

CHECK YOUR DATA

The web address www.co.lucas.oh.us will take you to the Lucas County home page, once there, click on **AREIS Online**.



Click the house!

AREIS Online provides public access to Real Estate data maintained by the Lucas County Auditor. The application links Real Estate data, GIS mapping and imaging in a single viewer.

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

LAND INFORMATION

Lot Size	Water
Frontage	Sewer

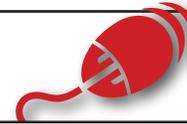
BUILDING INFORMATION

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



VISIT US ON THE WEB.
WWW.CO.LUCAS.OH.US/AUDITOR



SEND AN E-MAIL.
OUTREACH@CO.LUCAS.OH.US



CALL OUR OFFICE
(419) 213-4406

Anita Lopez Lucas County Auditor

One Government Center, Ste. 600
Toledo, OH 43604-2255
Phone: (419) 213-4406

Do you have more questions?

Simply provide a phone number or email address and a representative from our office will contact you.

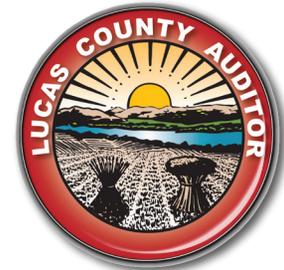


GOOD HOME MAINTENANCE

How changes to your home may affect your property value



INFORMATION FOR LUCAS COUNTY RESIDENTS



PREPARED BY
OFFICE OF ANITA LOPEZ
LUCAS COUNTY AUDITOR

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

EXTERIOR WORK

- Any landscaping - lawns, shrubs, plants, etc...
- Add windows and doors
- Add or replace gutters or downspouts
- Install storm doors and windows
- Install outdoor lighting
- Install awnings
- Install or repair 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 or cabinets
- 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 with another of the same type
- Replace hot water heater
- Replace or refinish woodwork

The following improvements **may increase** the taxable value of your property:

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

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 of 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 then be passed onto the appraisal department, triggering an appraiser to visit the property and re-assess the value based on what has been changed or removed.