



Parcel: 13-0902100.002
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	A D CONCEPTS LTD		Taxpayer	A D CONCEPTS LTD	
Owner	A D CONCEPTS LTD 15731 PASCO MONTRA RD ANNA OH 45302-9409			15731 PASCO MONTRA RD ANNA OH 45302-9409	
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	15310 MERANDA RD		Legal	R06 T08 S02 NW QR & NE QR 100-09-02-100-002	
CD Year		Map Number		Routing Number	
Acres	1.1380	Sold	12/22/2020	Sales Amount	0.00

VALUE

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

	Appraised	Assessed
Land	32,000	11,200
Improvement	142,750	49,960
Total	174,750	61,160
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	174,750	61,160

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	891.60	891.60
Special	0.00	2.50	2.50
Total	0.00	894.10	894.10
Paid	0.00	894.10	894.10
Due	0.00	0.00	0.00
Surplus			163.12

FUTURE CHARGES

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

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/22/2020	Buyer: A D CONCEPTS LTD Seller: WAGNER ALAN	691	WARRANTY DEED	\$0.00	N	1
01/13/2012	Buyer: WAGNER ALAN Seller: WAGNER ALAN D	21	QS	\$0.00	N	2
Unknown	Buyer: WAGNER ALAN D Seller: * NOT ON FILE *		???	\$70,000.00	Y	1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *		???	\$68,500.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1400	Acres	0
Total			32,000

DWELLING

Card 1					
Style	1-CONVENTIONAL	Family Rooms	0	Heating	Y
Stories	1.00	Dining Rooms	0	Cooling	N
Rec Room Area	0	Year Built	1989	Grade	C
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	5	Full Baths	1	Fireplace Stacks	0
Bed Rooms	3	Half Baths	1	Living Area	1,216
		Other Fixtures	0	Total Area	1,216
				Value	142,750

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF (1 STORY FRAME)	1,216	First Floor	1,216	1,216
B	GF (FRAME GARAGE)	440	Total	1,216	1,216
C	OFP (OPEN FRAME PORCH)	30			
D	WDD (WOOD DECK)	120			

