



Parcel: 13-0534300.011
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	599-OTHER RESIDENTIAL STRUCTURES
School District	ANNA LSD	Subdivision	
Neighborhood	00675-FRANKLIN TWP ANNA SD (NORTH)	Legal	R06 T07 S34 PT OF E1/2 SWQR 100-05-34-300-011 PLAT V25 P134
Location	MERANDA RD		Routing Number
CD Year			
Acres	2.2650	01/16/2008	Sales Amount 0.00
Map Number			
Sold			

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD
Land Use	599-OTHER RESIDENTIAL STRUCTURES

	Appraised	Assessed
Land	14,760	5,170
Improvement	31,210	10,920
Total	45,970	16,090
CAUV N	0	0
Homestead N	0	0
OOC N	0	0
Taxable	45,970	16,090

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	234.59	234.59
Special	0.00	2.11	2.10
Total	0.00	236.70	236.69
Paid	0.00	236.70	147.30
Due	0.00	0.00	89.39

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	3.21
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
06/14/1996	Buyer: CHRISTMAN JAME Seller: * NOT ON FILE *	533	???	\$6,000.00	Y 1

LAND

Type	Dimensions	Description	Value
SA-SMALL ACREAGE	2.2700	Acres	14,760
		Total	14,760

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	33-POLE BUILDING	2004		A-AVERAGE		Length x Width (Optional)	2,292	27,840
1	OFP-OPEN FRAME PORCH	2004		A-AVERAGE	24 X 12	Length x Width (Optional)	288	3,370
						Total		31,210

SKETCH

Card 1					
ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
2	33-POLE BUILDING	2,292	Total	0	0
3	OFF-OPEN FRAME PORCH	288			

