



Parcel: 13-0536301.002
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	TYLER W EDWARDS & BROOKE EDWARDS			Taxpayer	EDWARDS TYLER W & BROOKE	
Owner	EDWARDS TYLER W & BROOKE 12921 LOCHARD RD ANNA OH 45302-9785				12921 LOCHARD RD ANNA OH 45302-9785	
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 S36 E SIDE NE PT W1/2 SW QR 100-05-36 -301-002 PLAT V13 P123	
Location	12921 LOCHARD RD ANNA OH 45302					
CD Year		Map Number			Routing Number	
Acres	2.0000	Sold		11/13/2024	Sales Amount	385,000.00

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	37,030	12,960
Improvement	202,220	70,780
Total	239,250	83,740
CAUV	N	0
Homestead	N	0
OOCC	N	0
Taxable	239,250	83,740

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,220.76	1,220.76
Special	0.00	7.16	7.16
Total	0.00	1,227.92	1,227.92
Paid	0.00	1,227.92	0.00
Due	0.00	0.00	1,227.92

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	5.46
Special Assessments	416 DILL DITCH PLUM CREEK MAIN (RR-12)	7.86
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
11/13/2024	Buyer: EDWARDS TYLER W & BROOKE Seller: LH REALTY INVESTORS LLC	896 WARRANTY DEED	\$385,000.00	Y	1
11/14/2023	Buyer: LH REALTY INVESTORS LLC Seller: SCHAFFER SHANNON D & IESHA R LAMPY	793 WARRANTY DEED	\$128,000.00	Y	1
06/06/2023	Buyer: SCHAFFER SHANNON D & IESHA R LAMPY Seller: SCHAFFER KENNETH D	333 CERTIFICATE OF TRANSFER	\$0.00	N	1
01/29/2001	Buyer: SCHAFFER KENNETH D Seller: SCHAFFER KENNE	68 QUIT CLAIM	\$0.00	N	1
Unknown	Buyer: SCHAFFER KENNE Seller: * NOT ON FILE *	??? ???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.2270	Acres	0
SA-SMALL ACREAGE	0.7730	Acres	5,030
Total			37,030

DWELLING

Card 1					
Style	1-CONVENTIONAL	Family Rooms	0	Heating	Y
Stories	1.00	Dining Rooms	0	Cooling	N
Rec Room Area	0	Year Built	1978	Grade	C+
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	7	Full Baths	1	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	2,506
		Other Fixtures	0	Total Area	2,506
				Value	193,290

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	1988		A-AVERAGE	26 X 36	Length x Width (Optional)	936	8,930
							Total	8,930

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/C (1 STORY BRICK / CRAWLSPACE)	1,680	First Floor	2,506	2,506
B	1SB (1 STORY BRICK)	826	Total	2,506	2,506
C	PAT (PATIO)	252			
D	PAT (PATIO)	130			
2	02F-DETACHED FRAME GARAGE	936			

