



Parcel: 13-0535376.006

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

**SUMMARY**

Deeded Name	JEFFREY RYAN SHURTS	Taxpayer	SHURTS JEFFREY RYAN
Owner	SHURTS JEFFREY RYAN 15301 MERANDA RD ANNA OH 45302		15301 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 S35 LOT 2 OF THE UMSTEAD SURVEY & BEING PT OF SW QR 100-05-35-376-006 PLAT V19 P91
Location	15301 MERANDA RD ANNA OH 45302		
CD Year		Routing Number	
Acres	1.8500	Sales Amount	170,000.00
Map Number			
Sold			

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	37,530	13,140
Improvement	166,890	58,410
Total	204,420	71,550
CAUV N	0	0
Homestead N	0	0
OOC Y	179,880	62,960
Taxable	204,420	71,550

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,019.40	1,019.40
Special	0.00	3.49	3.47
Total	0.00	1,022.89	1,022.87
Paid	0.00	1,022.89	0.00
Due	0.00	0.00	1,022.87

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	2.63
Special Assessments	419 FRIDLEY DITCH_/PLUM CREEK (RR-21)	3.33
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
06/11/2019	Buyer: SHURTS JEFFREY RYAN Seller: STINE WILLIAM	410	WARRANTY DEED	\$170,000.00	Y 1
07/26/2017	Buyer: STINE WILLIAM Seller: HENDERSON LARR	573	SURVIVORSHIP DEED	\$152,500.00	Y 1
09/30/2002	Buyer: HENDERSON LARR Seller: STEINKE BILLY	928	SURVIVORSHIP DEED	\$112,000.00	Y 1
10/15/1998	Buyer: STEINKE BILLY Seller: BROWER LORI L	963	WARRANTY DEED	\$89,000.00	Y 1
08/11/1998	Buyer: BROWER LORI L Seller: SANDOVAL SARA	449	QUIT CLAIM	\$0.00	N 1
02/14/1997	Buyer: SANDOVAL SARA Seller: LATIMER ELWOOD	68	ADMINISTRATOR	\$0.00	N 1
06/14/1995	Buyer: LATIMER ELWOOD Seller: FREE DAVID J	515	???	\$86,000.00	Y 1
12/20/1991	Buyer: FREE DAVID J Seller: * NOT ON FILE *	948	???	\$66,000.00	Y 1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
SA-SMALL ACREAGE	0.8500	Acres	5,530
		Total	37,530

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	1985	Grade				C
Finished Basement	0	Year Remodeled		Fireplace Openings				0
Rooms	7	Full Baths	1	Fireplace Stacks				0
Bed Rooms	3	Half Baths	1	Living Area				1,308
		Other Fixtures	0	Total Area				1,308
				Value				147,880

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2022		A-AVERAGE	10 X 12	Length x Width (Optional)	120	0
1	09-OPEN PORCH	2004		A-AVERAGE	6 X 13	Length x Width (Optional)	78	660
1	33-POLE BUILDING	2004		A-AVERAGE	50 X 34	Length x Width (Optional)	1,700	18,350
						Total		19,010

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF (1 STORY FRAME)	1,308	First Floor	1,308	1,308
B	GF (FRAME GARAGE)	432	Total	1,308	1,308
C	OFP (OPEN FRAME PORCH)	36			
D	WDD (WOOD DECK)	264			
E	EFP (ENCLOSED FRAME PORCH)	180			
2	33-POLE BUILDING	1,700			
3	09-OPEN PORCH	78			
5	04-SHED	120			

2
3

5

