



Parcel: 13-0535376.003

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

Year: 2024



## SUMMARY

|                 |                                                                           |             |                                                                                                  |
|-----------------|---------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------------------------|
| Deeded Name     | LARRY L HENDERSON & BONITA E HENDERSON                                    |             |                                                                                                  |
| Owner           | HENDERSON LARRY L & BONITA E<br>12625 SIDNEY FREYBURG RD<br>ANNA OH 45302 | Taxpayer    | HENDERSON LARRY L & BONITA E<br>12625 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 167 IN HENSCHEN SUB #6 &<br>BEING PT OF SW QR 100-05-35-376-003<br>PLAT V25 P313 |
| Location        | 12625 SIDNEY FREYBURG RD<br>ANNA OH 45302                                 |             |                                                                                                  |
| CD Year         |                                                                           | Map Number  | Routing Number                                                                                   |
| Acres           | 1.1380                                                                    | Sold        | 08/08/2017 Sales Amount 205,000.00                                                               |

## VALUE

|          |                                 |
|----------|---------------------------------|
| District | 13-FRANKLIN TWP ANNA SD AAD AFD |
| Land Use | 510-SINGLE FAMILY DWELLING      |

|             | Appraised | Assessed |
|-------------|-----------|----------|
| Land        | 32,000    | 11,200   |
| Improvement | 258,560   | 90,500   |
| Total       | 290,560   | 101,700  |
| CAUV        | N 0       | 0        |
| Homestead   | Y 28,000  | 9,800    |
| OOCC        | Y 279,600 | 97,860   |
| Taxable     | 290,560   | 101,700  |

## CURRENT CHARGES

|                 |           |          |          |
|-----------------|-----------|----------|----------|
| Full Rate       | 50.550000 |          |          |
| Effective Rate  | 32.157415 |          |          |
| Qualifying Rate | 30.019596 |          |          |
|                 | Prior     | First    | Second   |
| Tax             | 0.00      | 1,306.69 | 1,306.69 |
| Special         | 0.00      | 2.53     | 2.52     |
| Total           | 0.00      | 1,309.22 | 1,309.21 |
| Paid            | 0.00      | 1,309.22 | 0.00     |
| Due             | 0.00      | 0.00     | 1,309.21 |

## 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 |
|------------|---------------------------------------------------------------|-------------------|--------------|-------|-----------------|
| 08/08/2017 | Buyer: HENDERSON LARRY L & BONITA E<br>Seller: LAY DANIEL C & | 614 WARRANTY DEED | \$205,000.00 | Y     | 1               |
| 07/02/1998 | Buyer: LAY DANIEL C &<br>Seller: NOLL MICHAEL A               | 622 WARRANTY DEED | \$134,500.00 | Y     | 1               |
| 04/29/1997 | Buyer: NOLL MICHAEL A<br>Seller: NOLL NOLL & FI               | 308 WARRANTY DEED | \$13,600.00  | Y     | 1               |
| 04/28/1997 | Buyer: NOLL NOLL & FI<br>Seller: CITIZENS COMM                | 304 FI            | \$0.00       | Y     | 4               |
| 12/02/1994 | Buyer: CITIZENS COMM<br>Seller: * NOT ON FILE *               | ??? ???           | \$0.00       | N     | 1               |

## LAND

| Type         | Dimensions | Description | Value  |
|--------------|------------|-------------|--------|
| HS-HOME SITE | 1.0000     | Acres       | 32,000 |
| RD-ROAD      | 0.1400     | Acres       | 0      |
|              |            | Total       | 32,000 |

## DWELLING

|                   |                |                |      |                      |
|-------------------|----------------|----------------|------|----------------------|
| Card 1            |                |                |      |                      |
| Style             | 1-CONVENTIONAL | Family Rooms   | 0    | Heating Y            |
| Stories           | 1.50           | Dining Rooms   | 0    | Cooling Y            |
| Rec Room Area     | 0              | Year Built     | 1997 | Grade C+             |
| Finished Basement | 0              | Year Remodeled |      | Fireplace Openings 0 |
| Rooms             | 7              | Full Baths     | 2    | Fireplace Stacks 0   |
| Bed Rooms         | 3              | Half Baths     | 0    | Living Area 2,204    |
|                   |                | Other Fixtures | 0    | Total Area 3,306     |
|                   |                |                |      | Value 247,600        |

## OTHER IMPROVEMENT

| Card | Type               | Year Built | Year Remodeled | Condition | Dimensions | Description               | Size  | Value  |
|------|--------------------|------------|----------------|-----------|------------|---------------------------|-------|--------|
| 1    | 126-POLE BARN      | 1999       |                | A-AVERAGE | 30 X 40    | Length x Width (Optional) | 1,200 | 9,910  |
| 1    | RFX-ROOF EXTENSION | 1999       |                | A-AVERAGE |            | Length x Width (Optional) | 240   | 1,050  |
|      |                    |            |                |           |            |                           | Total | 10,960 |

SKETCH

Card 1

| ID | Description                          | Size  | Floor           | Floor Area (ft²) | Living Area (ft²) |
|----|--------------------------------------|-------|-----------------|------------------|-------------------|
| A  | 1.5SB/B (1.5 STORY BRICK / BASEMENT) | 1,102 | First Floor     | 1,102            | 1,102             |
| B  | GB (BRICK GARAGE)                    | 525   | 1/2 Upper Floor | 1,102            | 1,102             |
| C  | WDD (WOOD DECK)                      | 288   | Basement        | 1,102            | 0                 |
| D  | VALTB (BRICK HOME VAULTED CEILING)   | 288   | Total           | 3,306            | 2,204             |
| 2  | 126-POLE BARN                        | 1,200 |                 |                  |                   |
| 3  | RFX-ROOF EXTENSION                   | 240   |                 |                  |                   |

