



Parcel: 13-0904226.003

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

**SUMMARY**

|                 |                                                               |                |                                                                                                  |
|-----------------|---------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------|
| Deeded Name     | JAMES E LIESS & LAURIE A LIESS                                | Taxpayer       | LIESS JAMES E & LAURIE A                                                                         |
| Owner           | LIESS JAMES E & LAURIE A<br>13900 MERANDA RD<br>ANNA OH 45302 |                | 13900 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 LOT 203 OF CHRISTMAN SURVEY &<br>BEING PT OF NE QR 100-09-04-226-003<br>PLAT V30 P41 |
| Location        | 13900 MERANDA RD<br>ANNA OH 45302                             |                |                                                                                                  |
| CD Year         |                                                               | Routing Number |                                                                                                  |
| Acres           | 2.2970                                                        | Sales Amount   | 230,000.00                                                                                       |
| Map Number      |                                                               |                |                                                                                                  |
| Sold            |                                                               |                |                                                                                                  |

**VALUE**

|             |                                 |          |
|-------------|---------------------------------|----------|
| District    | 13-FRANKLIN TWP ANNA SD AAD AFD |          |
| Land Use    | 510-SINGLE FAMILY DWELLING      |          |
|             | Appraised                       | Assessed |
| Land        | 39,380                          | 13,780   |
| Improvement | 262,480                         | 91,870   |
| Total       | 301,860                         | 105,650  |
| CAUV        | N                               | 0        |
| Homestead   | N                               | 0        |
| OO          | Y                               | 286,310  |
|             |                                 | 100,210  |
| Taxable     | 301,860                         | 105,650  |

**CURRENT CHARGES**

|                 |           |          |          |
|-----------------|-----------|----------|----------|
| Full Rate       | 50.550000 |          |          |
| Effective Rate  | 32.157415 |          |          |
| Qualifying Rate | 30.019596 |          |          |
|                 | Prior     | First    | Second   |
| Tax             | 0.00      | 1,502.64 | 1,502.64 |
| Special         | 0.00      | 13.30    | 13.29    |
| Total           | 0.00      | 1,515.94 | 1,515.93 |
| Paid            | 0.00      | 1,515.94 | 1,515.93 |
| Due             | 0.00      | 0.00     | 0.00     |

**FUTURE CHARGES**

| Type                | Description                                    | Amount |
|---------------------|------------------------------------------------|--------|
| Special Assessments | 406 HOWELL BRANCH OF FINKENBINE DITCH (RR-19B) | 14.99  |
| Special Assessments | 414 PLUM CREEK MAIN (RR-44)                    | 2.00   |
| Special Assessments | 441 FINKENBINE DITCH (RR-19)                   | 8.60   |
| Special Assessments | 464 MIAMI CONSERVANCY DIST                     | 1.00   |

**TRANSFER HISTORY**

| Date       |                                                          | Conveyance | Deed Type                  | Sales Amount | Valid | # of Properties |
|------------|----------------------------------------------------------|------------|----------------------------|--------------|-------|-----------------|
| 02/06/2015 | Buyer: LIESS JAMES E & LAURIE A<br>Seller: PAYNE MICHAEL | 72         | WARRANTY DEED              | \$230,000.00 | Y     | 1               |
| 06/26/2002 | Buyer: PAYNE MICHAEL<br>Seller: CHRISTMAN LOUI           | 592        | WARRANTY DEED              | \$19,000.00  | Y     | 1               |
| 06/26/2002 | Buyer: CHRISTMAN LOUI<br>Seller: CHRISTMAN LOUI          | 456        | QUIT CLAIM                 | \$0.00       | N     | 1               |
| 06/14/2002 | Buyer: CHRISTMAN LOUI<br>Seller: CHRISTMAN LOUI          | 431        | CERTIFICATE OF<br>TRANSFER | \$0.00       | N     | 1               |
| 06/13/2002 | Buyer: CHRISTMAN LOUI<br>Seller: CHRISTMAN LOUI          | 425        | EX                         | \$0.00       | N     | 2               |
| 10/27/2000 | Buyer: CHRISTMAN LOUI<br>Seller: * NOT ON FILE *         | 718        | AF                         | \$0.00       | N     | 2               |

**LAND**

| Type             | Dimensions | Description | Value  |
|------------------|------------|-------------|--------|
| HS-HOME SITE     | 1.0000     | Acres       | 32,000 |
| RD-ROAD          | 0.1610     | Acres       | 0      |
| SA-SMALL ACREAGE | 1.1360     | Acres       | 7,380  |
|                  |            | Total       | 39,380 |

**DWELLING**

|                   |                |                |      |                    |  |  |  |         |
|-------------------|----------------|----------------|------|--------------------|--|--|--|---------|
| Card 1            |                |                |      |                    |  |  |  |         |
| Style             | 1-CONVENTIONAL | Family Rooms   | 0    | Heating            |  |  |  | Y       |
| Stories           | 2.00           | Dining Rooms   | 0    | Cooling            |  |  |  | Y       |
| Rec Room Area     | 0              | Year Built     | 2002 | Grade              |  |  |  | C+      |
| Finished Basement | 0              | Year Remodeled |      | Fireplace Openings |  |  |  | 1       |
| Rooms             | 8              | Full Baths     | 2    | Fireplace Stacks   |  |  |  | 0       |
| Bed Rooms         | 4              | Half Baths     | 1    | Living Area        |  |  |  | 1,920   |
|                   |                | Other Fixtures | 0    | Total Area         |  |  |  | 3,040   |
|                   |                |                |      | Value              |  |  |  | 254,310 |

#### OTHER IMPROVEMENT

| Card | Type             | Year Built | Year Remodeled | Condition | Dimensions | Description               | Size  | Value |
|------|------------------|------------|----------------|-----------|------------|---------------------------|-------|-------|
| 1    | 33-POLE BUILDING | 2002       |                | A-AVERAGE | 32 X 30    | Length x Width (Optional) | 960   | 8,170 |
|      |                  |            |                |           |            |                           | Total | 8,170 |

SKETCH

Card 1

| ID | Description                                | Size | Floor            | Floor Area (ft²) | Living Area (ft²) |
|----|--------------------------------------------|------|------------------|------------------|-------------------|
| A  | 2SF/B (2 STORY FRAME / BASEMENT)           | 780  | First Floor      | 1,120            | 1,120             |
| B  | 1SF/OFP (1 STORY FRAME / OPEN FRAME PORCH) | 20   | Full Upper Floor | 800              | 800               |
| C  | OFP (OPEN FRAME PORCH)                     | 300  | Basement         | 1,120            | 0                 |
| D  | GF (FRAME GARAGE)                          | 840  | Total            | 3,040            | 1,920             |
| E  | CATHF (FRAME HOME CATHEDRAL CEILING)       | 340  |                  |                  |                   |
| F  | 1SF/B (1 STORY FRAME / BASEMENT)           | 340  |                  |                  |                   |
| G  | PAT (PATIO)                                | 324  |                  |                  |                   |
| 2  | 33-POLE BUILDING                           | 960  |                  |                  |                   |

