



Parcel: 13-0532400.004
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	FREDERICK L PULFER & CHERYL E PULFER				
Owner	PULFER FREDERICK L & CHERYL E 12855 MERANDA RD ANNA OH 45302		Taxpayer	PULFER FREDERICK L & CHERYL E 12855 MERANDA 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)				
Location	12855 MERANDA RD ANNA OH 45302		Legal	R06 T07 S32 S PT SE1/4 SE QR 100-05-32-400-004 PLAT V6 P331	
CD Year		Map Number		Routing Number	
Acres	2.8900	Sold	06/22/1994	Sales Amount	0.00

VALUE

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

	Appraised	Assessed
Land	42,470	14,860
Improvement	313,670	109,780
Total	356,140	124,640
CAUV	N	0
Homestead	N	0
OOC	Y	334,430
Taxable	356,140	124,640

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,773.01	1,773.01
Special	0.00	8.27	8.26
Total	0.00	1,781.28	1,781.27
Paid	0.00	1,781.28	1,781.27
Due	0.00	0.00	0.00

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	2.00
Special Assessments	441 FINKENBINE DITCH (RR-19)	13.53
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties	
06/22/1994	Buyer: PULFER FREDERICK L & CHERYL E Seller: * NOT ON FILE *	326	???	\$0.00	N	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *	???	\$36,000.00	Y		1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.2800	Acres	0
SA-SMALL ACREAGE	1.6100	Acres	10,470
Total			42,470

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	1998	Grade		C+	
Finished Basement	0	Year Remodeled		Fireplace Openings		1	
Rooms	7	Full Baths	2	Fireplace Stacks		0	
Bed Rooms	3	Half Baths	1	Living Area		2,322	
		Other Fixtures	0	Total Area		4,140	
				Value		302,430	

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DETACHED FRAME GARAGE	2001		A-AVERAGE	24 X 32	Length x Width (Optional)	768	9,170
1	09-OPEN PORCH	2001		A-AVERAGE	8 X 32	Length x Width (Optional)	256	2,070
Total								11,240

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	1,818	First Floor	2,322	2,322
B	1SF/C (1 STORY FRAME / CRAWLSPACE)	504	Basement	1,818	0
C	GF (FRAME GARAGE)	696	Total	4,140	2,322
D	OFP (OPEN FRAME PORCH)	85			
E	WDD (WOOD DECK)	384			
2	02F-DETACHED FRAME GARAGE	768			
3	09-OPEN PORCH	256			

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