

MARKET AREA: 801R  
 BAYSHORE INVESTMENTS LLC  
 TAX YEAR: 2016

ROLL: RP\_OH  
 108 2ND ST  
 STATUS: Active

**Summary - General**

Tax District TOLEDO CITY - TOLEDO CSD  
 Class RESIDENTIAL  
 Land Use 510 : R - SINGLE FAMILY DWELLING, PLATTED LOT  
 Market Area 801R - [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 RESIDENTIAL SIDE STREET  
 Street Type CONCRETE OR BLACKTOP

Owner BAYSHORE INVESTMENTS LLC

Property Address 108 2ND ST  
 TOLEDO OH 43605

Mailing Address 5368 BROWN RD  
 OREGON OH 43616 5802

Legal Desc. KETCHAMS DIVISION LOTS 1 & 2 & 4 W 35 FT PT E OF YONDOTA ST EXC STS  
 Certified Delinquent Year 2014  
 Census Tract 48

**Summary - Most Recent Sale**

Prior Owner LUDEMAN CHAD  
 Sale Amount \$0  
 Deed 08203228  
 Sales Date 03-JUN-08

**Summary - Values**

	35% Values	100% Values	35% Roll	100% Roll
Land	2,100	6,000	2,100	6,000
Building	4,200	12,000	4,200	12,000
Total	6,300	18,000	6,300	18,000

**Tax Credits**

Homestead Exemption NO  
 Owner Occupied Credit NO  
 CAUV NO

**Transfer Listing**

Transfer Date	Price	Trans#	Seller	Buyer	Instrument
03-JUN-2008	\$0	08203228	LUDEMAN CHAD	BAYSHORE INVESTMENTS LLC	GW-GENERAL WARRANTY
08-MAY-2008	\$28,500	08102676	LAWSON GEORGE B	LUDEMAN CHAD	GW-GENERAL WARRANTY
08-MAY-2008	\$0	08202704	LAWSON GEORGE B & MINNIE	LAWSON GEORGE B	DC-DEATH CERTIFICATE

**Transfer Details** 1 of 3

Transfer # 08203228  
 Sales Date 03-JUN-08  
 Date of Closing 28-MAY-08  
 Sale Amount \$0  
 Conveyance Fee  
 Legal Desc. KETCHAMS DIVISION LOTS 1 & 2 & 4 W 35 FT PT E OF YONDOTA ST EXC STS  
 Acres .0000  
 Number of Parcels 1  
 Property Address 108 2ND ST  
 TOLEDO OH 43605

Purchaser (Grantee) BAYSHORE INVESTMENTS LLC  
 Seller(Grantor) LUDEMAN CHAD  
 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	2,100	6,000	2,100	6,000
Building	4,200	12,000	4,200	12,000
Total	6,300	18,000	6,300	18,000

### 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
2,100	4,200	6,300	2015	TRIENNIAL	13-DEC-14	R / 510
2,100	4,200	6,300	2015	TRIENNIAL	13-DEC-14	R / 510
2,100	4,200	6,300	2015	TRIENNIAL	13-DEC-14	R / 510
2,100	4,200	6,300	2015	C-BOARD OF REVISION	13-DEC-14	R / 510
2,100	4,620	6,720	2015	-	13-DEC-14	R / 510
2,100	4,200	6,300	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
2,100	4,620	6,720	2012	2012 REVAL	10/20/2012	R/10
2,630	10,010	12,640	2009	TRI-UPDATE	10/31/2009	R/10
2,940	11,240	14,180	2006	2006 REVAL	11/15/2006	R/10
2,170	8,300	10,470	2003	TRI-UPDATE	11/19/2003	R/10
1,650	6,340	7,990	2000	2000 REVAL	10/24/2000	R/10
630	2,310	2,940	1997	TRI-UPDATE	10/28/1997	R/10
560	2,070	2,630	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	NA
Attic Type	NONE
Bsmt. Type	FULL
Foundation Type	FULL BASEMENT
Year Built	1887
Base Att	0
Base Bsmt	616
SFLA 1st Floor	616
SFLA 2nd Floor	493
SFLA 3rd Floor	0
SFLA Attic	0
SFLA Basement	0
TLA	1,109
Unfinished Space (included in TLA)	
Rooms	6
Bedrooms	3
Full Baths	1
Half Baths	0
Add. Fix	0
Fp. Op.	0
Heat/AC	FORCED AIR HEAT
Grade	C
Condition	3: 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			616		
1	1		Open Porch				120		
1	2		Open Porch				40		

## Administrative Information

1 of 2

Review Date	04-JUN-08
DOLU	05-JUN-08
Admin Code	243
Percent Complete	
Source	
Remod. Year	2008
Remod. Type	REHAB INTERIOR
Entry	0

## Land Information

Line	Land Class	Land Type	Land Code	Square Feet	Acres	Rate
1	-	S-SQUARE FOOT	RESIDENTIAL LAND	2,400	.0551	

## Land Totals

Total Calculated Square Feet	2,400
Total Calculated Acres	.0551

## Land Line Details

Line #	1
Land Type	S-SQUARE FOOT
Land Code	01 - RESIDENTIAL LAND
Square Feet	2,400
Acres	.0551
Land Units	
Actual Frontage	
Effective Frontage	35.0
Override Size	
Actual Depth	68
Table Rate	2.81
Override Rate	
Depth Factor	1
Influence Factor	
Influence Reason	1-NONE
Nbhd Factor	1
Notes	
Roll Pct	

## General

Permit Number	Permit Date	Amount	SQFT	Purpose	Open/Closed	Rough In Date	Final Inspection Date
B0701978	13-SEP-2007	\$38,000.00		RES ALT	C		06/04/2008

## Details

Permit Number	B0701978
Permit Date	13-SEP-2007
Permit Issued To:	LAWSON GEORGE B
Percentage Complete	100
Estimated Cost	\$38,000
Open/Closed	C-Closed Permit
Year	2008
Inspection Date	04-JUN-08
Type	RES ALT
Notes	MISC DRYWALL
Appraiser Code	298

## 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:	323.42	323.42	
House Bill 920:	-79.26	-79.26	
Non-Business Credit:	-21.99	-21.99	
Owner Occupied Credit:	0.00	0.00	
Homestead Reduction:	0.00	0.00	
Net General:	222.17	222.17	
Adjustment General:	0.00	0.00	
Penalty General (see note):	22.22	46.66	
Interest General:			
Jan-Aug Int:	0.00	43.59	
Sept-Dec Int:	20.96	0.00	
Prior General:	254.14	269.80	
Prior Years Adjustments:	0.00	0.00	
Net Special Assessments:	113.67	113.64	
Adjustment Special Assessments:	0.00	0.00	
Penalty Special Assessments (see note):	11.37	23.88	
Interest Special Assessments:			
Jan-Aug Int:	0.00	17.19	
Sept-Dec Int:	8.24	0.00	
Prior Years Special Assessments:	100.08	106.52	
Prior Years Special Assessments Adjustments:	0.00	0.00	
<b>Prior Delinquent Charges</b>			<b>759.74</b>
<b>1st Half Tax, Assessments, and/or Penalty/Interest</b>			<b>369.43</b>
<b>* 1st Half Total Before Payments</b>			<b>1,129.17</b>
<b>2nd Half Tax, Assessments, and/or Penalty/Interest</b>			<b>467.13</b>
<b>* Full Year Total Before Payments</b>			<b>1,596.30</b>
<b>** TOTAL PAYMENTS **</b>			<b>0.00</b>
<b>** TOTAL DUE AFTER PAYMENTS **</b>			<b>1,596.30</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	21.60	\$47.93	\$95.86
METRO PARKS	2.89	\$6.42	\$12.84
PORT AUTHORITY	.37	\$.82	\$1.64
TARTA	3.17	\$7.05	\$14.10
TOLEDO CITY	5.62	\$12.48	\$24.96
TOLEDO CITY SCHOOL DISTRICT	62.70	\$139.37	\$278.74
TOLEDO LUCAS COUNTY LIBRARY	3.65	\$8.10	\$16.20
<b>Total:</b>	<b>100.00</b>	<b>\$222.17</b>	<b>\$444.34</b>

## Special Assessments

Authority	Half	Full
Lucas County	\$3.38	\$6.76
Toledo City	\$110.29	\$220.55

Total:

\$113.67

\$227.31

TOTAL TAXES AND SPECIAL ASSESSMENTS:

\$965.79

## Prior Taxes

	1st Half	2nd Half	
<b>Tax Year 2014:</b>			
General:	344.97	344.97	
House Bill 920:	-84.34	-84.34	
Non-Business Credit:	-22.00	-22.00	
Owner Occupied Credit:	0.00	0.00	
Homestead Reduction:	0.00	0.00	
Net General:	238.63	238.63	
Adjustment General:	-16.29	-16.29	
Penalty General (see note):	22.23	46.69	
Interest General:			
Jan-Aug Int:	0.00	0.77	
Sept-Dec Int:	9.56	0.00	
Prior General:	238.88	0.00	
Prior Years Adjustments:	0.00	0.00	
Net Special Assessments:	87.87	87.87	
Adjustment Special Assessments:	-0.06	-0.06	
Penalty Special Assessments (see note):	8.78	18.44	
Interest Special Assessments:			
Jan-Aug Int:	0.00	0.27	
Sept-Dec Int:	3.50	0.00	
Prior Years Special Assessments:	87.53	0.00	
Prior Years Special Assessments Adjustments:	0.00	0.00	
<b>Prior Delinquent Charges</b>			<b>339.47</b>
<b>1st Half Tax, Assessments, and/or Penalty/Interest</b>			<b>341.16</b>
<b>* 1st Half Total Before Payments</b>			<b>680.63</b>
<b>2nd Half Tax, Assessments, and/or Penalty/Interest</b>			<b>376.32</b>
<b>* Full Year Total Before Payments</b>			<b>1,056.95</b>
<b>** TOTAL PAYMENTS **</b>			<b>-326.41</b>
<b>** TOTAL DUE AFTER PAYMENTS **</b>			<b>730.54</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		\$.88	\$1.76	1950 / 2050
Toledo City	0000F	LEAF & SNOW REMOVAL-TOLEDO		\$56.68	\$113.36	1979 / 2100
Toledo City	0000L	LIGHTS BASIC-TOLEDO		\$11.53	\$23.04	1979 / 2100
Toledo City	0000SS	STREET SERVICES 2 & 3-TOLEDO		\$27.09	\$54.17	1979 / 2100
Toledo City	0000TM	TREE MAINTENANCE-TOLEDO		\$14.99	\$29.98	1979 / 2100
	Total:		\$0.00	\$113.67	\$227.31	

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	\$1.07	\$.88	\$1.76	1950 / 2050
Toledo City	LEAF & SNOW REMOVAL-TOLEDO	\$35.62	\$37.92	\$75.84	1979 / 2100
Toledo City	LIGHTS BASIC-TOLEDO	\$11.02	\$9.99	\$19.98	1979 / 2100
Toledo City	STREET SERVICES 2 & 3-TOLEDO	\$23.70	\$20.96	\$41.92	1979 / 2100
Toledo City	TREE MAINTENANCE-TOLEDO	\$17.02	\$15.56	\$31.12	1979 / 2100
	Total:	\$91.30	\$87.81	\$175.62	

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		\$.94	\$1.88	1950 / 2050
Toledo City	LEAF & SNOW REMOVAL-TOLEDO		\$31.04	\$62.08	1979 / 2100
Toledo City	LIGHTS BASIC-TOLEDO		\$9.61	\$19.22	1979 / 2100
Toledo City	STREET SERVICES 2 & 3-TOLEDO		\$20.65	\$41.30	1979 / 2100
Toledo City	TREE MAINTENANCE-TOLEDO		\$14.84	\$29.68	1979 / 2100
Total:		\$0.00	\$79.58	\$159.16	

Authority	Project	Delinquent	Half	Full	Years Span
<b>Tax Year 2012</b>					
Lucas County	T.A.S.D.-MOSQUITO		\$.89	\$1.78	1950 / 2050
Toledo City	LEAF & SNOW REMOVAL-TOLEDO		\$37.21	\$74.42	1979 / 2100
Toledo City	LIGHTS BASIC-TOLEDO		\$10.68	\$21.36	1979 / 2100
Toledo City	STREET SERVICES 2 & 3-TOLEDO		\$21.88	\$43.76	1979 / 2100
Toledo City	SURFACE TREATMENT 2011-TOLEDO		\$42.13	\$84.26	2012 / 2012
Toledo City	TREE MAINTENANCE-TOLEDO		\$17.54	\$35.08	1979 / 2100
Total:		\$0.00	\$130.33	\$260.66	

Authority	Project	Delinquent	Half	Full	Years Span
<b>Tax Year 2011</b>					
Lucas County	T.A.S.D.-MOSQUITO		\$1.68	\$3.36	1950 / 2050
Toledo City	LEAF & SNOW REMOVAL-TOLEDO		\$35.31	\$70.62	1979 / 2100
Toledo City	LIGHTS BASIC-TOLEDO		\$9.60	\$19.20	1979 / 2100
Toledo City	STREET SERVICES 2 & 3-TOLEDO		\$22.78	\$45.56	1979 / 2100
Toledo City	TREE MAINTENANCE-TOLEDO		\$11.59	\$23.18	1979 / 2100
Total:		\$0.00	\$80.96	\$161.92	

Authority	Project	Delinquent	Half	Full	Years Span
<b>Tax Year 2010</b>					
Lucas County	T.A.S.D.-MOSQUITO	\$3.16	\$1.58	\$3.16	1950 / 2050
Toledo City	LEAF & SNOW REMOVAL-TOLEDO	\$94.12	\$47.83	\$95.66	1979 / 2100
Toledo City	LIGHTS BASIC-TOLEDO	\$13.26	\$8.55	\$17.10	1979 / 2100
Toledo City	STREET SERVICES 2 & 3-TOLEDO	\$57.52	\$25.81	\$51.62	1979 / 2100
Toledo City	TREE MAINTENANCE-TOLEDO	\$22.16	\$9.88	\$19.76	1979 / 2100
Total:		\$190.22	\$93.65	\$187.30	

## Payment Total by Cycle

Year - Half	Total
2014-1	\$326.41
2013-1	\$296.74
2012-2	\$338.88
2012-1	\$338.88
2011-2	\$418.94
2011-1	\$418.94
2010-2	\$453.30
2010-1	\$864.83
2009-1	\$435.48
2008-2	\$257.02
2008-1	\$257.02

## Payment Details

Year - Half	Date Paid	Batch #	Seq #	Payment
2014 - 1	01-JAN-15			\$34.14
2014 - 1	01-JAN-15			\$10.57
2014 - 1	01-JAN-15			\$22.72
2014 - 1	01-JAN-15			\$1.03
2014 - 1	01-JAN-15			\$16.32
2014 - 1	01-JAN-15			\$238.88

2014 - 1	01-JAN-15	\$2.75
2013 - 1	31-JAN-14	\$296.74
2012 - 2	31-JUL-13	\$338.88
2012 - 1	31-JAN-13	\$338.88
2011 - 2	31-JUL-12	\$418.94
2011 - 1	31-JAN-12	\$418.94
2010 - 2	29-JUL-11	\$429.35
2010 - 2	18-APR-11	\$23.95
2010 - 1	31-JAN-11	\$429.35
2010 - 1	09-AUG-10	\$435.48
2009 - 1	01-FEB-10	\$435.48
2008 - 2	31-JUL-09	\$257.02
2008 - 1	02-FEB-09	\$257.02

## 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	18,000

## Case Details

Case #	201411707
Type	BOR
Action	
Reason	Other
Hearing Date	28-MAY-15
Hearing Time	1440
Hear Without	Yes
Decision	Decrease
Decision Reason	
Value	18,000
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
2014	05-01-2015	BOR	BOR Schedule Letter

## Appeal Values History

Tax Year	100% Value	35% Value	Appeal Type
2014	18,000	6,300	BOR