



Parcel: 13-0904226.004
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	BRAD L NUSS & KRISTINA R NUSS	Taxpayer	NUSS BRAD L & KRISTINA R
Owner	NUSS BRAD L & KRISTINA R 13930 MERANDA RD ANNA OH 45302		13930 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 S04 LOT 204 CHRISTMAN SURVEY #2 BEING PT OF NE QR 100-09-04-226-004 PLAT V30 P41
Location	13930 MERANDA RD		
CD Year		Routing Number	
Acres	2.4950	Sales Amount	27,000.00
Map Number			
Sold			

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	40,780	14,270
Improvement	344,970	120,740
Total	385,750	135,010
CAUV N	0	0
Homestead N	0	0
OOC Y	376,970	131,940
Taxable	385,750	135,010

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	1,918.63	1,918.63
Special	0.00	14.31	14.31
Penalty	0.00	9.00	0.00
Total	0.00	1,941.94	1,932.94
Paid	0.00	1,941.94	0.00
Due	0.00	0.00	1,932.94

FUTURE CHARGES

Type	Description	Amount
Special Assessments	406 HOWELL BRANCH OF FINKENBINE DITCH (RR-19B)	16.28
Special Assessments	414 PLUM CREEK MAIN (RR-44)	2.00
Special Assessments	441 FINKENBINE DITCH (RR-19)	9.34
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
06/24/2015	Buyer: NUSS BRAD L & KRISTINA R Seller: MEYER CHRISTOP	378 WARRANTY DEED	\$27,000.00	Y	1
06/19/2013	Buyer: MEYER CHRISTOP Seller: MEYER CHRISTOP	395 WARRANTY DEED	\$0.00	N	1
06/16/2005	Buyer: MEYER CHRISTOP Seller: GIBBS RICHARD	573 WARRANTY DEED	\$24,000.00	Y	1
10/16/2002	Buyer: GIBBS RICHARD Seller: GIBBS RICHARD	990 WARRANTY DEED	\$19,274.00	Y	1
10/16/2002	Buyer: GIBBS RICHARD Seller: CHRISTMAN LOUI	989 QUIT CLAIM	\$1,726.00	Y	1
09/24/2002	Buyer: CHRISTMAN LOUI Seller: CHRISTMAN LOUI	905 QUIT CLAIM	\$6,736.00	Y	4
06/14/2002	Buyer: CHRISTMAN LOUI Seller: CHRISTMAN LOUI	431 CERTIFICATE OF TRANSFER	\$0.00	N	1
06/13/2002	Buyer: CHRISTMAN LOUI Seller: CHRISTMAN LOUI	425 EX	\$0.00	N	2
10/27/2000	Buyer: CHRISTMAN LOUI 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	0.1500	Acres	0
SA-SMALL ACREAGE	1.3500	Acres	8,780
		Total	40,780

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	2015	Grade				C+
Finished Basement	0	Year Remodeled		Fireplace Openings				1
Rooms	6	Full Baths	2	Fireplace Stacks				0
Bed Rooms	3	Half Baths	1	Living Area				2,420
		Other Fixtures	1	Total Area				4,730
				Value				344,970

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	17-POOL	2022		A-AVERAGE		Length x Width (Optional)	531	0
							Total	0

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	A/1SF/B (ATTIC / 1 STORY FRAME / BASEMENT)	1,386	First Floor	1,386	1,386
B	A/GF (ATTIC / FRAME GARAGE)	572	Attic	1,958	1,034
C	OFP (OPEN FRAME PORCH)	176	Basement	1,386	0
D	PAT (PATIO)	224	Total	4,730	2,420
E	WDD (WOOD DECK)	9			
1	17-POOL	531			

