

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

ROLL: RP_OH
 308 WHITE ST
 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-RD6 - [Click here for zoning details](#)
 Zoning Description Duplex Residence
 Water and Sewer CITY WATER / CITY SEWER
 Traffic SECONDARY ROAD
 Street Type CONCRETE OR BLACKTOP

Owner BAYSHORE INVESTMENTS LLC

Property Address 308 WHITE ST
 TOLEDO OH 43605

Mailing Address 5368 BROWN RD
 OREGON OH 43616 5802

Legal Desc. HICKS FARM ADDITION BLK 25 LOT 17 N 8 FT AND L OT 18
 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	2,910	8,300	2,910	8,300
Building	2,350	6,700	2,350	6,700
Total	5,260	15,000	5,250	15,000

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
20-FEB-2008	\$20,000	08100904	KIRKLAND FINANCIAL LLC	WILLIAMS CHRISTOPHER J	GW-GENERAL WARRANTY
26-SEP-2007	\$32,667	07107119	MENDOZA ROBERT J & EMMA L	KIRKLAND FINANCIAL LLC	SD-SHERIFF'S DEED
17-JUN-1993	\$25,000	93103952	CLUM RUDOLPH J TR	MENDOZA ROBERT J & EMMA L	QC-QUIT CLAIM DEED

Transfer Details

Transfer # 08203640
 Sales Date 19-JUN-08
 Date of Closing 04-JUN-08
 Sale Amount \$0
 Conveyance Fee
 Legal Desc. HICKS FARM ADDITION BLK 25 LOT 17 N 8 FT AND L OT 18
 Acres .0000
 Number of Parcels 2
 Property Address 308 WHITE ST
 TOLEDO OH 43605

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

Transfer Cards

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PAGE TWO

Conveyance Document

[VIEW DOCUMENTS](#)

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	2,910	8,300	2,910	8,300
Building	2,350	6,700	2,350	6,700
Total	5,260	15,000	5,250	15,000

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
2,910	2,350	5,260	2015	TRIENNIAL	13-DEC-14	R / 510
2,910	2,350	5,260	2015	TRIENNIAL	13-DEC-14	R / 510
2,910	2,350	5,260	2015	TRIENNIAL	13-DEC-14	R / 510
2,910	2,350	5,260	2015	C-BOARD OF REVISION	13-DEC-14	R / 510
2,910	4,100	7,010	2015	-	13-DEC-14	R / 510
2,910	2,350	5,260	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
2,910	4,100	7,010	2012	2012 REVAL	10/20/2012	R/10
2,870	6,480	9,350	2009	TRI-UPDATE	10/31/2009	R/10
3,220	7,280	10,500	2007	BOR	08/05/2008	R/10
3,220	15,020	18,240	2006	2006 REVAL	11/15/2006	R/10
2,840	13,900	16,740	2003	TRI-UPDATE	11/19/2003	R/10
2,170	10,610	12,780	2000	2000 REVAL	10/24/2000	R/10
1,330	6,130	7,460	1997	TRI-UPDATE	10/28/1997	R/10
1,190	5,460	6,650	1994	1994 REVAL	12/01/1994	R/10

Residential Building Information

Occupancy	ONE FAMILY
Wall Type	METAL/VINYL
Main Building Story Height	ONE STORY WITH ATTIC
Max Story Height	ONE STORY WITH ATTIC
Garage Type	DETACHED
Attic Type	1/2 FIN
Bsmt. Type	PART
Foundation Type	MIXED - PART BSMT
Year Built	1907
Base Att	560
Base Bsmt	430
SFLA 1st Floor	860
SFLA 2nd Floor	0
SFLA 3rd Floor	0
SFLA Attic	196
SFLA Basement	0
TLA	1,056
Unfinished Space (included in TLA)	
Rooms	5
Bedrooms	2
Full Baths	1
Half Baths	0
Add. Fix	1
Fp. Op.	0

Heat/AC
Grade
Condition

FORCED AIR HEAT
C
3: AVERAGE

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU
1	0	Part Bsmt	One Story With Attic	1/2 Fin Attic			560		
1	1	BSMT-Unfin	1 Story Frame				300		
1	2		WDDK				80		
1	3		Open Porch				50		
1	4		Open Porch				48		

Outbuildings

Description	Wall Type	Condition	Area	Year
GARAGE DETACHED - RES		AVERAGE	440	1958

Administrative Information

1 of 3

Review Date 01-MAR-12
DOLU 01-MAY-12
Admin Code 237
Percent Complete
Source 7
Remod. Year
Remod. Type MISSING
Entry 8

Land Information

Line	Land Class	Land Type	Land Code	Square Feet	Acres	Rate
1	-	S-SQUARE FOOT	RESIDENTIAL LAND	4,200	.0964	

Land Totals

Total Calculated Square Feet 4,200
Total Calculated Acres .0964

Land Line Details

Line # 1
Land Type S-SQUARE FOOT
Land Code 01 - RESIDENTIAL LAND
Square Feet 4,200
Acres .0964
Land Units
Actual Frontage
Effective Frontage 33.0
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-40207 BOR CASE #07-11937
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	
Tax Year 2015:			
General:	270.01	270.01	
House Bill 920:	-66.15	-66.15	
Non-Business Credit:	-18.36	-18.36	
Owner Occupied Credit:	0.00	0.00	
Homestead Reduction:	0.00	0.00	
Net General:	185.50	185.50	
Adjustment General:	0.00	0.00	
Penalty General (see note):	18.55	38.96	
Interest General:			
Jan-Aug Int:	0.00	36.58	
Sept-Dec Int:	17.60	0.00	
Prior General:	214.17	225.42	
Prior Years Adjustments:	0.00	0.00	
Net Special Assessments:	76.01	75.95	
Adjustment Special Assessments:	0.00	0.00	
Penalty Special Assessments (see note):	7.60	15.96	
Interest Special Assessments:			
Jan-Aug Int:	0.00	13.50	
Sept-Dec Int:	6.48	0.00	
Prior Years Special Assessments:	79.10	83.34	
Prior Years Special Assessments Adjustments:	0.00	0.00	
Prior Delinquent Charges			626.11
1st Half Tax, Assessments, and/or Penalty/Interest			287.66
* 1st Half Total Before Payments			913.77
2nd Half Tax, Assessments, and/or Penalty/Interest			366.45
* Full Year Total Before Payments			1,280.22
** TOTAL PAYMENTS **			0.00
** TOTAL DUE AFTER PAYMENTS **			1,280.22
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	21.60	\$40.02	\$80.04
METRO PARKS	2.89	\$5.36	\$10.72
PORT AUTHORITY	.37	\$.69	\$1.38
TARTA	3.17	\$5.89	\$11.78
TOLEDO CITY	5.62	\$10.42	\$20.84
TOLEDO CITY SCHOOL DISTRICT	62.71	\$116.36	\$232.72
TOLEDO LUCAS COUNTY LIBRARY	3.64	\$6.76	\$13.52
Total:	100.00	\$185.50	\$371.00

Special Assessments

Authority	Half	Full
Lucas County	\$3.24	\$6.48
Toledo City	\$72.77	\$145.48

Total:

\$76.01

\$151.96

TOTAL TAXES AND SPECIAL ASSESSMENTS:

\$775.60

Prior Taxes

	1st Half	2nd Half	
Tax Year 2014:			
General:	359.86	359.86	
House Bill 920:	-87.98	-87.98	
Non-Business Credit:	-18.36	-18.36	
Owner Occupied Credit:	0.00	0.00	
Homestead Reduction:	0.00	0.00	
Net General:	253.52	253.52	
Adjustment General:	-67.88	-67.88	
Penalty General (see note):	18.56	38.98	
Interest General:			
Jan-Aug Int:	0.00	0.80	
Sept-Dec Int:	9.97	0.00	
Prior General:	249.18	0.00	
Prior Years Adjustments:	0.00	0.00	
Net Special Assessments:	68.87	68.87	
Adjustment Special Assessments:	-0.24	-0.24	
Penalty Special Assessments (see note):	6.86	14.42	
Interest Special Assessments:			
Jan-Aug Int:	0.00	0.29	
Sept-Dec Int:	3.61	0.00	
Prior Years Special Assessments:	90.20	0.00	
Prior Years Special Assessments Adjustments:	0.00	0.00	
Prior Delinquent Charges			352.96
1st Half Tax, Assessments, and/or Penalty/Interest			279.69
* 1st Half Total Before Payments			632.65
2nd Half Tax, Assessments, and/or Penalty/Interest			308.76
* Full Year Total Before Payments			941.41
** TOTAL PAYMENTS **			-339.38
** TOTAL DUE AFTER PAYMENTS **			602.03
Last Change Date:			Sep 03, 2015
Last Payment Date:			Jan 01, 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		\$0.74	\$1.48	1950 / 2050
Toledo City	1A	ALLEY CLEANING DISTR. 3&4-TOL.		\$5.45	\$10.88	1983 / 2100
Toledo City	180F	LIGHTS ALLEY-TOLEDO		\$11.34	\$22.67	1980 / 2100
Toledo City	0000L	LIGHTS BASIC-TOLEDO		\$6.68	\$13.34	1979 / 2100
Toledo City	0000SS	STREET SERVICES 2 & 3-TOLEDO		\$40.62	\$81.24	1979 / 2100
Toledo City	0000TM	TREE MAINTENANCE-TOLEDO		\$8.68	\$17.35	1979 / 2100
	Total:		\$0.00	\$76.01	\$151.96	

Authority	Project	Delinquent	Half	Full	Years Span
Tax Year 2014					
Lucas County	L.C. WASTE MANAGEMENT DISTRICT	\$2.87	\$2.50	\$5.00	2013 / 2050
Lucas County	T.A.S.D.-MOSQUITO	\$1.12	\$0.74	\$1.48	1950 / 2050
Toledo City	ALLEY CLEANING DISTR. 3&4-TOL.	\$25.10	\$7.97	\$15.94	1983 / 2100
Toledo City	LIGHTS ALLEY-TOLEDO	\$13.18	\$11.18	\$22.36	1980 / 2100
Toledo City	LIGHTS BASIC-TOLEDO	\$6.40	\$5.79	\$11.58	1979 / 2100
Toledo City	STREET SERVICES 2 & 3-TOLEDO	\$35.56	\$31.44	\$62.88	1979 / 2100
Toledo City	TREE MAINTENANCE-TOLEDO	\$9.87	\$9.01	\$18.02	1979 / 2100
	Total:	\$94.10	\$68.63	\$137.26	

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		\$.98	\$1.96	1950 / 2050
Toledo City	ALLEY CLEANING DISTR. 3&4-TOL.		\$21.87	\$43.74	1983 / 2100
Toledo City	LIGHTS ALLEY-TOLEDO		\$11.48	\$22.96	1980 / 2100
Toledo City	LIGHTS BASIC-TOLEDO		\$5.57	\$11.14	1979 / 2100
Toledo City	STREET SERVICES 2 & 3-TOLEDO		\$30.99	\$61.98	1979 / 2100
Toledo City	TREE MAINTENANCE-TOLEDO		\$8.60	\$17.20	1979 / 2100
Total:		\$0.00	\$81.99	\$163.98	

Authority	Project	Delinquent	Half	Full	Years Span
Tax Year 2012					
Lucas County	T.A.S.D.-MOSQUITO		\$.93	\$1.86	1950 / 2050
Toledo City	ALLEY CLEANING DISTR. 3&4-TOL.		\$9.15	\$18.30	1983 / 2100
Toledo City	LIGHTS ALLEY-TOLEDO		\$11.53	\$23.06	1980 / 2100
Toledo City	LIGHTS BASIC-TOLEDO		\$6.18	\$12.36	1979 / 2100
Toledo City	STREET SERVICES 2 & 3-TOLEDO		\$32.81	\$65.62	1979 / 2100
Toledo City	TREE MAINTENANCE-TOLEDO		\$10.16	\$20.32	1979 / 2100
Total:		\$0.00	\$70.76	\$141.52	

Authority	Project	Delinquent	Half	Full	Years Span
Tax Year 2011					
Lucas County	T.A.S.D.-MOSQUITO		\$1.24	\$2.48	1950 / 2050
Toledo City	ALLEY CLEANING DISTR. 3&4-TOL.		\$16.81	\$33.62	1983 / 2100
Toledo City	LIGHTS ALLEY-TOLEDO		\$11.88	\$23.76	1980 / 2100
Toledo City	LIGHTS BASIC-TOLEDO		\$5.56	\$11.12	1979 / 2100
Toledo City	STREET SERVICES 2 & 3-TOLEDO		\$34.17	\$68.34	1979 / 2100
Toledo City	TREE MAINTENANCE-TOLEDO		\$6.72	\$13.44	1979 / 2100
Total:		\$0.00	\$76.38	\$152.76	

Authority	Project	Delinquent	Half	Full	Years Span
Tax Year 2010					
Lucas County	T.A.S.D.-MOSQUITO	\$2.34	\$1.17	\$2.34	1950 / 2050
Toledo City	ALLEY CLEANING DISTR. 3&4-TOL.	\$36.22	\$1.42	\$2.84	1983 / 2100
Toledo City	LIGHTS ALLEY-TOLEDO	\$21.60	\$12.07	\$24.14	1980 / 2100
Toledo City	LIGHTS BASIC-TOLEDO	\$7.68	\$4.95	\$9.90	1979 / 2100
Toledo City	STREET SERVICES 2 & 3-TOLEDO	\$86.26	\$38.70	\$77.40	1979 / 2100
Toledo City	TREE MAINTENANCE-TOLEDO	\$12.84	\$5.72	\$11.44	1979 / 2100
Total:		\$166.94	\$64.03	\$128.06	

Payment Total by Cycle

Year - Half	Total
2014-1	\$339.38
2013-1	\$308.52
2012-2	\$288.31
2012-1	\$288.31
2011-2	\$326.39
2011-1	\$326.39
2010-2	\$330.80
2010-1	\$647.73
2009-1	\$335.38
2008-2	\$372.15
2008-1	\$372.15

Payment Details

Year - Half	Date Paid	Batch #	Seq #	Payment
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2014 - 1	01-JAN-15	\$6.13
2014 - 1	01-JAN-15	\$34.09
2014 - 1	01-JAN-15	\$1.08
2014 - 1	01-JAN-15	\$2.75
2014 - 1	01-JAN-15	\$9.46
2014 - 1	01-JAN-15	\$12.63
2014 - 1	01-JAN-15	\$249.18
2014 - 1	01-JAN-15	\$24.06
2013 - 1	31-JAN-14	\$308.52
2012 - 2	31-JUL-13	\$288.31
2012 - 1	31-JAN-13	\$288.31
2011 - 2	31-JUL-12	\$326.39
2011 - 1	31-JAN-12	\$326.39
2010 - 2	29-JUL-11	\$312.35
2010 - 2	18-APR-11	\$18.45
2010 - 1	31-JAN-11	\$312.35
2010 - 1	09-AUG-10	\$335.38
2009 - 1	01-FEB-10	\$335.38
2008 - 2	31-JUL-09	\$372.15
2008 - 1	02-FEB-09	\$372.15

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	15,000
2012	09-28-2012	Revw	201289304	Closed	20,000
2007	03-27-2008	BOR	200711937		30,000

Case Details

1 of 3

Case # 201411709

Type BOR

Action

Reason Other

Hearing Date 03-JUN-15

Hearing Time 1500

Hear Without Yes

Decision Decrease

Decision Reason

Value 15,000

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	06-24-2015	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

Appeal Values History

Tax Year	100% Value	35% Value	Appeal Type
2014	15,000	5,260	BOR
2012	20,000	7,010	RVW
2007	30,000	10,500	BOR

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