

Defiance County Farm AUCTION



THURSDAY, OCTOBER 22 • 6:00PM

HOME / BUILDINGS

PRODUCTIVE QUALITY TILLABLE LAND

GREAT POTENTIAL COUNTRY BUILDING SITES

HUNTING AND RECREATION SITES

SCENIC RIVER SITE

124[±] Acres

Offered in 9 Tracts
or Combinations

TRACTS 3-5

Auction Held at UAW Memorial Hall,
2144 Baltimore St., Defiance, OH 43512



SCHRADER

Real Estate and Auction Company, Inc.

800-451-2709 • 866-340-0445 • SchraderAuction.com

INFORMATION BOOKLET

TRACT 2

TRACT 8

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

OWNER: Thomas M. Webb

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

Jerry W. Ehle, 2013000026, SAL.2006001035

Schrader Real Estate and Auction Company, Inc, 63198513759, REC.0000314452



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

REAL ESTATE AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 9 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) and as a total 124± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. *YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING*, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide a Preliminary Certificate of Title for the review of the prospective buyer(s). If Buyer(s) elect to have title insurance, the entire cost of the owner's title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

DEED: Seller shall provide a Warranty Deed(s)

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before November 27, 2026.

POSSESSION: Possession will be delivered on the home and buildings at closing. The possession of the tillable land is subject to the 2026 crop harvest.

REAL ESTATE TAXES: The Seller to pay the 2026 Real Estate Taxes due in 2027. The Buyer(s) shall pay all thereafter.

CAUV: If usage of property is changed, the Buyer is responsible for CAUV recoupment. Sellers have here-

tofore used property for agricultural purposes and its real estate taxes have been levied and paid upon a reduced Current Agricultural Use Valuation (CAUV). The Buyer's inability or failure to qualify with the local County Auditor for the CAUV valuation for the future will result in a CAUV recoupment of the past real estate tax savings. Buyer shall be wholly responsible for and pay any CAUV recoupment to become due by Buyer's conversion of the property to a non-agricultural or non-qualifying use (within the definition of Current Agricultural Use Property).

DITCH ASSESSMENTS: Buyer(s) shall pay all ditch assessments due after closing.

EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record.

ACREAGE: All tract acreage, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller. The cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

PROPERTY INSPECTION: Each potential Bidder is responsible to conduct, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Please feel free to inspect the land at any other time at your own risk and being careful to respect the tenant farmers' growing crops.

FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law, Di-

vision (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

STOCK PHOTOGRAPHY: Photos are for illustrative purposes only and are not of the auction property.

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**For Information Call Auction Manager:
Jerry Ehle, 260-410-1996**



TRACTS 3-5

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, OCTOBER 22, 2026

124± ACRES – DEFIANCE COUNTY, OHIO

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, October 15, 2026.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend

☐ Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

☐ Regular Mail ☐ E-Mail E-Mail address: _____

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
124± Acres • Defiance County, Ohio
Thursday, October 22, 2026

This form and deposit are only
required if you cannot attend
the auction and wish to bid
remotely through our online
bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, October 22, 2026 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$ _____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, October 15, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

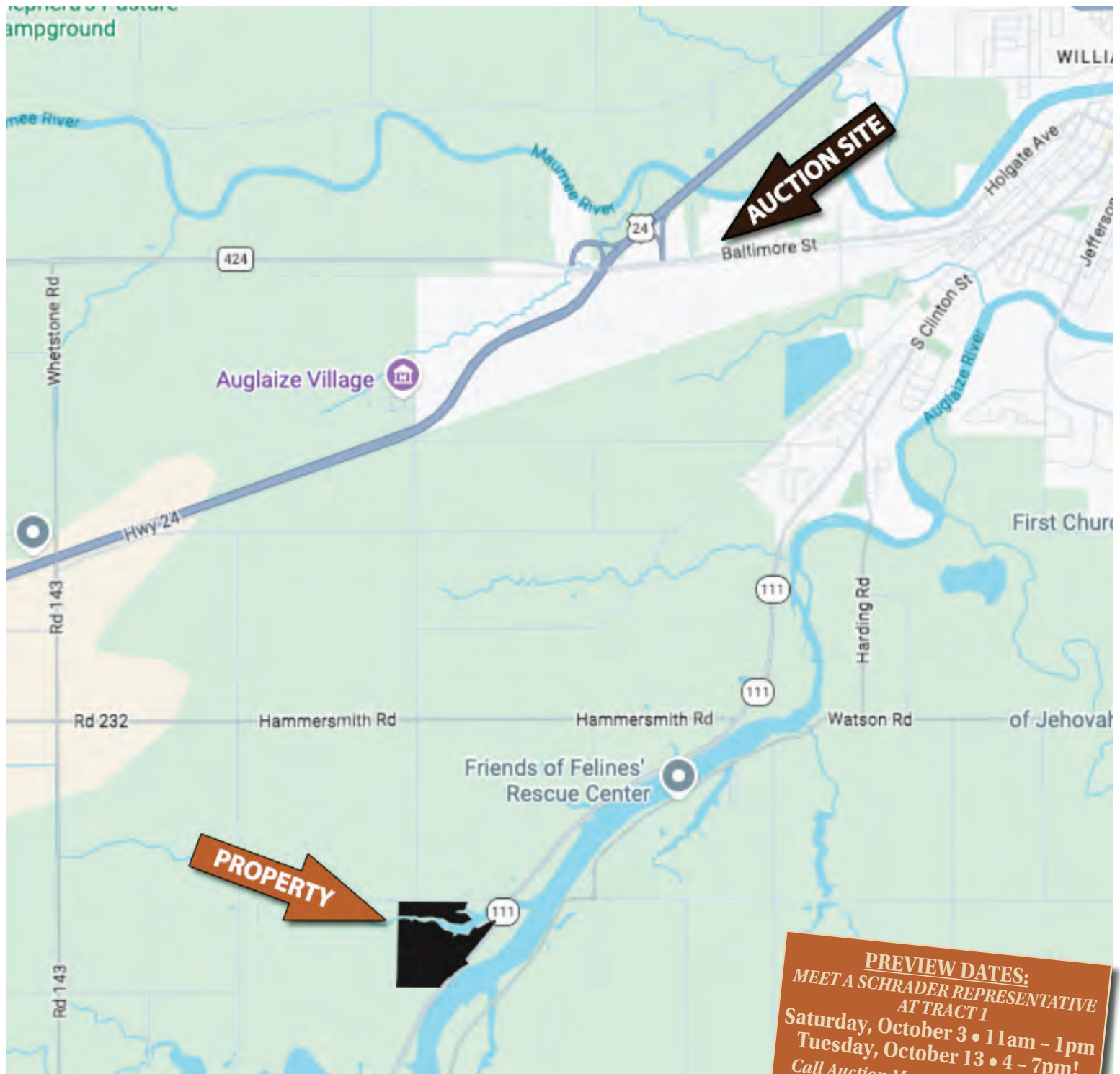
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & TRACT MAPS

LOCATION MAP



PREVIEW DATES:
MEET A SCHRADER REPRESENTATIVE
AT TRACT 1
Saturday, October 3 • 11am - 1pm
Tuesday, October 13 • 4 - 7pm!
Call Auction Manager with questions:
260-410-1996

PROPERTY LOCATION: 15370 S.R. 111 and Cromley Road, Defiance OH 43512.

Located just one mile from Defiance, Ohio

AUCTION HELD AT UAW Memorial Hall, 2144 Baltimore St., Defiance, OH 43512.

TRACT MAP



TRACT DESCRIPTIONS

TRACT DESCRIPTIONS:

TRACT 1: 12± ACRES, LOTS OF ROAD FRONTAGE AND WATER FRONTAGE! This tract creates the perfect country building site. There is an abundance of road frontage along Highway 111 and lots of frontage along the Fivemile Creek. Great for hunting and fishing and recreation!! The soils are a combination of Paulding Clay and Fulton loam.

TRACT 2: STORY AND A HALF, 3 BEDROOM, 1 ½ BATH HOME ON PARTIAL BASEMENT, SMALL POND, 42 X 68 POLE BUILDING, OUTBUILDINGS SET UPON 5± ACRES. PUBLIC WATER AND SEWER!!! The home features a spacious kitchen / dining area with lots of natural oak cabinets. There is a sliding back door out to the large patio with small stocked pond in back yard. Beautiful Oak Flooring throughout, this home boasts a spacious living room and separate family room with fireplace. From the family room, there is a beautiful oak winding stairway to the upstairs bedrooms. There is a bonus office room at the end of the home. The home is heated and cooled with Geothermal heat along with back up propane furnace. The home is connected to public sewer. The 42 x 68 pole building has concrete floor, and electric, with a Large sliding door on one end. A second wood beam barn with lean-tos includes livestock stalls, and would make a great 4H barn. This will make a great starter home for mini farm!

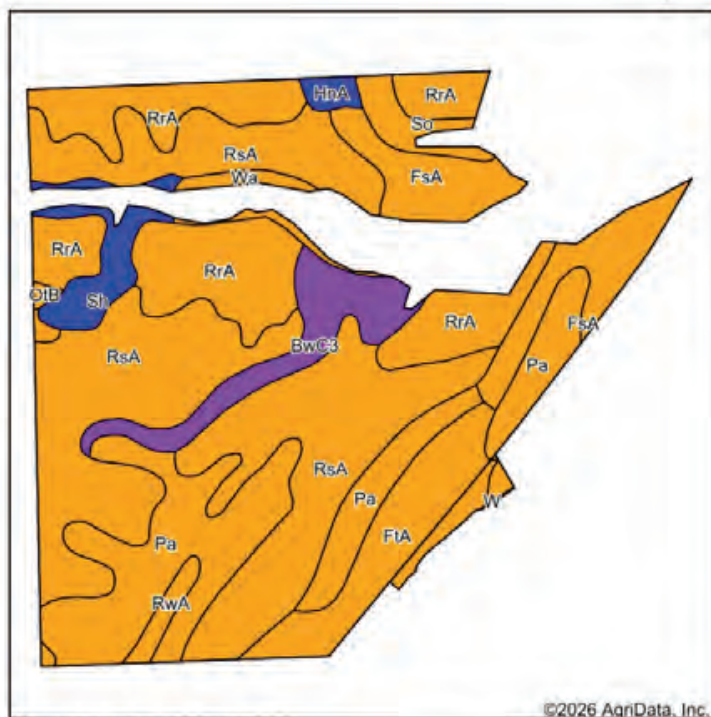
TRACT 3: 45.5± ACRES, QUALITY PRODUCTIVE TILLABLE LAND PLUS WOODED HUNTING AND RECREATION ALONG WATER FRONTAGE! This tract has considerable road frontage along Road 111 and wraps behind Tract 2. There is public sewer along Highway 111. The soils are a combination of Roselms silty clay and Paulding Clay. There is frontage along the Fivemile Creek with park like setting overlooking the creek. Combine Tracts 2 and 3 for a 50± acre farm with hunting and recreation along the creek.

TRACT 4: 25± ACRES, QUALITY PRODUCTIVE TILLABLE LAND PLUS APPROXIMATELY 7.5 WOODED ACRES FOR HUNTING! There is 100 feet of road access from Highway 111. This tract provides a potential private estate site with some tillable land plus the woods for hunting and recreation. The soils are mostly Roselms loam with some Paulding Clay.

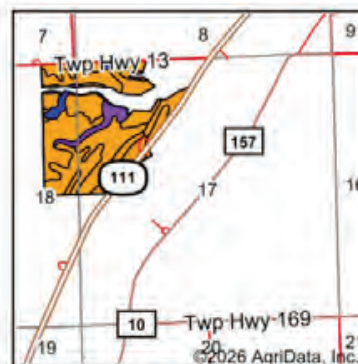
TRACT 5: 9± ACRE - "SWING TRACT". A MIX USE OF TILLABLE LAND AND WOODS FOR HUNTING! This tract is a Swing Tract meaning that it can only be bid on by an adjacent land owner or in combination with a tract that has road access. This tract cannot be bid in combination with Tracts 6 or 7 only! It does offer additional hunting and recreational opportunities for Tracts 3 and 4. The soils are Roselms loam. There is a swale with woods that runs through this tract which provides wildlife cover and travel.

SOIL INFORMATION

SOIL MAP



Soils data provided by USDA and NRCS.



State: Ohio
County: Defiance
Location: 17-3N-4E
Township: Defiance
Acres: 121.57
Date: 9/15/2026

SCHRADER
Real Estate and Auction Company, Inc.

Map Provided By

surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2026 www.agridata.com



Area Symbol: OH039, Soil Area Version: 24														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Soybeans Bu	Sugar beets Tons	Tall fescue AUM	Tomatoes Tons	Winter wheat Bu	*eFOTG PI
RSA	Roselms silty clay, 0 to 3 percent slopes	44.81	36.8%		Illw	80	3.5	55	35				33	54
RrA	Roselms loam, 0 to 3 percent slopes	21.39	17.6%		Illw	80	3.5	55	35				33	59
Pa	Paulding clay, 0 to 1 percent slopes	20.75	17.1%		Illw	105		72	38				40	69
FSA	Fulton loam, 0 to 3 percent slopes	10.31	8.5%		Illw	100	4	70	35			17.5	44	67
FtA	Fulton silty clay loam, 0 to 3 percent slopes	8.72	7.2%		Illw	100	4	70	35			17.5	44	64
BwC3	Broughton clay, 6 to 12 percent slopes, severely eroded	6.29	5.2%		Vla		3							33
Sh	Shoals silt loam, frequently flooded	3.58	2.9%		Ilw	115	3.5	60	40		8			68
So	Sloan silty clay loam, frequently flooded	2.10	1.7%		Illw	110	3.8	55	40					78
Wa	Wabasha silty clay loam, frequently flooded	1.46	1.2%		Illw	110	3.8		35					68
RWA	Roselms silty clay, 0 to 2 percent slopes	1.10	0.9%		Illw	85		65	30				35	54
HnA	Haskins loam, 0 to 3 percent slopes	0.82	0.7%		Ilw	110	4.5	78	42	12.4		19.4	48	77
OIB	Otokee loamy fine sand, 1 to 6 percent slopes	0.24	0.2%		Ills	90	3.4	70	34				40	63
Weighted Average					3.12	85.4	2.9	57.2	33.9	0.1	0.2	2.9	32.4	59.3

*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

TOPO CONTOURS MAP



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 686.3

Max: 709.8

Range: 23.5

Average: 701.5

Standard Deviation: 4.53 ft

0ft 507ft 1014ft



9/15/2026

17-3N-4E
Defiance County
Ohio

Boundary Center: 41° 13' 12.64, -84° 26' 5.02

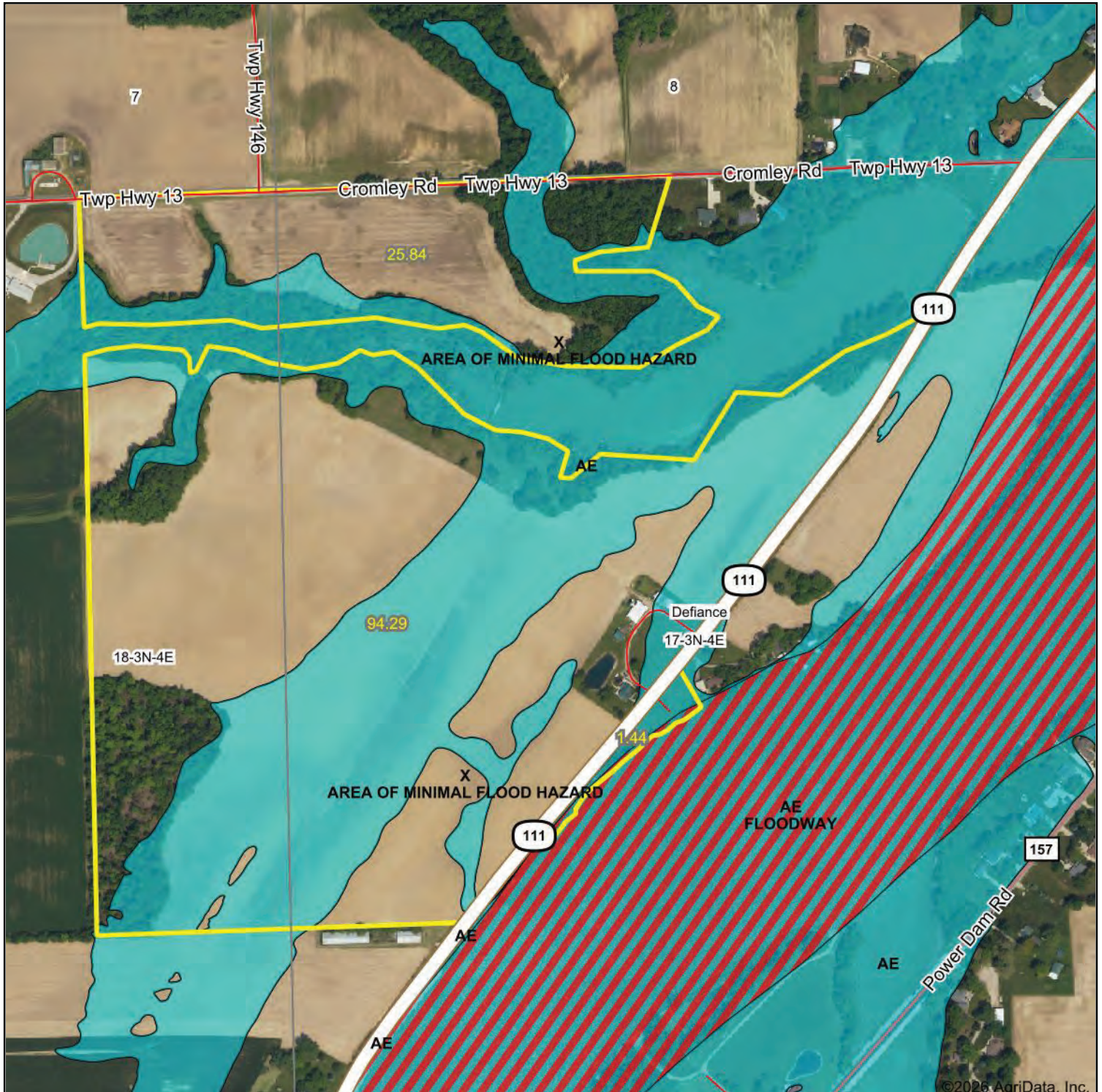
Maps Provided By:



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www.AgriDataInc.com

FLOOD ZONE MAP



Boundary Center: 41° 13' 12.64, -84° 26' 5.02

0ft 562ft 1124ft



17-3N-4E
Defiance County
Ohio



9/15/2026

Flood related information provided by FEMA

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION



Jill R. Little

County Auditor | DeKalb County, Georgia

SEARCH MAP INFO FORMS FILES

Search by Parcel, Owner or Address



Parcel

B11-0017-0-003-00

Owner

WEBB THOMAS M TOD

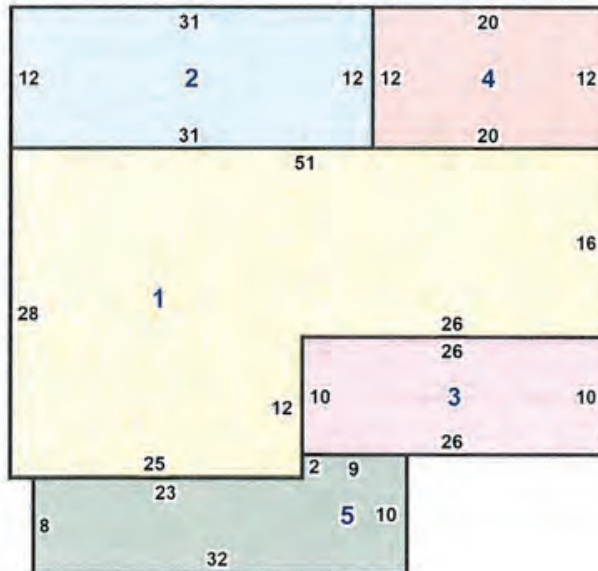
Address

15370 ST RT III

Appraised

\$610,670.00

QPR 2023



7

10

8

9

6

11

1	HSFRUP,1SFR,TCQB 1116 sqft
10	SC: SILO-CONCRETE 100 sqft
11	LT: LEAN-TO 600 sqft
2	CPAT 372 sqft
3	1SFR,C 260 sqft
4	EFP 240 sqft
5	OFP 274 sqft
6	SD: SHED - FRAME 720 sqft
7	SD: SHED - FRAME 720 sqft
8	PB: POLE BUILDING 2856 sqft
9	LT: LEAN-TO 480 sqft

ADDITION



COUNTY TAX INFORMATION



500ft

CLICK TO INTERACT



153718111

PRINT

LOCATION

Parcel

B11-0017-0-003-00 (PID: 15403)

Owner

WEBB THOMAS M TOD

Address

15370 ST RT 111



Municipality

Unincorporated

Township

Defiance Twp

School District

DEFIANCE CSD

Deeded Owner Address

Mailing Name

WEBB THOMAS M TOD

Mailing Address

15370 ST RT 111

City, State, Zip

DEFIANCE OH 43512

Tax Payer Address

Mailing Name

WEBB THOMAS M TOD

Mailing Address

15370 ST RT 111

City, State, Zip

DEFIANCE OH 43512

Valuation

COUNTY TAX INFORMATION

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2026 *	\$598,200.00 (\$84,890.00 🚧)	\$199,780.00	\$797,980.00	\$209,370.00 (\$29,710.00 🚧)	\$69,920.00	\$99,630.00
2025	\$461,730.00 (\$84,890.00 🚧)	\$148,940.00	\$610,670.00	\$161,610.00 (\$29,710.00 🚧)	\$52,130.00	\$81,840.00
2024	\$461,730.00 (\$84,890.00 🚧)	\$148,940.00	\$610,670.00	\$161,610.00 (\$29,710.00 🚧)	\$52,130.00	\$81,840.00
2023	\$461,730.00 (\$84,890.00 🚧)	\$148,940.00	\$610,670.00	\$161,610.00 (\$29,710.00 🚧)	\$52,130.00	\$81,840.00
2022	\$422,990.00 (\$48,430.00 🚧)	\$117,730.00	\$540,720.00	\$148,050.00 (\$16,950.00 🚧)	\$41,210.00	\$58,160.00
2021	\$422,990.00 (\$48,430.00 🚧)	\$117,730.00	\$540,720.00	\$148,050.00 (\$16,950.00 🚧)	\$41,210.00	\$58,160.00

* Preliminary valuation

Historic Appraised (100%) Values



Legal

Legal Acres	83.4030	Homestead Reduction	NO
Legal Description	SECTION 17 PT NW FL	Owner Occupied	YES
Land Use	111 - CAUV CASH GRAIN	Board of Revision	NO
Neighborhood	11110 - DEFIANCE11AG	New Construction	NO
Routing Number			

Municipality

Improvements

Building ID	15403	Appraised Value	\$176,450.00
Number Of Stories	1.50	Exterior Wall	WOOD ALM VINYL
Style	SINGLE FAMILY	Heating	1000 - NO HEAT
Year Built	1863	Cooling	01 - CTRL A/C
Year Remodeled	1976	Basement	PT CRAWL / PT BSMT
Number of Rooms	8	Attic	0
Number of Bedrooms	3	Number of Family Rooms	0
Number of Full Baths	1	Number of Dining Rooms	0
Number of Half Baths	1	Other Fixtures	1
Number of Basement Garages	0	Finished Basement Area	0
Grade	C	Fireplace Openings	-
Grade Adjustment	C	Condition	A
Living Area SQFT	1,934	Gross SQFT	4,196

Building Subdivisions

COUNTY TAX INFORMATION

Code	Description	Building ID	Base Area	Gross Area	Living Area
ISFR	I STORY FRAME	15403	1,376	1,376	1,376
TCQB	THREE QUARTER CRAWL / QUARTER BSMT	15403	1,376	1,116	0
HSFRUP	HALF STORY FRAME - UPPER	15403	558	558	558
CPAT	PATIO - CONCRETE	15403	372	372	0
OPF	PORCH FRAME - OPEN	15403	274	274	0
C	CRAWL SPACE	15403	1,376	260	0
EPF	PORCH FRAME - ENCLOSED	15403	240	240	0
Totals			5,572	4,196	1,934

IMPROVEMENTS

Description	Line Number	Size (WxL)	Area	Condition	Year Built	Appraised Value (100%)
SILLO-CONCRETE	1	10x10	100	P	1900	\$0.00
POLE BUILDING	3	68x42	2,856	A	1992	\$18,400.00
SHED - FRAME	2	24x30	720	P	1977	\$740.00
LEAN-TO	4	30x16	480	A	1977	\$880.00
LEAN-TO	5	30x20	600	A	1977	\$1,100.00
SHED - FRAME	6	30x24	720	A	1980	\$2,210.00
Totals			5,476			\$23,330.00

SALES

Date	Buyer	Seller	Conveyance #	Deed	Deed Type	Valid	Parcels In Sale	Amount
1/14/2019	WEBB THOMAS M TOD	WEBB THOMAS M	9999		ZZ -	NO		\$0.00
2/26/2010	WEBB THOMAS M	WEBB JOHN C & LENORE M TRUSTEES	9999		ZZ -	NO		\$0.00
1/1/1999	WEBB JOHN C & LENORE M TRUSTEES	WEBB LENORE M	0		ZZ -	NO		\$0.00
1/1/1992	WEBB LENORE M		0		ZZ -	NO		\$0.00

LAND

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Unit Rate	Appraised Value (100%)
A5 - TILLABLE	66.5480	0	0	0		\$8,450.00	\$562,330.00
RD - ROAD	3.8090	0	0	0		\$0.00	\$0.00
A8 - WOODLAND	11.1660	0	0	0		\$1,800.00	\$20,100.00
A9 - WASTELAND	1.0800	0	0	0		\$250.00	\$270.00
AH - HOMESITE	1.0000	0	0	0		\$15,500.00	\$15,500.00
Totals	83.4030						\$598,200.00

AGRICULTURAL

COUNTY TAX INFORMATION

Land Type	Soil	Acres	Base Rate	CAUV Value (100%)
C - CROP LAND	FTA	8.6320	\$1580.00	\$10,480.00
C - CROP LAND	FSA	5.4670	\$1,770.00	\$9,680.00
C - CROP LAND	BWC3	4.7090	\$350.00	\$1,650.00
W - WOODS	FSA	4.0520	\$230.00	\$930.00
C - CROP LAND	RSA	26.6390	\$350.00	\$9,320.00
W - WOODS	RRA	2.3140	\$230.00	\$530.00
W - WOODS	SO	2.1030	\$850.00	\$1,790.00
C - CROP LAND	PA	11.3340	\$1,970.00	\$22,330.00
C - CROP LAND	RRA	11.0360	\$920.00	\$10,150.00
W - WOODS	WA	1.2110	\$230.00	\$280.00
O - WASTE	W	1.0800	\$230.00	\$250.00
W - WOODS	RSA	0.6120	\$230.00	\$140.00
W - WOODS	BWC3	0.6070	\$230.00	\$140.00
C - CROP LAND	HNA	0.4120	\$2,950.00	\$1,220.00
C - CROP LAND	RWA	0.2250	\$350.00	\$80.00
W - WOODS	HNA	0.1890	\$1,060.00	\$200.00
C - CROP LAND	WA	0.0940	\$2,080.00	\$200.00
W - WOODS	FTA	0.0520	\$230.00	\$10.00
W - WOODS	SH	0.0260	\$230.00	\$10.00
Totals		78.794		\$69,390.00

CAUV Value (100%)

No Commercial Building Records Found.

Run

2024 Payable 2025

COUNTY TAX INFORMATION

	First Half	Second Half	Year Total
Gross Tax	\$2,813.25	\$2,813.25	\$5,626.50
Reduction	-\$1,021.33	-\$1,021.33	-\$2,042.66
Effective Tax	\$1,791.92	\$1,791.92	\$3,583.84
Inflation Cap Credit	\$0.00	-\$180.82	-\$180.82
Non-Business Credit	-\$159.82	-\$159.82	-\$319.64
Owner Occupancy Credit	-\$24.52	-\$24.52	-\$49.04
Homestead Reduction	\$0.00	\$0.00	\$0.00
Net General	\$1,607.58	\$1,426.76	\$3,034.34
Net Special Assessment	\$0.00	\$0.00	\$0.00
CAUV Recoupment	\$0.00	\$0.00	\$0.00
Penalty General	\$160.76	\$0.00	\$160.76
Penalty Special Assessment	\$0.00	\$0.00	\$0.00
Interest General	\$0.00	\$0.00	\$0.00
Interest Special Assessment	\$0.00	\$0.00	\$0.00
Adjustment General	\$0.00	\$0.00	\$0.00
Adjustment Special Assessment	\$0.00	\$0.00	\$0.00
Taxes Billed	\$1,768.34	\$1,426.76	\$3,195.10
Penalties and Delinquencies	\$1,743.06	N/A	N/A
Prior Interest	\$0.00	N/A	N/A
Balance	\$3,511.40	\$1,426.76	\$4,938.16
Payments & Adjustments	-\$1,743.06	\$0.00	-\$1,743.06
Owed	\$1,768.34	\$1,426.76	\$3,195.10
		UNAPPLIED CASH RECEIPTS	\$0.00

Yearly Tax Value Summary

Year	Effective Tax	Net General	Taxes Billed
2025	\$3,583.84	\$3,034.34	\$3,195.10
2024	\$3,535.08	\$3,169.20	\$3,327.66

Tax Payments

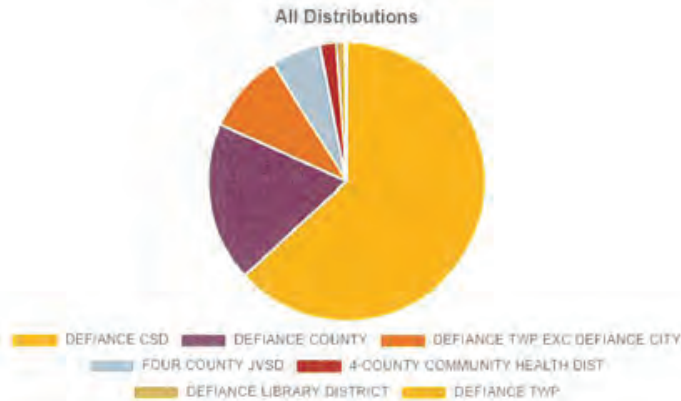
Payment Date	Tax Year	Receipt Number	Amount
11/3/2025	2025	159766	\$1,743.06
1/31/2025	2024	125996	\$1,584.60
7/16/2024	2023	0	\$1,589.03
2/1/2024	2023	0	\$1,589.03
1/30/2023	2022	0	\$2,541.94
7/22/2022	2021	0	\$1,338.79
2/3/2022	2021	0	\$1,275.04
7/16/2021	2020	0	\$1,284.60
1/27/2021	2020	0	\$1,284.60

Tax Delinquencies

COUNTY TAX INFORMATION

2024

Click on a section to show more details.



Tax Unit Name	Levy Name	Amount	Percentage
4-COUNTY COMMUNITY HEALTH DIST	2002 CURRENT EXPENSE	\$25.80	0.85%
4-COUNTY COMMUNITY HEALTH DIST	2009 CURRENT EXPENSE	\$30.80	1.02%
DEFIANCE COUNTY	1990 DEVELOPMENTAL DISABILITIES	\$23.78	0.78%
DEFIANCE COUNTY	2005 HEALTH	\$42.24	1.39%
DEFIANCE COUNTY	2008 DEVELOPMENTAL DISABILITIES	\$35.44	1.17%
DEFIANCE COUNTY	2009 9-1-1 EMERGENCY SYSTEM	\$44.38	1.46%
DEFIANCE COUNTY	2011 DEVELOPMENTAL DISABILITIES	\$84.30	2.78%
DEFIANCE COUNTY	2011 SENIOR CITIZENS	\$53.24	1.75%
DEFIANCE COUNTY	2015 SENIOR CITIZEN*	\$12.10	0.40%
DEFIANCE COUNTY	2019 9-1-1 EMERGENCY SYSTEM*	\$24.22	0.80%
DEFIANCE COUNTY	2025 SENIOR CITIZEN*	\$40.90	1.35%
DEFIANCE COUNTY	GENERAL FUND	\$199.84	6.59%
DEFIANCE COUNTY	PARK BOARD	\$2.90	0.10%
DEFIANCE CSD	1976 CURRENT EXPENSE	\$610.67	20.13%
DEFIANCE CSD	1978 CURRENT EXPENSE	\$122.19	4.03%
DEFIANCE CSD	1981 CURRENT EXPENSE	\$163.47	5.39%
DEFIANCE CSD	1988 CURRENT EXPENSE	\$161.10	5.31%
DEFIANCE CSD	2005 BOND (\$10,710,000)	\$115.66	3.81%
DEFIANCE CSD	2005 PERMANENT IMPROVEMENT-ONGOING	\$20.21	0.67%
DEFIANCE CSD	2012 EMERGENCY (\$1,580,000)	\$280.88	9.26%
DEFIANCE CSD	2014 BOND (\$16,020,000)*	\$177.49	5.85%
DEFIANCE CSD	GENERAL FUND	\$264.37	8.71%
DEFIANCE LIBRARY DISTRICT	2007 CURRENT EXPENSE	\$31.28	1.03%
DEFIANCE TWP	GENERAL FUND	\$7.24	0.24%
DEFIANCE TWP EXC DEFIANCE CITY	2007 FIRE & E.M.S.	\$86.60	2.85%
DEFIANCE TWP EXC DEFIANCE CITY	2015 FIRE & E.M.S.*	\$58.48	1.93%
DEFIANCE TWP EXC DEFIANCE CITY	ROAD AND BRIDGE	\$137.56	4.53%
FOUR COUNTY JVSD	1976 CURRENT EXPENSE	\$49.54	1.63%
FOUR COUNTY JVSD	1979 CURRENT EXPENSE	\$22.18	0.73%
FOUR COUNTY JVSD	1988 CURRENT EXPENSE	\$36.96	1.22%
FOUR COUNTY JVSD	2012 PERMANENT IMPROVEMENT	\$9.00	0.30%
FOUR COUNTY JVSD	2016 CURRENT EXPENSE*	\$59.52	1.96%
Totals		\$3,034.34	100%

COUNTY TAX INFORMATION

Special Assessments

No Special Assessment Records Found.

[Discrepancies / Questions About This Parcel?](#)

Data Last Processed: 7/21/2026, 11:03:22 PM



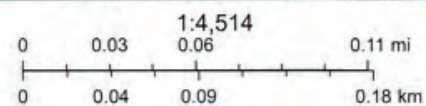
COUNTY TAX INFORMATION

ArcGIS Web Map



7/22/2026, 12:15:17 PM

Parcels



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, MLC, CC BY-SA, Gerdabach, Billmeyer, GSA, Google.

COUNTY TAX INFORMATION



Jill R. Little

County Auditor | Defiance County, Ohio

SEARCH MAP INFO FORMS TOOLS

Search by Parcel, Owner or Address



Parcel

B11-0018-0-005-00

Parcel ID

Owner

WEBB THOMAS M TOD

Owner ID

Address

CROMLEY

Appraised

\$190,230.00

Assessed Value

Sketches

No Sketches for this Parcel

Mini Map



Esri, NASA, NGA, USGS, FEMA

500ft

CLICK TO INTERACT



Jump To

Location

PRINT

COUNTY TAX INFORMATION

Building Breakdowns

No Addition Records Found.

Improvements

No Improvement Records Found.

Sales

Date	Buyer	Seller	Conveyance #	Deed	Deed Type	Valid	Parcels In Sale	Amount
1/14/2019	WEBB THOMAS M TOD	WEBB THOMAS M	9999		ZZ -	NO		\$0.00
2/26/2010	WEBB THOMAS M	WEBB JOHN C & LENORE M TRUSTEES	9999		ZZ -	NO		\$0.00
1/1/2000	WEBB JOHN C & LENORE M TRUSTEES	WEBB LENORE M	0		ZZ -	NO		\$0.00
1/1/1992	WEBB LENORE M		0		ZZ -	NO		\$0.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Unit Rate	Appraised Value (100%)
A5 - TILLABLE	27.0060	0	0	0		\$8,450.00	\$228,200.00
A8 - WOODLAND	12.1670	0	0	0		\$1,800.00	\$21,900.00
RD - ROAD	0.4750	0	0	0		\$0.00	\$0.00
A9 - WASTELAND	0.3520	0	0	0		\$250.00	\$90.00
Totals	40.0000						\$250,190.00

Agricultural

Land Type	Soil	Acres	Base Rate	CAUV Value (100%)
C - CROP LAND	RRA	6.7520	\$920.00	\$6,210.00
W - WOODS	RSA	6.6400	\$230.00	\$1,530.00
C - CROP LAND	PA	6.9970	\$1,970.00	\$11,810.00
W - WOODS	SH	2.8530	\$230.00	\$660.00
W - WOODS	PA	2.5380	\$530.00	\$1,350.00
C - CROP LAND	RSA	11.4300	\$350.00	\$4,000.00
C - CROP LAND	BWC3	0.9700	\$350.00	\$340.00
C - CROP LAND	RWA	0.9120	\$350.00	\$320.00
C - CROP LAND	SH	0.7050	\$1,930.00	\$1,360.00
O - WASTE	W	0.3520	\$230.00	\$80.00
C - CROP LAND	OTB	0.2400	\$1,760.00	\$420.00
W - WOODS	RRA	0.1360	\$230.00	\$30.00
Totals		39.525		\$28,110.00

Commercial

No Commercial Building Records Found.

Taxes

2024 Payable 2025

COUNTY TAX INFORMATION

	First Half	Second Half	Year Total
Gross Tax	\$338.25	\$338.25	\$676.50
Reduction	-\$122.80	-\$122.80	-\$245.60
Effective Tax	\$215.45	\$215.45	\$430.90
Inflation Cap Credit	\$0.00	-\$21.74	-\$21.74
Non-Business Credit	-\$19.22	-\$19.22	-\$38.44
Owner Occupancy Credit	\$0.00	\$0.00	\$0.00
Homestead Reduction	\$0.00	\$0.00	\$0.00
Net General	\$196.23	\$174.49	\$370.72
Net Special Assessment	\$0.00	\$0.00	\$0.00
CAUV Recoupment	\$0.00	\$0.00	\$0.00
Penalty General	\$19.62	\$0.00	\$19.62
Penalty Special Assessment	\$0.00	\$0.00	\$0.00
Interest General	\$0.00	\$0.00	\$0.00
Interest Special Assessment	\$0.00	\$0.00	\$0.00
Adjustment General	\$0.00	\$0.00	\$0.00
Adjustment Special Assessment	\$0.00	\$0.00	\$0.00
Taxes Billed	\$215.85	\$174.49	\$390.34
Penalties and Delinquencies	\$212.80	N/A	N/A
Prior Interest	\$0.00	N/A	N/A
Balance	\$428.65	\$174.49	\$603.14
Payments & Adjustments	-\$428.65	-\$174.49	-\$603.14
Owed	\$0.00	\$0.00	\$0.00
		UNAPPLIED CASH RECEIPTS	\$0.00

Yearly Tax Value Summary

Year	Effective Tax	Net General	Taxes Billed
2025	\$430.90	\$370.72	\$390.34
2024	\$425.04	\$386.90	\$406.25

Inventory

Payment Date	Tax Year	Receipt Number	Amount
7/17/2026	2025	239315	\$390.34
11/3/2025	2025	159765	\$212.80
1/31/2025	2024	126003	\$193.45
7/16/2024	2023	0	\$194.01
2/1/2024	2023	0	\$194.01
1/30/2023	2022	0	\$237.60
7/22/2022	2021	0	\$125.14
2/3/2022	2021	0	\$119.18
7/16/2021	2020	0	\$120.08
1/27/2021	2020	0	\$120.08

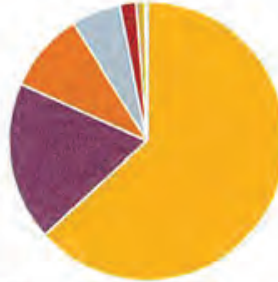
Outstanding

COUNTY TAX INFORMATION

2024

Click on a section to show more details.

All Distributions



Tax Unit Name	Levy Name	Amount	Percentage
4-COUNTY COMMUNITY HEALTH DIST	2002 CURRENT EXPENSE	\$314	0.85%
4-COUNTY COMMUNITY HEALTH DIST	2009 CURRENT EXPENSE	\$3.78	1.02%
DEFIANCE COUNTY	1990 DEVELOPMENTAL DISABILITIES	\$2.92	0.79%
DEFIANCE COUNTY	2005 HEALTH	\$5.16	1.39%
DEFIANCE COUNTY	2008 DEVELOPMENTAL DISABILITIES	\$4.34	1.17%
DEFIANCE COUNTY	2009 9-1-1 EMERGENCY SYSYEM	\$5.44	1.47%
DEFIANCE COUNTY	2011 DEVELOPMENTAL DISABILITIES	\$10.32	2.78%
DEFIANCE COUNTY	2011 SENIOR CITIZENS	\$6.52	1.76%
DEFIANCE COUNTY	2015 SENIOR CITIZEN*	\$1.46	0.39%
DEFIANCE COUNTY	2019 9-1-1 EMERGENCY SYSTEM*	\$2.92	0.79%
DEFIANCE COUNTY	2025 SENIOR CITIZEN*	\$4.92	1.33%
DEFIANCE COUNTY	GENERAL FUND	\$24.40	6.58%
DEFIANCE COUNTY	PARK BOARD	\$0.36	0.10%
DEFIANCE CSD	1976 CURRENT EXPENSE	\$74.81	20.18%
DEFIANCE CSD	1978 CURRENT EXPENSE	\$14.98	4.04%
DEFIANCE CSD	1981 CURRENT EXPENSE	\$20.02	5.40%
DEFIANCE CSD	1988 CURRENT EXPENSE	\$19.73	5.32%
DEFIANCE CSD	2005 BOND (\$10,710,000)	\$14.17	3.82%
DEFIANCE CSD	2005 PERMANENT IMPROVEMENT-ONGOING	\$2.47	0.67%
DEFIANCE CSD	2012 EMERGENCY (\$1,580,000)	\$34.42	9.28%
DEFIANCE CSD	2014 BOND (\$16,020,000)*	\$21.34	5.76%
DEFIANCE CSD	GENERAL FUND	\$32.36	8.73%
DEFIANCE LIBRARY DISTRICT	2007 CURRENT EXPENSE	\$3.84	1.04%
DEFIANCE TWP	GENERAL FUND	\$0.88	0.24%
DEFIANCE TWP EXC DEFIANCE CITY	2007 FIRE & E.M.S.	\$10.60	2.86%
DEFIANCE TWP EXC DEFIANCE CITY	2015 FIRE & E.M.S.*	\$7.04	1.90%
DEFIANCE TWP EXC DEFIANCE CITY	ROAD AND BRIDGE	\$16.82	4.54%
FOUR COUNTY JVSD	1976 CURRENT EXPENSE	\$6.06	1.63%
FOUR COUNTY JVSD	1979 CURRENT EXPENSE	\$2.72	0.73%
FOUR COUNTY JVSD	1988 CURRENT EXPENSE	\$4.52	1.22%
FOUR COUNTY JVSD	2012 PERMANENT IMPROVEMENT	\$1.10	0.30%
FOUR COUNTY JVSD	2016 CURRENT EXPENSE*	\$7.16	1.93%
Totals		\$370.72	100%

COUNTY TAX INFORMATION

Special Assessments

No Special Assessment Records Found.

[Discrepancies / Questions About This Parcel?](#)

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FSA INFORMATION

FSA INFORMATION

OHIO
DEFIANCE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9798

Prepared : 10/7/26 8:35 AM CST

Crop Year : 2027

Operator Name : [REDACTED]
CRP Contract Number(s) : None
Recon ID : 39-039-2025-81
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
144.70	84.29	84.29	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	84.29	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN, SOYBN	WHEAT

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	41.62	0.00	50	
Corn	20.62	0.00	91	
Soybeans	21.30	0.00	27	0
TOTAL	83.54	0.00		

NOTES

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Tract Number : 11714

Description : M-8 2B SEC 17 ON ST RT 111 DEFIANCE TOWNSHIP
FSA Physical Location : OHIO/DEFIANCE
ANSI Physical Location : OHIO/DEFIANCE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : THOMAS M WEBB
Other Producers : None
Recon ID : None

FSA INFORMATION

OHIO
DEFIANCE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9798
Prepared : 10/7/26 8:35 AM CST
Crop Year : 2027

Tract Land Data

Tract 11714 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
144.70	84.29	84.29	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	84.29	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	41.62	0.00	50
Corn	20.62	0.00	91
Soybeans	21.30	0.00	27
TOTAL	83.54	0.00	

NOTES

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FSA INFORMATION



**Defiance County
Ohio**

**Farm 9798
Tract 11714**

Tract Cropland Total: 84.29 acres

Phy. County: Defiance, OH

2026 Program Year

2025 imagery

Map Created 05/21/2026



- Tract Boundary
- Noncropland
- Cropland

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

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TRACTS 3, 6 & 7



TRACTS 6 & 7

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