



Parcel: 13-0535376.010
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	JOHN BRUCE & KATHLEEN A BRUCE			Taxpayer	BRUCE JOHN & KATHLEEN A		
Owner	BRUCE JOHN & KATHLEEN A 15495 MERANDA RD ANNA OH 45302				15495 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 6 SE PT E 1/2 SW QR 100-05-35-376-010 PLAT V10 P201		
Location	15495 MERANDA RD ANNA OH 45302						
CD Year		Map Number			Routing Number		
Acres	2.0000	Sold		08/11/1993	Sales Amount	94,500.00	

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	38,500	13,480	
Improvement	174,440	61,050	
Total	212,940	74,530	
CAUV	N	0	0
Homestead	N	0	0
OOC	Y	201,310	70,460
Taxable		212,940	74,530

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,060.07	1,060.07
Special	0.00	6.14	6.14
Total	0.00	1,066.21	1,066.21
Paid	0.00	1,066.21	0.00
Due	0.00	0.00	1,066.21

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	4.98
Special Assessments	419 FRIDLEY DITCH_/PLUM CREEK (RR-21)	6.30
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
08/11/1993	Buyer: BRUCE JOHN & KATHLEEN A Seller: * NOT ON FILE *	735	???	\$94,500.00	Y	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *		???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
SA-SMALL ACREAGE	1.0000	Acres	6,500
Total			38,500

DWELLING

Card 1					
Style	1-CONVENTIONAL	Family Rooms	0	Heating	Y
Stories	1.00	Dining Rooms	0	Cooling	N
Rec Room Area	0	Year Built	1976	Grade	C+
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	7	Full Baths	1	Fireplace Stacks	1
Bed Rooms	3	Half Baths	1	Living Area	1,772
		Other Fixtures	0	Total Area	2,916
				Value	169,310

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2022		A-AVERAGE	12 X 14	Length x Width (Optional)	168	0
1	05-GREENHOUSE	OLD		A-AVERAGE	10 X 5	Length x Width (Optional)	50	0
1	06-GAZEBO	OLD		A-AVERAGE	10 X 10	Length x Width (Optional)	100	0
1	126-POLE BARN	1979		A-AVERAGE	38 X 28	Length x Width (Optional)	1,064	5,130
							Total	5,130

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	1,452	First Floor	1,772	1,772
B	GF (FRAME GARAGE)	484	Basement	1,144	0
C	OFP (OPEN FRAME PORCH)	120	Total	2,916	1,772
D	PAT (PATIO)	192			
E	1SF/C (1 STORY FRAME / CRAWLSPACE)	320			
F	WDD (WOOD DECK)	280			
2	126-POLE BARN	1,064			
3	06-GAZEBO	100			
4	05-GREENHOUSE	50			
5	04-SHED	168			

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