



Parcel: 13-0534300.004
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	KAREN L CHRISTMAN	Taxpayer	CHRISTMAN KAREN L
Owner	CHRISTMAN KAREN L 14475 MERANDA RD ANNA OH 45302		14475 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)	Legal	R06 T07 S34 E PT E 1/2 SW QR 100-05-34-300-004 PLAT V23 P236
Location	14475 MERANDA RD ANNA OH 45302	Routing Number	
CD Year		Sales Amount	0.00
Acres	1.5000		
Map Number			
Sold			

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	34,410	12,040
Improvement	244,440	85,550
Total	278,850	97,590
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	278,850	97,590

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,422.67	1,422.67
Special	0.00	1.56	1.56
Total	0.00	1,424.23	1,424.23
Paid	0.00	1,424.23	732.00
Due	0.00	0.00	692.23

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	2.12
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
01/16/2008	Buyer: CHRISTMAN KAREN L Seller: CHRISTMAN JAME	32	QUIT CLAIM	\$0.00	N	2
12/21/1995	Buyer: CHRISTMAN JAME Seller: * NOT ON FILE *	1168	???	\$154,000.00	Y	1
08/16/1993	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *	746	???	\$130,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1300	Acres	0
SA-SMALL ACREAGE	0.3700	Acres	2,410
		Total	34,410

DWELLING

Card 1							
Style	1-CONVENTIONAL	Family Rooms	0	Heating			Y
Stories	2.00	Dining Rooms	0	Cooling			Y
Rec Room Area	0	Year Built	1992	Grade			B-
Finished Basement	0	Year Remodeled		Fireplace Openings			0
Rooms	6	Full Baths	2	Fireplace Stacks			1
Bed Rooms	3	Half Baths	1	Living Area			1,907
		Other Fixtures	0	Total Area			2,900
				Value			244,440

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	10 X 10	Length x Width (Optional)	100	0
						Total		0

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	2SF/B (2 STORY FRAME / BASEMENT)	564	First Floor	993	993
B	1SF/B (1 STORY FRAME / BASEMENT)	48	Full Upper Floor	914	914
C	CATHF/1SF/B (FRAME HOME CATHEDRAL CEILING / 1 STORY FRAME / BASEMENT)	381	Basement	993	0
D	1SB/GBW (1 STORY BRICK / BRICK GARAGE - 2 WALLS)	350	Total	2,900	1,907
E	GBW (BRICK GARAGE - 2 WALLS)	134			
F	OMP (OPEN MASONRY PORCH)	24			
2	04-SHED	100			

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