



Parcel: 13-0906400.004
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	CAROL A NAGENGAST	Taxpayer	NAGENGAST CAROL A
Owner	NAGENGAST CAROL A PO BOX 4128 SIDNEY OH 45365-4128		PO BOX 4128 SIDNEY OH 45365-4128
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 S06 SE PT FR SE QR 100-09-06-400-004 PLAT V13 P209
Location	11355 WENGER RD		
CD Year		Routing Number	
Acres	1.0000	Sales Amount	112,500.00
Map Number			
Sold			

VALUE

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

	Appraised	Assessed
Land	32,000	11,200
Improvement	140,180	49,060
Total	172,180	60,260
CAUV	N	0
Homestead	Y	28,000
OOCC	Y	163,390
Taxable	172,180	60,260

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	717.88	717.88
Special	0.00	1.82	1.81
Total	0.00	719.70	719.69
Paid	0.00	719.70	0.00
Due	0.00	0.00	719.69

FUTURE CHARGES

Type	Description	Amount
Special Assessments	404 TURTLE CREEK DITCH (RR-51)	2.63
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties	
05/19/1997	Buyer: NAGENGAST CAROL A Seller: LUTHMAN ANTHON	368	WARRANTY DEED	\$112,500.00	Y	1
Unknown	Buyer: LUTHMAN ANTHON Seller: * NOT ON FILE *	???	\$55,000.00	Y	1	

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
		Total	32,000

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	1956	Grade		C
Finished Basement	520	Year Remodeled		Fireplace Openings		0
Rooms	8	Full Baths	2	Fireplace Stacks		0
Bed Rooms	4	Half Baths	0	Living Area		2,379
		Other Fixtures	1	Total Area		3,596
				Value		127,710

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	1965		A-AVERAGE	26 X 24	Length x Width (Optional)	624	3,680
1	04-SHED	1956		A-AVERAGE	14 X 10	Length x Width (Optional)	140	0
1	33-POLE BUILDING	1960		A-AVERAGE	60 X 34	Length x Width (Optional)	2,040	8,790
						Total		12,470

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	A/1SF/B (ATTIC / 1 STORY FRAME / BASEMENT)	1,040	First Floor	1,320	1,320
B	OFP (OPEN FRAME PORCH)	55	Attic	1,236	539
C	OFP (OPEN FRAME PORCH)	70	Basement	1,040	520
D	1SF/C (1 STORY FRAME / CRAWLSPACE)	84	Total	3,596	2,379
E	A/1SF/C (ATTIC / 1 STORY FRAME / CRAWLSPACE)	196			
F	EFP (ENCLOSED FRAME PORCH)	84			
2	02F-DETACHED FRAME GARAGE	624			
3	33-POLE BUILDING	2,040			
4	04-SHED	140			

3

2

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