



Parcel: 13-0531400.005
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	HEIDI L MESTEMAKER & ARON L MESTEMAKER		
Owner	MESTEMAKER HEIDI L & ARON L 11675 MERANDA RD ANNA OH 45302-9509	Taxpayer	MESTEMAKER HEIDI L & ARON L 11675 MERANDA RD ANNA OH 45302-9509
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 T07 S31 PT OF SE QR & BEING PT OF POEPPelman SURVEY 100-05-31-400-005 PLAT V23 P548
Location	11675 MERANDA RD ANNA OH 45302		
CD Year		Map Number	Routing Number
Acres	1.2030	Sold	04/04/2025 Sales Amount 0.00

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	32,420	11,350
Improvement	237,570	83,150
Total	269,990	94,500
CAUV	N	0
Homestead	N	0
OOC	Y	269,570 94,350
Taxable	269,990	94,500

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,342.22	1,342.22
Special	0.00	2.06	2.06
Total	0.00	1,344.28	1,344.28
Paid	0.00	1,344.28	0.00
Due	0.00	0.00	1,344.28

FUTURE CHARGES

Type	Description	Amount
Special Assessments	404 TURTLE CREEK DITCH (RR-51)	3.12
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
04/04/2025	Buyer: MESTEMAKER HEIDI L & ARON L Seller: MESTEMAKER HEIDI L & ARON L	212 QUIT CLAIM	\$0.00	N	2
04/13/2021	Buyer: MESTEMAKER HEIDI L & ARON L Seller: POEPPelman TED W & MICHELLE	275 WARRANTY DEED	\$100,000.00	Y	1
12/14/2011	Buyer: POEPPelman TED W & MICHELLE Seller: WATKINS TRAVIS	715 SURVIVORSHIP DEED	\$137,500.00	Y	1
07/13/2005	Buyer: WATKINS TRAVIS Seller: POEPPelman DOR	689 FIDUCIARY	\$132,000.00	Y	1
11/28/2001	Buyer: POEPPelman DOR Seller: POEPPelman ORV	763 AF	\$0.00	N	3
02/01/2000	Buyer: POEPPelman ORV Seller: POEPPelman ORV	80 QUIT CLAIM	\$0.00	N	3
Unknown	Buyer: POEPPelman ORV Seller: * NOT ON FILE *	??? ???	\$0.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1380	Acres	0
SA-SMALL ACREAGE	0.0650	Acres	420
Total			32,420

DWELLING

Card 1								
Style	1-CONVENTIONAL	Family Rooms	0	Heating				Y
Stories	1.00	Dining Rooms	0	Cooling				Y
Rec Room Area	0	Year Built	1993	Grade				C
Finished Basement	0	Year Remodeled	2021	Fireplace Openings				0
Rooms	7	Full Baths	2	Fireplace Stacks				0
Bed Rooms	3	Half Baths	0	Living Area				1,848
		Other Fixtures	0	Total Area				1,848
				Value				237,570

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2014		A-AVERAGE	12 X 14	Length x Width (Optional)	168	0
1	17-POOL	2021		A-AVERAGE		Length x Width (Optional)	1	0
						Total		0

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF (1 STORY FRAME)	1,536	First Floor	1,848	1,848
B	GF (FRAME GARAGE)	576	Total	1,848	1,848
C	OFP (OPEN FRAME PORCH)	144			
D	PAT (PATIO)	216			
E	1SF/S (1 STORY FRAME / SLAB)	312			
2	04-SHED	168			
3	17-POOL	1			

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