



Parcel: 13-0904252.001
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	SHANE M RICKERT & TALYA L HENSLEY CO TRUSTEES OF THE RICKERT PRESERVATION TRUST DATED 10/24/2024		
Owner	RICKERT SHANE M & TALYA L HENSLEY CO TRUSTEES 12320 COUNTY ROAD 25A ANNA OH 45302-9603	Taxpayer	RICKERT SHANE M & TALYA L HENSLEY CO TRUSTEES 12320 COUNTY ROAD 25A ANNA OH 45302-9603
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)		
Location	12320 COUNTY ROAD 25A	Legal	R06 T08 S04 FR N PT NE QR 100-09-04-252-001 PLAT V19 P448
CD Year		Routing Number	
Acres	6.1100	Sold	03/19/2025

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	63,050	22,070
Improvement	177,000	61,950
Total	240,050	84,020
CAUV	N	0
Homestead	N	0
OOO	Y	206,240
Taxable	240,050	84,020

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,197.75	1,197.75
Special	0.00	37.24	37.23
Total	0.00	1,234.99	1,234.98
Paid	0.00	1,234.99	0.00
Due	0.00	0.00	1,234.98

FUTURE CHARGES

Type	Description	Amount
Special Assessments	406 HOWELL BRANCH OF FINKENBINE DITCH (RR-19B)	38.56
Special Assessments	414 PLUM CREEK MAIN (RR-44)	2.13
Special Assessments	441 FINKENBINE DITCH (RR-19)	32.78
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
03/19/2025	Buyer: RICKERT SHANE M & TALYA L HENSLEY CO TRUSTEE Seller: RICKERT SHANE M & TAYLA L HENSLEY CO TRUSTEES	175	WARRANTY DEED	\$0.00	N	2
01/29/2025	Buyer: RICKERT SHANE M & TAYLA L HENSLEY CO TRUSTEES Seller: RICKERT JEFFERY W & KIMBERLY D	64	WARRANTY DEED	\$0.00	N	2
Unknown	Buyer: RICKERT JEFFERY W & KIMBERLY D Seller: * NOT ON FILE *		???	\$2,700.00	Y	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *		???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1500	Acres	0
SA-SMALL ACREAGE	4.9600	Acres	31,050
Total			63,050

DWELLING

Card 1				
Style	3-TRI-LEVEL	Family Rooms	0	Heating Y
Stories	1.00	Dining Rooms	0	Cooling Y
Rec Room Area	0	Year Built	1991	Grade C
Finished Basement	623	Year Remodeled		Fireplace Openings 0
Rooms	5	Full Baths	2	Fireplace Stacks 0
Bed Rooms	3	Half Baths	0	Living Area 1,764
		Other Fixtures	0	Total Area 2,232
				Value 174,240

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2017		A-AVERAGE	10 X 12	Length x Width (Optional)	120	0
1	04-SHED	2022		A-AVERAGE	12 X 32	Length x Width (Optional)	384	2,760
							Total	2,760

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	624	First Floor	1,140	1,140
B	GF (FRAME GARAGE)	480	Basement	1,092	624
C	1SF/B (1 STORY FRAME / BASEMENT)	468	Total	2,232	1,764
D	1SF (1 STORY FRAME)	48			
E	WDD (WOOD DECK)	192			
1	04-SHED	120			
2	04-SHED	384			

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