



Parcel: 13-0535451.011
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	AMANDA GREEMANN TRUSTEE UNDER THE ALSPAUGH IRREVOCABLE HERITAGE TRUST DATED 03/22/21		
Owner	GREEMANN AMANDA TRUSTEE 15615 MERANDA RD ANNA OH 45302-9799	Taxpayer	GREEMANN AMANDA TRUSTEE 15615 MERANDA RD ANNA OH 45302-9799
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 131 CREEKSIDE SUB 2ND ADD 100-05-35-451-011 PLAT V23 P401
Location	15615 MERANDA RD ANNA OH 45302		
CD Year		Map Number	Routing Number
Acres	1.1480	Sold	04/05/2021 Sales Amount 0.00

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	32,070	11,220
Improvement	330,580	115,700
Total	362,650	126,920
CAUV	N	0
Homestead	N	0
OOC	Y	362,580
Taxable	362,650	126,920

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,802.57	1,802.57
Special	0.00	2.53	2.53
Total	0.00	1,805.10	1,805.10
Paid	0.00	1,805.10	1,805.10
Due	0.00	0.00	0.00

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	2.00
Special Assessments	419 FRIDLEY DITCH_/PLUM CREEK (RR-21)	2.06
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
04/05/2021	Buyer: GREEMANN AMANDA TRUSTEE Seller: ALSPAUGH ROBERT & BONNIE	237 QUIT CLAIM	\$0.00	N	1
01/08/2009	Buyer: ALSPAUGH ROBERT & BONNIE Seller: ANDREWS WILLIA	9 WARRANTY DEED	\$207,000.00	Y	1
07/15/1996	Buyer: ANDREWS WILLIA Seller: BONIFAS RAY K	652 ???	\$182,000.00	Y	1
03/22/1993	Buyer: BONIFAS RAY K Seller: * NOT ON FILE *	216 ???	\$7,500.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1400	Acres	0
SA-SMALL ACREAGE	0.0100	Acres	70
Total			32,070

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	1994	Grade B
Finished Basement	1,199	Year Remodeled		Fireplace Openings 1
Rooms	9	Full Baths	2	Fireplace Stacks 1
Bed Rooms	3	Half Baths	1	Living Area 3,234
		Other Fixtures	1	Total Area 3,828
				Value 330,580

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2021		A-AVERAGE	8 X 10	Length x Width (Optional)	80	0
							Total	0

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/B (1 STORY BRICK / BASEMENT)	1,794	First Floor	2,034	2,034
B	GB (BRICK GARAGE)	624	Basement	1,794	1,200
C	1SF/C (1 STORY FRAME / CRAWLSPACE)	240	Total	3,828	3,234
D	OMP (OPEN MASONRY PORCH)	28			
E	BAY (BAY WINDOW)	21			
F	PAT (PATIO)	308			
1	04-SHED	80			

