

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio



SUMMARY

Deeded Name	BRAD L NUSS & KRISTINA R NUSS			
Owner	NUSS BRAD L & KRISTINA R 13930 MERANDA RD ANNA OH 45302	Taxpayer	NUSS BRAD L & KRISTINA R 13930 MERANDA RD ANNA OH 45302	
Tax District	13-FRANKLIN TWP ANNA SD AAD AFD	Land Use	500-RESIDENTIAL VACANT LAND	
School District	ANNA LSD	Subdivision		
Neighborhood	00675-FRANKLIN TWP ANNA SD (NORTH)			
Location	13970 MERANDA RD	Legal	R06 T08 S04 LOT 205 OF CHRISTMAN SURVEY & BEING PT OF NE QR 100-09-04-226-005 PLAT V30 P41	
CD Year		Map Number	Routing Number	
Acres	2.8420	Sold	07/11/2018	Sales Amount 50,000.00

VALUE

District		13-FRANKLIN TWP ANNA SD AAD AFD	
Land Use		500-RESIDENTIAL VACANT LAND	
		Appraised	Assessed
Land		17,550	6,140
Improvement		0	0
Total		17,550	6,140
CAUV	N	0	0
Homestead	N	0	0
OOC	N	0	0
Taxable		17,550	6,140

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	89.53	89.53
Special	0.00	16.09	16.09
Total	0.00	105.62	105.62
Paid	0.00	105.62	0.00
Due	0.00	0.00	105.62

FUTURE CHARGES

Type	Description	Amount
Special Assessments	406 HOWELL BRANCH OF FINKENBINE DITCH (RR-19B)	18.54
Special Assessments	414 PLUM CREEK MAIN (RR-44)	2.00
Special Assessments	441 FINKENBINE DITCH (RR-19)	10.64
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
07/11/2018 Buyer: NUSS BRAD L & KRISTINA R Seller: JONES JASON E	494	WA	\$50,000.00	Y	2
02/25/2003 Buyer: JONES JASON E Seller: RICKERT VALERI	151	SU	\$38,000.00	Y	2
10/16/2002 Buyer: RICKERT VALERI Seller: RICKERT ROBERT	677	QUIT CLAIM	\$0.00	N	2
10/16/2002 Buyer: RICKERT ROBERT Seller: CHRISTMAN LOUI	675	WA	\$0.00	N	2
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	WA	\$0.00	N	2
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	QF	\$0.00	N	2

LAND

Type	Dimensions	Description	Value
RD-ROAD	0.1400	Acres	0
SA-SMALL ACREAGE	2.7000	Acres	17,550
		Total	17,550