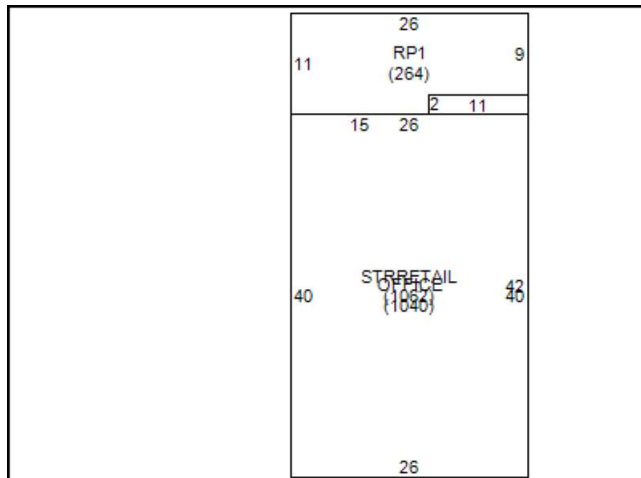


AREIS Online Report



Parcel: 1886007

Assessor: 03900003

Owner: EVANS PAUL B & ELIZABETH
A

Property Address: 2968 W SYLVANIA AVE
TOLEDO, OH 43613



Taxing District: TOLEDO CITY -
TOLEDO CSD

Class/Landuse: C / 429

Values(100%):

Land - 31,700

Bldg - 74,800

Total - 106,500

Frontage: 45

Depth: 129

Acres: 0.1611

TLA:

Year Blt:

Wall Type:



LINDSAY M. WEBB
TREASURER OF LUCAS COUNTY
 ONE GOVERNMENT CENTER #500
 TOLEDO, OHIO 43604-2253

WWW.CO.LUCAS.OH.US/TREASURER
Email: treasurer@co.lucas.oh.us
Office Hours: Monday through Friday
8:00 A.M. to 5:00 P.M.
(419) 213-4305

REAL ESTATE TAX BILL
SECOND HALF - 2017

\$21,834.93
DUE BY 07/25/2018

ADDITIONAL INFORMATION ON BACK

PARCEL NUMBER
18-86007
TAX DISTRICT
TOLEDO CITY - TOLEDO CSD
TAX RATE
104.25
EFFECTIVE TAX RATE(Mills)
96.812155

Owner Occupied Credit % 2.2692
 Non - Business Credit % 9.0769

MESSAGES

**** NOTICE REGARDING TAX DUE DATES ****

Effective in 2017, the semiannual real estate tax due dates became every FIRST WEDNESDAY in February (1st half) and every LAST WEDNESDAY in July (2nd half).

ADDRESSEE
 PAUL B EVANS
 2507 GEORGETOWN
 TOLEDO OH 43613

OWNER OF RECORD	LEGAL DESCRIPTION	PROPERTY ADDRESS
EVANS PAUL B & ELIZABETH A	7 9 17 SW 1/4 W 45 FT E 120 FT S 160 C-429 G878 FT / W 10 AC E 25 AC SE 1/4	2968 W SYLVANIA AVE
CALCULATION OF TAXES		CERT. YEAR
Acres .16		2014
Land Value 11,100	Building Value 26,180	
General Tax 3,886.42		
House Bill 920 -277.26		
Subtotal 3,609.16		
Non-Business Credit 0.00		
Owner Occupied Credit 0.00		
Homestead Credit 0.00		
Net General Tax 3,609.16		
Special Assessments 145.05		
CAUV Recoupment 0.00		
CAUV House Bill 920 0.00		
Current Year Adjustments 0.00		
Prior Year Adjustments 0.00		
Prior Delinquent 17,893.01		
Interest 0.00		
1st Half Penalty 187.71		
2nd Half Penalty 0.00		
Interim Payments 0.00		
Additional Payments 0.00		
Total Taxes Due	21,834.93	

H.B. 920 CREDIT

0.071346

ASSESSED VALUE

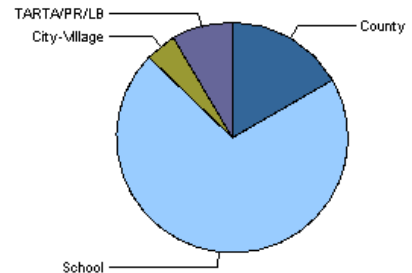
37,280

PENALTY & INTEREST AFTER

07/25/18

WHERE YOUR GENERAL TAXES GO

County 643.93
 School 2,469.77
 City-Village 164.03
 Tarta/Pr/Lb 331.43
 Net GenTax 3,609.16



Figures above do not include special assessments. Pie chart is a generic illustration of your tax district's allocation of real estate taxes.

TO ENSURE PROPER CREDIT DETACH AND RETURN THIS PORTION IN THE ENCLOSED ENVELOPE

DUE DATE

Penalty and Interest
After: 07/25/2018

C-429
 G878

18-86007

TAXING DISTRICT - PARCEL NUMBER

SECOND HALF - 2017

PAUL B EVANS
 2968 W SYLVANIA AVE

Reports_PA 03/14/2018 10:12:43 PM

According to Ohio Law, if taxes are not paid within sixty days from the date they are certified delinquent, the property is subject to tax foreclosure.

PAY THIS AMOUNT \$21,834.93

PLEASE DO NOT STAPLE OR PAPER CLIP PAYMENT TO PAYMENT COUPON

MAKE PAYMENT TO: TREASURER OF LUCAS COUNTY
ONE GOVERNMENT CENTER #500
TOLEDO, OHIO 43604-2253

DO NOT MARK BELOW THIS LINE
 FOR TREASURERS OFFICE USE ONLY

010001886007000218349301000188600700021834934

Parcel ID: 18-86007

Owner: EVANS PAUL B & ELIZABETH A
2968 W SYLVANIA AVE

ANITA LOPEZ - LUCAS COUNTY AUDITOR

Card 1 of 1
Assr #: 03900003

COMMERCIAL/INDUSTRIAL/APARTMENT

Market Area: 5002C
DTE #: 00300 - TOLEDO CITY - TOLEDO CSDTax Year: 2018
LUC: 429 - RETAIL STRUCT

GENERAL INFORMATION

Topo: 1-Level
Street: 1 - Paved
Utilities: 22 - City Water / City Sewer
Legal: 7 9 17 SW 1/4 W 45 FT E 120 FT S 160 FT

Spec Use: 406-Retail/Storage Over
Traffic: 5-Hvymain
Corner Lot: No

ADMINISTRATIVE

DATE	SOURCE	ENTRY	ADMIN	DATA ENTRY	REVIEWER
10/03/47		0-Missing	0-Unknown	236	296
02/20/12		0-Missing	270-Reval Final Value	920	68
02/20/12	0-Missing	0-Missing	270-Reval Final Value	920	68



LAND INFORMATION

TYPE	CODE	FRONT	DEPTH	SQFT	AC	INFL1	INFL2
1	01C-Primary	45	129	7,017	.1611	1-None	1-None

PERMITS

DATE	TAXYR	PERMIT #	PURPOSE	STATUS	% COMP
11/20/98	2000	9819215	AC - A/C	C - Closd Prmt	100

Total SF: 7,017 Total AC: .1611

SALES/TRANSFER HISTORY

DATE	CONV #	# OF PARCELS	DEED	VALIDITY	TYPE	PRICE
06/23/98	98105267	1	ST	0 - Validvac / L&B	2 - Land & Building	120,000

CONDO COMPLEX

COMPLEX #	COMPLEX NAME	YR DECLARED	# BLDGS	# UNITS
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VALUE HISTORY

2018			2017			2016			2015			2014			2013			2012		
CLASS		C	CLASS		C	CLASS		C	CLASS		C	CLASS		C	CLASS		C	CLASS		C
100%	L	31,700	100%	L	31,700	100%	L	31,700	100%	L	31,700	100%	L	31,700	100%	L	31,700	100%	L	31,700
	B	74,800		B	74,800		B	74,800		B	74,800		B	74,800		B	74,800		B	74,800
	T	106,500		T	106,500		T	106,500		T	106,500		T	106,500		T	106,500		T	106,500
35%	L	11,100	35%	L	11,100	35%	L	11,100	35%	L	11,100	35%	L	11,100	35%	L	11,100	35%	L	11,100
	B	26,180		B	26,180		B	26,180		B	26,180		B	26,180		B	26,180		B	26,180
	T	37,280		T	37,280		T	37,280		T	37,280		T	37,280		T	37,280		T	37,280

BUILDING SUMMARY									
No of BLDGS: 1		GBA 2,102	BLDG\$SF 35.59	AGGBA 2,102	BLDG\$SF 35.59	NRA 2,102	Fin NRA 2,102	BLDG\$SF 35.59	OVERALL EFF RATIO 100
BUILDING #	BUILDING NAME	TYPE				YEAR BUILT	AGGBA	GBA	FIN NRA
1	PAUL KENNY STUDIO	046 - RETAIL STORE				1965	2,102	2,102	2,102

VALUATION MODEL				COST SUMMARY		INCOME SUMMARY	
	LAND	BUILDING	TOTAL	RCN:	146,280	PGI	
				% Good:	75	Vacancy Rt	
				EFF \$/SF:	69.59	EGI	
COST	33,400	112,810	146,210	RCNLD:	109,710	Expenses	
INCOME	33,400	-33,400		EFF \$/SF:	52.19	NOI	
MARKET	33,400	-33,400		NBHD:	5002C	Value	
				OBY % Good:	43.12	Cap RT	
				OBY Value:	3,070	GIM	

Owner: EVANS PAUL B & ELIZABETH A
2968 W SYLVANIA AVE

ANITA LOPEZ - LUCAS COUNTY AUDITOR

Card 1 of 1
Assr #: 03900003

COMMERCIAL/INDUSTRIAL/APARTMENT

Market Area: 5002C
DTE #: 00300 - TOLEDO CITY - TOLEDO CSD

Tax Year: 2018
LUC: 429 - RETAIL STRUCT

BUILDING SUMMARY

BLDG #	BUILDING NAME	USE	UNITS	STORIES	YR BLT	EFF YEAR	GRADE	AGGBA	GBA	NRA
1	PAUL KENNY STUDIO	046		1	1965	1980	14	2,102	2,102	2,102

BUILDING INTERIOR / EXTERIOR

Line	Flr Frm	Flr To	Floor Type	Section #	Use Type	Area	Int Fin %	Int SF	Perimeter	Yr Blt	Eff Yr	HT	Ext Wall	Heat	A/C	Part	Plumb	Cond	Func	Rem Typ	Rem Yr	% Comp
1	1	1	7	1	Retail Store	1062	100	1062	136	1965	1980	10	Concrete Block Or	2	1	1	2	3	2	0		100
2	2	2	7	1	Office	1040	100	1040	132	1965	1980	8	Wood	2	0	1	2	3	2	0		100

Totals:	2,102	2,102
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OUTBUILDINGS & YARD ITEMS

Line	Code	Length	Width	Area	Year	Cond	Pct. Gd	ID Unit	% OR	Value
1	PA1 - Pavasph	75	45	3,375	1985	3	51	1	1	3,070

BUILDING OTHER FEATURES

Line	Int/Ext Ln	Code	Description	Length	Width	Area	ID Unit	Value
1	1	40	OpPch	1	264	264	1	2,640

BUILDING UNITS

<u>Building</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>E</u>
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Parcel ID: 18-86007

Owner: EVANS PAUL B & ELIZABETH A
2968 W SYLVANIA AVE

ANITA LOPEZ - LUCAS COUNTY AUDITOR

Card 1 of 1
Assr #: 03900003

Market Area: 5002C
DTE #: 00300 - TOLEDO CITY - TOLEDO CSD

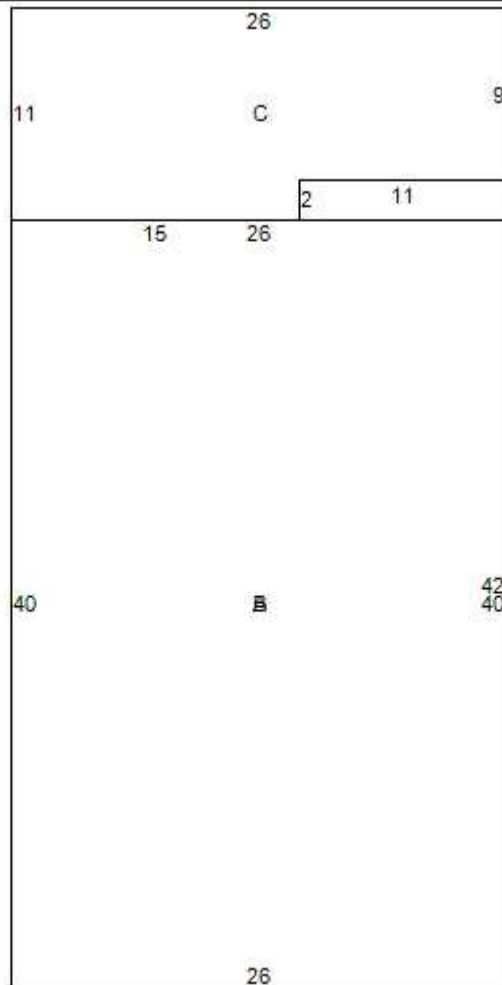
COMMERCIAL/INDUSTRIAL/APARTMENT

Tax Year: 2018
LUC: 429 - RETAIL STRUCT

PARCEL NOTES

BUILDING NOTES

2012 ADJ GBA



ID	Code	Description	Area
A	046	RETAIL STORE	1062
B	022	OFFICE	1040
C	40	OpPch	264
D	PA1	PAVING - ASPHALT	3375*