



Parcel: 13-0902200.001
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	RONALD F THURBER & CAROL J THURBER			Taxpayer	THURBER RONALD F & CAROL J	
Owner	THURBER RONALD F & CAROL J 15670 MERANDA RD ANNA OH 45302				15670 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 T08 S02 LOT 96 IN BOYER SUBDIVISION & BEING PT OF NE QR 100-09-02-200-001 PLAT V21 P97	
Location	15670 MERANDA RD					
CD Year		Map Number		Routing Number		
Acres	1.3200	Sold		Sales Amount	122,500.00	

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	32,000	11,200	
Improvement	202,280	70,800	
Total	234,280	82,000	
CAUV	N	0	0
Homestead	Y	28,000	9,800
OOC	Y	230,950	80,830
Taxable		234,280	82,000

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,025.87	1,025.87
Special	0.00	3.56	3.56
Total	0.00	1,029.43	1,029.43
Paid	0.00	1,029.43	1,029.43
Due	0.00	0.00	0.00

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	3.74
Special Assessments	419 FRIDLEY DITCH_/PLUM CREEK (RR-21)	2.38
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/08/1998	Buyer: THURBER RONALD F & CAROL J Seller: SUPINGER MARC	1141 SURVIVORSHIP DEED	\$122,500.00	Y	1
Unknown	Buyer: SUPINGER MARC Seller: * NOT ON FILE *	???	\$12,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.3200	Acres	0
Total			32,000

DWELLING

Card 1					
Style	3-TRI-LEVEL	Family Rooms	0	Heating	Y
Stories	1.00	Dining Rooms	0	Cooling	Y
Rec Room Area	0	Year Built	1991	Grade	C
Finished Basement	576	Year Remodeled		Fireplace Openings	0
Rooms	6	Full Baths	3	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	2,208
		Other Fixtures	1	Total Area	2,208
				Value	198,950

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	2000		A-AVERAGE	16 X 10	Length x Width (Optional)	160	0
1	17-POOL	OLD		A-AVERAGE		Length x Width (Optional)	0	0
1	WDD-WOOD DECK	2014		A-AVERAGE	15 X 30	Length x Width (Optional)	450	3,330
							Total	3,330

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	576	First Floor	1,632	1,632
B	1SF (1 STORY FRAME)	432	Basement	576	576
C	1SF (1 STORY FRAME)	48	Total	2,208	2,208
D	GF (FRAME GARAGE)	400			
E	1SF (1 STORY FRAME)	576			
F	PAT (PATIO)	684			
G	PAT (PATIO)	104			
2	04-SHED	160			
3	17-POOL	0			
4	WDD-WOOD DECK	450			

