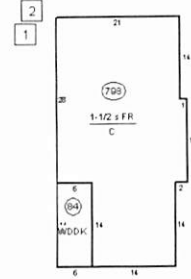


Defiance County, Ohio
 Defiance County Auditor | Jill R. Little

Report generated: Sunday, November 6, 2022

Parcel Report



Base Data

Parcel Number: B013126002000
 Address: 710 NICHOLAS ,
 Owner: GWAM HEATER FAMILY LLC

 School District: 2003 | DCSD
 Tax District: B01 | Defiance City
 Neighborhood: 30700

Acres:

Legal Description: HOLGATES ADDITION TO N DE^LOT 82 ^GRG ENROACH ESMENT LOT 81^

Land Use: 510 | Single family dwelling

Number of Cards: 1

Tax Mailing Address: 14938 BRADSHAW RD

Tax City State Zip: NEY OH 43549

Annual Tax: \$636.26

Homestead Reduction: N

Reduction25: N

Foreclosure: N

BOR: N

New Construction: N

Divided Property: N

Valuation

Land Value: \$10,300.00
 CAUV Value: \$0.00
 Improvements Value: \$31,870.00
 Total Value: \$42,170.00
 Land Value (35%): \$3,605.00
 CAUV Value (35%): \$0.00
 Improvements Value (35%): \$11,154.50
 Total Value (35%): \$14,760.00

Tax Rates

Full Tax Rate	68.3%
Effective Tax Rate	47.371368%

Property Tax

Tax Year 2021 Payable 2022

Payment History

	Prior	Adj	First	Adj	Sec	Payment Date	Prior	First	Second	Surplus
	Delinquency		Half		Half	07/19/22	Paid	Half	Half	Paid
Charge:	\$0.00	\$0.00	\$504.05	\$0.00	\$504.05	Gross Charge:	\$0.00	\$0.00	\$318.13	
Credit:			\$154.45	\$0.00	\$154.45					
Non-Business Credit:			\$31.47	\$0.00	\$31.47					
Owner-Occupant Credit:			\$0.00	\$0.00	\$0.00					
Homestead Reduction:			\$0.00	\$0.00	\$0.00					
Net Tax:	\$0.00		\$318.13		\$318.13					
Penalties And Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$0.00
Net Paid:	\$0.00		\$318.13		\$318.13					
Net Owed:	\$0.00		\$0.00		\$0.00					
Special Assessments Paid:	\$0.00		\$0.00		\$0.00					
Special Assessments Owed:	\$0.00		\$0.00		\$0.00					
Total Paid:	\$0.00		\$318.13		\$318.13					
Total Owed:	\$0.00		\$318.13		\$318.13					
Net Balance:	\$0.00									

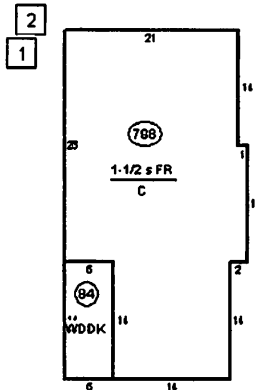
Additions

Addition Code	Description	Base Area (Sq Ft)	Year Built	Value
WDDK	WOOD/VINYL DECK	84		760

Improvements

Improvement Code	Description	Card Number	Length	Width	Total Area	Year Built	Value
SPP	Shed-Personal Property	1	10	12	120		0
GF	Garage Detached Frame	1	20	18	360	1964	5,470

Sub-Area



Land									
Land Type	Acres	Actual Frontage	Effective Frontage	Depth Factor (Ft)	Base Rate	Unit Rate	Adjusted Rate	Adjustment Percentage	Appraised Value
F	0.2	0	66	132	166	166	156.04	0	\$10,300.00

Residential

Card Number: 1	Number of Stories: 1.5
Style of Home: Single Family	Year Built: 1937
Year Remodeled:	Room Count: 7
Bedroom Count: 3	Full Baths: 1
Half Baths: 1	1st Floor Area: 798
Upper Floor Area: 0	Half Floor Area: 399
Finished Basement Area: 0	Family Rooms: 0
Dining Rooms: 0	Garage: 0
Grade: D+	Grade Adjustment: 0.85
Condition: AV AV	Exterior Wall: 1000
Heating: Heat	Cooling: Ctrl A/C
Basement: Full Crawl	Attic Area:
Finished Living Area: 1,197	Finished Basement Area: 0
Basement Area:	Fireplace Openings: 0
Fireplace Stacks: 0	

Sales

Sale Date	Sales Price	Seller	Buyer	Number of Properties	Valid Sale	Land Only Sale	Deed Type	Conveyance Number
12/18/2012	\$35,000.00	ZEEDYK KAREN	GWAM HEATER FAMILY LLC	1	1	N	3	797
05/05/2008	\$47,000.00	CASTILLO JANIE	ZEEDYK KAREN	1	1	N	3	235
01/01/1997	\$0.00		CASTILLO JANIE	0	2	Y	3	0
01/01/1997	\$0.00	CASTILLO IGNACIO L & JANI	CASTILLO IGNACIO L & JANI	0	2	Y	3	0
01/01/1996	\$0.00	SAYLOR DAVID Z & JACKIE L	SAYLOR DAVID Z & JACKIE L	0	2	Y	3	0
01/01/1992	\$0.00	CASTANIEN MARJORIE S	CASTANIEN MARJORIE S	0	2	Y	3	0

Defiance County Auditor | Jill R. Little
 (419)784-3111 - auditor2@defiance-county.com