MICHAEL ZUREN
TREASURER
LAKE COUNTY TREASURER
105 MAIN STREET
PAINESVILLE, OH 44077

REAL PROPERTY

2nd HALF 2025

DUE 08/05/2026

PARCEL LOCATION: 0 CHESTNUT HILL ST

PARCEL ID: 27-B-056-I-00-044-0

TAX DISTRICT: WILLOUGHBY CITY

OWNER NAME: GVINIASHVILI NUGZAR

STUB #

LEGAL INFORMATION:
LOT 2 & 3 DOUGLASS TRACT

GVINIASHVILI NUGZAR
1120 EAGLE DR APT 1002
AKRON OH 44312-5840

Gross Tax Rate	89.17	**Non Business Credit Factor**	.083662	**Acres**	.0891
Reduction Factor	.332939677	**Owner Occupancy Credit Factor**	.020915	**Class**	R
Effective Tax Rate	59.481769			**LUC**	500

APPRAISED VALUE

Land	Improvement	Total
7,830	0	7,830

TAXABLE VALUE

Land	Improvement	Total
2,740	0	2,740

HOMESTEAD	CAUV Value	TIF Value
	0	0

TAX VALUES

Gross Taxes	244.32
Reduction Factor	-81.34
Subtotal	162.98
Non Business Credit	-13.64
HOM Local	0.00
HOM State	0.00
OOC State/Local	0.00
Current Net Real Estate Taxes	145.26
Current Special Assessments	2.54
Current TIF Taxes	0.00
Current Adjustments	0.00
Current Net Taxes & Asmts(YEAR)	147.80
Current Net Taxes & Asmts(HALF)	71.85
Penalties	7.60
Interest	0.00
Prior Year Adjustments	0.00
Delinquent Real Estate Taxes	0.00
Delinquent Special Assessments	0.00
FULL YEAR TOTAL	155.40
PAYMENTS	155.40
OTHER CREDITS	0.00
BALANCE DUE	0.00
TaxBill prepared on 08/31/26	

CURRENT TAX DISTRIBUTION

Lake County	15.73
Willoughby-Eastlake Csd	97.71
Willoughby City	16.59
Lakeland Community College	5.24
Metropolitan Park District	4.95
Willoughby-Eastlake Public L	5.04
Special Assessment	2.67
TIF	0.00
Total	147.93

**Tax Increment Financing - portion of your taxes reallocated to the municipality per resolution for designated project.*

SPECIAL ASSESSMENT

Proj# and Description	Delinquent	Current
30127-LIGHTS WILLOUGHB	0.00	2.67
Total	0.00	2.67

TO AVOID 10% PENALTY
PAY ON OR BEFORE

08/05/26

If you need a stamped receipt, return entire bill with a self - addressed stamped envelope. No receipt will be returned unless requested

Return Bottom Portion with Payment

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PARCEL LOCATION: 0 CHESTNUT HILL ST

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OWNER NAME: GVINIASHVILI NUGZAR

MAKE CHECK PAYABLE TO:
MICHAEL ZUREN, LAKE COUNTY TREASURER

TaxBill prepared on 08/31/26
Page/Line:

STUB #

PAY THIS AMOUNT

GVINIASHVILI NUGZAR
1120 EAGLE DR APT 1002
AKRON OH 44312-5840

BALANCE DUE: **$0.00**

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