



Parcel: 13-0536351.004
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	RACHEL TINGLEY & MATTHEW TYSON TINGLEY		
Owner	TINGLEY RACHEL & MATTHEW T	Taxpayer	TINGLEY RACHEL & MATTHEW T
	16123 MERANDA RD		16123 MERANDA RD
	ANNA OH 45302-9401		ANNA OH 45302-9401
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)		
Location	16123 MERANDA RD	Legal	R06 T07 S36 TRACT 2-BILLING PLAT 100-05-36-351-004
	ANNA OH 45302		PLAT V13 P148
CD Year		Routing Number	
Acres	1.3400	Sales Amount	303,000.00
Map Number			
Sold			

VALUE

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

	Appraised	Assessed
Land	32,000	11,200
Improvement	195,690	68,490
Total	227,690	79,690
CAUV	N	0
Homestead	N	0
OOCC	Y	227,690
Taxable	227,690	79,690

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,131.84	1,131.84
Special	0.00	2.33	2.33
Total	0.00	1,134.17	1,134.17
Paid	0.00	1,134.17	0.00
Due	0.00	0.00	1,134.17

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	3.66
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
01/19/2023	Buyer: TINGLEY RACHEL & MATTHEW TYSON Seller: FOGT ERIK L & MELISSA A	29	WARRANTY DEED	\$303,000.00	Y	1
05/17/2012	Buyer: FOGT ERIK L & MELISSA A Seller: HOMAN THOMAS E	299	WARRANTY DEED	\$180,000.00	Y	1
05/03/2002	Buyer: HOMAN THOMAS E Seller: BUNNER FREDERI	402	WARRANTY DEED	\$161,500.00	Y	1
01/12/1996	Buyer: BUNNER FREDERI Seller: BILLING JAMES	34	???	\$130,000.00	Y	1
Unknown	Buyer: BILLING JAMES Seller: * NOT ON FILE *		???	\$8,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.3400	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	1981	Grade	C+
Finished Basement	1,640	Year Remodeled		Fireplace Openings	0
Rooms	8	Full Baths	2	Fireplace Stacks	2
Bed Rooms	3	Half Baths	0	Living Area	3,280
		Other Fixtures	0	Total Area	3,280
				Value	195,690

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	17-POOL	2022		A-AVERAGE		Length x Width (Optional)	1	0
							Total	0

SKETCH

Card 1						
ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)	
A	1SF/B (1 STORY FRAME / BASEMENT)	1,640	First Floor	1,640	1,640	
B	GF (FRAME GARAGE)	956	Basement	1,640	1,640	
C	WDD (WOOD DECK)	797	Total	3,280	3,280	
D	PAV (PAVERS)	207				
1	17-POOL	1				

