



Parcel: 44-1425100.006
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	KYLAN P BOOSER & MARGO L BOOSER			Taxpayer	BOOSER KYLAN P & MARGO L		
Owner	BOOSER KYLAN P & MARGO L 20040 MERANDA RD MAPLEWOOD OH 45340-9803				20040 MERANDA RD MAPLEWOOD OH 45340-9803		
Tax District	44-SALEM TWP SIDNEY SD PPS PJFD			Land Use	510-SINGLE FAMILY DWELLING		
School District	SIDNEY CSD			Subdivision			
Neighborhood	00705-SALEM TWP-SIDNEY CSD			Legal	R07 T02 S25 TRACT 1 OF BUNCH SURVEY &BEING PT NW QR FRAC SEC 340-14-25-100-006 PLAT V30 P328		
Location	20040 MERANDA RD MAPLEWOOD OH 45340						
CD Year		Map Number		Routing Number			
Acres	3.0080	Sold		04/21/2025	Sales Amount	0.00	

VALUE

District	44-SALEM TWP SIDNEY SD PPS PJFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	42,920	15,020
Improvement	248,370	86,930
Total	291,290	101,950
CAUV	N	0
Homestead	N	0
OOCC	Y	280,370
		98,130
Taxable	291,290	101,950

CURRENT CHARGES

Full Rate	66.300000		
Effective Rate	41.617492		
Qualifying Rate	37.281487		
	Prior	First	Second
Tax	0.00	1,885.70	1,885.70
Special	0.00	0.50	0.50
Total	0.00	1,886.20	1,886.20
Paid	0.00	1,886.20	0.00
Due	0.00	0.00	1,886.20

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
04/21/2025	Buyer: BOOSER KYLAN P & MARGO L Seller: BOOSER KYLAN P & MARGO L	TRANSFER ON DEATH	\$0.00	N	1
05/13/2005	Buyer: BOOSER KYLAN P & MARGO L Seller: BUNCH RONALD &	434 WARRANTY DEED	\$15,000.00	Y	1
Unknown	Buyer: BUNCH RONALD & Seller: * NOT ON FILE *	???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.3300	Acres	0
SA-SMALL ACREAGE	1.6800	Acres	10,920
Total			42,920

DWELLING

Card 1					
Style	1-CONVENTIONAL	Family Rooms	0	Heating	Y
Stories	2.00	Dining Rooms	0	Cooling	Y
Rec Room Area	0	Year Built	2007	Grade	C+
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	10	Full Baths	2	Fireplace Stacks	0
Bed Rooms	3	Half Baths	1	Living Area	1,908
		Other Fixtures	0	Total Area	2,901
				Value	248,370

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	2SF/B (2 STORY FRAME / BASEMENT)	528	First Floor	1,001	1,001
B	1SF/GFW/S (1 STORY FRAME / FRAME GARAGE - 2 WALLS / SLAB)	352	Full Upper Floor	907	907
C	1SF/B (1 STORY FRAME / BASEMENT)	363	Basement	993	0
D	1SF/OH=NV (1 STORY FRAME / OH=NV)	27	Total	2,901	1,908
E	1SF (1 STORY FRAME)	8			
F	2CGF/S (2 CAR FRAME GARAGE / SLAB)	110			
G	OFP (OPEN FRAME PORCH)	35			
H	FLA (FLAGSTONE PATIO)	326			
I	1SF/B (1 STORY FRAME / BASEMENT)	102			
J	CATHF (FRAME HOME CATHEDRAL CEILING)	102			

