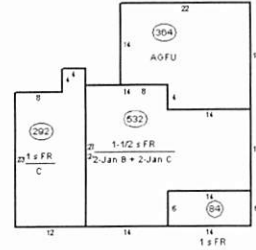


Defiance County, Ohio
 Defiance County Auditor | Jill R. Little

Report generated: Sunday, November 6, 2022

Parcel Report



Base Data

Parcel Number: B013126001900
 Address: 202 NICHOLAS ,
 Owner: GWAM HEATER FAMILY LLC

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

Valuation

Land Value: \$9,050.00
 CAUV Value: \$0.00
 Improvements Value: \$64,220.00
 Total Value: \$73,270.00
 Land Value (35%): \$3,167.50
 CAUV Value (35%): \$0.00
 Improvements Value (35%): \$22,477.00
 Total Value (35%): \$25,645.00

Tax Rates

Full Tax Rate	68.3%
Effective Tax Rate	47.371368%

Acres:
 Legal Description: HOLGATES ADDITION TO N DE^LOT 83 PT ^ ^
 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: \$1,105.70
 Homestead Reduction: N
 Reduction25: N
 Foreclosure: N
 BOR: N
 New Construction: N
 Divided Property: N

Property Tax

Tax Year 2021 Payable 2022

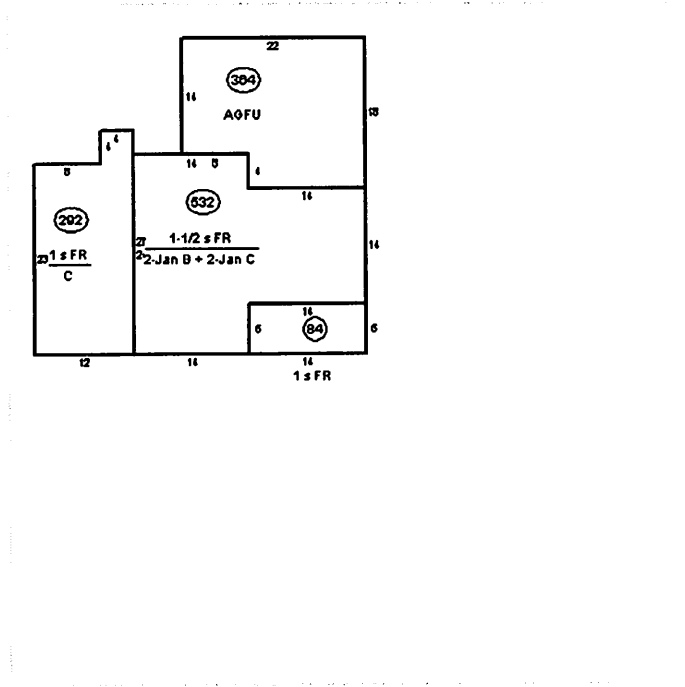
Payment History

	Prior Delinquency	Adj	First Half	Adj	Sec Halt	Payment Date 07/19/22 Gross Charge:	Prior Paid	First Half	Second Half	Surplus Paid
Charge:	\$0.00	\$0.00	\$875.95	\$0.00	\$875.95	\$0.00	\$0.00	\$0.00	\$552.85	
Credit:			\$268.41	\$0.00	\$268.41	\$0.00				
Non-Business Credit:			\$54.69	\$0.00	\$54.69	\$0.00				
Owner-Occupant Credit:			\$0.00	\$0.00	\$0.00	\$0.00				
Homestead Reduction:			\$0.00	\$0.00	\$0.00	\$0.00				
Net Tax:	\$0.00		\$552.85		\$552.85					
Penalties And Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
Net Paid:	\$0.00		\$552.85		\$552.85					
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		\$552.85		\$552.85					
Total Owed:	\$0.00		\$552.85		\$552.85					
Net Balance:	\$0.00									

Additions

Addition Code	Description	Base Area (Sq Ft)	Year Built	Value
AGFU	ATACHD GAR FRM UNFIN	364		5,100

Sub-Area



Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth Factor (Ft)	Base Rate	Unit Rate	Adjusted Rate	Adjustment Percentage	Appraised Value
F	0.176	0	58	132	166	166	156.04	0	\$9,050.00

Residential**Card Number: 1****Style of Home: Single Family****Year Remodeled: 2000****Bedroom Count: 3****Half Baths: 0****Upper Floor Area: 0****Finished Basement Area: 0****Dining Rooms: 0****Grade: C****Condition: AV AV****Heating: Heat****Basement: Pt Crawl / Pt Bsmt****Finished Living Area: 1,174****Basement Area: 266****Fireplace Stacks: 0****Number of Stories: 1.5****Year Built: 1941****Room Count: 6****Full Baths: 2****1st Floor Area: 908****Half Floor Area: 266****Family Rooms: 0****Garage: 0****Grade Adjustment: 1****Exterior Wall: 1000****Cooling: Ctrl A/C****Attic Area:****Finished Basement Area: 0****Fireplace Openings: 0****Sales**

Sale Date	Sales Price	Seller	Buyer	Number of Properties	Valid Sale	Land Only Sale	Deed Type	Conveyance Number
05/11/2012	\$0.00	HEATER GARY W & ANN M TRUSTEES	GWAM HEATER FAMILY LLC	31	1	N	3	9999
12/30/2010	\$0.00	NEW HOME DEVELOPMENT INC	HEATER GARY W & ANN M TRUSTEES	1	1	N	3	9999
01/01/1992	\$0.00		NEW HOME DEVELOPMENT INC	0	2	Y	3	0

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