



Parcel: 13-0535451.001
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	JANEAN VANHORN	Taxpayer	VANHORN JANEAN
Owner	VANHORN JANEAN 12744 SIDNEY FREYBURG RD ANNA OH 45302		12744 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 127 PT N PT W1/2 SE QR HENSCHEN SUBDIVISION 100-05-35-451-001 PLAT V23 P400
Location	12744 SIDNEY FREYBURG RD ANNA OH 45302		
CD Year		Routing Number	
Acres	1.3420	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	33,330	11,670
Improvement	262,190	91,770
Total	295,520	103,440
CAUV N	0	0
Homestead N	0	0
OOCC Y	294,190	102,970
Taxable	295,520	103,440

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,469.25	1,469.25
Special	0.00	2.71	2.71
Total	0.00	1,471.96	1,471.96
Paid	0.00	1,471.96	0.00
Due	0.00	0.00	1,471.96

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
11/28/2011	Buyer: VANHORN JANEAN Seller: VANHORN EMERSON	595 QUIT CLAIM	\$0.00	N	1
09/27/2002	Buyer: VANHORN EMERSON Seller: LILLY RAY L II	922 SURVIVORSHIP DEED	\$177,000.00	Y	1
06/02/1997	Buyer: LILLY RAY L II Seller: HUDSON RODNEY	424 SURVIVORSHIP DEED	\$15,000.00	Y	1
07/07/1994	Buyer: HUDSON RODNEY Seller: * NOT ON FILE *	630 ???	\$7,750.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1380	Acres	0
SA-SMALL ACREAGE	0.2040	Acres	1,330
		Total	33,330

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	7	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	04-SHED	OLD		A-AVERAGE	10 X 14	Length x Width (Optional)	140	0
							Total	0

SKETCH

Card 1		ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
		A	1SB/B (1 STORY BRICK / BASEMENT)	2,019	First Floor	2,019	2,019
		B	GB (BRICK GARAGE)	600	Basement	2,019	0
		C	OFP (OPEN FRAME PORCH)	90	Total	4,038	2,019
		D	WDD (WOOD DECK)	192			
2			04-SHED	140			

2

