



Parcel: 19-0618100.013
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	BRIAN D MULLENHOUR & KRISTINE M MULLENHOUR		
Owner	MULLENHOUR BRIAN D & KRISTINE M 17275 MONTRA RD ANNA OH 45302-9468	Taxpayer	MULLENHOUR BRIAN D & KRISTINE M 17275 MONTRA RD ANNA OH 45302-9468
Tax District	19-JACKSON TWP JCSD AAD JCFD	Land Use	510-SINGLE FAMILY DWELLING
School District	JACKSON CENTER LSD	Subdivision	
Neighborhood	00709-JACKSON TOWNSHIP (AREA 06)		
Location	17275 MONTRA RD ANNA OH 45302	Legal	R07 T07 S18 LOT 90 OF PARADISE ACRES PLAT #1& BEING PT OF NW QR 150-06-18-100-013 PLAT V28 P363
CD Year		Map Number	Routing Number
Acres	2.4520	Sold	11/07/2024 Sales Amount 0.00

VALUE

District	19-JACKSON TWP JCSD AAD JCFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	40,450	14,160	
Improvement	350,710	122,750	
Total	391,160	136,910	
CAUV	N	0	0
Homestead	N	0	0
OOC	Y	370,200	129,570
Taxable		391,160	136,910

CURRENT CHARGES

Full Rate	66.450000		
Effective Rate	37.516091		
Qualifying Rate	30.129947		
	Prior	First	Second
Tax	0.00	2,313.15	2,313.15
Special	0.00	0.50	0.50
Total	0.00	2,313.65	2,313.65
Paid	0.00	2,313.65	0.00
Due	0.00	0.00	2,313.65

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
11/07/2024	Buyer: MULLENHOUR BRIAN D & KRISTINE M Seller: MULLENHOUR BRIAN D & KRISTINE M	TRANSFER ON DEATH	\$0.00	N	1
04/30/2002	Buyer: MULLENHOUR BRIAN D & KRISTINE M Seller: PARADISE ACRES	383 SURVIVORSHIP DEED	\$22,000.00	Y	1
11/06/2001	Buyer: PARADISE ACRES Seller: HEINTZ JOHN WM & MARIE KATHRYN	1064 WA	\$0.00	N	4

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1500	Acres	0
SA-SMALL ACREAGE	1.3000	Acres	8,450
Total			40,450

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	2004	Grade		B
Finished Basement	0	Year Remodeled		Fireplace Openings		1
Rooms	8	Full Baths	2	Fireplace Stacks		0
Bed Rooms	3	Half Baths	1	Living Area		1,951
		Other Fixtures	2	Total Area		3,415
				Value		338,200

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	33-POLE BUILDING	2004		A-AVERAGE	30 X 40	Length x Width (Optional)	1,200	12,510
							Total	12,510

SKETCH

Card 1					
ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/.75B (1 STORY BRICK / .75 BASEMENT)	1,951	First Floor	1,951	1,951
B	GB (BRICK GARAGE)	756	Basement	1,464	0
C	OFP (OPEN FRAME PORCH)	248	Total	3,415	1,951
D	PAT (PATIO)	618			
E	VALTB (BRICK HOME VAULTED CEILING)	567			
2	33-POLE BUILDING	1,200			

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