



Parcel: 13-0903200.003
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	CYNTHIA E WUEBKER TRUSTEE UNDER THE KELLER IRREVOCABLE HERITAGE TRUST DATED 04/07/2015		
Owner	WUEBKER CYNTHIA E TRUSTEE 14525 HARMON RD SIDNEY OH 45365	Taxpayer	WUEBKER CYNTHIA E 14525 HARMON RD SIDNEY OH 45365
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 S03 E 1/2 W PT SW COR NE QR 100-09-03-200-003 PLAT V19 P344
Location	14525 HARMON RD	Routing Number	
CD Year		Sales Amount	0.00
Acres	3.4530		
Map Number			
Sold			

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	47,410	16,590	
Improvement	186,650	65,330	
Total	234,060	81,920	
CAUV	N	0	0
Homestead	Y	28,000	9,800
OOB	Y	215,250	75,340
Taxable		234,060	81,920

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,026.76	1,026.76
Special	0.00	2.96	2.95
Total	0.00	1,029.72	1,029.71
Paid	0.00	1,029.72	0.00
Due	0.00	0.00	1,029.71

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	4.91
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties	
05/01/2015	Buyer: WUEBKER CYNTHIA E TRUSTEE Seller: KELLER JOHN H	222	WARRANTY DEED	\$0.00	N	1
Unknown	Buyer: KELLER JOHN H Seller: * NOT ON FILE *	???	\$10,359.00	Y		1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.0800	Acres	0
SA-SMALL ACREAGE	2.3700	Acres	15,410
Total			47,410

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	1986	Grade	C
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	6	Full Baths	1	Fireplace Stacks	0
Bed Rooms	4	Half Baths	1	Living Area	1,552
		Other Fixtures	0	Total Area	2,784
				Value	183,250

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	10 X 15	Length x Width (Optional)	150	0
1	04-SHED	1988		A-AVERAGE	24 X 18	Length x Width (Optional)	432	1,930
1	OFP-OPEN FRAME PORCH	1988		A-AVERAGE	24 X 6	Length x Width (Optional)	144	1,470
							Total	3,400

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/B (1 STORY BRICK / BASEMENT)	1,232	First Floor	1,552	1,552
B	GF (FRAME GARAGE)	616	Basement	1,232	0
C	STP (STOOP)	50	Total	2,784	1,552
D	PAT (PATIO)	80			
E	1SF/S (1 STORY FRAME / SLAB)	320			
F	PAT (PATIO)	342			
2	04-SHED	432			
3	OFP-OPEN FRAME PORCH	144			
4	04-SHED	150			

