



Parcel: 19-0604200.003  
AMY L. BERNING  
Shelby County Auditor | Shelby County, Ohio

Year: 2024



## SUMMARY

|                 |                                                                                       |             |                                           |              |      |
|-----------------|---------------------------------------------------------------------------------------|-------------|-------------------------------------------|--------------|------|
| Deeded Name     | KELLY J BENSMAN TRUSTEE UNDER THE RICHARDSON FAMILY IRREVOCABLE TRUST DATED 9/14/2022 |             |                                           |              |      |
| Owner           | BENSMAN KELLY J TRUSTEE                                                               | Taxpayer    | BENSMAN KELLY J TRUSTEE                   |              |      |
|                 | 19834 BOTKINS RD                                                                      |             | 19834 BOTKINS RD                          |              |      |
|                 | JACKSON CENTER OH 45334-9781                                                          |             | JACKSON CENTER OH 45334-9781              |              |      |
| Tax District    | 19-JACKSON TWP JCSD AAD JCFFD                                                         | Land Use    | 510-SINGLE FAMILY DWELLING                |              |      |
| School District | JACKSON CENTER LSD                                                                    | Subdivision |                                           |              |      |
| Neighborhood    | 00709-JACKSON TOWNSHIP (AREA 06)                                                      |             |                                           |              |      |
| Location        | 19834 BOTKINS RD                                                                      | Legal       | R07 T07 S04 PT OF NE QR 150-06-04-200-003 |              |      |
|                 | JACKSON CENTER OH 45334                                                               |             | PLAT V6 P533                              |              |      |
| CD Year         |                                                                                       | Map Number  | Routing Number                            |              |      |
| Acres           | 4.1100                                                                                | Sold        | 11/04/2024                                | Sales Amount | 0.00 |

## VALUE

|          |                               |
|----------|-------------------------------|
| District | 19-JACKSON TWP JCSD AAD JCFFD |
| Land Use | 510-SINGLE FAMILY DWELLING    |

|             | Appraised | Assessed |
|-------------|-----------|----------|
| Land        | 52,220    | 18,280   |
| Improvement | 107,830   | 37,740   |
| Total       | 160,050   | 56,020   |
| CAUV        | N         | 0        |
| Homestead   | Y         | 28,000   |
| OOC         | Y         | 129,320  |
| Taxable     | 160,050   | 56,020   |

## CURRENT CHARGES

|                 |           |        |        |
|-----------------|-----------|--------|--------|
| Full Rate       | 66.450000 |        |        |
| Effective Rate  | 37.516091 |        |        |
| Qualifying Rate | 30.129947 |        |        |
|                 |           |        |        |
|                 | Prior     | First  | Second |
| Tax             | 0.00      | 784.06 | 784.06 |
| Special         | 0.00      | 1.50   | 1.50   |
| Total           | 0.00      | 785.56 | 785.56 |
| Paid            | 0.00      | 785.56 | 0.00   |
| Due             | 0.00      | 0.00   | 785.56 |

## FUTURE CHARGES

| Type                | Description                          | Amount |
|---------------------|--------------------------------------|--------|
| Special Assessments | 069 JACKSON CTR SINGLE DITCH (RR-30) | 2.00   |
| Special Assessments | 464 MIAMI CONSERVANCY DIST           | 1.00   |

## TRANSFER HISTORY

| Date       | Conveyance                                                             | Deed Type             | Sales Amount | Valid | # of Properties |
|------------|------------------------------------------------------------------------|-----------------------|--------------|-------|-----------------|
| 11/04/2024 | Buyer: BENSMAN KELLY J TRUSTEE<br>Seller: RICHARDSON JACK E            | 636 WARRANTY DEED     | \$0.00       | N     | 1               |
| 07/15/2024 | Buyer: RICHARDSON JACK E<br>Seller: BENSMAN KELLY J                    | 404 WARRANTY DEED     | \$0.00       | N     | 1               |
| 07/15/2024 | Buyer: BENSMAN KELLY J<br>Seller: BENSMAN KELLY J TRUSTEE              | 403 FIDUCIARY         | \$0.00       | N     | 1               |
| 10/06/2022 | Buyer: BENSMAN KELLY J TRUSTEE<br>Seller: RICHARDSON JACK E & JANICE J | 653 WARRANTY DEED     | \$0.00       | N     | 1               |
| 10/01/2003 | Buyer: RICHARDSON JACK E & JANICE J<br>Seller: RICHARDSON JAC          | 662 SURVIVORSHIP DEED | \$0.00       | N     | 1               |
| Unknown    | Buyer: RICHARDSON JAC<br>Seller: * NOT ON FILE *                       | ???                   | \$0.00       | N     | 1               |

## LAND

| Type             | Dimensions | Description | Value  |
|------------------|------------|-------------|--------|
| HS-HOME SITE     | 1.0000     | Acres       | 32,000 |
| SA-SMALL ACREAGE | 3.1100     | Acres       | 20,220 |
|                  |            | Total       | 52,220 |

## DWELLING

|                   |                |                |      |                      |
|-------------------|----------------|----------------|------|----------------------|
| Card 1            |                |                |      |                      |
| Style             | 1-CONVENTIONAL | Family Rooms   | 0    | Heating Y            |
| Stories           | 2.00           | Dining Rooms   | 0    | Cooling N            |
| Rec Room Area     | 0              | Year Built     | 1938 | Grade D+             |
| Finished Basement | 0              | Year Remodeled |      | Fireplace Openings 0 |
| Rooms             | 7              | Full Baths     | 1    | Fireplace Stacks 0   |
| Bed Rooms         | 4              | Half Baths     | 0    | Living Area 2,194    |
|                   |                | Other Fixtures | 0    | Total Area 2,664     |
|                   |                |                |      | Value 97,320         |

## OTHER IMPROVEMENT

| Card | Type                 | Year Built | Year Remodeled | Condition | Dimensions | Description               | Size  | Value  |
|------|----------------------|------------|----------------|-----------|------------|---------------------------|-------|--------|
| 1    | 04-SHED              | OLD        |                | A-AVERAGE | 12 X 8     | Length x Width (Optional) | 96    | 0      |
| 1    | 04-SHED              | 1910       |                | F-FAIR    | 8 X 18     | Length x Width (Optional) | 144   | 0      |
| 1    | 04-SHED              | 1930       |                | F-FAIR    | 10 X 15    | Length x Width (Optional) | 150   | 230    |
| 1    | 04-SHED              | OLD        |                | A-AVERAGE | 18 X 9     | Length x Width (Optional) | 162   | 0      |
| 1    | 121-FLAT BARN        | 1910       |                | A-AVERAGE | 30 X 20    | Length x Width (Optional) | 600   | 970    |
| 1    | 33-POLE BUILDING     | 1963       |                | A-AVERAGE | 60 X 36    | Length x Width (Optional) | 2,160 | 9,310  |
| 1    | OFP-OPEN FRAME PORCH | OLD        |                | A-AVERAGE | 18 X 9     | Length x Width (Optional) | 162   | 0      |
|      |                      |            |                |           |            |                           | Total | 10,510 |

## SKETCH

| Card 1 |                                       |       |                  |                  |                   |
|--------|---------------------------------------|-------|------------------|------------------|-------------------|
| ID     | Description                           | Size  | Floor            | Floor Area (ft²) | Living Area (ft²) |
| A      | 2SF/.5B (2 STORY FRAME / .5 BASEMENT) | 904   | First Floor      | 1,290            | 1,290             |
| B      | PAT (PATIO)                           | 42    | Full Upper Floor | 904              | 904               |
| C      | 1SF (1 STORY FRAME)                   | 238   | Basement         | 470              | 0                 |
| D      | PAT (PATIO)                           | 112   | Total            | 2,664            | 2,194             |
| E      | EFP (ENCLOSED FRAME PORCH)            | 102   |                  |                  |                   |
| F      | 1SF (1 STORY FRAME)                   | 148   |                  |                  |                   |
| G      | BAY (BAY WINDOW)                      | 6     |                  |                  |                   |
| H      | STP (STOOP)                           | 12    |                  |                  |                   |
| I      | RFX (ROOF EXTENSION)                  | 12    |                  |                  |                   |
| 12     | 04-SHED                               | 162   |                  |                  |                   |
| 13     | OFP-OPEN FRAME PORCH                  | 162   |                  |                  |                   |
| 2      | 33-POLE BUILDING                      | 2,160 |                  |                  |                   |
| 4      | 04-SHED                               | 150   |                  |                  |                   |
| 5      | 121-FLAT BARN                         | 600   |                  |                  |                   |
| 8      | 04-SHED                               | 144   |                  |                  |                   |
| 9      | 04-SHED                               | 96    |                  |                  |                   |

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