



Parcel: 13-0535376.009
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	ASHTON SYED & KARIANNE M SYED			Taxpayer	SYED ASHTON & KARIANNE M		
Owner	SYED ASHTON & KARIANNE M 15411 MERANDA RD ANNA OH 45302-9336				15411 MERANDA RD ANNA OH 45302-9336		
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 5 SE PT SW QR 100-05-35-376-009 PLAT V13 P43		
Location	15411 MERANDA RD ANNA OH 45302						
CD Year		Map Number			Routing Number		
Acres	2.0100	Sold		02/27/2023	Sales Amount	325,000.00	

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	38,570	13,500	
Improvement	181,640	63,570	
Total	220,210	77,070	
CAUV	N	0	0
Homestead	N	0	0
OOCC	Y	213,640	74,770
Taxable		220,210	77,070

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,095.41	1,095.41
Special	0.00	3.74	3.74
Total	0.00	1,099.15	1,099.15
Paid	0.00	1,099.15	0.00
Due	0.00	0.00	1,099.15

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	2.86
Special Assessments	419 FRIDLEY DITCH_/PLUM CREEK (RR-21)	3.62
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
02/27/2023	Buyer: SYED ASHTON & KARIANNE M Seller: PELTIER SCOTT A & VICKI L	108	WARRANTY DEED	\$325,000.00	Y	1
Unknown	Buyer: PELTIER SCOTT A & VICKI L Seller: * NOT ON FILE *		???	\$94,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
SA-SMALL ACREAGE	1.0100	Acres	6,570
		Total	38,570

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	1979	Grade		C	
Finished Basement	999	Year Remodeled		Fireplace Openings		0	
Rooms	6	Full Baths	2	Fireplace Stacks		1	
Bed Rooms	3	Half Baths	0	Living Area		2,584	
		Other Fixtures	0	Total Area		2,772	
				Value		181,640	

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	PAV-PAVERS	OLD		A-AVERAGE		Length x Width (Optional)	78	0
						Total		0

SKETCH

Card 1						
ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)	
A	1SB/.75B (1 STORY BRICK / .75 BASEMENT)	1,584	First Floor	1,584	1,584	
B	GB (BRICK GARAGE)	528	Basement	1,188	1,000	
C	OFP (OPEN FRAME PORCH)	48	Total	2,772	2,584	
D	WDD (WOOD DECK)	394				
2	PAV-PAVERS	78				

