



Parcel: 13-0906400.008
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	KEVIN L KITCHEN & MINDY L KITCHEN			Taxpayer	KITCHEN KEVIN L & MINDY L		
Owner	KITCHEN KEVIN L & MINDY L				11665 WENGER RD		
	11665 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 153 FIRST ADDITION TO THE		
Location	11665 WENGER RD				ROSELLA BARHORST SUB & BEING PT OF SE QR		
					100-09-06-400-008		
					PLAT V25 P101		

CD Year		Map Number		Routing Number	
Acres	1.2520	Sold	09/18/2013	Sales Amount	187,500.00

VALUE

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

	Appraised	Assessed
Land	32,720	11,450
Improvement	281,510	98,530
Total	314,230	109,980
CAUV	N	0
Homestead	N	0
OOC	Y	313,510
Taxable	314,230	109,980

CURRENT CHARGES

Full Rate	50.550000
Effective Rate	32.157415
Qualifying Rate	30.019596

	Prior	First	Second
Tax	0.00	1,562.13	1,562.13
Special	0.00	2.15	2.15
Total	0.00	1,564.28	1,564.28
Paid	0.00	1,564.28	0.00
Due	0.00	0.00	1,564.28

FUTURE CHARGES

Type	Description	Amount
Special Assessments	404 TURTLE CREEK DITCH (RR-51)	3.30
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
09/18/2013	Buyer: KITCHEN KEVIN L & MINDY L Seller: HILLENBRAND FR	629	WARRANTY DEED	\$187,500.00	Y	1
09/05/2003	Buyer: HILLENBRAND FR Seller: SHEPHERD CHARL	838	SURVIVORSHIP DEED	\$188,500.00	Y	1
05/23/2000	Buyer: SHEPHERD CHARL Seller: GREVE SANDRA J	417	SURVIVORSHIP DEED	\$185,000.00	Y	1
04/25/1997	Buyer: GREVE SANDRA J Seller: NOLL MARK A	286	WARRANTY DEED	\$164,000.00	Y	1
05/21/1996	Buyer: NOLL MARK A Seller: BARHORST DAVID	439	???	\$16,250.00	Y	1
05/21/1996	Buyer: BARHORST DAVID Seller: * NOT ON FILE *	279	???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1400	Acres	0
SA-SMALL ACREAGE	0.1100	Acres	720
Total			32,720

DWELLING

Card 1					
Style	1-CONVENTIONAL	Family Rooms	0	Heating	Y
Stories	2.00	Dining Rooms	0	Cooling	Y
Rec Room Area	0	Year Built	1996	Grade	B-
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	6	Full Baths	2	Fireplace Stacks	1
Bed Rooms	3	Half Baths	1	Living Area	1,778
		Other Fixtures	0	Total Area	3,100
				Value	281,510

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	12 X 16	Length x Width (Optional)	192	0
							Total	0

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/B (1 STORY BRICK / BASEMENT)	1,041	Full Upper Floor	446	446
B	1SF/GFW (1 STORY FRAME / FRAME GARAGE - 2 WALLS)	165	First Floor	1,332	1,332
C	GB (BRICK GARAGE)	433	Basement	1,322	0
D	WDD (WOOD DECK)	240	Total	3,100	1,778
E	2SB/B (2 STORY BRICK / BASEMENT)	281			
F	1SF (1 STORY FRAME)	10			
G	OFF (OPEN FRAME PORCH)	78			

