



Parcel: 13-0534300.008
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	RONALD L ABELS & GRETCHEN A ABELS			Taxpayer	ABELS RONALD L & GRETCHEN A	
Owner	ABELS RONALD L & GRETCHEN A 14401 MERANDA RD ANNA OH 45302				14401 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 PT OF SW QR - TRACT A 100-05-34-300-008 PLAT V19 P754	
Location	14401 MERANDA RD ANNA OH 45302					
CD Year		Map Number			Routing Number	
Acres	1.5000	Sold		11/18/1997	Sales Amount	0.00

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	34,340	12,020
Improvement	199,680	69,890
Total	234,020	81,910
CAUV	N	0
Homestead	Y	28,000
OOB	Y	230,110
Taxable	234,020	81,910

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,024.66	1,024.66
Special	0.00	1.57	1.56
Total	0.00	1,026.23	1,026.22
Paid	0.00	1,026.23	0.00
Due	0.00	0.00	1,026.22

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	2.13
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
11/18/1997	Buyer: ABELS RONALD L & GRETCHEN A Seller: ABELS RONALD L	661	WARRANTY DEED	\$0.00	N	1
Unknown	Buyer: ABELS RONALD L Seller: * NOT ON FILE *		???	\$14,500.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1400	Acres	0
SA-SMALL ACREAGE	0.3600	Acres	2,340
Total			34,340

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	1990	Grade	C
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	6	Full Baths	2	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	1,792
		Other Fixtures	0	Total Area	1,792
				Value	198,110

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2010		A-AVERAGE	12 X 16	Length x Width (Optional)	192	0
1	17-POOL	2006		A-AVERAGE	24	Length x Width (Optional)	0	0
1	WDD-WOOD DECK	2006		A-AVERAGE	24 X 10	Length x Width (Optional)	240	1,570
							Total	1,570

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF (1 STORY FRAME)	1,792	First Floor	1,792	1,792
B	GF (FRAME GARAGE)	768	Total	1,792	1,792
C	OFP (OPEN FRAME PORCH)	180			
D	WDD (WOOD DECK)	252			
E	PAT (PATIO)	252			
2	WDD-WOOD DECK	240			
3	17-POOL	0			
4	04-SHED	192			

