



Parcel: 13-0902200.009
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	JONATHAN SHEPHERD & KRISTINE SHEPHERD		
Owner	SHEPHERD JONATHAN & KRISTINE 15726 MERANDA RD SIDNEY OH 45365-8451	Taxpayer	SHEPHERD JONATHAN & KRISTINE 15726 MERANDA RD SIDNEY OH 45365-8451
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 PT OF FRAC SECTION NE QR 100-09 -02-200-009 PLAT V22 P150
Location	15726 MERANDA RD SIDNEY OH 45365	Routing Number	
CD Year		Sales Amount	450,200.00
Acres	5.0010		
Map Number			
Sold			

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	56,860	19,900	
Improvement	329,590	115,360	
Total	386,450	135,260	
CAUV	N	0	0
Homestead	N	0	0
OOC	Y	328,730	115,060
Taxable		386,450	135,260

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,928.62	1,928.62
Special	0.00	11.54	11.53
Total	0.00	1,940.16	1,940.15
Paid	0.00	1,940.16	0.00
Due	0.00	0.00	1,940.15

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	14.17
Special Assessments	419 FRIDLEY DITCH_/PLUM CREEK (RR-21)	7.90
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
01/14/2021	Buyer: SHEPHERD JONATHAN & KRISTINE Seller: SCHMITZ EARON & SARAH	032 WARRANTY DEED	\$450,200.00	Y	1
06/01/2015	Buyer: SCHMITZ EARON & SARAH Seller: SCHMITZ EARON	271 WARRANTY DEED	\$0.00	N	1
03/07/2008	Buyer: SCHMITZ EARON Seller: SCHMITZ EARON	133 QUIT CLAIM	\$0.00	N	1
11/12/2004	Buyer: SCHMITZ EARON Seller: BLEVINS WILFOR	1130 WARRANTY DEED	\$193,700.00	Y	1
05/16/2003	Buyer: BLEVINS WILFOR Seller: THAMAN JAMES R	440 WARRANTY DEED	\$176,000.00	Y	1
07/05/1991	Buyer: THAMAN JAMES R Seller: * NOT ON FILE *	491 ???	\$15,000.00	Y	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1760	Acres	0
SA-SMALL ACREAGE	3.8250	Acres	24,860
Total			56,860

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	1991	Grade C+
Finished Basement	0	Year Remodeled		Fireplace Openings 0
Rooms	6	Full Baths	3	Fireplace Stacks 0
Bed Rooms	4	Half Baths	1	Living Area 3,156
		Other Fixtures	0	Total Area 4,836
				Value 296,730

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02P-DETACHED POLE GARAGE	2021		A-AVERAGE	30 X 36	Length x Width (Optional)	1,080	16,400
1	04-SHED	2018		A-AVERAGE	24 X 10	Length x Width (Optional)	240	1,740
1	17-POOL	2018		A-AVERAGE	32 X 16	Length x Width (Optional)	512	13,570
1	49-SHELTER	2018		A-AVERAGE	16 X 12	Length x Width (Optional)	192	1,150
							Total	32,860

SKETCH

Card 1					
ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/B (1 STORY BRICK / BASEMENT)	1,680	First Floor	3,156	3,156
B	GB (BRICK GARAGE)	936	Basement	1,680	0
C	OFP (OPEN FRAME PORCH)	156	Total	4,836	3,156
D	1SF/C (1 STORY FRAME / CRAWLSPACE)	1,476			
E	PAT (PATIO)	477			
2	17-POOL	512			
3	49-SHELTER	192			
4	04-SHED	240			
5	02P-DETACHED POLE GARAGE	1,080			

