



Parcel: 13-0535376.011
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	TAMMY LYNN CREAGER	Taxpayer	CREAGER TAMMY LYNN
Owner	CREAGER TAMMY LYNN 12735 SIDNEY FREYBURG RD ANNA OH 45302-8715		12735 SIDNEY FREYBURG RD ANNA OH 45302-8715
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 178 IN HENSCHEN SUB #8 & BEING PT OF SW QR 100-05-35-376-011 PLAT V27 P205
Location	12735 SIDNEY FREYBURG RD ANNA OH 45302		
CD Year		Routing Number	
Acres	1.1380	Sales Amount	0.00
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	271,090	94,880	
Total	303,090	106,080	
CAUV	N	0	0
Homestead	N	0	0
OOB	N	0	0
Taxable	303,090	106,080	

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,546.40	1,546.40
Special	0.00	2.53	2.52
Total	0.00	1,548.93	1,548.92
Paid	0.00	1,548.93	0.00
Due	0.00	0.00	1,548.92

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
08/02/2021	Buyer: CREAGER TAMMY LYNN Seller: MARCHAL TAMMY L	514	QUIT CLAIM	\$0.00	N	1
05/11/2006	Buyer: MARCHAL TAMMY L Seller: MARCHAL THOMAS	297	QUIT CLAIM	\$0.00	N	1
06/10/1998	Buyer: MARCHAL THOMAS Seller: CITIZENS COMM	518	ADMINISTRATOR	\$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	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	1	Living Area	1,779
		Other Fixtures	0	Total Area	3,558
				Value	271,090

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	10 X 12	Length x Width (Optional)	120	0
							Total	0

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/B (1 STORY BRICK / BASEMENT)	1,779	First Floor	1,779	1,779
B	OFP (OPEN FRAME PORCH)	126	Basement	1,779	0
C	GB (BRICK GARAGE)	484	Total	3,558	1,779
D	WDD (WOOD DECK)	960			
E	CAN (CANOPY)	140			
2	04-SHED	120			

2

