

Parcel: 13-0904226.006

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio

**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	500-RESIDENTIAL VACANT LAND
School District	ANNA LSD	Subdivision	
Neighborhood	00675-FRANKLIN TWP ANNA SD (NORTH)	Legal	R06 T08 S04 LOT 206 OF CHRISTMAN SURVEY #2 & BEING PT OF NE QR 100-09-04-226-006 PLAT V30 P81
Location	MERANDA RD		
CD Year		Routing Number	
Acres	4.7830	Sales Amount	50,000.00
Map Number			
Sold			

VALUE

District	13-FRANKLIN TWP ANNA SD AAD AFD	
Land Use	500-RESIDENTIAL VACANT LAND	
	Appraised	Assessed
Land	29,920	10,470
Improvement	0	0
Total	29,920	10,470
CAUV N	0	0
Homestead N	0	0
OOC N	0	0
Taxable	29,920	10,470

CURRENT CHARGES

Full Rate	50.550000		
Effective Rate	32.157415		
Qualifying Rate	30.019596		
	Prior	First	Second
Tax	0.00	152.62	152.62
Special	0.00	26.06	26.05
Total	0.00	178.68	178.67
Paid	0.00	178.68	0.00
Due	0.00	0.00	178.67

FUTURE CHARGES

Type	Description	Amount
Special Assessments	406 HOWELL BRANCH OF FINKENBINE DITCH (RR-19B)	31.20
Special Assessments	414 PLUM CREEK MAIN (RR-44)	2.00
Special Assessments	441 FINKENBINE DITCH (RR-19)	17.91
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: RICKERT ROBERT	676 QUIT CLAIM	\$0.00	N	1
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	\$0.00	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
SA-SMALL ACREAGE	4.7800	Acres	29,920
		Total	29,920