

MARKET AREA: 806R  
 BAYSHORE INVESTMENTS LLC  
 TAX YEAR: 2016

ROLL: RP\_OH  
 346 PARKER AVE  
 STATUS: Active

### Summary - General

Tax District TOLEDO CITY - TOLEDO CSD  
 Class RESIDENTIAL  
 Land Use 510 : R - SINGLE FAMILY DWELLING, PLATTED LOT  
 Market Area 806R - [Click here to view map](#)  
 Zoning Code 10-RM36 - [Click here for zoning details](#)  
 Zoning Description Multi-Family Residence-36  
 Water and Sewer CITY WATER / CITY SEWER  
 Traffic SECONDARY ROAD  
 Street Type CONCRETE OR BLACKTOP

Owner BAYSHORE INVESTMENTS LLC

Property Address 346 PARKER AVE  
 TOLEDO OH 43605

Mailing Address 5368 BROWN RD  
 OREGON OH 43616 5802

Legal Desc. KELSEYS ADDITION LOT 66  
 Certified Delinquent Year 2014  
 Census Tract 47.02

### Summary - Most Recent Sale

Prior Owner WILLIAMS CHRISTOPHER J  
 Sale Amount \$0  
 Deed 08203640  
 Sales Date 19-JUN-08

### Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	3,990	11,400	3,990	11,400
Building	740	2,100	740	2,100
Total	4,730	13,500	4,730	13,500

### Tax Credits

Homestead Exemption NO  
 Owner Occupied Credit NO  
 CAUV NO

### Transfer Listing

Transfer Date	Price	Trans#	Seller	Buyer	Instrument
19-JUN-2008	\$0	08203640	WILLIAMS CHRISTOPHER J	BAYSHORE INVESTMENTS LLC	GW-GENERAL WARRANTY
25-MAR-2008	\$24,500	08101559	WATROL MARY B	WILLIAMS CHRISTOPHER J	FD-FIDUCIARY DEED
22-SEP-2004	\$0	04206437	WATROL P & M B	WATROL MARY B	DC-DEATH CERTIFICATE

### Transfer Details

Transfer # 08203640  
 Sales Date 19-JUN-08  
 Date of Closing 04-JUN-08  
 Sale Amount \$0  
 Conveyance Fee  
 Legal Desc. KELSEYS ADDITION LOT 66  
 Acres .0000  
 Number of Parcels 2  
 Property Address 346 PARKER AVE  
 TOLEDO OH 43605

Purchaser (Grantee) BAYSHORE INVESTMENTS LLC  
 Seller(Grantor) WILLIAMS CHRISTOPHER J  
 Sale Type LAND & BUILDING  
 Note 1  
 Note 2

### Transfer Cards

## Conveyance Document

[VIEW DOCUMENTS](#)

### Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	3,990	11,400	3,990	11,400
Building	740	2,100	740	2,100
Total	4,730	13,500	4,730	13,500

### 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
3,990	740	4,730	2015	TRIENNIAL	13-DEC-14	R / 510
3,990	740	4,730	2015	TRIENNIAL	13-DEC-14	R / 510
3,990	740	4,730	2015	TRIENNIAL	13-DEC-14	R / 510
3,990	740	4,730	2015	C-BOARD OF REVISION	13-DEC-14	R / 510
3,990	4,590	8,580	2015	-	13-DEC-14	R / 510
3,990	740	4,730	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
3,990	4,590	8,580	2012	2012 REVAL	10/20/2012	R/10
3,430	11,380	14,810	2009	TRI-UPDATE	10/31/2009	R/10
3,850	12,780	16,630	2007	BOR	08/05/2008	R/10
3,850	18,620	22,470	2006	2006 REVAL	11/15/2006	R/10
3,260	14,810	18,070	2003	TRI-UPDATE	11/19/2003	R/10
2,490	11,310	13,800	2000	2000 REVAL	10/24/2000	R/10
2,030	8,370	10,400	1997	TRI-UPDATE	10/28/1997	R/10
1,820	7,460	9,280	1994	1994 REVAL	12/01/1994	R/10

### Residential Building Information

Occupancy	ONE FAMILY
Wall Type	METAL/VINYL
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	CRAWL
Foundation Type	CRAWL
Year Built	1899
Base Att	0
Base Bsmt	208
SFLA 1st Floor	834
SFLA 2nd Floor	769
SFLA 3rd Floor	0
SFLA Attic	0
SFLA Basement	0
TLA	1,603
Unfinished Space (included in TLA)	
Rooms	7
Bedrooms	3
Full Baths	1
Half Baths	0
Add. Fix	0
Fp. Op.	0
Heat/AC	FORCED AIR HEAT
Grade	C

Condition

2: ABOVE AVERAGE

## Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU
1	0	Crawl Bsmt	One And One Half Story	No Attic			834		
1	1		Open Porch				154		
1	2		Open Porch	1/2 Story Frame			54		
1	3			1/2 Story Frame			37		
1	4			1/2 Story Frame			37		

## Outbuildings

Description	Wall Type	Condition	Area	Year
GARAGE DETACHED - RES		AVERAGE	360	1925
SHED - RES	WOODVIN	NO VALUE	80	1950

## Administrative Information

1 of 3

Review Date	09-JUN-09
DOLU	15-JUN-09
Admin Code	240
Percent Complete	
Source	
Remod. Year	
Remod. Type	MISSING
Entry	0

## Land Information

Line	Land Class	Land Type	Land Code	Square Feet	Acres	Rate
1	-	S-SQUARE FOOT	RESIDENTIAL LAND	5,100	.1171	

## Land Totals

Total Calculated Square Feet	5,100
Total Calculated Acres	.1171

## Land Line Details

Line #	1
Land Type	S-SQUARE FOOT
Land Code	01 - RESIDENTIAL LAND
Square Feet	5,100
Acres	.1171
Land Units	
Actual Frontage	
Effective Frontage	40.0
Override Size	
Actual Depth	127
Table Rate	2.31
Override Rate	
Depth Factor	1
Influence Factor	
Influence Reason	1-NONE
Nbhd Factor	1
Notes	
Roll Pct	

## Remarks

Date	Remark
05-AUG-08	K-40209 BOR CASE #07-11936
18-JUN-09	2008 BOR CASE # 08-22433 NVC
17-JUN-15	2014 BOR #201411709 DEC

## CAUV / Forest / Recoupment

Forest Reduced Value

0

CAUV Reduced Value	0
CAUV Savings	0.00
Recoupment	0.00

## Current Taxes

	1st Half	2nd Half	
<b>Tax Year 2015:</b>			
General:	242.83	242.83	
House Bill 920:	-59.50	-59.50	
Non-Business Credit:	-16.51	-16.51	
Owner Occupied Credit:	0.00	0.00	
Homestead Reduction:	0.00	0.00	
Net General:	166.82	166.82	
Adjustment General:	0.00	0.00	
Penalty General (see note):	16.68	35.03	
Interest General:			
Jan-Aug Int:	0.00	33.18	
Sept-Dec Int:	15.96	0.00	
Prior General:	195.82	202.97	
Prior Years Adjustments:	0.00	0.00	
Net Special Assessments:	73.93	73.89	
Adjustment Special Assessments:	0.00	0.00	
Penalty Special Assessments (see note):	7.39	15.53	
Interest Special Assessments:			
Jan-Aug Int:	0.00	12.48	
Sept-Dec Int:	6.04	0.00	
Prior Years Special Assessments:	72.88	77.01	
Prior Years Special Assessments Adjustments:	0.00	0.00	
<b>Prior Delinquent Charges</b>			<b>570.68</b>
<b>1st Half Tax, Assessments, and/or Penalty/Interest</b>			<b>264.82</b>
<b>* 1st Half Total Before Payments</b>			<b>835.50</b>
<b>2nd Half Tax, Assessments, and/or Penalty/Interest</b>			<b>336.93</b>
<b>* Full Year Total Before Payments</b>			<b>1,172.43</b>
<b>** TOTAL PAYMENTS **</b>			<b>0.00</b>
<b>** TOTAL DUE AFTER PAYMENTS **</b>			<b>1,172.43</b>
Last Change Date:			Jul 30, 2016
Last Payment Date:			Jan 01, 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	\$36.00	\$72.00
METRO PARKS	2.89	\$4.82	\$9.64
PORT AUTHORITY	.37	\$.62	\$1.24
TARTA	3.18	\$5.30	\$10.60
TOLEDO CITY	5.60	\$9.36	\$18.72
TOLEDO CITY SCHOOL DISTRICT	62.73	\$104.64	\$209.28
TOLEDO LUCAS COUNTY LIBRARY	3.64	\$6.08	\$12.16
Total:	100.00	\$166.82	\$333.64

## Special Assessments

Authority	Half	Full
Lucas County	\$3.16	\$6.32
Toledo City	\$70.77	\$141.50

Total:

\$73.93

\$147.82

TOTAL TAXES AND SPECIAL ASSESSMENTS:

\$708.46

## Prior Taxes

	1st Half	2nd Half	
<b>Tax Year 2014:</b>			
General:	440.45	440.45	
House Bill 920:	-107.68	-107.68	
Non-Business Credit:	-16.51	-16.51	
Owner Occupied Credit:	0.00	0.00	
Homestead Reduction:	0.00	0.00	
Net General:	316.26	316.26	
Adjustment General:	-149.33	-149.33	
Penalty General (see note):	16.69	35.06	
Interest General:			
Jan-Aug Int:	0.00	0.98	
Sept-Dec Int:	12.20	0.00	
Prior General:	305.00	0.00	
Prior Years Adjustments:	0.00	0.00	
Net Special Assessments:	63.99	63.99	
Adjustment Special Assessments:	-0.54	-0.54	
Penalty Special Assessments (see note):	6.35	13.32	
Interest Special Assessments:			
Jan-Aug Int:	0.00	0.24	
Sept-Dec Int:	3.08	0.00	
Prior Years Special Assessments:	77.11	0.00	
Prior Years Special Assessments Adjustments:	0.00	0.00	
<b>Prior Delinquent Charges</b>			<b>397.39</b>
<b>1st Half Tax, Assessments, and/or Penalty/Interest</b>			<b>253.42</b>
<b>* 1st Half Total Before Payments</b>			<b>650.81</b>
<b>2nd Half Tax, Assessments, and/or Penalty/Interest</b>			<b>279.98</b>
<b>* Full Year Total Before Payments</b>			<b>930.79</b>
<b>** TOTAL PAYMENTS **</b>			<b>-382.11</b>
<b>** TOTAL DUE AFTER PAYMENTS **</b>			<b>548.68</b>
Last Change Date:			Sep 03, 2015
Last Payment Date:			Jan 01, 2015

Authority	Project#	Project	Delinquent	Half	Full	Years Span
<b>Tax Year 2015</b>						
Lucas County	WMD	L.C. WASTE MANAGEMENT DISTRICT		\$2.50	\$5.00	2013 / 2050
Lucas County	0000	T.A.S.D.-MOSQUITO		\$0.66	\$1.32	1950 / 2050
Toledo City	1A	ALLEY CLEANING DISTR. 3&4-TOL.		\$2.91	\$5.81	1983 / 2100
Toledo City	0000L	LIGHTS BASIC-TOLEDO		\$8.09	\$16.17	1979 / 2100
Toledo City	0000SS	STREET SERVICES 2 & 3-TOLEDO		\$49.24	\$98.48	1979 / 2100
Toledo City	0000TM	TREE MAINTENANCE-TOLEDO		\$10.53	\$21.04	1979 / 2100
	Total:		\$0.00	\$73.93	\$147.82	

Authority	Project	Delinquent	Half	Full	Years Span
<b>Tax Year 2014</b>					
Lucas County	L.C. WASTE MANAGEMENT DISTRICT	\$2.87	\$2.50	\$5.00	2013 / 2050
Lucas County	T.A.S.D.-MOSQUITO	\$1.37	\$0.66	\$1.32	1950 / 2050
Toledo City	ALLEY CLEANING DISTR. 3&4-TOL.	\$13.39	\$4.25	\$8.50	1983 / 2100
Toledo City	LIGHTS BASIC-TOLEDO	\$7.75	\$7.01	\$14.02	1979 / 2100
Toledo City	STREET SERVICES 2 & 3-TOLEDO	\$43.10	\$38.11	\$76.22	1979 / 2100
Toledo City	TREE MAINTENANCE-TOLEDO	\$11.95	\$10.92	\$21.84	1979 / 2100
	Total:	\$80.43	\$63.45	\$126.90	

Authority	Project	Delinquent	Half	Full	Years Span
<b>Tax Year 2013</b>					
Lucas County	L.C. WASTE MANAGEMENT DISTRICT		\$2.50	\$5.00	2013 / 2050
Lucas County	T.A.S.D.-MOSQUITO		\$1.20	\$2.40	1950 / 2050
Toledo City	ALLEY CLEANING DISTR. 3&4-TOL.		\$11.67	\$23.34	1983 / 2100
Toledo City	LIGHTS BASIC-TOLEDO		\$6.75	\$13.50	1979 / 2100
Toledo City	STREET SERVICES 2 & 3-TOLEDO		\$37.56	\$75.12	1979 / 2100
Toledo City	TREE MAINTENANCE-TOLEDO		\$10.41	\$20.82	1979 / 2100
Total:		\$0.00	\$70.09	\$140.18	

Authority	Project	Delinquent	Half	Full	Years Span
<b>Tax Year 2012</b>					
Lucas County	T.A.S.D.-MOSQUITO		\$1.14	\$2.28	1950 / 2050
Toledo City	ALLEY CLEANING DISTR. 3&4-TOL.		\$4.88	\$9.76	1983 / 2100
Toledo City	LIGHTS BASIC-TOLEDO		\$7.49	\$14.98	1979 / 2100
Toledo City	STREET SERVICES 2 & 3-TOLEDO		\$39.77	\$79.54	1979 / 2100
Toledo City	TREE MAINTENANCE-TOLEDO		\$12.31	\$24.62	1979 / 2100
Total:		\$0.00	\$65.59	\$131.18	

Authority	Project	Delinquent	Half	Full	Years Span
<b>Tax Year 2011</b>					
Lucas County	T.A.S.D.-MOSQUITO		\$1.96	\$3.92	1950 / 2050
Toledo City	ALLEY CLEANING DISTR. 3&4-TOL.		\$8.97	\$17.94	1983 / 2100
Toledo City	LIGHTS BASIC-TOLEDO		\$6.74	\$13.48	1979 / 2100
Toledo City	STREET SERVICES 2 & 3-TOLEDO		\$41.41	\$82.82	1979 / 2100
Toledo City	TREE MAINTENANCE-TOLEDO		\$8.14	\$16.28	1979 / 2100
Total:		\$0.00	\$67.22	\$134.44	

Authority	Project	Delinquent	Half	Full	Years Span
<b>Tax Year 2010</b>					
Lucas County	T.A.S.D.-MOSQUITO	\$3.70	\$1.85	\$3.70	1950 / 2050
Toledo City	ALLEY CLEANING DISTR. 3&4-TOL.	\$19.32	\$7.76	\$15.52	1983 / 2100
Toledo City	LIGHTS BASIC-TOLEDO	\$9.30	\$6.00	\$12.00	1979 / 2100
Toledo City	STREET SERVICES 2 & 3-TOLEDO	\$104.56	\$46.91	\$93.82	1979 / 2100
Toledo City	TREE MAINTENANCE-TOLEDO	\$15.56	\$6.93	\$13.86	1979 / 2100
Total:		\$152.44	\$62.45	\$124.90	

## Payment Total by Cycle

Year - Half	Total
2014-1	\$382.11
2013-1	\$347.36
2012-2	\$331.85
2012-1	\$331.85
2011-2	\$463.23
2011-1	\$463.23
2010-2	\$481.89
2010-1	\$930.46
2009-1	\$474.68
2008-2	\$497.31
2008-1	\$497.31

## Payment Details

Year - Half	Date Paid	Batch #	Seq #	Payment
2014 - 1	01-JAN-15			\$11.45
2014 - 1	01-JAN-15			\$12.84
2014 - 1	01-JAN-15			\$41.32
2014 - 1	01-JAN-15			\$2.75
2014 - 1	01-JAN-15			\$7.43
2014 - 1	01-JAN-15			\$305.00
2014 - 1	01-JAN-15			\$1.32

2013 - 1	31-JAN-14	\$347.36
2012 - 2	31-JUL-13	\$331.85
2012 - 1	31-JAN-13	\$331.85
2011 - 2	31-JUL-12	\$463.23
2011 - 1	31-JAN-12	\$463.23
2010 - 2	29-JUL-11	\$455.78
2010 - 2	18-APR-11	\$26.11
2010 - 1	31-JAN-11	\$455.78
2010 - 1	09-AUG-10	\$474.68
2009 - 1	01-FEB-10	\$474.68
2008 - 2	31-JUL-09	\$497.31
2008 - 1	02-FEB-09	\$497.31

## 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	201411709	Closed	13,500
2012	09-28-2012	Revw	201289303	Closed	24,500
2008	03-12-2009	BOR	200822433		47,500
2007	03-27-2008	BOR	200711936		47,500

## Case Details

1 of 4

Case # 201411709  
Type BOR  
Action  
Reason Other  
Hearing Date 03-JUN-15  
Hearing Time 1500  
Hear Without Yes  
Decision Decrease  
Decision Reason  
Value 13,500  
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	06-24-2015	BOR	BOR Decision Residential
2014	06-12-2015	BOR	BOR Decision Residential
2014	06-10-2015	BOR	BOR Decision Residential
2014	06-09-2015	BOR	BOR Decision Residential
2014	05-01-2015	BOR	BOR Schedule Letter
2012	10-19-2012	Revw	Property Review Decision
2008	06-11-2009	BOR	Certified Mail Decision
2008	05-07-2009	BOR	Certified Mail Schedule
2007	07-22-2008	BOR	Certified Mail Decision

## Appeal Values History

Tax Year	100% Value	35% Value	Appeal Type
2014	13,500	4,730	BOR
2012	24,500	8,580	RVW
2008	47,500	16,630	BOR

