



Parcel: 13-0535401.004
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	STEVEN D HELMAN TRUSTEE OF THE STEVEN D HELMAN LIVING TRUST DATED 03/09/2015		
Owner	HELMAN STEVEN D TRUSTEE 12784 SIDNEY FREYBURG RD ANNA OH 45302	Taxpayer	HELMAN STEVEN D 12784 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 128 PT SE 1/4 HENSCHEN SUBDIVISION 100-05-35-401-004 PLAT V23 P400
Location	12784 SIDNEY FREYBURG RD ANNA OH 45302		
CD Year		Map Number	Routing Number
Acres	1.3420	Sold	05/22/2015
			Sales Amount 0.00

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	33,300	11,660
Improvement	226,830	79,390
Total	260,130	91,050
CAUV	N	0
Homestead	N	0
OO	Y	258,830
		90,590
Taxable	260,130	91,050

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,293.40	1,293.40
Special	0.00	2.71	2.71
Total	0.00	1,296.11	1,296.11
Paid	0.00	1,296.11	1,296.11
Due	0.00	0.00	0.00

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	2.00
Special Assessments	419 FRIDLEY DITCH_/PLUM CREEK (RR-21)	2.42
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
05/22/2015	Buyer: HELMAN STEVEN D TRUSTEE Seller: HELMAN STEVEN	261	WARRANTY DEED	\$0.00	N	1
12/22/2014	Buyer: HELMAN STEVEN Seller: HELMAN STEVEN	699	QUIT CLAIM	\$0.00	N	1
08/28/2000	Buyer: HELMAN STEVEN Seller: MONSAURET WALT	749	WARRANTY DEED	\$151,500.00	Y	1
08/22/1996	Buyer: MONSAURET WALT Seller: CITIZENS COMME	733	???	\$12,500.00	Y	1
12/02/1994	Buyer: CITIZENS COMME Seller: * NOT ON FILE *	646	???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1400	Acres	0
SA-SMALL ACREAGE	0.2000	Acres	1,300
		Total	33,300

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	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	1,824
		Other Fixtures	1	Total Area	3,648
				Value	226,830

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	10 X 10	Length x Width (Optional)	100	0
							Total	0

SKETCH

Card 1						
ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)	
A	1SF/B (1 STORY FRAME / BASEMENT)	1,824	First Floor	1,824	1,824	
B	GF (FRAME GARAGE)	484	Basement	1,824	0	
C	OFP (OPEN FRAME PORCH)	156	Total	3,648	1,824	
D	WDD (WOOD DECK)	192				
2	04-SHED	100				

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