



Parcel: 13-0904252.002
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	MELVIN H FULLENKAMP & JUDITH E FULLENKAMP	Taxpayer	FULLENKAMP MELVIN H & JUDITH E
Owner	FULLENKAMP MELVIN H & JUDITH E 12244 COUNTY ROAD 25A ANNA OH 45302-9668		12244 COUNTY ROAD 25A ANNA OH 45302-9668
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 S04 NE QR PT N PT 100-09-04-252-002 PLAT V31 P9
Location	12244 COUNTY ROAD 25A		
CD Year		Routing Number	
Acres	2.7480	Sales Amount	0.00
Map Number			
Sold			

VALUE

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

	Appraised	Assessed
Land	40,520	14,180
Improvement	355,680	124,490
Total	396,200	138,670
CAUV	N	0
Homestead	N	0
OOC	Y	381,500
Taxable	396,200	138,670

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,971.37	1,971.37
Special	0.00	3.17	3.17
Total	0.00	1,974.54	1,974.54
Paid	0.00	1,974.54	0.00
Due	0.00	0.00	1,974.54

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	2.26
Special Assessments	441 FINKENBINE DITCH (RR-19)	3.08
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
03/14/2006	Buyer: FULLENKAMP MELVIN H & JUDITH E Seller: FULLENKAMP MEL	180	WA	\$0.00	N	2
08/16/2005	Buyer: FULLENKAMP MEL Seller: FULLENKAMP MEL	838	WARRANTY DEED	\$0.00	N	1
04/19/1993	Buyer: FULLENKAMP MEL Seller: * NOT ON FILE *	318	WA	\$0.00	N	2

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.4400	Acres	0
SA-SMALL ACREAGE	1.3100	Acres	8,520
Total			40,520

DWELLING

Card 1							
Style	1-CONVENTIONAL	Family Rooms	0	Heating			Y
Stories	1.50	Dining Rooms	0	Cooling			Y
Rec Room Area	0	Year Built	2005	Grade			C+
Finished Basement	0	Year Remodeled		Fireplace Openings			1
Rooms	6	Full Baths	2	Fireplace Stacks			0
Bed Rooms	3	Half Baths	1	Living Area			2,818
		Other Fixtures	0	Total Area			4,303
				Value			349,500

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	121-FLAT BARN	1955		A-AVERAGE	60 X 42	Length x Width (Optional)	2,520	6,180
Total								6,180

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1.5SB/B (1.5 STORY BRICK / BASEMENT)	1,333	1/2 Upper Floor	1,333	1,333
B	2CGB (2 CAR BRICK GARAGE)	702	First Floor	1,485	1,485
C	OFP (OPEN FRAME PORCH)	192	Basement	1,485	0
D	1SB/B (1 STORY BRICK / BASEMENT)	152	Total	4,303	2,818
E	PAT (PATIO)	247			
F	WDD (WOOD DECK)	352			
2	121-FLAT BARN	2,520			

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