



Parcel: 13-0903100.005

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

**SUMMARY**

Deeded Name	JONATHAN F CANAN & CARMEN M CANAN			Taxpayer	CANAN JONATHAN F & CARMEN M		
Owner	CANAN JONATHAN F & CARMEN M 14384 MERANDA RD ANNA OH 45302				14384 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 S03 PT OF NW QR 100-09-03-100-005 PLAT V6 P389		
Location	14384 MERANDA RD ANNA OH 45302				Routing Number		
CD Year		Map Number					
Acres	3.9900	Sold		10/08/2013	Sales Amount	210,000.00	

VALUE

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

	Appraised	Assessed
Land	51,440	18,000
Improvement	189,970	66,490
Total	241,410	84,490
CAUV	N	0
Homestead	N	0
OOC	Y	203,320
Taxable	241,410	84,490

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,205.03	1,205.03
Special	0.00	5.47	5.46
Total	0.00	1,210.50	1,210.49
Paid	0.00	1,210.50	0.00
Due	0.00	0.00	1,210.49

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	9.93
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
10/08/2013	Buyer: CANAN JONATHAN F & CARMEN M Seller: OKANE TIMOTHY	700	WARRANTY DEED	\$210,000.00	Y 1
09/30/2004	Buyer: OKANE TIMOTHY Seller: WORKMAN PAUL R	971	WARRANTY DEED	\$204,000.00	Y 1
03/14/1996	Buyer: WORKMAN PAUL R Seller: * NOT ON FILE *	148	???	\$0.00	N 1
Unknown	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *		???	\$0.00	N 1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
SA-SMALL ACREAGE	2.9900	Acres	19,440
Total			51,440

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	1968	Grade	C+
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	8	Full Baths	2	Fireplace Stacks	1
Bed Rooms	3	Half Baths	0	Living Area	2,392
		Other Fixtures	0	Total Area	2,752
				Value	171,320

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	04-SHED	OLD		A-AVERAGE	8 X 8	Length x Width (Optional)	64	0
1	09-OPEN PORCH	2018		A-AVERAGE	8 X 20	Length x Width (Optional)	160	1,580
1	33-POLE BUILDING	2018		A-AVERAGE	30 X 40	Length x Width (Optional)	1,200	17,070
							Total	18,650

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF (1 STORY FRAME)	2,032	First Floor	2,392	2,392
B	GF (FRAME GARAGE)	576	Basement	360	0
C	RFX (ROOF EXTENSION)	56	Total	2,752	2,392
D	WDD (WOOD DECK)	260			
E	1SF/B (1 STORY FRAME / BASEMENT)	360			
F	PAT (PATIO)	56			
G	VALTF (FRAME HOME VAULTED CEILING)	180			
2	04-SHED	64			
3	33-POLE BUILDING	1,200			
4	09-OPEN PORCH	160			

2

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