



Parcel: 13-0535476.001
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	KELLI NICOLE VANALLEN & WARREN DEAN VANALLEN		
Owner	VANALLEN KELLI N & WARREN D 15775 MERANDA RD ANNA OH 45302	Taxpayer	VANALLEN KELLI N & WARREN D 15775 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 158 IN MICHAEL BENSMAN SUB & BEING PT OF SE QR 100-05-35-476-001 PLAT V27 P41
Location	15775 MERANDA RD ANNA OH 45302		
CD Year		Map Number	Routing Number
Acres	1.1380	Sold	02/01/2019 Sales Amount 219,500.00

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD
Land Use	510-SINGLE FAMILY DWELLING

	Appraised	Assessed
Land	32,000	11,200
Improvement	252,680	88,440
Total	284,680	99,640
CAUV	N 0	0
Homestead	N 0	0
OOC	Y 284,680	99,640
Taxable	284,680	99,640

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,415.18	1,415.18
Special	0.00	2.53	2.52
Total	0.00	1,417.71	1,417.70
Paid	0.00	1,417.71	0.00
Due	0.00	0.00	1,417.70

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	2.00
Special Assessments	419 FRIDLEY DITCH_/PLUM CREEK (RR-21)	2.05
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
02/01/2019	Buyer: VANALLEN KELLI NICOLE & WARREN DEAN Seller: MENTGES JOHN F	70 WARRANTY DEED	\$219,500.00	Y	1
01/23/2003	Buyer: MENTGES JOHN F Seller: CRALE BUILDERS	53 SURVIVORSHIP DEED	\$169,000.00	Y	1
06/25/2002	Buyer: CRALE BUILDERS Seller: BENSMAN MICHAEL	589 WARRANTY DEED	\$18,000.00	Y	1
07/03/1996	Buyer: BENSMAN MICHAEL Seller: * NOT ON FILE *	??? \$0.00	Y	1	

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1380	Acres	0
Total			32,000

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	2002	Grade C+
Finished Basement	0	Year Remodeled		Fireplace Openings 1
Rooms	5	Full Baths	2	Fireplace Stacks 0
Bed Rooms	3	Half Baths	0	Living Area 1,660
		Other Fixtures	0	Total Area 3,320
				Value 252,680

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	8 X 12	Length x Width (Optional)	96	0
							Total	0

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	1,660	First Floor	1,660	1,660
B	GF (FRAME GARAGE)	576	Basement	1,660	0
C	OFP (OPEN FRAME PORCH)	72	Total	3,320	1,660
D	OFP (OPEN FRAME PORCH)	108			
E	PAT (PATIO)	880			
2	04-SHED	96			

2

