

Parcel: 13-1906351.012

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

**SUMMARY**

Deeded Name	DAVID A BOWSHER & LISA MOSES	Taxpayer	BOWSHER DAVID A & LISA MOSES
Owner	BOWSHER DAVID A & LISA MOSES 3106 SADDLEBROOK FINDLAY OH 45840-2987		3106 SADDLEBROOK FINDLAY OH 45840-2987
Tax District	13-FRANKLIN TWP ANNA SD AAD AFD	Land Use	500-RESIDENTIAL VACANT LAND
School District	ANNA LSD	Subdivision	
Neighborhood	00890-TURTLE CREEK TWP-SCSD (HAD)	Legal	R07 T01 S06 S1/4 SW QR EX ETC PARCEL 3 10040 THOMPSON SCHIFF PROPERTY LLC SURVEY NO 2 PLAT V36 P84
Location	SHARP RD SIDNEY OH 45365		
CD Year		Routing Number	
Acres	3.0270	Sales Amount	89,000.00
Map Number	Sold		

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD
Land Use	500-RESIDENTIAL VACANT LAND

	Appraised	Assessed
Land	19,230	6,730
Improvement	0	0
Total	19,230	6,730
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	19,230	6,730

CURRENT CHARGES

Full Rate	50.550000
Effective Rate	32.157415
Qualifying Rate	30.019596

	Prior	First	Second
Tax	0.00	98.12	98.12
Special	0.00	2.62	2.62
Total	0.00	100.74	100.74
Paid	0.00	100.74	0.00
Due	0.00	0.00	100.74

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	4.24
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
01/24/2025	Buyer: BOWSHER DAVID A & LISA MOSES Seller: 10040 THOMPSON SCHIFF PROPERTY LLC	39	WARRANTY DEED	\$89,000.00	Y	1

LAND

Type	Dimensions	Description	Value
RD-ROAD	0.0690	Acres	0
SA-SMALL ACREAGE	2.9580	Acres	19,230
		Total	19,230