



Parcel: 13-0904276.002
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	JOSHUA D BRANSCUM & JENIFER M BRANSCUM		
Owner	BRANSCUM JOSHUA D & JENIFER M 13831 HARMON RD SIDNEY OH 45365-9381	Taxpayer	BRANSCUM JOSHUA D & JENIFER M 13831 HARMON RD SIDNEY OH 45365-9381
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 PT NE 1/4 N 1/2 SE QR 100-09-04-276 -002 PLAT V25 P144
Location	13831 HARMON RD SIDNEY OH 45365	Routing Number	
CD Year		Sales Amount	0.00
Acres	7.2010	09/28/2023	
Map Number			
Sold			

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	67,030	23,460
Improvement	252,560	88,400
Total	319,590	111,860
CAUV	N	0
Homestead	N	0
OOCC	Y	281,260
		98,440
Taxable	319,590	111,860

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,593.77	1,593.77
Special	0.00	42.34	42.34
Total	0.00	1,636.11	1,636.11
Paid	0.00	1,636.11	0.00
Due	0.00	0.00	1,636.11

FUTURE CHARGES

Type	Description	Amount
Special Assessments	406 HOWELL BRANCH OF FINKENBINE DITCH (RR-19B)	42.20
Special Assessments	414 PLUM CREEK MAIN (RR-44)	2.00
Special Assessments	441 FINKENBINE DITCH (RR-19)	39.48
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
09/28/2023	Buyer: BRANSCUM JOSHUA D & JENIFER M Seller: BRANSCUM JOSHUA D	575	WARRANTY DEED	\$0.00	N	1
06/03/2021	Buyer: BRANSCUM JOSHUA D Seller: WEBER MARVIN R & KIMBERLY A	442	WARRANTY DEED	\$350,000.00	Y	1
10/22/2007	Buyer: WEBER MARVIN R & KIMBERLY A Seller: PIERCE MICHAEL	874	SURVIVORSHIP DEED	\$237,000.00	Y	1
12/23/1999	Buyer: PIERCE MICHAEL Seller: SCHROER BRUCE	1175	WARRANTY DEED	\$211,000.00	Y	1
03/20/1996	Buyer: SCHROER BRUCE Seller: * NOT ON FILE *	218	???	\$25,000.00	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	0.1800	Acres	0
SA-SMALL ACREAGE	6.0300	Acres	35,030
Total			67,030

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	1997	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				2,576
		Other Fixtures	0	Total Area				2,576
				Value				228,600

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	1997		A-AVERAGE	48 X 40	Length x Width (Optional)	1,920	19,020
1	33-POLE BUILDING	1997		F-FAIR	19 X 23	Length x Width (Optional)	437	3,300
1	CAN-CANOPY	1990		A-AVERAGE	20 X 23	Length x Width (Optional)	460	1,640
						Total		23,960

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	A/1SF/C (ATTIC / 1 STORY FRAME / CRAWLSPACE)	896	Attic	896	896
B	1SF/C (1 STORY FRAME / CRAWLSPACE)	784	First Floor	1,680	1,680
C	OFP (OPEN FRAME PORCH)	192	Total	2,576	2,576
D	PAT (PATIO)	270			
2	02F-DETACHED FRAME GARAGE	1,920			
3	33-POLE BUILDING	437			
5	CAN-CANOPY	460			

