



Parcel: 13-0535401.006

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

**SUMMARY**

|                 |                                                                       |            |  |             |                                                                                                  |            |  |
|-----------------|-----------------------------------------------------------------------|------------|--|-------------|--------------------------------------------------------------------------------------------------|------------|--|
| Deeded Name     | DAVID W DIAL & REBECCA A DIAL                                         |            |  | Taxpayer    | DIAL DAVID W & REBECCA A                                                                         |            |  |
| Owner           | DIAL DAVID W & REBECCA A<br>12970 SIDNEY FREYBURG RD<br>ANNA OH 45302 |            |  |             | 12970 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 174 IN HENSCHEN SUB #7 &<br>BEING PT OF SE QR 100-05-35-401-006<br>PLAT V27 P159 |            |  |
| Location        | 12970 SIDNEY FREYBURG RD<br>ANNA OH 45302                             |            |  |             |                                                                                                  |            |  |
| CD Year         |                                                                       | Map Number |  |             | Routing Number                                                                                   |            |  |
| Acres           | 1.8290                                                                | Sold       |  | 02/18/2020  | Sales Amount                                                                                     | 285,000.00 |  |

**VALUE**

|             |                                 |          |
|-------------|---------------------------------|----------|
| District    | 13-FRANKLIN TWP ANNA SD AAD AFD |          |
| Land Use    | 510-SINGLE FAMILY DWELLING      |          |
|             | Appraised                       | Assessed |
| Land        | 36,040                          | 12,610   |
| Improvement | 251,590                         | 88,060   |
| Total       | 287,630                         | 100,670  |
| CAUV        | N                               | 0        |
| Homestead   | N                               | 0        |
| OOC         | Y                               | 266,900  |
|             |                                 | 93,420   |
| Taxable     | 287,630                         | 100,670  |

**CURRENT CHARGES**

|                 |           |          |          |
|-----------------|-----------|----------|----------|
| Full Rate       | 50.550000 |          |          |
| Effective Rate  | 32.157415 |          |          |
| Qualifying Rate | 30.019596 |          |          |
|                 | Prior     | First    | Second   |
| Tax             | 0.00      | 1,432.43 | 1,432.43 |
| Special         | 0.00      | 3.45     | 3.44     |
| Total           | 0.00      | 1,435.88 | 1,435.87 |
| Paid            | 0.00      | 1,435.88 | 0.00     |
| Due             | 0.00      | 0.00     | 1,435.87 |

**FUTURE CHARGES**

|                     |                                       |        |
|---------------------|---------------------------------------|--------|
| Type                | Description                           | Amount |
| Special Assessments | 414 PLUM CREEK MAIN (RR-44)           | 2.60   |
| Special Assessments | 419 FRIDLEY DITCH_/PLUM CREEK (RR-21) | 3.29   |
| Special Assessments | 464 MIAMI CONSERVANCY DIST            | 1.00   |

**TRANSFER HISTORY**

| Date       | Conveyance                                               | Deed Type         | Sales Amount | Valid | # of Properties |
|------------|----------------------------------------------------------|-------------------|--------------|-------|-----------------|
| 02/18/2020 | Buyer: DIAL DAVID W & REBECCA A<br>Seller: BAKER MICHAEL | 106 WARRANTY DEED | \$285,000.00 | Y     | 1               |
| 10/14/2010 | Buyer: BAKER MICHAEL<br>Seller: PARENT ERIC &            | 645 WARRANTY DEED | \$177,500.00 | Y     | 1               |
| 09/29/2009 | Buyer: PARENT ERIC &<br>Seller: HOMAN BRIAN J            | 557 WARRANTY DEED | \$168,000.00 | Y     | 1               |
| 09/26/2006 | Buyer: HOMAN BRIAN J<br>Seller: HOMAN BRIAN J            | 603 QUIT CLAIM    | \$0.00       | N     | 1               |
| 04/19/1999 | Buyer: HOMAN BRIAN J<br>Seller: HOMAN BRIAN J            | 265 QUIT CLAIM    | \$0.00       | N     | 1               |
| 03/10/1998 | Buyer: HOMAN BRIAN J<br>Seller: CITIZENS COMMER          | 188 FIDUCIARY     | \$6,500.00   | Y     | 1               |
| 12/02/1994 | Buyer: CITIZENS COMMER<br>Seller: * NOT ON FILE *        | ???               | \$0.00       | N     | 1               |

**LAND**

| Type             | Dimensions | Description | Value  |
|------------------|------------|-------------|--------|
| HS-HOME SITE     | 1.0000     | Acres       | 32,000 |
| RD-ROAD          | 0.2080     | Acres       | 0      |
| SA-SMALL ACREAGE | 0.6210     | Acres       | 4,040  |
|                  |            | Total       | 36,040 |

**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 | 1,312          | Year Remodeled |      | Fireplace Openings |  |  |  | 0       |
| Rooms             | 9              | Full Baths     | 3    | Fireplace Stacks   |  |  |  | 1       |
| Bed Rooms         | 3              | Half Baths     | 0    | Living Area        |  |  |  | 2,824   |
|                   |                | Other Fixtures | 0    | Total Area         |  |  |  | 3,024   |
|                   |                |                |      | Value              |  |  |  | 234,900 |

#### OTHER IMPROVEMENT

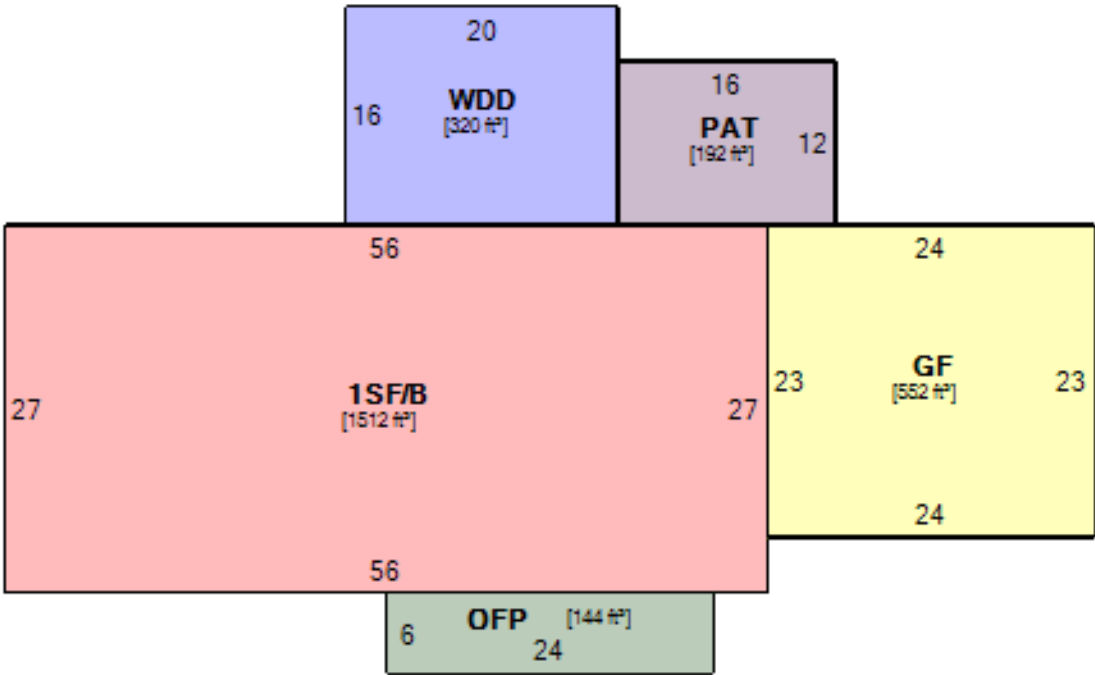
| Card | Type                 | Year Built | Year Remodeled | Condition | Dimensions | Description               | Size | Value  |
|------|----------------------|------------|----------------|-----------|------------|---------------------------|------|--------|
| 1    | 04-SHED              | OLD        |                | A-AVERAGE | 16 X 12    | Length x Width (Optional) | 192  | 0      |
| 1    | 33-POLE BUILDING     | 2013       |                | G-GOOD    |            | Length x Width (Optional) | 984  | 13,560 |
| 1    | OFP-OPEN FRAME PORCH | 2013       |                | G-GOOD    | 10 X 24    | Length x Width (Optional) | 240  | 3,130  |
|      |                      |            |                |           |            | Total                     |      | 16,690 |

SKETCH

Card 1

| ID | Description                      | Size  | Floor       | Floor Area (ft²) | Living Area (ft²) |
|----|----------------------------------|-------|-------------|------------------|-------------------|
| A  | 1SF/B (1 STORY FRAME / BASEMENT) | 1,512 | First Floor | 1,512            | 1,512             |
| B  | GF (FRAME GARAGE)                | 552   | Basement    | 1,512            | 1,312             |
| C  | OFP (OPEN FRAME PORCH)           | 144   | Total       | 3,024            | 2,824             |
| D  | WDD (WOOD DECK)                  | 320   |             |                  |                   |
| E  | PAT (PATIO)                      | 192   |             |                  |                   |
| 2  | 33-POLE BUILDING                 | 984   |             |                  |                   |
| 3  | OFP-OPEN FRAME PORCH             | 240   |             |                  |                   |
| 6  | 04-SHED                          | 192   |             |                  |                   |

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