



Parcel: 13-0904252.004  
AMY L. BERNING  
Shelby County Auditor | Shelby County, Ohio

Year: 2024



## SUMMARY

|                 |                                                                           |                |                                                             |
|-----------------|---------------------------------------------------------------------------|----------------|-------------------------------------------------------------|
| Deeded Name     | CAROLYN J CHRISTMAN                                                       | Taxpayer       | CHRISTMAN CAROLYN J                                         |
| Owner           | CHRISTMAN CAROLYN J<br>9710 COUNTY ROAD 153<br>EAST LIBERTY OH 43319-9416 |                | 9710 COUNTY ROAD 153<br>EAST LIBERTY OH 43319-9416          |
| 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 FR S PT SE QR 100-09-04-252-004<br>PLAT V23 P31 |
| Location        | 12050 COUNTY ROAD 25A                                                     |                |                                                             |
| CD Year         |                                                                           | Routing Number |                                                             |
| Acres           | 1.2390                                                                    | 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        | 32,650    | 11,430   |
| Improvement | 173,120   | 60,590   |
| Total       | 205,770   | 72,020   |
| CAUV N      | 0         | 0        |
| Homestead N | 0         | 0        |
| OOC N       | 0         | 0        |
| Taxable     | 205,770   | 72,020   |

## CURRENT CHARGES

|                 |           |          |          |
|-----------------|-----------|----------|----------|
| Full Rate       | 50.550000 |          |          |
| Effective Rate  | 32.157415 |          |          |
| Qualifying Rate | 30.019596 |          |          |
|                 |           |          |          |
|                 | Prior     | First    | Second   |
| Tax             | 1,145.94  | 1,049.90 | 1,049.90 |
| Special         | 4.05      | 4.05     | 4.05     |
| Penalty         | 115.02    | 0.00     | 0.00     |
| Total           | 1,265.01  | 1,053.95 | 1,053.95 |
| Paid            | 1,265.01  | 1,053.95 | 0.00     |
| Due             | 0.00      | 0.00     | 1,053.95 |

## FUTURE CHARGES

| Type                | Description                  | Amount |
|---------------------|------------------------------|--------|
| Special Assessments | 414 PLUM CREEK MAIN (RR-44)  | 2.00   |
| Special Assessments | 441 FINKENBINE DITCH (RR-19) | 5.10   |
| Special Assessments | 464 MIAMI CONSERVANCY DIST   | 1.00   |

## TRANSFER HISTORY

| Date       | Conveyance                                                           | Deed Type | Sales Amount | Valid      | # of Properties |   |
|------------|----------------------------------------------------------------------|-----------|--------------|------------|-----------------|---|
| 04/04/2022 | Buyer: CHRISTMAN CAROLYN J<br>Seller: CHRISTMAN DANIEL R & CAROLYN J | 213       | AFFIDAVIT    | \$0.00     | N               | 1 |
| 05/13/1991 | Buyer: CHRISTMAN DANIEL R & CAROLYN J<br>Seller: * NOT ON FILE *     | 317       | ???          | \$7,500.00 | Y               | 1 |

## LAND

| Type             | Dimensions | Description | Value  |
|------------------|------------|-------------|--------|
| HS-HOME SITE     | 1.0000     | Acres       | 32,000 |
| RD-ROAD          | 0.1400     | Acres       | 0      |
| SA-SMALL ACREAGE | 0.1000     | Acres       | 650    |
| Total            |            |             | 32,650 |

## DWELLING

|                   |                |                |      |                    |  |         |  |
|-------------------|----------------|----------------|------|--------------------|--|---------|--|
| Card 1            |                |                |      |                    |  |         |  |
| Style             | 1-CONVENTIONAL | Family Rooms   | 0    | Heating            |  | Y       |  |
| Stories           | 1.00           | Dining Rooms   | 0    | Cooling            |  | N       |  |
| Rec Room Area     | 0              | Year Built     | 1991 | Grade              |  | C-      |  |
| Finished Basement | 0              | Year Remodeled |      | Fireplace Openings |  | 0       |  |
| Rooms             | 5              | Full Baths     | 2    | Fireplace Stacks   |  | 0       |  |
| Bed Rooms         | 3              | Half Baths     | 0    | Living Area        |  | 1,456   |  |
|                   |                | Other Fixtures | 0    | Total Area         |  | 2,912   |  |
|                   |                |                |      | Value              |  | 173,120 |  |

## OTHER IMPROVEMENT

| Card  | Type    | Year Built | Year Remodeled | Condition | Dimensions | Description               | Size | Value |
|-------|---------|------------|----------------|-----------|------------|---------------------------|------|-------|
| 1     | 04-SHED | OLD        |                | 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  | 1SF/B (1 STORY FRAME / BASEMENT) | 1,456 | First Floor | 1,456            | 1,456             |
| B  | GF (FRAME GARAGE)                | 576   | Basement    | 1,456            | 0                 |
| C  | OFP (OPEN FRAME PORCH)           | 160   | Total       | 2,912            | 1,456             |
| D  | WDD (WOOD DECK)                  | 144   |             |                  |                   |
| 2  | 04-SHED                          | 140   |             |                  |                   |

