



Summary

Parcel Number **58-02419.000**
 Map Number 58078251007
 Location Address 1651 TIFFIN
 Legal Acres 0.5713
 Legal Description PT OL 5 N SIDE VENICE RD & E SIDE TIFFIN AVE 0.5713A
 (Note: Not to be used on legal documents.)
 Neighborhood 45801-WARD 3 DEFAULT
 Tax District 55-SANDUSKY CITY
 School District SANDUSKY CSD
 Homestead Reduction NO
 Owner Occupancy Credit NO
 Foreclosure NO
 Land Use 447-OFFICE BUILDINGS - 1 AND 2 STORIES
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)

[Download Land Use descriptions](#)

Notes

Map Number: 030
 Personal Property District: 22-0320

Owners

| | |
|---|---|
| Owner Address THE FOREST SANDUSKY LLC 77 MILFORD DR STE 232 HUDSON OH 44236 | Tax Payer Address THE FOREST SANDUSKY LLC 1651 TIFFIN AVE SANDUSKY OH 44870 |
|---|---|

Land

| Land Type | Calculated Acres | Actual Frontage | Effective Frontage | Depth | Depth Factor | Unit Rate | Appraised Value (100%) |
|--------------|------------------|-----------------|--------------------|-------|--------------|-----------|------------------------|
| P1-PRIMARY | 0.5713 | 0 | 0 | 0 | 100% | 25000 | \$257,090 |
| Total | 0.5713 | | | | | | \$257,090 |

Buildings

Card 3

| Line | Description | Area | Appraised Value (100%) |
|------|-------------------|------|------------------------|
| 1 | OFF-OPEN FR PORCH | 56 | \$1,120 |

Improvements

Card 3

| Description | Dimensions | Area | Year Built | Appraised Value (100%) |
|--------------------------------|------------|-------|------------|------------------------|
| FENCE WOOD-FENCE: WOOD | | 64 | 2018 | \$380 |
| FENCE WOOD-FENCE: WOOD | | 44 | 2018 | \$260 |
| PAVING ASPHALT-PAVING: ASPHALT | | 17500 | 2018 | \$10,390 |
| Total | | | | \$11,030 |

Appraised Value

If the value information is unavailable or does not display, it may be due to this being a new parcel and the information will be available in a future year. If you have questions please contact the Erie County Auditor's Office by email at ecao@eriecounty.oh.gov or by phone at (419) 627-7746.

| Assessed Year | 2022 | 2021 | 2020 | 2019 | 2018 |
|-------------------------------------|--------------------|--------------------|--------------------|--------------------|-----------------|
| Land Value | \$257,090 | \$257,090 | \$257,090 | \$257,090 | \$11,430 |
| CAUV Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Improvements Value | \$855,790 | \$855,790 | \$771,830 | \$771,830 | \$0 |
| Total Value (Appraised 100%) | \$1,112,880 | \$1,112,880 | \$1,028,920 | \$1,028,920 | \$11,430 |

Taxable Value (35% of Appraised Value)

If the value information is unavailable or does not display, it may be due to this being a new parcel and the information will be available in a future year. If you have questions please contact the Erie County Auditor's Office by email at ecao@eriecounty.oh.gov or by phone at (419) 627-7746.

| Assessed Year | 2022 | 2021 | 2020 | 2019 | 2018 |
|-----------------------------------|------------------|------------------|------------------|------------------|----------------|
| Land Value | \$89,980 | \$89,980 | \$89,980 | \$89,980 | \$4,000 |
| CAUV Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Improvements Value | \$299,530 | \$299,530 | \$270,140 | \$270,140 | \$0 |
| Total Value (Assessed 35%) | \$389,510 | \$389,510 | \$360,120 | \$360,120 | \$4,000 |

Tax History

| Tax Year (click for detail) | Prior Charges | Full Year Total | Payments | Half Year Due | Full Year Due |
|--------------------------------|---------------|-----------------|-------------|---------------|---------------|
| 2022 Pay 2023 | \$0.00 | \$26,799.96 | \$13,399.98 | \$0.00 | \$13,399.98 |
| 2021 Pay 2022 | \$0.00 | \$28,342.26 | \$28,342.26 | \$0.00 | \$0.00 |
| 2020 Pay 2021 | (\$130.97) | \$25,700.36 | \$25,700.36 | \$0.00 | \$0.00 |

If no tax bill is available online, please contact the Erie County Treasurers Office at (419) 627-7701

Tax Bills

58-02419.000 (PDF)

For questions or additional information about your tax bill, please contact the [Erie County Treasurer's Office website](#) or call their office at (419) 627-7701.

Payments

| Payment Date | Amount Paid |
|--------------|-------------|
| 2/8/2023 | \$13,399.98 |
| 2/14/2022 | \$28,342.26 |
| 2/19/2021 | \$25,700.36 |
| 7/7/2020 | \$13,097.28 |
| 3/4/2020 | \$13,097.28 |

Sales

| Sale Date | Sale Price | Seller | Buyer | No. of Properties |
|------------|------------|---------------------------|---------------------------|-------------------|
| 9/18/2018 | \$0 | CITY OF SANDUSKY | CITY OF SANDUSKY | 1 |
| 9/18/2018 | \$0 | CITY OF SANDUSKY | THE FOREST SANDUSKY LLC | 2 |
| 10/19/2016 | \$0 | WESTGATE DEVELOPMENT CO L | CITY OF SANDUSKY | 1 |
| 8/31/2005 | \$180,000 | BUCKEYE INVESTMENT N.W.O. | WESTGATE DEVELOPMENT CO L | 1 |
| 8/11/2000 | \$250,000 | PITSENBARGER BILL R & BAR | BUCKEYE INVESTMENT N.W.O. | 1 |
| 1/1/1950 | \$0 | UNKNOWN | PITSENBARGER BILL R & BAR | 0 |

Recent Sales In Area

Sale date range:

From:

03/15/2020

To:

03/15/2023

Sales by Neighborhood

1500

Feet

Sales by Distance

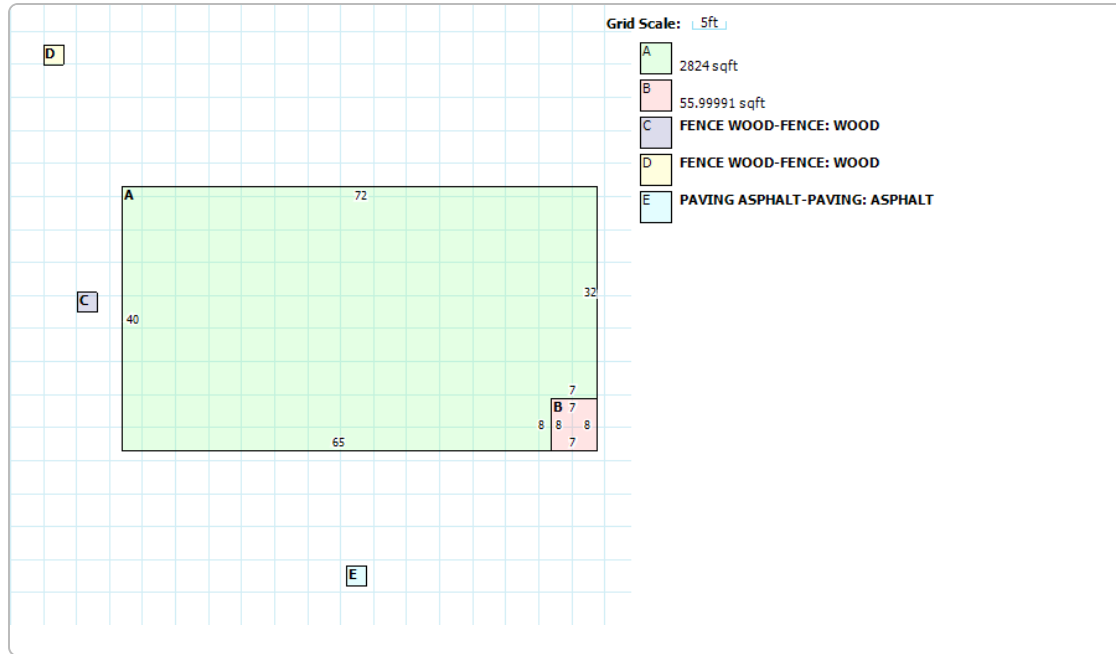
Historical Grand List

[Browse all Erie County Historical Grand List Documents](#)

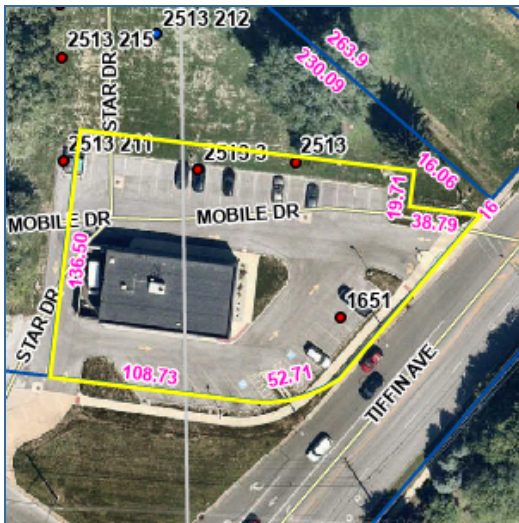
58-02419.000 (PDF)

Sketches

Note: Sketch items labeled O1 through O9 are Other Improvements and more detail about these items can be found under the Improvements tab. Click [HERE](#) for Sketch Codes and Descriptions



Map



Property Card

Property Card

No data available for the following modules: Dwellings, Additions, Ag Soil, Special Assessments, Photos.

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