



Parcel: 19-0630200.003
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	THOMAS L BOSS & BRENDA M BOSS				
Owner	BOSS THOMAS L & BRENDA M 17800 WELLS RD ANNA OH 45302		Taxpayer	BOSS THOMAS L & BRENDA M 17800 WELLS RD ANNA OH 45302	
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	17800 WELLS RD ANNA OH 45302		Legal	R07 T07 S30 NW PT NE 1/4 NE QR 150-06-30-200-003 PLAT V13 P295	
CD Year		Map Number		Routing Number	
Acres	4.7470	Sold	12/20/1995	Sales Amount	29,000.00

VALUE

District	19-JACKSON TWP JCSD AAD JCFD		
Land Use	510-SINGLE FAMILY DWELLING		
	Appraised	Assessed	
Land	55,010	19,250	
Improvement	338,130	118,350	
Total	393,140	137,600	
CAUV	N	0	0
Homestead	Y	28,000	9,800
OOB	Y	353,780	123,820
Taxable		393,140	137,600

CURRENT CHARGES

Full Rate	66.450000		
Effective Rate	37.516091		
Qualifying Rate	30.129947		
	Prior	First	Second
Tax	0.00	2,161.79	2,161.79
Special	0.00	14.08	14.07
Total	0.00	2,175.87	2,175.86
Paid	0.00	2,175.87	2,175.86
Due	0.00	0.00	0.00

FUTURE CHARGES

Type	Description	Amount
Special Assessments	414 PLUM CREEK MAIN (RR-44)	6.84
Special Assessments	415 PLUM CREEK BRANCH #1 (RR-45)	20.31
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/20/1995	Buyer: BOSS THOMAS L & BRENDA M Seller: KRUEGER HOWARD	1162	SU	\$29,000.00	Y 2
Unknown	Buyer: KRUEGER HOWARD Seller: * NOT ON FILE *	???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.2100	Acres	0
SA-SMALL ACREAGE	3.5400	Acres	23,010
Total			55,010

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	1998	Grade	B-
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	7	Full Baths	2	Fireplace Stacks	1
Bed Rooms	3	Half Baths	1	Living Area	2,221
		Other Fixtures	0	Total Area	4,442
				Value	321,780

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	33-POLE BUILDING	2010		A-AVERAGE	48 X 30	Length x Width (Optional)	1,440	13,500
1	WDD-WOOD DECK	2010		A-AVERAGE	16 X 26	Length x Width (Optional)	416	2,850
							Total	16,350

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/B (1 STORY BRICK / BASEMENT)	2,221	First Floor	2,221	2,221
B	GB (BRICK GARAGE)	696	Basement	2,221	0
C	STP (STOOP)	24	Total	4,442	2,221
D	PAT (PATIO)	284			
E	RFX (ROOF EXTENSION)	24			
2	33-POLE BUILDING	1,440			
3	WDD-WOOD DECK	416			

