

### Parcel Information

MAP#	MAP #04-15D
Parcel Number	53-04-15-276-005
Owner Name	WOLTERS DENNIS J
Location	16023 MCCARTYVILLE RD
Mailing Name	WOLTERS DENNIS J
Mailing Address	16023 MCCARTYVILLE RD ANNA OH 45302
FI Code	040
Legal Description	SE COR NE QR 410-04-15-276-005
Lot Number	
Plat Reference	
School District	ANNA LSD
Tax District	53 - VAN BUREN TWP ASD KETTLERSVILLE CORP
Range	05
Tract	07
Section	15
Acres: As of tax lien date	0.6100
Year Built	1962
Property Type	Residential
Neighborhood Code	640
Land Use Code	510
Land Use	Single family dwelling - Platted lot

### Sales Details

Sale Number	Number of Parcels	Sale Date	Sold To	Deed Ref.	Type of Sale	Invalid Sale?	Sale Price
1060	0	11/21/2000	WOLTERS DENNIS	V0400P015	WAR		\$0
385	0	7/25/1994	EGBERT SCOTT R	V0324P378		*	\$0
539	0	7/22/1991	EGBERT SCOTT R	V0295P067		*	\$87,500
0	0		EGBERT FRED	V0151P042		*	\$0

### Residential Overview

Stories	1	Rooms	8	Bedrooms	3
Full Baths	1	Half Baths	1	Extra Bath Fixtures	
Fireplace Stacks	0	Fireplace Openings	2		
Central Heat	A	Other Description	ELEC ELEC	Heat Pump	
Central Air	A				
1st Floor Const	Brick	1st Floor Sq. Feet	1488		
2nd Floor Const		2nd Floor Sq. Feet			
1/2 Story Const		1/2 Story Sq. Feet			
Attic Const		Attic Square Feet		Attic Finish	0
Basement		Basement Sq. Feet	1488	Basement Finish	1488

### Improvement Details

Code	Imprv. Desc	Const.	Dimensions	Size Grade	Year Built /Cond.	True Value
DWELLING	DWELLING	B		1488 C+	1962A	\$118,970

### Land Details

	Acres	Effective Frontage	Depth	Extended Value	Influence Factor 1	Influence Factor 2	True Value
Front Lot							\$0
Rear Lot							\$0
Home site/Front lot	0.61			\$20,280			\$20,280
	Acres	Additional Description	Effective Rate	Extended Value	Influence Factor 1	Influence Factor 2	True Value
Small Acreage							
Road							
Easement							

### Value Details

Certified Values (as of tax lien date)		Current Values (subject to change)	
Land (100%)	\$16,860	Land (100%)	\$20,280
Bldg (100%)	\$103,770	Bldg (100%)	\$118,970
Total (100%)	\$120,630	Total (100%)	\$139,250
CAUV (100%)	\$0	CAUV (100%)	
Land (35%)	\$5,900	Land (35%)	\$7,100
Bldg (35%)	\$36,320	Bldg (35%)	\$41,640
Total (35%)	\$42,220	Total (35%)	\$48,740
Rollback (35%)	\$0	Rollback (35%)	\$0

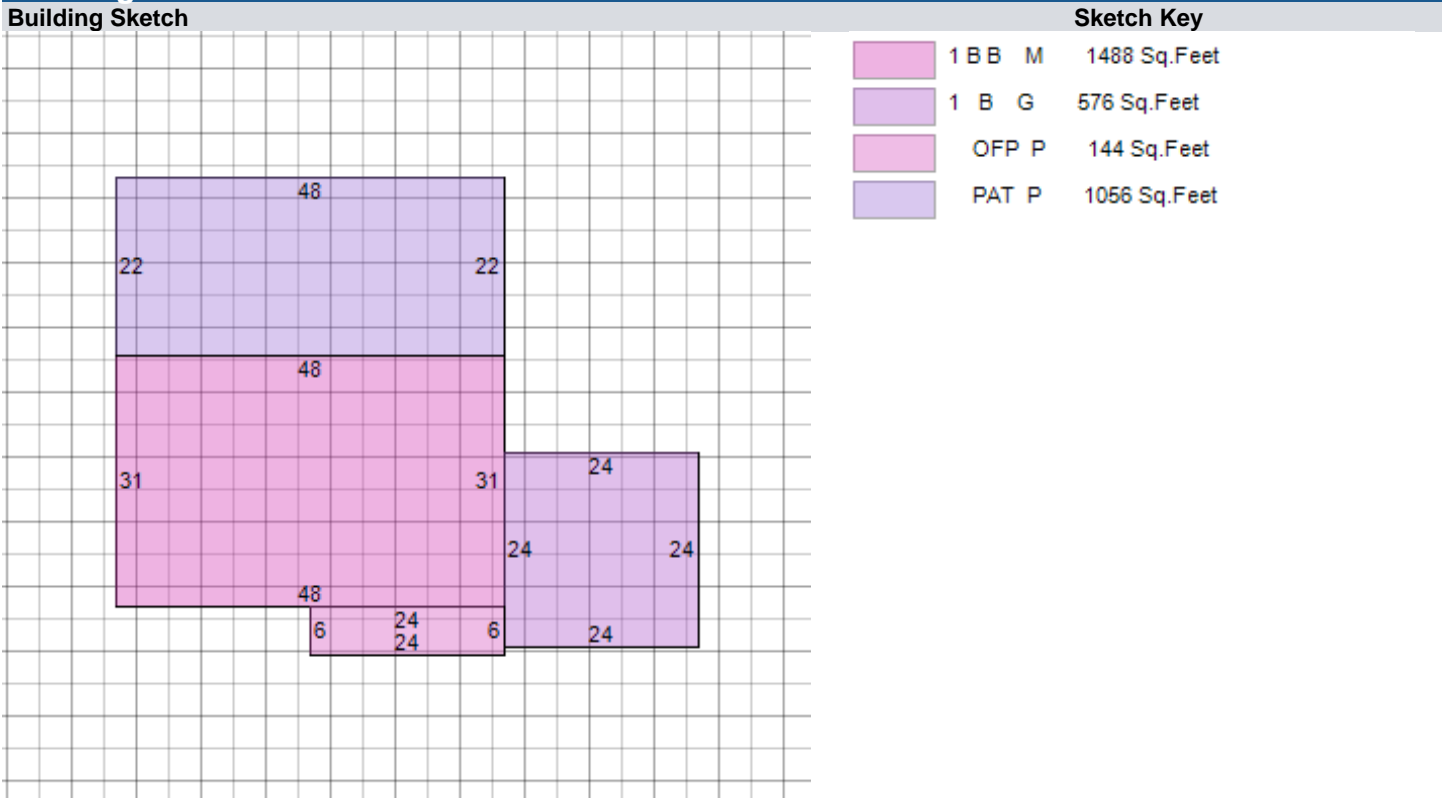
Tax Details							
Real Estate	Prior	Dec. Interest	1st Half	1st Half Pen.	2nd Half	2nd Half Pen.	Interest
Charge	\$0.00	\$0.00	\$723.36	\$0.00	\$723.36	\$0.00	\$0.00
Credit	\$0.00	\$0.00	\$723.36	\$0.00	\$723.36	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessments	Prior	Dec. Interest	1st Half	1st Half Pen.	2nd Half	2nd Half Pen.	Interest
Charge	\$0.00	\$0.00	\$0.50	\$0.00	\$0.50	\$0.00	\$0.00
Credit	\$0.00	\$0.00	\$0.50	\$0.00	\$0.50	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL TAXES DUE</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					<b>Less Prepaid Amount</b>		\$0.00
					<b>Net Taxes Due</b>		\$0.00

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions.  
 BEFORE REMITTING PAYMENT, PLEASE VERIFY THE AMOUNT DUE THROUGH THE SHELBY COUNTY TREASURER'S OFFICE. (937) 498-7281  
 If submitting payment without an original bill, please write parcel ID number on the memo line of your check.

Annual Tax Breakdown			
Real Estate		Special Assessments	
Gross Property Tax	\$2,187.42	464 - MIAMI CONSERVANCY DISTRICT	\$1.00
Public Property Pers Prop	\$0.00	000 -	\$0.00
Less Tax Reduction	\$601.48	000 -	\$0.00
SubTotal	\$1,585.94	000 -	\$0.00
Less 10% Rollback	\$139.22	000 -	\$0.00
Less 2.5% Rollback	\$0.00	000 -	\$0.00
Less Homestead Rollback	\$0.00	Total Special Assessment	\$1.00
SubTotal	\$1,446.72		
Plus Recoupment	\$0.00		
<b>Total Real Estate Taxes</b>	\$1,446.72	<b>Total Amount Charged</b>	\$1,447.72

For current taxes owed, please refer to the "TOTAL TAXES DUE" line under the TAXES DUE DETAIL. Do not use the Total Amount Charged Total.

## Building Sketch #1



## Sketch Key

Construction		
F Frame/Wood/Alum/Vinyl/Stucco	ST Stone (steel for ind bldgs)	GL Glass Lined
B Brick	PC Poured Concrete	MT Metal
CB Concrete Block	CS Concrete Stave	AS Asphalt
RC Reinforced concrete	WS Wood Stave	CL Clay
T Tile		
Porches, Patios, Stoops and Decks		
BAL Balcony	EMP Enclosed Masonry Porch	OMP Open Masonry Porch
BW Breezeway	FLA Flagstone Patio	PAT Patio
CAN Canopy	MST Masonry Stoop	POR Portico
CON Concrete Patio	OBP Open Brick Porch	RFX Roof Extension
CVP Covered Patio	OBW Open Breezeway	STP Stoop
DK Deck	OFP Open Frame Porch	TER Terrace
EBP Enclosed Brick Porch	FOFP Open frame porch w/full story living area above	WDD Wood Deck
EBP2 Enclosed brick porch at 2nd story	2OFP 2 story open frame porch	WDE Wood Deck
EBW Enclosed Breezeway	OFP2 Open frame porch at 2nd story	WOO Wood Patio
EFP Enclosed Frame Porch	OH Overhang	
Type		
M Main Living Area	G Garage or Carport	P Porch or patio
A Addition	O Attached Outbuilding	X Miscellaneous

**History 2014 Payable 2015**

Parcel Number	53-04-15-276-005		
Tax Year	2014	Effective Tax Rate	33.31
Owner Name	WOLTERS DENNIS J	Purchase Date	11/21/2000
Property Class	510	Acres	0.6100
<b>Real Property Values</b>		<b>2.5% rollback Values</b>	
Land (100%)	\$14,030	Land (35%)	\$0
Bldg (100%)	\$93,940	Bldg (35%)	\$0
Total (100%)	\$107,970	Total (35%)	\$0
CAUV Code		Rollback Code	
CAUV Land Mkt (100%)	\$0		
		<b>Tax Calculation</b>	
Taxable Land (35%)	\$4,910	Gross Tax	\$1,806.36
Taxable Bldg (35%)	\$32,880	Public Utility Tax	\$0.00
Taxable Total (35%)	\$37,790	Reduction Factor Credit	\$547.60
CAUV Code		10% Rollback	\$124.92
CAUV Land Mkt (35%)	\$0	2.5% Rollback	\$0.00
		Homestead Credit	\$0.00
		CAUV Recoupment	\$0.00
Public Util Value-35%	\$0.00	Net Taxes	\$1,133.84
<b>Special Assessments</b>			
S/A Proj Code	464	S/A Proj Amount	1.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
		S/A Total	1.00
<b>Due from Prior Years</b>			
Prior R/E	\$0.00	Prior S/A	\$0.00
<b>Addition/Remitter</b>			
A/R Code			
A/R Number	0	A/R Date	

**History 2013 Payable 2014**

Parcel Number 53-04-15-276-005

Tax Year 2013 Effective Tax Rate 34.73

Owner Name WOLTERS DENNIS J Purchase Date 11/21/2000  
 Property Class 510 Acres 0.6100

Real Property Values		2.5% rollback Values	
Land (100%)	\$14,030	Land (35%)	\$0
Bldg (100%)	\$86,170	Bldg (35%)	\$0
Total (100%)	\$100,200	Total (35%)	\$0
CAUV Code		Rollback Code	
CAUV Land Mkt (100%)	\$0		

Tax Calculation			
Taxable Land (35%)	\$4,910	Gross Tax	\$1,677.04
Taxable Bldg (35%)	\$30,160	Public Utility Tax	\$0.00
Taxable Total (35%)	\$35,070	Reduction Factor Credit	\$459.08
CAUV Code		10% Rollback	\$121.80
CAUV Land Mkt (35%)	\$0	2.5% Rollback	\$0.00
		Homestead Credit	\$0.00
		CAUV Recoupment	\$0.00
Public Util Value-35%	\$0.00	Net Taxes	\$1,096.16

Special Assessments			
S/A Proj Code	464	S/A Proj Amount	1.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
		S/A Total	1.00

Due from Prior Years  
 Prior R/E \$0.00 Prior S/A \$0.00

Addition/Remitter  
 A/R Code  
 A/R Number 0 A/R Date

**History 2012 Payable 2013**

Parcel Number 53-04-15-276-005

Tax Year 2012 Effective Tax Rate 34.63

Owner Name WOLTERS DENNIS J Purchase Date 11/21/2000  
 Property Class 510 Acres 0.6100

Real Property Values		2.5% rollback Values	
Land (100%)	\$14,030	Land (35%)	\$0
Bldg (100%)	\$86,170	Bldg (35%)	\$0
Total (100%)	\$100,200	Total (35%)	\$0
CAUV Code		Rollback Code	
CAUV Land Mkt (100%)	\$0		

		Tax Calculation	
Taxable Land (35%)	\$4,910	Gross Tax	\$1,676.34
Taxable Bldg (35%)	\$30,160	Public Utility Tax	\$0.00
Taxable Total (35%)	\$35,070	Reduction Factor Credit	\$461.82
CAUV Code		10% Rollback	\$121.46
CAUV Land Mkt (35%)	\$0	2.5% Rollback	\$0.00
		Homestead Credit	\$0.00
		CAUV Recoupment	\$0.00
Public Util Value-35%	\$0.00	Net Taxes	\$1,093.06

Special Assessments			
S/A Proj Code	464	S/A Proj Amount	1.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
S/A Proj Code	000	S/A Proj Amount	0.00
		S/A Total	1.00

Due from Prior Years  
 Prior R/E \$0.00 Prior S/A \$0.00

Addition/Remitter  
 A/R Code  
 A/R Number 0 A/R Date