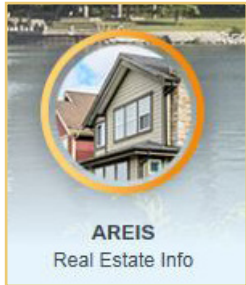


Check Your Data

The web address co.lucas.oh.us takes you to the Lucas County page, once there, click on AREIS Online.



AREIS Online makes accessible real estate data maintained by the Lucas County Auditor's office.

The application ties the data with Geographic Information Systems (GIS) mapping, and photo imaging in a single viewer.

The Auditor's office typically looks at the following information:

Land Information

Lot Size	Water
Frontage	Sewer

Building Information

Total Living Area (TLA)	Air Conditioning
Room Count	Bedroom Count
Full Baths	Half Baths
Stories	Fireplace
Basement Type	Wall Type
Open Porch	Enclosed Porch
Garage Sq. Ft.	Garage Type
Deck	Year Built

Contact Us

Do you have more questions?

Provide your phone number or e-mail address and a representative from our office will contact you.

Anita Lopez, Esq.
Lucas County Auditor



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Phone: (419) 213-4406
outreach@co.lucas.oh.us

<http://co.lucas.oh.us/358/Real-Estate-Appraisal-and-Assessment>



GOOD HOME MAINTENANCE

How changes to your home may affect your property value



Information for
Lucas County Residents

Prepared by
Anita Lopez, Esq.
Lucas County Auditor

(419) 213-4406

Normal maintenance and many basic improvements may be completed without increasing the real estate tax assessment on your home

If not a part of a complete modernization, the repairs and improvements listed may be made without increasing property taxes.

Exterior Work

- Any landscaping—lawns, shrubs, plants
- Add windows and doors
- Add or replace gutters or downspouts
- Install storm doors and windows
- Install outdoor lighting
- Install awnings
- Install, repair, or replace driveway or sidewalk
- Insulate and weather-strip
- New roof
- Re-point, repair, or replace existing masonry
- Repair or replace porches and steps
- Repair, replace, or add window shutters
- Repair siding
- Scrape and paint
- Window boxes

Interior Work

- Add electrical circuits or outlets
- Add closets
- Add built-in bookcases, cabinets, or other small storage
- Complete rewiring
- Install window blinds
- Install or replace light fixtures
- Install vent fans
- Paint, wallpaper, or other redecorating
- Remodel kitchen or bathroom
- Repair plaster
- Replace plumbing
- Resurface ceilings and walls
- Resurface floors
- Replace furnace's oil or gas burner
- Replace furnace with another of the same type
- Replace hot water heater
- Replace or refinish woodwork

Razing Affidavit

The removal of dilapidated or unused sheds, garages, barns, and other buildings (referred to as a raze) will result in those items being removed from the tax duplicate.

In order to have the data for a property adjusted due to a raze, complete a razing affidavit and return it to the Auditor's office by December 31 (if the raze occurred in the first nine months of the year) and January 31 (if the raze occurred in the last three months of the year).

The raze affidavit will be processed by the appraisal department, and an appraiser may visit the property to re-assess the value based on the change or removal.

The following improvements may increase the taxable value of your property

- Add central air conditioning
- Build or enlarge a garage
- Finish an attic, second floor, or bedroom with paneling, plaster board, or plaster
- Install a new stall shower
- Add a new porch
- Construct an in-ground pool
- Increase the size of the house with an addition
- Install additional bathrooms or toilets
- Install a new indoor wood burning fireplace