



Parcel: 13-0902200.003
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	ERIK BENSMAN & ERIN BENSMAN			Taxpayer	BENSMAN ERIK & ERIN		
Owner	BENSMAN ERIK & ERIN 12396 SIDNEY FREYBURG RD SIDNEY OH 45365-9209				12396 SIDNEY FREYBURG RD SIDNEY OH 45365-9209		
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 T08 S02 LOT 98 IN BOYER SUBDIVISION & BEING PT FRAC SECTION 100-09-02-200-003 PLAT V21 P97		
Location	12396 SIDNEY FREYBURG RD SIDNEY OH 45365						
CD Year		Map Number		Routing Number			
Acres	1.1480	Sold		04/11/2024	Sales Amount	315,000.00	

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	32,320	11,310
Improvement	196,210	68,670
Total	228,530	79,980
CAUV	N	0
Homestead	N	0
OOC	Y	228,210
Taxable	228,530	79,980

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,135.98	1,135.98
Special	0.00	3.17	3.15
Total	0.00	1,139.15	1,139.13
Paid	0.00	1,139.15	0.00
Due	0.00	0.00	1,139.13

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	3.25
Special Assessments	419 FRIDLEY DITCH_/PLUM CREEK (RR-21)	2.07
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
04/11/2024	Buyer: BENSMAN ERIK & ERIN Seller: BLENMAN DANIEL F & RENEE J	262	WARRANTY DEED	\$315,000.00	Y	1
02/12/2015	Buyer: BLENMAN DANIEL F & RENEE J Seller: DOENGES ADAM &	77	WARRANTY DEED	\$178,000.00	Y	1
07/20/2007	Buyer: DOENGES ADAM & Seller: AULT JESSICA	586	WARRANTY DEED	\$164,000.00	Y	1
04/23/2004	Buyer: AULT JESSICA Seller: GREEN TREE FIN	373	WARRANTY DEED	\$132,000.00	Y	1
04/23/2004	Buyer: GREEN TREE FIN Seller: ELSASS JAMES H	274	WARRANTY DEED	\$0.00	N	1
08/03/1992	Buyer: ELSASS JAMES H Seller: * NOT ON FILE *	688	???	\$10,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0100	Acres	32,320
RD-ROAD	0.1400	Acres	0
		Total	32,320

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	1992	Grade	C
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	6	Full Baths	2	Fireplace Stacks	0
Bed Rooms	3	Half Baths	1	Living Area	1,890
		Other Fixtures	0	Total Area	3,780
				Value	196,210

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2021		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	A/1SF/B (ATTIC / 1 STORY FRAME / BASEMENT)	1,260	First Floor	1,260	1,260
B	GF (FRAME GARAGE)	624	Attic	1,260	630
C	OFP (OPEN FRAME PORCH)	144	Basement	1,260	0
D	WDD (WOOD DECK)	320	Total	3,780	1,890
2	04-SHED	140			

