



Parcel: 13-0906400.005

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

**SUMMARY**

Deeded Name	DONALD WIKTOROWSKI	Taxpayer	WIKTOROWSKI DONALD
Owner	WIKTOROWSKI DONALD 11415 WENGER RD ANNA OH 45302		11415 WENGER RD ANNA OH 45302
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 LOT 100 IN ROSELLA BARHORST SUB & BEING PT OF SE QR 100-09-06-400-005 PLAT V21 P94
Location	11415 WENGER RD ANNA OH 45302		
CD Year		Routing Number	
Acres	1.2990	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	33,040	11,560	
Improvement	430,450	150,660	
Total	463,490	162,220	
CAUV	N	0	0
Homestead	N	0	0
OOC	Y	449,430	157,300
Taxable		463,490	162,220

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	2,305.78	2,305.78
Special	0.00	2.21	2.21
Total	0.00	2,307.99	2,307.99
Paid	0.00	2,307.99	0.00
Due	0.00	0.00	2,307.99

FUTURE CHARGES

Type	Description	Amount
Special Assessments	404 TURTLE CREEK DITCH (RR-51)	3.42
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
03/10/2021	Buyer: WIKTOROWSKI DONALD Seller: WIKTOROWSKI DONALD	165 FIDUCIARY	\$0.00	N	1
06/19/2018	Buyer: WIKTOROWSKI DONALD Seller: WIKTOROWSKI DONALD	337 QUIT CLAIM	\$0.00	N	1
06/08/2018	Buyer: WIKTOROWSKI DONALD Seller: WIKTOROWSKI DONALD TRUSTEE & DENISE A TRUSTEE	308 QUIT CLAIM	\$0.00	N	1
01/11/1999	Buyer: WIKTOROWSKI DONALD TRUSTEE & DENISE A TRUSTEE Seller: WIKTOROWSKI DONALD & DENISE A BILLING	15 ADMINISTRATOR	\$0.00	N	1
Unknown	Buyer: WIKTOROWSKI DONALD & DENISE A BILLING Seller: * NOT ON FILE *	???	\$0.00	N	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *	???	\$9,600.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1400	Acres	0
SA-SMALL ACREAGE	0.1600	Acres	1,040
Total			33,040

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	1990	Grade				B
Finished Basement	0	Year Remodeled		Fireplace Openings				1
Rooms	9	Full Baths	3	Fireplace Stacks				0
Bed Rooms	3	Half Baths	1	Living Area				4,300
		Other Fixtures	2	Total Area				6,199
				Value				417,430

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	2002		A-AVERAGE		Length x Width (Optional)	968	12,180
1	04-SHED	1990		A-AVERAGE	10 X 12	Length x Width (Optional)	120	0
1	09-OPEN PORCH	2002		A-AVERAGE	10 X 9	Length x Width (Optional)	90	740
1	PAT-PATIO	2002		A-AVERAGE	10 X 3	Length x Width (Optional)	30	100
						Total		13,020

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1.5SB/B (1.5 STORY BRICK / BASEMENT)	2,001	First Floor	2,221	2,221
B	0.5SB/GB (0.5 STORY BRICK / BRICK GARAGE)	78	1/2 Upper Floor	2,079	2,079
C	1SB (1 STORY BRICK)	220	Basement	1,899	0
D	OMP (OPEN MASONRY PORCH)	32	Total	6,199	4,300
E	GB (BRICK GARAGE)	494			
F	PAT (PATIO)	560			
2	04-SHED	120			
3	02F-DETACHED FRAME GARAGE	968			
4	09-OPEN PORCH	90			
5	PAT-PATIO	30			

2

- 3
- 4
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