

MARKET AREA: 1406R
 BAYSHORE INVESTMENTS LLC
 TAX YEAR: 2016

ROLL: RP_OH
 815 KINGSTON AVE
 STATUS: Active

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Market Area	1406R - Click here to view map
Zoning Code	10-RD6 - Click here for zoning details
Zoning Description	Duplex Residence
Water and Sewer	CITY WATER / CITY SEWER
Traffic	RESIDENTIAL SIDE STREET
Street Type	CONCRETE OR BLACKTOP
Owner	BAYSHORE INVESTMENTS LLC
Property Address	815 KINGSTON AVE TOLEDO OH 43605
Mailing Address	5368 BROWN RD OREGON OH 43616 5802
Legal Desc.	FASSETTS SUBD N PT W 1/2 N W 1/4 SEC 7-10-8 LOTS 29 T O 33 & LOT 34 KINGS SUB 24
Certified Delinquent Year	2015
Census Tract	51

Summary - Most Recent Sale

Prior Owner	V & J REAL ESTATE LLC
Sale Amount	\$0
Deed	08203235
Sales Date	03-JUN-08

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	2,840	8,100	2,840	8,100
Building	1,720	4,900	1,720	4,900
Total	4,560	13,000	4,550	13,000

Tax Credits

Homestead Exemption	NO
Owner Occupied Credit	NO
CAUV	NO

Transfer Listing

Transfer Date	Price	Trans#	Seller	Buyer	Instrument
03-JUN-2008	\$0	08203235	V & J REAL ESTATE LLC	BAYSHORE INVESTMENTS LLC	GW-GENERAL WARRANTY
30-JAN-2008	\$0	08200553	LUDEMAN CHAD	V & J REAL ESTATE LLC	GW-GENERAL WARRANTY
05-DEC-2007	\$13,500	07108836	FEDERAL NATIONAL MORTGAGEASSOCIATION	LUDEMAN CHAD	SW-SPECIAL WARRANTY DEED
27-JUN-2007	\$26,000	07104466	KINCAID LARRY E & JUDITH	FEDERAL NATIONAL MORTGAGEASSOCIATION	SD-SHERIFF'S DEED
21-MAY-2003	\$0	03202715	KINCAID LARRY E	KINCAID LARRY E & JUDITH	ST-SURVIVORSHIP TENANCY
18-MAR-2003	\$16,000	03101819	FAIRBANKS CAPITAL CORPORATION	KINCAID LARRY E	SW-SPECIAL WARRANTY DEED
18-MAR-2003	\$21,334	03101818	DOWNES CHARLES L & PATSY J	FAIRBANKS CAPITAL CORPORATION	SD-SHERIFF'S DEED
20-FEB-1997	\$30,000	97101044	TOWER ERIC N & DIANE E	DOWNES CHARLES L & PATSY J	ST-SURVIVORSHIP TENANCY
14-JUN-1993	\$25,000	93103811	SOMMERS ROBERT E	TOWER ERIC N & DIANE E	ST-SURVIVORSHIP TENANCY
21-MAY-1993	\$0	93202289	SOMMERS R E & J E	SOMMERS ROBERT E	PC-PROBATE COURT

Transfer Details

Transfer #	08203235
Sales Date	03-JUN-08
Date of Closing	28-MAY-08
Sale Amount	\$0
Conveyance Fee	
Legal Desc.	FASSETTS SUBD N PT W 1/2 N W 1/4 SEC 7-10-8 LOTS 29 T O 33 & LOT 34 KINGS SUB 24
Acres	.0000
Number of Parcels	1

Property Address	815 KINGSTON AVE TOLEDO OH 43605
Purchaser (Grantee)	BAYSHORE INVESTMENTS LLC
Seller(Grantor)	V & J REAL ESTATE LLC
Sale Type	LAND & BUILDING
Note 1	
Note 2	

Transfer Cards

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Conveyence Document

[VIEW DOCUMENTS](#)

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	2,840	8,100	2,840	8,100
Building	1,720	4,900	1,720	4,900
Total	4,560	13,000	4,550	13,000

Last Change/Flags

Last Val Chg	04/13/2015
Roll Flag	NO
CAUV Value	0
Forest Value	0

Value Change History (35%) - To 2014

Land	Building	Total	Tax Year	Reason	Change Date	Class / Use
2,840	1,720	4,560	2015	TRIENNIAL	13-DEC-14	R / 510
2,840	1,720	4,560	2015	TRIENNIAL	13-DEC-14	R / 510
2,840	1,720	4,560	2015	TRIENNIAL	13-DEC-14	R / 510
2,840	1,720	4,560	2015	C-BOARD OF REVISION	13-DEC-14	R / 510
2,840	5,150	7,990	2015	-	13-DEC-14	R / 510
2,840	1,720	4,560	2014	C-BOARD OF REVISION	13-APR-15	R / 510

Value Change History (35%) - Prior to 2014

Land	Building	Total	Year	Reason	Change Date	Class / Use
2,840	5,150	7,990	2012	2012 REVAL	10/20/2012	R/10
2,170	7,070	9,240	2009	TRI-UPDATE	10/31/2009	R/10
2,450	8,050	10,500	2007	BOR	08/05/2008	R/10
2,450	12,600	15,050	2006	2006 REVAL	11/15/2006	R/10
2,000	10,540	12,540	2003	TRI-UPDATE	11/19/2003	R/10
1,580	8,370	9,950	2000	2000 REVAL	10/24/2000	R/10
1,650	8,050	9,700	1997	TRI-UPDATE	10/28/1997	R/10
1,650	8,050	9,700	1994	1994 REVAL	12/01/1994	R/10

Residential Building Information

Occupancy	ONE FAMILY
Wall Type	WOOD
Main Building Story Height	ONE AND ONE HALF STORY
Max Story Height	ONE AND ONE HALF STORY
Garage Type	DETACHED
Attic Type	NONE
Bsmt. Type	FULL
Foundation Type	FULL BASEMENT
Year Built	1917
Base Att	0
Base Bsmt	713
SFLA 1st Floor	727
SFLA 2nd Floor	613
SFLA 3rd Floor	0
SFLA Attic	0
SFLA Basement	0

TLA	1,340
Unfinished Space (included in TLA)	
Rooms	6
Bedrooms	3
Full Baths	1
Half Baths	0
Add. Fix	1
Fp. Op.	0
Heat/AC	FORCED AIR HEAT
Grade	C
Condition	5: BELOW AVERAGE

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU
1	0	Full Bsmt	One And One Half Story	No Attic			713		
1	1		Open Porch				77		
1	2		Open Porch				49		
1	3		Enclosed Porch				49		
1	4		Open Porch	1/2 Story Frame			42		
1	5		1 Story Frame				14		
1	6		Enclosed Porch				14		
1	7		Enclosed Porch				14		
1	8			1/2 Story Frame			6		
1	9			1/2 Story Frame			6		

Outbuildings

Description	Wall Type	Condition	Area	Year
GARAGE DETACHED - RES		BELOW AVERAGE	400	1924

Administrative Information

1 of 2

Review Date	17-APR-09
DOLU	23-JUL-08
Admin Code	248
Percent Complete	
Source	5
Remod. Year	
Remod. Type	MISSING
Entry	4

Land Information

Line	Land Class	Land Type	Land Code	Square Feet	Acres	Rate
1	-	S-SQUARE FOOT	RESIDENTIAL LAND	3,900	.0895	

Land Totals

Total Calculated Square Feet	3,900
Total Calculated Acres	.0895

Land Line Details

Line #	1
Land Type	S-SQUARE FOOT
Land Code	01 - RESIDENTIAL LAND
Square Feet	3,900
Acres	.0895
Land Units	
Actual Frontage	
Effective Frontage	30.0
Override Size	
Actual Depth	129
Table Rate	2.14
Override Rate	
Depth Factor	1
Influence Factor	
Influence Reason	12-SCHOOL
Nbhd Factor	1
Notes	

Remarks

Date	Remark
27-JUN-97	TNN DEED BROUGHT IN FOR ASECOND RECORDING.
16-APR-03	TNN S/D TRANSFERRED ON 3-18-03 NEVER RECORDED
16-APR-03	TNN S/W DEED TRANSFERRED ON 3-18-03 NEVER RECORDED.
05-AUG-08	K-40204 BOR CASE #07-11938

CAUV / Forest / Recoupment

Forest Reduced Value	0
CAUV Reduced Value	0
CAUV Savings	0.00
Recoupment	0.00

Current Taxes

	1st Half	2nd Half	
Tax Year 2015:			
General:	234.08	234.08	
House Bill 920:	-57.34	-57.34	
Non-Business Credit:	-15.92	-15.92	
Owner Occupied Credit:	0.00	0.00	
Homestead Reduction:	0.00	0.00	
Net General:	160.82	160.82	
Adjustment General:	0.00	0.00	
Penalty General (see note):	16.08	33.77	
Interest General:			
Jan-Aug Int:	0.00	6.31	
Sept-Dec Int:	3.04	0.00	
Prior General:	0.00	75.82	
Prior Years Adjustments:	0.00	0.00	
Net Special Assessments:	67.18	67.14	
Adjustment Special Assessments:	0.00	0.00	
Penalty Special Assessments (see note):	6.71	14.11	
Interest Special Assessments:			
Jan-Aug Int:	0.00	2.43	
Sept-Dec Int:	1.12	0.00	
Prior Years Special Assessments:	0.00	29.32	
Prior Years Special Assessments Adjustments:	0.00	0.00	
Prior Delinquent Charges			109.30
1st Half Tax, Assessments, and/or Penalty/Interest			250.79
* 1st Half Total Before Payments			360.09
2nd Half Tax, Assessments, and/or Penalty/Interest			284.58
* Full Year Total Before Payments			644.67
** TOTAL PAYMENTS **			0.00
** TOTAL DUE AFTER PAYMENTS **			644.67
Last Change Date:			Jul 30, 2016
Last Payment Date:			Feb 10, 2015

Notes on Taxes

- **Penalties:** Under Ohio law, a 10% penalty is automatically imposed when taxes do not show as paid in full as of the due date. If your payment was received prior to the due date but has not yet been applied in AREIS, the penalty will be credited in full and will be adjusted above. Late payments made no later than 10 days after the due date will receive a 5% credit adjustment off the automatic 10% penalty.

- **1st Half Total Before Payments** includes 1st half taxes, assessments, any penalty, any interest, and any delinquent amount.

- **Full Year Total Before Payments** includes 1st and 2nd half taxes, assessments, any penalty, any interest, and any delinquent amount.

If you have any questions please contact the Lucas County Treasurer's Office at 419-213-4305

Distribution by Authority

Authorities	Percentage	Half	Full
LUCAS COUNTY	21.59	\$34.69	\$69.38

METRO PARKS	2.89	\$4.65	\$9.30
PORT AUTHORITY	.37	\$.60	\$1.20
TARTA	3.17	\$5.10	\$10.20
TOLEDO CITY	5.64	\$9.04	\$18.08
TOLEDO CITY SCHOOL DISTRICT	62.70	\$100.88	\$201.76
TOLEDO LUCAS COUNTY LIBRARY	3.64	\$5.86	\$11.72
Total:	100.00	\$160.82	\$321.64

Special Assessments

Authority	Half	Full
Lucas County	\$3.14	\$6.28
Toledo City	\$64.04	\$128.04
Total:	\$67.18	\$134.32

TOTAL TAXES AND SPECIAL ASSESSMENTS: \$586.24

Prior Taxes

	1st Half	2nd Half	
Tax Year 2014:			
General:	410.16	410.16	
House Bill 920:	-100.28	-100.28	
Non-Business Credit:	-15.92	-15.92	
Owner Occupied Credit:	0.00	0.00	
Homestead Reduction:	0.00	0.00	
Net General:	293.96	293.96	
Adjustment General:	-133.02	-133.02	
Penalty General (see note):	8.05	6.89	
Interest General:			
Jan-Aug Int:	0.00	0.00	
Sept-Dec Int:	11.36	0.00	
Prior General:	284.02	0.00	
Prior Years Adjustments:	0.00	0.00	
Net Special Assessments:	62.73	62.73	
Adjustment Special Assessments:	-0.48	-0.48	
Penalty Special Assessments (see note):	3.11	2.67	
Interest Special Assessments:			
Jan-Aug Int:	0.00	0.00	
Sept-Dec Int:	3.08	0.00	
Prior Years Special Assessments:	77.04	0.00	
Prior Years Special Assessments Adjustments:	0.00	0.00	
Prior Delinquent Charges			375.50
1st Half Tax, Assessments, and/or Penalty/Interest			234.35
* 1st Half Total Before Payments			609.85
2nd Half Tax, Assessments, and/or Penalty/Interest			232.75
* Full Year Total Before Payments			842.60
** TOTAL PAYMENTS **			-737.46
** TOTAL DUE AFTER PAYMENTS **			105.14
Last Change Date:			Sep 03, 2015
Last Payment Date:			Feb 10, 2015

Authority	Project#	Project	Delinquent	Half	Full	Years Span
Tax Year 2015						
Lucas County	WMD	L.C. WASTE MANAGEMENT DISTRICT		\$2.50	\$5.00	2013 / 2050
Lucas County	0000	T.A.S.D.-MOSQUITO		\$.64	\$1.28	1950 / 2050
Toledo City	2	ALLEY CLEANING DISTR. 2-TOLEDO		\$13.14	\$26.27	1983 / 2100
Toledo City	0000L	LIGHTS BASIC-TOLEDO		\$6.07	\$12.13	1979 / 2100
Toledo City	0000SS	STREET SERVICES 2 & 3-TOLEDO		\$36.94	\$73.86	1979 / 2100
Toledo City	0000TM	TREE MAINTENANCE-TOLEDO		\$7.89	\$15.78	1979 / 2100
Total:			\$0.00	\$67.18	\$134.32	

Authority	Project	Delinquent	Half	Full	Years Span
Tax Year 2014					
Lucas County	L.C. WASTE MANAGEMENT DISTRICT	\$2.86	\$2.50	\$5.00	2013 / 2050
Lucas County	T.A.S.D.-MOSQUITO	\$1.28	\$.64	\$1.28	1950 / 2050
Toledo City	ALLEY CLEANING DISTR. 2-TOLEDO	\$29.03	\$17.08	\$34.16	1983 / 2100
Toledo City	LIGHTS BASIC-TOLEDO	\$5.79	\$5.26	\$10.52	1979 / 2100
Toledo City	STREET SERVICES 2 & 3-TOLEDO	\$32.23	\$28.58	\$57.16	1979 / 2100
Toledo City	TREE MAINTENANCE-TOLEDO	\$8.93	\$8.19	\$16.38	1979 / 2100
Total:		\$80.12	\$62.25	\$124.50	

Authority	Project	Delinquent	Half	Full	Years Span
Tax Year 2013					
Lucas County	L.C. WASTE MANAGEMENT DISTRICT		\$2.50	\$5.00	2013 / 2050
Lucas County	T.A.S.D.-MOSQUITO		\$1.12	\$2.24	1950 / 2050
Toledo City	ALLEY CLEANING DISTR. 2-TOLEDO		\$25.37	\$50.74	1983 / 2100
Toledo City	LIGHTS BASIC-TOLEDO		\$5.06	\$10.12	1979 / 2100
Toledo City	STREET SERVICES 2 & 3-TOLEDO		\$28.17	\$56.34	1979 / 2100
Toledo City	TREE MAINTENANCE-TOLEDO		\$7.81	\$15.62	1979 / 2100
Total:		\$0.00	\$70.03	\$140.06	

Authority	Project	Delinquent	Half	Full	Years Span
Tax Year 2012					
Lucas County	T.A.S.D.-MOSQUITO		\$1.06	\$2.12	1950 / 2050
Toledo City	ALLEY CLEANING DISTR. 2-TOLEDO		\$9.57	\$19.14	1983 / 2100
Toledo City	LIGHTS BASIC-TOLEDO		\$5.62	\$11.24	1979 / 2100
Toledo City	STREET SERVICES 2 & 3-TOLEDO		\$29.83	\$59.66	1979 / 2100
Toledo City	TREE MAINTENANCE-TOLEDO		\$9.23	\$18.46	1979 / 2100
Total:		\$0.00	\$55.31	\$110.62	

Authority	Project	Delinquent	Half	Full	Years Span
Tax Year 2011					
Lucas County	T.A.S.D.-MOSQUITO		\$1.23	\$2.46	1950 / 2050
Toledo City	ALLEY CLEANING DISTR. 2-TOLEDO		\$14.28	\$28.56	1983 / 2100
Toledo City	LIGHTS BASIC-TOLEDO		\$5.05	\$10.10	1979 / 2100
Toledo City	STREET SERVICES 2 & 3-TOLEDO		\$31.06	\$62.12	1979 / 2100
Toledo City	TREE MAINTENANCE-TOLEDO		\$6.11	\$12.22	1979 / 2100
Total:		\$0.00	\$57.73	\$115.46	

Authority	Project	Delinquent	Half	Full	Years Span
Tax Year 2010					
Lucas County	T.A.S.D.-MOSQUITO	\$2.32	\$1.16	\$2.32	1950 / 2050
Toledo City	ALLEY CLEANING DISTR. 2-TOLEDO	\$22.04	\$6.90	\$13.80	1983 / 2100
Toledo City	LIGHTS BASIC-TOLEDO	\$6.96	\$4.50	\$9.00	1979 / 2100
Toledo City	STREET SERVICES 2 & 3-TOLEDO	\$78.42	\$35.19	\$70.38	1979 / 2100
Toledo City	TREE MAINTENANCE-TOLEDO	\$11.68	\$5.20	\$10.40	1979 / 2100
Total:		\$121.42	\$52.95	\$105.90	

Payment Total by Cycle

Year - Half	Total
2014-2	\$376.40
2014-1	\$361.06
2013-1	\$328.23
2012-2	\$303.26
2012-1	\$303.26
2011-2	\$304.80
2011-1	\$304.80
2010-2	\$315.38
2010-1	\$607.78

2009-1	\$309.44
2008-2	\$326.08
2008-1	\$326.08

Payment Details

Year - Half	Date Paid	Batch #	Seq #	Payment
2014 - 2	10-FEB-15	8888	33	\$376.40
2014 - 1	01-JAN-15			\$30.99
2014 - 1	01-JAN-15			\$5.57
2014 - 1	01-JAN-15			\$8.59
2014 - 1	01-JAN-15			\$1.23
2014 - 1	01-JAN-15			\$284.02
2014 - 1	01-JAN-15			\$2.75
2014 - 1	01-JAN-15			\$27.91
2013 - 1	31-JAN-14			\$328.23
2012 - 2	31-JUL-13			\$303.26
2012 - 1	31-JAN-13			\$303.26
2011 - 2	31-JUL-12			\$304.80
2011 - 1	31-JAN-12			\$304.80
2010 - 2	29-JUL-11			\$298.34
2010 - 2	18-APR-11			\$17.04
2010 - 1	31-JAN-11			\$298.34
2010 - 1	09-AUG-10			\$309.44
2009 - 1	01-FEB-10			\$309.44
2008 - 2	31-JUL-09			\$326.08
2008 - 1	02-FEB-09			\$326.08

Pronumber Inquiry

PRO Codes 3PCA

Loan Company Number
 Loan Company Name (*) (*) Company Responsible for tax escrow account

Mail Code 0939

Address
 City
 State
 Zip
 Last Change Date

Hearing Tracking Filings

Tax Year	Filing Date	Type	Case #	Status	Value
2014	04-06-2015	BOR	201411707	Closed	13,000
2007	03-27-2008	BOR	200711938		30,000

Case Details

1 of 2

Case # 201411707

Type BOR

Action

Reason Other

Hearing Date 28-MAY-15

Hearing Time 1440

Hear Without Yes

Decision Decrease

Decision Reason

Value 13,000

Appealed

Notices Sent

Tax Year	Date	Type	Type
2014	08-20-2015	BOR	BOR BTA School Letter
2014	07-14-2015	BOR	BOR BTA Owner Letter
2014	06-09-2015	BOR	BOR Decision Residential
2014	06-08-2015	BOR	BOR Decision Residential
2014	06-05-2015	BOR	BOR Decision Residential

Appeal Values History

Tax Year	100% Value	35% Value	Appeal Type
2014	13,000	4,560	BOR
2007	30,000	10,500	BOR

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