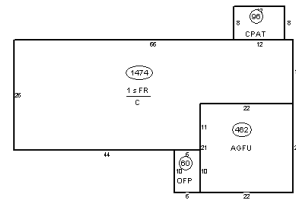
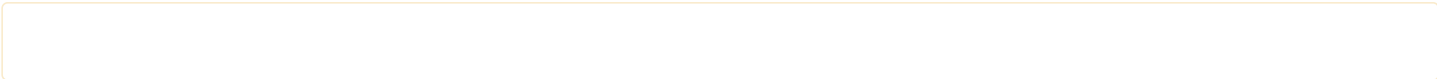


# Defiance County, Ohio

## Defiance County Auditor | Jill R. Little

Report generated: Wednesday, June 28, 2023

### Parcel Report



#### Base Data

**Parcel Number:** C180018A01900  
**Address:** 105 ELMWOOD ,  
**Owner:** SIMS DEBORAH ETAL

**School District:** 2002 | CLSD  
**Tax District:** C18 | Sherwood Village  
**Neighborhood:** 1810

#### Acres:

**Legal Description:** FAIRLAWN PARK EXTENSION ^LOT 13 ^ ^  
**Land Use:** 510 | Single family dwelling  
**Number of Cards:** 1  
**Tax Mailing Address:** 15437 ST RT 249  
**Tax City State Zip:** NEY OH 43549  
**Annual Tax:** \$3,749.51  
**Homestead Reduction:** Y  
**Reduction25:** Y  
**Foreclosure:** N  
**BOR:** N  
**New Construction:** N  
**Divided Property:** N

#### Valuation

**Land Value:** \$15,620.00  
**CAUV Value:** \$0.00  
**Improvements Value:** \$85,460.00  
**Total Value:** \$101,080.00  
**Land Value (35%):** \$5,467.00  
**CAUV Value (35%):** \$0.00  
**Improvements Value (35%):** \$29,911.00  
**Total Value (35%):** \$35,378.00

#### Tax Rates

<b>Full Tax Rate</b>	45.95
<b>Effective Tax Rate</b>	41.0839

**Property Tax**

Tax Year 2022 Payable 2023

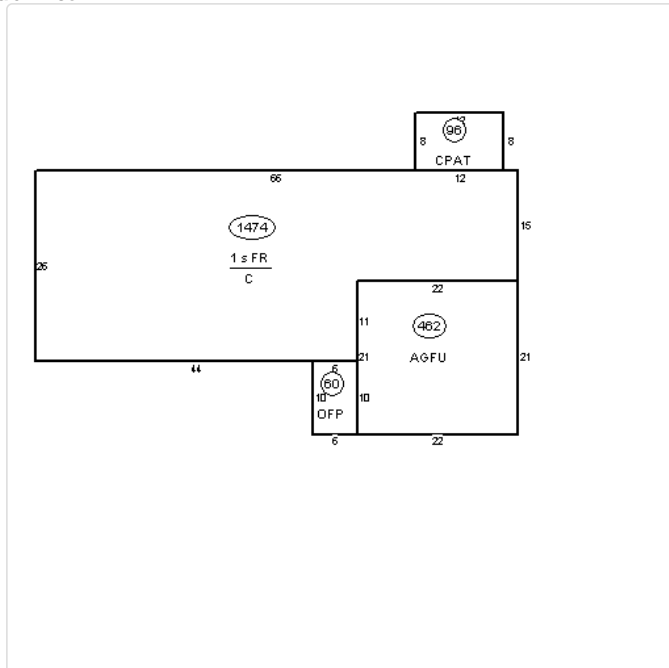
**Special Assessments**

	Prior Delinquency	Adj	First Half	Adj	Second Half	Project Number	Project Name	Annual Charge		
<b>Charge:</b>	\$510.80	\$0.00	\$812.86	\$0.00	\$812.86	11-127	M MOHLEY (ELWOOD) 63-184	\$0.00		
<b>Credit:</b>			\$86.08	\$0.00	\$86.08	31-274	SHERWOOD DELQ WATER & SEWER CH	\$0.00		
<b>Non-Business Credit:</b>			\$68.32	\$0.00	\$68.32	11-217	M DOEDEN 77-6	\$5.00		
<b>Owner-Occupant Credit:</b>			\$17.08	\$0.00	\$17.08	<b>Payment History</b>				
<b>Homestead Reduction:</b>			\$158.62	\$0.00	\$158.62	<b>Payment Date</b>	<b>Prior Paid</b>	<b>First Half</b>	<b>Second Half</b>	<b>Surplus Paid</b>
<b>Net Tax:</b>	\$510.80		\$482.76		\$482.76	02/07/22				
<b>Penalties And Interest:</b>	\$58.57	\$0.00	\$0.00	\$48.28	\$0.00	<b>Gross Charge:</b>	\$0.00	\$2.50	\$0.00	
<b>Net Paid:</b>	\$0.00		\$0.00		\$0.00	<b>Payment Date</b>	<b>Prior Paid</b>	<b>First Half</b>	<b>Second Half</b>	<b>Surplus Paid</b>
<b>Net Owed:</b>	\$569.37		\$531.04		\$482.76	02/07/22	\$0.00	\$510.80	\$0.00	
<b>Special Assessments Paid:</b>	\$0.00		\$0.00		\$0.00	<b>Gross Charge:</b>	\$0.00	\$510.80	\$0.00	\$0.00
<b>Special Assessments Owed:</b>	\$2.78		\$2.75		\$2,732.96					
<b>Total Paid:</b>	\$0.00		\$0.00		\$0.00					
<b>Total Owed:</b>	\$572.15		\$533.79		\$3,215.72					
<b>Net Balance:</b>	\$572.15									

**Additions**

Addition Code	Description	Base Area (Sq Ft)	Year Built	Value
AGFU	ATACHD GAR FRM UNFIN	462		6,470
CPAT	CONCRETE PATIO	96		140
OPF	OPEN FRAME PORCH	60		540

**Sub-Area**



**Land**

Land Type	Acres	Actual Frontage	Effective Frontage	Depth Factor (Ft)	Base Rate	Unit Rate	Adjusted Rate	Adjustment Percentage	Appraised Value
F	0.413	0	120	150	140	140	140	-1,180	\$15,620.00

**Residential**

**Card Number:** 1  
**Style of Home:** Single Family  
**Year Remodeled:**  
**Bedroom Count:** 3  
**Half Baths:** 1  
**Upper Floor Area:** 0  
**Finished Basement Area:** 0  
**Dining Rooms:** 0  
**Grade:** C  
**Condition:** AV AV  
**Heating:** Heat  
**Basement:** Full Crawl  
**Finished Living Area:** 1,474  
**Basement Area:**  
**Fireplace Stacks:** 0

**Number of Stories:** 1  
**Year Built:** 1970  
**Room Count:** 7  
**Full Baths:** 1  
**1st Floor Area:** 1,474  
**Half Floor Area:** 0  
**Family Rooms:** 0  
**Garage:** 0  
**Grade Adjustment:** 1  
**Exterior Wall:** 2000  
**Cooling:** None  
**Attic Area:**  
**Finished Basement Area:** 0  
**Fireplace Openings:** 1

**Sales**

Sale Date	Sales Price	Seller	Buyer	Number of Properties	Valid Sale	Land Only Sale	Deed Type	Conveyance Number
12/21/2022	\$0.00	SIMS DEBORAH ETAL @ (8)LE=GLENN	SIMS DEBORAH ETAL @ (8)LE=GLENN	3	1	N	3	9999
12/21/2022	\$0.00	SIMS DEBORAH ETAL @ (8)LE=GLENN	SIMS DEBORAH ETAL @ (8)LE=GLENN	3	1	N	3	9999
03/17/2003	\$0.00	GEREN GLENN F (LE)	GEREN GLENN F (LE)	1	1	N	3	9999
03/17/2003	\$0.00		SIMS DEBORAH ETAL )LE=GLENN &	1	1	N	3	9999
03/17/2003	\$0.00	DEROSSETT CATHY	DEROSSETT CATHY	1	1	N	3	9999
03/17/2003	\$0.00	STAUFFER DALE	STAUFFER DALE	1	1	N	3	9999
03/17/2003	\$0.00	GEREN MARY E (LE)	GEREN MARY E (LE)	1	1	N	3	9999
03/17/2003	\$0.00	GRABER AMY	GRABER AMY	1	1	N	3	9999
03/17/2003	\$0.00	STAUFFER STEVEN	STAUFFER STEVEN	1	1	N	3	9999
03/17/2003	\$0.00	MITSCH KELLY	MITSCH KELLY	1	1	N	3	9999
12/31/1991	\$0.00	GEREN GLENN F	GEREN GLENN F	0	2	Y	3	0

**Defiance County Auditor | Jill R. Little**  
**(419)784-3111 - [realestate@defiancecounty.oh.gov](mailto:realestate@defiancecounty.oh.gov)**