



Parcel: 13-0904426.001
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	GREGORY N BOWERSOCK & LINDA S BOWERSOCK		
Owner	BOWERSOCK GREGORY N & LINDA S 13631 HARMON RD SIDNEY OH 45365	Taxpayer	BOWERSOCK GREGORY N & LINDA S 13631 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 S04 FR PT OF E 1/2 NE QR 100-09-04-426 -001 PLAT V19 P652
Location	13631 HARMON RD SIDNEY OH 45365	Routing Number	
CD Year		Sales Amount	138,000.00
Acres	0.8170		
Map Number			
Sold			

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	28,800	10,080
Improvement	239,820	83,940
Total	268,620	94,020
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	268,620	94,020

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,370.63	1,370.63
Special	0.00	5.05	5.04
Total	0.00	1,375.68	1,375.67
Paid	0.00	1,375.68	1,375.67
Due	0.00	0.00	0.00

FUTURE CHARGES

Type	Description	Amount
Special Assessments	406 HOWELL BRANCH OF FINKENBINE DITCH (RR-19B)	4.03
Special Assessments	414 PLUM CREEK MAIN (RR-44)	2.00
Special Assessments	441 FINKENBINE DITCH (RR-19)	3.06
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties	
02/23/2010	Buyer: BOWERSOCK GREGORY N & LINDA S Seller: WAGNER JERROLD	84	SS	\$138,000.00	N	2
12/10/2007	Buyer: WAGNER JERROLD Seller: RENNER C DEAN	983	SU	\$206,000.00	Y	2
Unknown	Buyer: RENNER C DEAN Seller: * NOT ON FILE *	???	\$2,400.00	Y	1	

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	0.7500	Acres	28,800
RD-ROAD	0.0700	Acres	0
		Total	28,800

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	1990	Grade	C+
Finished Basement	767	Year Remodeled		Fireplace Openings	0
Rooms	6	Full Baths	2	Fireplace Stacks	1
Bed Rooms	3	Half Baths	0	Living Area	2,551
		Other Fixtures	1	Total Area	3,392
				Value	236,350

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2002		F-FAIR	16 X 10	Length x Width (Optional)	160	0
1	17-POOL	2018		A-AVERAGE		Length x Width (Optional)	707	0
1	WDD-WOOD DECK	2018		A-AVERAGE	25 X 18	Length x Width (Optional)	450	3,470
							Total	3,470

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	768	First Floor	1,783	1,783
B	1SF/B (1 STORY FRAME / BASEMENT)	841	Basement	1,609	768
C	2CBAS (2 CAR BASEMENT GARAGE)	0	Total	3,392	2,551
D	1SF (1 STORY FRAME)	174			
E	OMP (OPEN MASONRY PORCH)	174			
F	PAT (PATIO)	512			
G	RFX/STP (ROOF EXTENSION / STOOP)	60			
H	PAT (PATIO)	382			
3	04-SHED	160			
4	17-POOL	707			
5	WDD-WOOD DECK	450			

