



Parcel: 13-0901100.003

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio



SUMMARY

Deeded Name	BRADFORD T DAVIS & ARABELLA LAUMEYER	Taxpayer	DAVIS BRADFORD T & ARABELLA LAUMEYER
Owner	DAVIS BRADFORD T & ARABELLA LAUMEYER 16100 MERANDA RD SIDNEY OH 45365-8549		16100 MERANDA RD SIDNEY OH 45365-8549
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 T08 S01 LOT 80 OF HELMAN SUBDIVISION & BEING PT OF NW QR 100-09-01-100-003 PLAT V19 P717
Location	16100 MERANDA RD SIDNEY OH 45365		
CD Year		Routing Number	
Acres	1.1380	Sales Amount	385,000.00
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	249,840	87,440
Total	281,840	98,640
CAUV	N	0
Homestead	N	0
OOCC	Y	266,460
		93,260
Taxable	281,840	98,640

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,402.88	1,402.88
Special	0.00	2.24	2.24
Total	0.00	1,405.12	1,405.12
Paid	0.00	1,405.12	0.00
Due	0.00	0.00	1,405.12

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	3.48
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
08/28/2024	Buyer: DAVIS BRADFORD T & ARABELLA LAUMEYER Seller: FULLENKAMP ALEXANDER URBAN & KIRSTEN ELIZABETH	658	WARRANTY DEED	\$385,000.00	Y	1
05/24/2019	Buyer: FULLENKAMP ALEXANDER URBAN & KIRSTEN ELIZABETH Seller: BENSMAN MATTHE	355	WARRANTY DEED	\$200,000.00	Y	1
02/08/2013	Buyer: BENSMAN MATTHE Seller: FEDERAL HOME L	88	WARRANTY DEED	\$132,000.00	N	1
11/13/2012	Buyer: FEDERAL HOME L Seller: BLACKFORD SHAN	758	SHERIFF'S DEED	\$126,000.00	N	1
01/28/1999	Buyer: BLACKFORD SHAN Seller: WANNEMACHER CO	73	SURVIVORSHIP DEED	\$10,000.00	Y	1
Unknown	Buyer: WANNEMACHER CO Seller: * NOT ON FILE *		???	\$9,600.00	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	1999	Grade				C
Finished Basement	0	Year Remodeled		Fireplace Openings				0
Rooms	5	Full Baths	2	Fireplace Stacks				0
Bed Rooms	3	Half Baths	0	Living Area				1,540
		Other Fixtures	0	Total Area				3,080
				Value				234,460

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02-DETACHED GARAGE	2020		G-GOOD	24 X 36	Length x Width (Optional)	864	15,380
							Total	15,380

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	1,540	First Floor	1,540	1,540
B	OFP (OPEN FRAME PORCH)	100	Basement	1,540	0
C	GF (FRAME GARAGE)	506	Total	3,080	1,540
D	PAT (PATIO)	324			
E	PAT (PATIO)	342			
2	02-DETACHED GARAGE	864			

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