



Parcel: 13-0535376.001
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	WILLIAM H MILLER & PHYLLIS A MILLER			Taxpayer	MILLER WILLIAM H & PHYLLIS A		
Owner	MILLER WILLIAM H & PHYLLIS A 12705 SIDNEY FREYBURG RD ANNA OH 45302				12705 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 169 IN HENSCHEN SUB #6 & BEING PT OF SW QR 100-05-35-376-001 PLAT V25 P313		
Location	12705 SIDNEY FREYBURG RD ANNA OH 45302						
CD Year		Map Number		Routing Number			
Acres	1.1380	Sold		Sales Amount	160,500.00		

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	32,000	11,200	
Improvement	279,160	97,710	
Total	311,160	108,910	
CAUV	N	0	0
Homestead	Y	28,000	9,800
OOC	Y	305,310	106,860
Taxable		311,160	108,910

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,408.39	1,408.39
Special	0.00	2.53	2.52
Total	0.00	1,410.92	1,410.91
Paid	0.00	1,410.92	0.00
Due	0.00	0.00	1,410.91

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
05/02/2000	Buyer: MILLER WILLIAM H & PHYLLIS A Seller: WISE RODNEY J	330	WARRANTY DEED	\$160,500.00	Y 1
04/21/1998	Buyer: WISE RODNEY J Seller: NOLL NOLL & FI	334	WARRANTY DEED	\$13,500.00	Y 1
04/28/1997	Buyer: NOLL NOLL & FI Seller: CITIZENS COMM	304	FI	\$0.00	Y 4
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	1.00	Dining Rooms	0	Cooling Y
Rec Room Area	0	Year Built	1998	Grade C+
Finished Basement	0	Year Remodeled		Fireplace Openings 0
Rooms	5	Full Baths	2	Fireplace Stacks 0
Bed Rooms	3	Half Baths	0	Living Area 1,800
		Other Fixtures	0	Total Area 3,480
				Value 273,310

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	2003		A-AVERAGE	20 X 22	Length x Width (Optional)	440	5,850
							Total	5,850

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/B (1 STORY BRICK / BASEMENT)	1,680	First Floor	1,800	1,800
B	GB (BRICK GARAGE)	840	Basement	1,680	0
C	1SB/C (1 STORY BRICK / CRAWLSPACE)	120	Total	3,480	1,800
D	OFP (OPEN FRAME PORCH)	396			
E	CAN/PAT (CANOPY / PATIO)	576			
2	02F-DETACHED FRAME GARAGE	440			

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