



Parcel: 13-0536351.007

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio



SUMMARY

Deeded Name	MATTHEW D BENSMAN & ABBEY L BENSMAN	Taxpayer	BENSMAN MATTHEW D & ABBEY L
Owner	BENSMAN MATTHEW D & ABBEY L 12651 LOCHARD RD ANNA OH 45302		12651 LOCHARD 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 S36 PT W1/2 SW QR 100-05-36-351-007 PLAT V33 P122
Location	12651 LOCHARD RD	Routing Number	
CD Year		Sales Amount	49,390.00
Acres	5.0010		
Map Number			
Sold			

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD
Land Use	510-SINGLE FAMILY DWELLING

	Appraised	Assessed
Land	56,700	19,850
Improvement	471,090	164,880
Total	527,790	184,730
CAUV	N	0
Homestead	N	0
OOC	Y	494,440
Taxable	527,790	184,730

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	2,628.01	2,628.01
Special	0.00	7.16	7.15
Total	0.00	2,635.17	2,635.16
Paid	0.00	2,635.17	0.00
Due	0.00	0.00	2,635.16

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	13.31
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
09/14/2018	Buyer: BENSMAN MATTHEW D & ABBEY L Seller: FIVE B FARMS L	674	WARRANTY DEED	\$49,390.00	Y	1
08/15/2016	Buyer: FIVE B FARMS L Seller: * NOT ON FILE *	433	W	\$0.00	N	10

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.2000	Acres	0
SA-SMALL ACREAGE	3.8000	Acres	24,700
Total			56,700

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	2018	Grade			B-
Finished Basement	0	Year Remodeled		Fireplace Openings			0
Rooms	0	Full Baths	2	Fireplace Stacks			0
Bed Rooms	0	Half Baths	1	Living Area			2,594
		Other Fixtures	0	Total Area			5,188
				Value			462,440

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	33-POLE BUILDING	1966		A-AVERAGE	24 X 70	Length x Width (Optional)	1,680	8,650
Total								8,650

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	1,280	First Floor	2,594	2,594
B	1SF/B (1 STORY FRAME / BASEMENT)	1,314	Basement	2,594	0
C	GF (FRAME GARAGE)	780	Total	5,188	2,594
D	OFP (OPEN FRAME PORCH)	49			
E	VALTF (FRAME HOME VAULTED CEILING)	1,314			
2	33-POLE BUILDING	1,680			

