



Parcel: 19-0633300.005

Year: 2024

AMY L. BERNING

Shelby County Auditor | Shelby County, Ohio



SUMMARY

Deeded Name	BRUCE S KAUFMAN & SUSAN M KAUFMAN		
Owner	KAUFMAN BRUCE S & SUSAN M	Taxpayer	KAUFMAN BRUCE S & SUSAN M
	19551 MERANDA RD		19551 MERANDA RD
	MAPLEWOOD OH 45340		MAPLEWOOD OH 45340
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	19551 MERANDA RD	Legal	R07 T07 S33 PT OF S 1/2 FRAC SECTION AKA
	MAPLEWOOD OH 45340		TRACT 1-POPPE SURVEY 150-06-33-300-005
			PLAT V30 P153
CD Year		Routing Number	
Acres	5.0110	Sales Amount	259,000.00
Map Number			
Sold			

VALUE

District	19-JACKSON TWP JCSD AAD JCFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	57,030	19,960
Improvement	413,960	144,890
Total	470,990	164,850
CAUV	N	0
Homestead	N	0
OOCC	Y	404,960
		141,740
Taxable	470,990	164,850

CURRENT CHARGES

Full Rate	66.450000		
Effective Rate	37.516091		
Qualifying Rate	30.129947		
	Prior	First	Second
Tax	0.00	2,790.60	2,790.60
Special	0.00	2.50	2.50
Total	0.00	2,793.10	2,793.10
Paid	0.00	2,793.10	0.00
Due	0.00	0.00	2,793.10

FUTURE CHARGES

Type	Description	Amount
Special Assessments	413 ZORN DITCH (RR-56)	2.00
Special Assessments	432 BENNETT DITCH/ZORN RR-07	2.00
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
02/07/2011	Buyer: KAUFMAN BRUCE S & SUSAN M Seller: PRENGER JOHN D	69 SURVIVORSHIP DEED	\$259,000.00	Y	1
07/19/2004	Buyer: PRENGER JOHN D Seller: ELLIS PAUL E &	696 WARRANTY DEED	\$32,000.00	Y	1
05/15/2003	Buyer: ELLIS PAUL E & Seller: POPPE LARRY M	436 WA	\$205,500.00	Y	8
02/09/1998	Buyer: POPPE LARRY M Seller: POPPE LARRY M	102 WARRANTY DEED	\$0.00	N	1
02/09/1998	Buyer: POPPE LARRY M Seller: * NOT ON FILE *	72 WARRANTY DEED	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1600	Acres	0
SA-SMALL ACREAGE	3.8500	Acres	25,030
Total			57,030

DWELLING

Card 1				
Style	1-CONVENTIONAL	Family Rooms	0	Heating
Stories	1.00	Dining Rooms	0	Cooling
Rec Room Area	0	Year Built	2004	Grade
Finished Basement	1,004	Year Remodeled		Fireplace Openings
Rooms	6	Full Baths	3	Fireplace Stacks
Bed Rooms	3	Half Baths	1	Living Area
		Other Fixtures	1	Total Area
				Value

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	09-OPEN PORCH	2012		A-AVERAGE	11 X 62	Length x Width (Optional)	682	6,300
1	33-POLE BUILDING	2012		A-AVERAGE	42 X 62	Length x Width (Optional)	2,604	34,700
							Total	41,000

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SB/B (1 STORY BRICK / BASEMENT)	2,392	First Floor	2,392	2,392
B	2CGB (2 CAR BRICK GARAGE)	484	Basement	2,392	1,005
C	STP (STOOP)	72	Total	4,784	3,397
D	STP (STOOP)	32			
E	WDD (WOOD DECK)	176			
F	CAN (CANOPY)	176			
G	WDD (WOOD DECK)	264			
H	RFX (ROOF EXTENSION)	32			
I	RFX (ROOF EXTENSION)	72			
2	33-POLE BUILDING	2,604			
3	09-OPEN PORCH	682			

