



Parcel: 44-1529200.001
AMY L. BERNING
Shelby County Auditor | Shelby County, Ohio

Year: 2024



SUMMARY

Deeded Name	DEREK J AIKIN TRUSTEE UNDER THE AIKIN FAMILY IRREVOCABLE TRUST DATED 12/30/2024		
Owner	AIKIN DEREK J TRUSTEE 22552 MERANDA RD MAPLEWOOD OH 45340-9773	Taxpayer	AIKIN DEREK J TRUSTEE 22552 MERANDA RD MAPLEWOOD OH 45340-9773
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	R08 T02 S29 W 1/2 FR NE QR PT NW QR 340-15-29-200-001 PLAT V19 P320
Location	22552 MERANDA RD MAPLEWOOD OH 45340	Routing Number	
CD Year		Map Number	
Acres	1.0990	Sold	01/08/2025

VALUE

District	44-SALEM TWP SIDNEY SD PPS PJFD	
Land Use	510-SINGLE FAMILY DWELLING	
	Appraised	Assessed
Land	32,000	11,200
Improvement	171,640	60,070
Total	203,640	71,270
CAUV	N	0
Homestead	N	0
OOB	Y	203,640
Taxable	203,640	71,270

CURRENT CHARGES

Full Rate	66.300000		
Effective Rate	41.617492		
Qualifying Rate	37.281487		
	Prior	First	Second
Tax	0.00	1,316.95	1,316.95
Special	0.00	0.50	0.50
Total	0.00	1,317.45	1,317.45
Paid	0.00	1,317.45	0.00
Due	0.00	0.00	1,317.45

FUTURE CHARGES

Type	Description	Amount
Special Assessments	464 MIAMI CONSERVANCY DIST	1.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
01/08/2025	Buyer: AIKIN DEREK J TRUSTEE Seller: AIKIN DIANA L	12	WARRANTY DEED	\$0.00	N	2
04/24/1997	Buyer: AIKIN DIANA L Seller: AIKIN A DIRK &	209	QUIT CLAIM	\$0.00	N	1
Unknown	Buyer: AIKIN A DIRK & Seller: * NOT ON FILE *		???	\$0.00	N	1

LAND

Type	Dimensions	Description	Value
HS-HOME SITE	1.0000	Acres	32,000
RD-ROAD	0.1000	Acres	0
		Total	32,000

DWELLING

Card 1					
Style	1-CONVENTIONAL	Family Rooms	0	Heating	Y
Stories	1.00	Dining Rooms	0	Cooling	N
Rec Room Area	0	Year Built	1986	Grade	C
Finished Basement	784	Year Remodeled		Fireplace Openings	0
Rooms	9	Full Baths	2	Fireplace Stacks	0
Bed Rooms	3	Half Baths	0	Living Area	2,352
		Other Fixtures	1	Total Area	3,136
				Value	171,640

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft²)	Living Area (ft²)
A	1SF/B (1 STORY FRAME / BASEMENT)	1,568	First Floor	1,568	1,568
B	GF (FRAME GARAGE)	528	Basement	1,568	784
C	FLA (FLAGSTONE PATIO)	256	Total	3,136	2,352
D	BAY (BAY WINDOW)	8			

