



Parcel: 13-0535376.002
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	RICKY L WOLAVER & DEBRA A WOLAVER		
Owner	WOLAVER RICKY L & DEBRA A 12667 SIDNEY FREYBURG RD ANNA OH 45302	Taxpayer	WOLAVER RICKY L & DEBRA A 12667 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 168 IN HENSCHEN SUB #6 & BEING PT OF SW QR 100-05-35-376-002 PLAT V25 P313
Location	12667 SIDNEY FREYBURG RD ANNA OH 45302		
CD Year		Map Number	Routing Number
Acres	1.1380	Sold	Sales Amount

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	32,000	11,200	
Improvement	266,640	93,320	
Total	298,640	104,520	
CAUV	N	0	0
Homestead	N	0	0
OOCC	Y	283,780	99,320
Taxable		298,640	104,520

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,486.43	1,486.43
Special	0.00	2.53	2.52
Total	0.00	1,488.96	1,488.95
Paid	0.00	1,488.96	0.00
Due	0.00	0.00	1,488.95

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
06/24/1998	Buyer: WOLAVER RICKY L & DEBRA A Seller: FISHER BRUCE J	574 SURVIVORSHIP DEED	\$150,000.00	Y	1
09/22/1997	Buyer: FISHER BRUCE J Seller: NOLL NOLL & FI	852 WARRANTY DEED	\$13,600.00	Y	1
04/28/1997	Buyer: NOLL NOLL & FI Seller: CITIZENS COMM	304 FI	\$54,000.00	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
Stories	1.00	Dining Rooms	0	Cooling
Rec Room Area	0	Year Built	1997	Grade
Finished Basement	0	Year Remodeled		Fireplace Openings
Rooms	13	Full Baths	2	Fireplace Stacks
Bed Rooms	3	Half Baths	1	Living Area
		Other Fixtures	0	Total Area
				Value

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02-DETACHED GARAGE	2016		A-AVERAGE	24 X 24	Length x Width (Optional)	576	10,800
1	02F-DETACHED FRAME GARAGE	1998		A-AVERAGE	20 X 16	Length x Width (Optional)	320	4,060
							Total	14,860

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/B (1 STORY BRICK / BASEMENT)	1,782	First Floor	1,782	1,782
B	GB (BRICK GARAGE)	660	Basement	1,782	0
C	OFP (OPEN FRAME PORCH)	138	Total	3,564	1,782
D	WDD (WOOD DECK)	480			
2	02F-DETACHED FRAME GARAGE	320			
3	02-DETACHED GARAGE	576			

