



Parcel: 13-0536351.005
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	GARY PHIPPS & ASHLAN PHIPPS			Taxpayer	PHIPPS GARY & ASHLAN		
Owner	PHIPPS GARY & ASHLAN 16155 MERANDA RD ANNA OH 45302				16155 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 S36 TRACT 3-BILLING PLAT & BEING PT OF SW QR 100-05-36-351-005 PLAT V13 P148		
Location	16155 MERANDA RD ANNA OH 45302						
CD Year		Map Number			Routing Number		
Acres	1.5200	Sold		06/18/2020	Sales Amount	249,900.00	

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	35,380	12,380	
Improvement	210,970	73,840	
Total	246,350	86,220	
CAUV	N	0	0
Homestead	Y	56,000	19,600
OOB	Y	241,820	84,640
Taxable		246,350	86,220

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	946.79	946.79
Special	0.00	2.58	2.57
Total	0.00	949.37	949.36
Paid	0.00	949.37	0.00
Due	0.00	0.00	949.36

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	4.15
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
06/18/2020	Buyer: PHIPPS GARY & ASHLAN Seller: CRUSET CLINT J	427 WARRANTY DEED	\$249,900.00	Y	1
11/05/2018	Buyer: CRUSET CLINT J Seller: CRUSET CLINT J	613 CERTIFICATE OF TRANSFER	\$0.00	N	1
10/12/2004	Buyer: CRUSET CLINT J Seller: PUTHOFF DWAYNE	1013 WARRANTY DEED	\$136,000.00	Y	1
07/07/1998	Buyer: PUTHOFF DWAYNE Seller: EPPS GREGORY P	636 WARRANTY DEED	\$128,500.00	Y	1
12/09/1994	Buyer: EPPS GREGORY P Seller: TALBOT RODNEY	1162 ???	\$110,000.00	Y	1
Unknown	Buyer: TALBOT RODNEY Seller: * NOT ON FILE *	???	\$135,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
SA-SMALL ACREAGE	0.5200	Acres	3,380
		Total	35,380

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	1986	Grade	C+
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	7	Full Baths	2	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	2,368
		Other Fixtures	0	Total Area	2,368
				Value	209,820

OTHER IMPROVEMENT

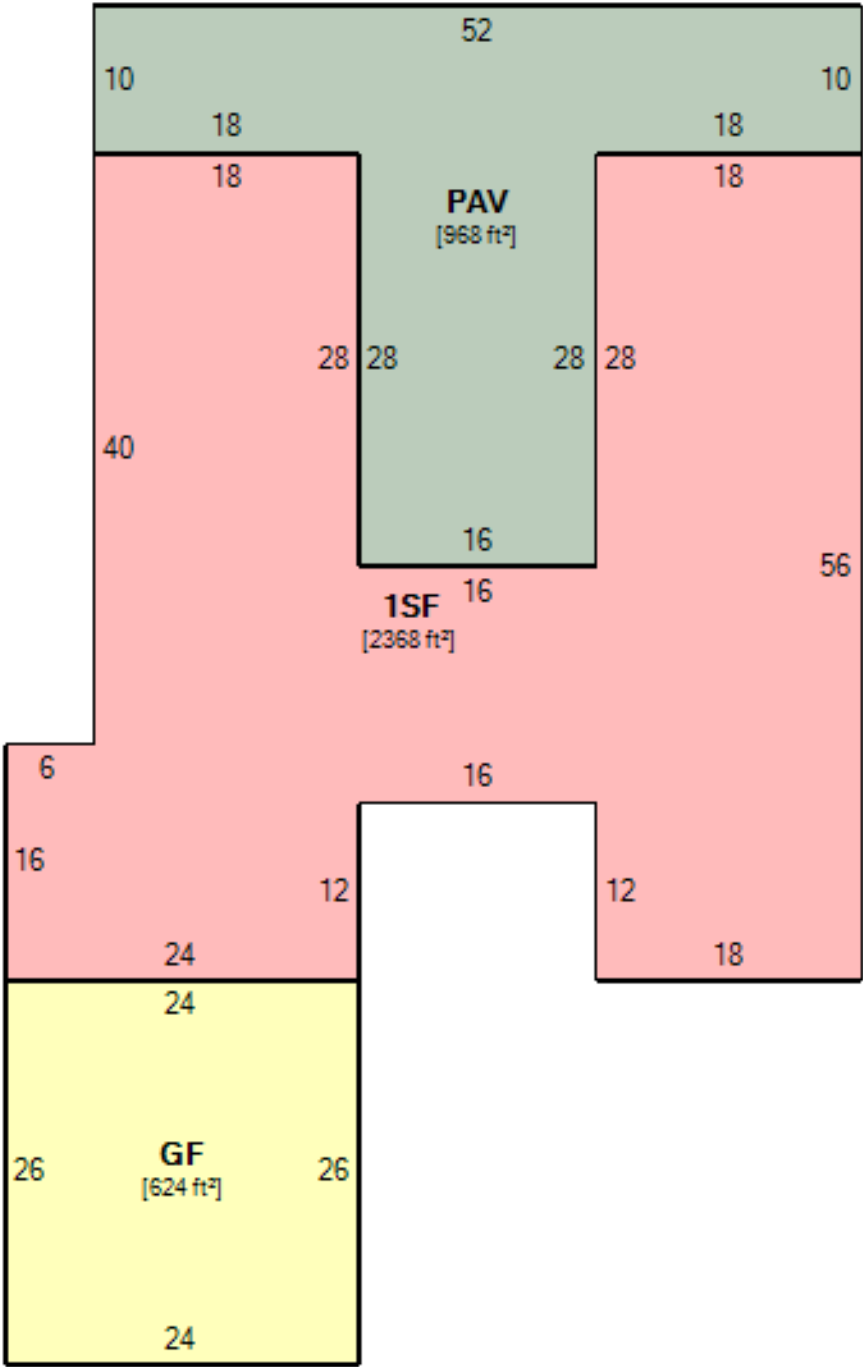
Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2014		A-AVERAGE	16 X 12	Length x Width (Optional)	192	0
1	04-SHED	1986		A-AVERAGE	16 X 16	Length x Width (Optional)	256	1,150
1	PAV-PAVERS	OLD		A-AVERAGE	16 X 20	Length x Width (Optional)	320	0
							Total	1,150

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF (1 STORY FRAME)	2,368	First Floor	2,368	2,368
B	GF (FRAME GARAGE)	624	Total	2,368	2,368
C	PAV (PAVERS)	968			
2	04-SHED	256			
3	PAV-PAVERS	320			
4	04-SHED	192			

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