIARY      | \$15,000.00  | Y     | 1               |
| 12/02/1994 | Buyer: CITIZENS COMM<br>Seller: HUNTINGTON TRU               | 646 ???            | \$0.00       | N     | 1               |
| Unknown    | Buyer: HUNTINGTON TRU<br>Seller: * NOT ON FILE *             | ??? ???            | \$0.00       | N     | 1               |

## LAND

| Type         | Dimensions | Description | Value  |
|--------------|------------|-------------|--------|
| HS-HOME SITE | 1.0000     | Acres       | 32,000 |
| RD-ROAD      | 0.1380     | 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 | 0              | Year Remodeled |      | Fireplace Openings |  |  |  | 0       |
| Rooms             | 6              | Full Baths     | 2    | Fireplace Stacks   |  |  |  | 0       |
| Bed Rooms         | 3              | Half Baths     | 0    | Living Area        |  |  |  | 1,606   |
|                   |                | Other Fixtures | 0    | Total Area         |  |  |  | 3,212   |
|                   |                |                |      | Value              |  |  |  | 225,700 |

#### OTHER IMPROVEMENT

| Card | Type    | Year Built | Year Remodeled | Condition | Dimensions | Description               | Size  | Value |
|------|---------|------------|----------------|-----------|------------|---------------------------|-------|-------|
| 1    | 04-SHED | 2020       |                | A-AVERAGE | 12 X 14    | Length x Width (Optional) | 168   | 0     |
|      |         |            |                |           |            |                           | Total | 0     |

SKETCH

Card 1

| ID | Description                      | Size  | Floor       | Floor Area (ft²) | Living Area (ft²) |
|----|----------------------------------|-------|-------------|------------------|-------------------|
| A  | 1SF/B (1 STORY FRAME / BASEMENT) | 1,606 | First Floor | 1,606            | 1,606             |
| B  | OFP (OPEN FRAME PORCH)           | 76    | Basement    | 1,606            | 0                 |
| C  | GFW (FRAME GARAGE - 2 WALLS)     | 440   | Total       | 3,212            | 1,606             |
| D  | FLA (FLAGSTONE PATIO)            | 119   |             |                  |                   |
| E  | PAT (PATIO)                      | 390   |             |                  |                   |
| 4  | 04-SHED                          | 168   |             |                  |                   |

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