



Parcel: 13-0904226.001  
AMY L. BERNING  
Shelby County Auditor | Shelby County, Ohio

Year: 2024



## SUMMARY

|                 |                                                                   |            |  |             |                                                               |            |  |
|-----------------|-------------------------------------------------------------------|------------|--|-------------|---------------------------------------------------------------|------------|--|
| Deeded Name     | MICHAEL L KERRIGAN & KAREN J KERRIGAN                             |            |  | Taxpayer    | KERRIGAN MICHAEL L & KAREN J                                  |            |  |
| Owner           | KERRIGAN MICHAEL L & KAREN J<br>13788 MERANDA RD<br>ANNA OH 45302 |            |  |             | 13788 MERANDA RD<br>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 S04 N CT PT N NE QR 100-09-04-226-001<br>PLAT V6 P554 |            |  |
| Location        | 13788 MERANDA RD<br>ANNA OH 45302                                 |            |  |             | Routing Number                                                |            |  |
| CD Year         |                                                                   | Map Number |  |             |                                                               |            |  |
| Acres           | 1.8400                                                            | Sold       |  | 12/06/2016  | Sales Amount                                                  | 120,000.00 |  |

## VALUE

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

|             | Appraised | Assessed |
|-------------|-----------|----------|
| Land        | 37,460    | 13,110   |
| Improvement | 184,170   | 64,460   |
| Total       | 221,630   | 77,570   |
| CAUV        | N         | 0        |
| Homestead   | N         | 0        |
| OOC         | Y         | 207,960  |
| Taxable     | 221,630   | 77,570   |

## CURRENT CHARGES

| Full Rate       | 50.550000 |          |          |
|-----------------|-----------|----------|----------|
| Effective Rate  | 32.157415 |          |          |
| Qualifying Rate | 30.019596 |          |          |
|                 | Prior     | First    | Second   |
| Tax             | 0.00      | 1,103.50 | 1,103.50 |
| Special         | 0.00      | 4.92     | 4.91     |
| Total           | 0.00      | 1,108.42 | 1,108.41 |
| Paid            | 0.00      | 1,108.42 | 0.00     |
| Due             | 0.00      | 0.00     | 1,108.41 |

## FUTURE CHARGES

| Type                | Description                  | Amount |
|---------------------|------------------------------|--------|
| Special Assessments | 414 PLUM CREEK MAIN (RR-44)  | 2.00   |
| Special Assessments | 441 FINKENBINE DITCH (RR-19) | 6.83   |
| Special Assessments | 464 MIAMI CONSERVANCY DIST   | 1.00   |

## TRANSFER HISTORY

| Date       | Conveyance                                                    | Deed Type | Sales Amount  | Valid        | # of Properties |   |
|------------|---------------------------------------------------------------|-----------|---------------|--------------|-----------------|---|
| 12/06/2016 | Buyer: KERRIGAN MICHAEL L & KAREN J<br>Seller: CHRISTMAN LOUI | 941       | WARRANTY DEED | \$120,000.00 | Y               | 1 |
| Unknown    | Buyer: CHRISTMAN LOUI<br>Seller: * NOT ON FILE *              | ???       | \$0.00        | N            |                 | 1 |

## LAND

| Type             | Dimensions | Description | Value  |
|------------------|------------|-------------|--------|
| HS-HOME SITE     | 1.0000     | Acres       | 32,000 |
| SA-SMALL ACREAGE | 0.8400     | Acres       | 5,460  |
| Total            |            |             | 37,460 |

## 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     | 1976 | Grade              | C       |  |  |
| Finished Basement | 901            | Year Remodeled |      | Fireplace Openings | 0       |  |  |
| Rooms             | 6              | Full Baths     | 2    | Fireplace Stacks   | 1       |  |  |
| Bed Rooms         | 4              | Half Baths     | 0    | Living Area        | 2,703   |  |  |
|                   |                | Other Fixtures | 0    | Total Area         | 3,604   |  |  |
|                   |                |                |      | Value              | 175,960 |  |  |

## OTHER IMPROVEMENT

| Card  | Type          | Year Built | Year Remodeled | Condition | Dimensions | Description               | Size  | Value |
|-------|---------------|------------|----------------|-----------|------------|---------------------------|-------|-------|
| 1     | 126-POLE BARN | 1990       |                | A-AVERAGE | 48 X 30    | Length x Width (Optional) | 1,440 | 8,210 |
| Total |               |            |                |           |            |                           |       | 8,210 |

SKETCH

Card 1

| ID | Description                      | Size  | Floor       | Floor Area (ft²) | Living Area (ft²) |
|----|----------------------------------|-------|-------------|------------------|-------------------|
| A  | 1SF/B (1 STORY FRAME / BASEMENT) | 1,802 | First Floor | 1,802            | 1,802             |
| B  | GF (FRAME GARAGE)                | 528   | Basement    | 1,802            | 901               |
| C  | WDD (WOOD DECK)                  | 64    | Total       | 3,604            | 2,703             |
| D  | OFF (OPEN FRAME PORCH)           | 270   |             |                  |                   |
| E  | WDD (WOOD DECK)                  | 100   |             |                  |                   |
| F  | WDD (WOOD DECK)                  | 384   |             |                  |                   |
| G  | WDD (WOOD DECK)                  | 320   |             |                  |                   |
| 2  | 126-POLE BARN                    | 1,440 |             |                  |                   |

