



Parcel: 13-0535376.008
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	JOSEPH P BACH	Taxpayer	BACH JOSEPH P
Owner	BACH JOSEPH P 15377 MERANDA RD ANNA OH 45302-9797		15377 MERANDA RD ANNA OH 45302-9797
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 4 PT OF E 1/2 SW QR 100-05-35-376-008 PLAT V19 P91
Location	15377 MERANDA RD ANNA OH 45302		
CD Year		Routing Number	
Acres	1.8500	Sales Amount	275,000.00
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	194,440	68,050	
Total	231,970	81,190	
CAUV	N	0	0
Homestead	N	0	0
OOCC	Y	226,440	79,250
Taxable		231,970	81,190

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,153.82	1,153.82
Special	0.00	3.49	3.47
Total	0.00	1,157.31	1,157.29
Paid	0.00	1,157.31	1,157.29
Due	0.00	0.00	0.00

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
10/30/2023	Buyer: BACH JOSEPH P Seller: BOWER DENNIS & KIMBERLY	755 WARRANTY DEED	\$275,000.00	Y	1
02/27/2013	Buyer: BOWER DENNIS & KIMBERLY Seller: BARNES KEVIN D	127 WARRANTY DEED	\$185,000.00	Y	1
05/02/2000	Buyer: BARNES KEVIN D Seller: MILLER WM HARR	331 WARRANTY DEED	\$154,000.00	Y	1
09/08/1995	Buyer: MILLER WM HARR Seller: STEINKE DOUGLA	798 ???	\$138,000.00	Y	1
03/21/1991	Buyer: STEINKE DOUGLA Seller: * NOT ON FILE *	144 ???	\$112,000.00	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	2.00	Dining Rooms	0	Cooling Y
Rec Room Area	0	Year Built	1988	Grade C+
Finished Basement	456	Year Remodeled		Fireplace Openings 0
Rooms	6	Full Baths	2	Fireplace Stacks 0
Bed Rooms	3	Half Baths	1	Living Area 2,139
		Other Fixtures	0	Total Area 2,532
				Value 194,440

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	2SB/B (2 STORY BRICK / BASEMENT)	832	First Floor	850	850
B	GB (BRICK GARAGE)	728	Full Upper Floor	832	832
C	STP (STOOP)	48	Basement	850	457
D	1SB/B (1 STORY BRICK / BASEMENT)	18	Total	2,532	2,139
E	OFP (OPEN FRAME PORCH)	169			
F	EFP (ENCLOSED FRAME PORCH)	213			

