

Parcel ID: 15-01081

Owner: KUC ED
428 BRUMMEL ST

KATIE MOLINE - LUCAS COUNTY AUDITOR

Card 1 of 1
Assr #: 08028033Market Area: 804R
DTE #: 00300 - TOLEDO CITY - TOLEDO CSD

RESIDENTIAL/AGRICULTURAL

Tax Year: 2025
LUC: 510 - 1FAM-PLAT

GENERAL INFORMATION

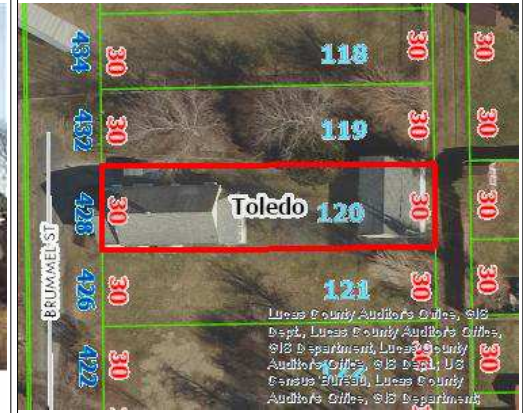
Topo: Spec Use: 510-1 Family-Plat
Street: 1 - Paved Traffic: 4-Nooutlet
Utilities: 22 - City Water / City Sewer Corner Lot: No
Legal: TERMINAL ADDITION LOT 120

ADMINISTRATIVE

DATE	SOURCE	ENTRY	ADMIN	DATA ENTRY	REVIEWER
02/29/12	7-lfr	8-Road	237-Final Value Review	9990	670
06/02/09		0-Missing	240-Bor/Appeal Review	925	670



1501081



LAND INFORMATION

TYPE	CODE	FRONT	DEPTH	SQFT	AC	INFL1	INFL2
1	01-Residential Land	30	130	3,900	.0895	1-None	6-Negcomv

Total SF: 3,900 Total AC: .0895

PERMITS

DATE	TAXYR	PERMIT #	PURPOSE	STATUS	% COMP
02/05/14	2015	BHA14-0200	RES ALT - Res Alt	C - Closd Prmt	100
05/12/99	2000	9906471	RES ALT - Res Alt	C - Closd Prmt	100
10/08/98	1999	9816436	AC - A/C	C - Closd Prmt	100

SALES/TRANSFER HISTORY

DATE	CONV #	# OF PARCELS	DEED	VALIDITY	TYPE	PRICE
12/05/16	16208314	4	OD	9 - Mulinv	2 - Land & Building	
09/07/12	12205473	4	QC	8 - Unrevd	2 - Land & Building	
10/13/06	06206920	4	QC	8 - Unrevd	2 - Land & Building	
02/01/00	0	1580	DC	8 - Unrevd	2 - Land & Building	

CONDO COMPLEX

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

CLASS	2025	CLASS	2024	CLASS	2023	CLASS	2022	CLASS	2021	CLASS	2020	CLASS	2019
	R		R		R		R		R		R		R
100% L	11,200	100% L	11,200	100% L	8,300	100% L	8,300	100% L	8,300	100% L	7,800	100% L	7,800
B	37,000	B	37,000	B	21,100	B	21,100	B	21,100	B	20,300	B	20,300
T	48,200	T	48,200	T	29,400	T	29,400	T	29,400	T	28,100	T	28,100
35% L	3,920	35% L	3,920	35% L	2,910	35% L	2,910	35% L	2,910	35% L	2,730	35% L	2,730
B	12,950	B	12,950	B	7,390	B	7,390	B	7,390	B	7,110	B	7,110
T	16,870	T	16,870	T	10,300	T	10,300	T	10,300	T	9,840	T	9,840

Parcel ID: 15-01081		KATIE MOLINE - LUCAS COUNTY AUDITOR		RESIDENTIAL/AGRICULTURAL	
Owner: KUC ED		Card 1 of 1		Market Area: 804R	
428 BRUMMEL ST		Assr #: 08028033		DTE #: 00300 - TOLEDO CITY - TOLEDO CSD	
				Tax Year: 2025	
				LUC: 510 - 1FAM-PLAT	

DWELLING INFORMATION

Occupancy:	2 - Onefam	Style:	17 - Other - Standard Cdu		
Main SH:	2 - One Story With Attic	Max SH:	2 - One Story With Attic		
Attic:	2 - Unfin	Grade:	16 - D+		
Basement:	4 - Full	Condition:	AV - Av		
Construction:	3 - Metal/Vinyl	TLA:	828		
Fin Basement:	0	Year Built:	1912	Eff Yr:	
Pct Complete:	100	Remodel Year:	1999	Type:	12 - Winddoor

CONDO INFORMATION

Complex #:		Condo Type:	
Unit #:		Level:	
		View:	

INTERIOR CHARACTERISTICS

Bedrooms:	2	Full Baths:	1
Total Rooms:	6	Half Baths:	0
HVAC:	C - Forced Air Heat W/C	Additional Fixtures:	0
WB Fire Places:	0		
Gas Fire Places:			
Stacks:	0		

DWELLING CALCULATIONS

Effective Year:	Adjusted Base:	76895	Dwelling RCN:	78770
% Good:	Plumbing:	-2800	Total RCN:	78770
% Good Override:	Basement:	8163	RCN/SF:	95.13
C & D:	Heating:	0	Base RCNLD:	60653
C & D Factor:	Attic:	18	Additions RCNLD:	10389
Functional:	Other Features:	0	Total RCNLD:	60653
Reason:	Dwelling Subtotal:	92670	RCNLD/SF:	73.25
Economic:	Base RCN:	78770	Pct Complete:	100
Reason:	Local Multiplier:	1	Dwelling Factor:	.387
			Dwelling Value:	23470
Roll Pct:	100		Condo Base Value:	
Roll Value:	23470		Condo Adj Value:	

OUTBUILDINGS & YARD ITEMS

LINE	CONDO	CODE	AREA	CONDITION	YEAR BUILT	OBY VALUE
1		GR1 - Gardet-R	630	3-Av	1947	7,600

20
EP
(120)

6

6

20

36

Main Building
(720)

36

20
18
Sib/1sF
(108)
18

6

6

DWELLING ADDITIONS

LINE	LOWER	FIRST	SECOND	THIRD	AREA	YR BUILT
0					720	
1		32-EP			120	
2	50-Sib	11-1sF			108	

MEMORANDUM

2000 REHB 2/00 TLW*99 AC,ADJ TLA TEB 3/99*96 ADJ UTL 8/96 BTJ*

Parcel ID: 15-01077

Owner: KUC ED
432 BRUMMEL ST

KATIE MOLINE - LUCAS COUNTY AUDITOR

Card 1 of 0
Assr #: 08028034Market Area: 804R
DTE #: 00300 - TOLEDO CITY - TOLEDO CSD

RESIDENTIAL/AGRICULTURAL

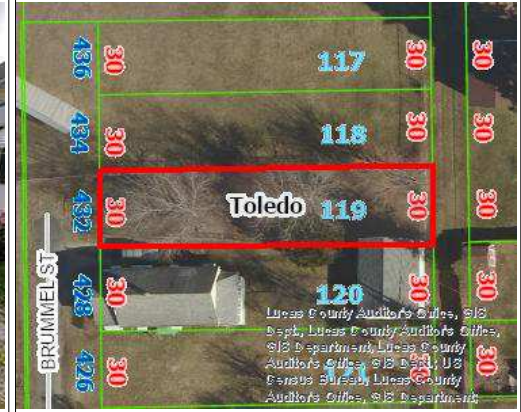
Tax Year: 2025
LUC: 500 - VAC RES-PLAT

GENERAL INFORMATION

Topo: Spec Use: 500-Vac-Plat
Street: 1 - Paved Traffic: 4-Nooutlet
Utilities: 22 - City Water / City Sewer Corner Lot: No
Legal: TERMINAL ADDITION LOT 119

ADMINISTRATIVE

DATE	SOURCE	ENTRY	ADMIN	DATA ENTRY	REVIEWER
01/06/12		0-Missing	269-Revaluation	920	298
01/06/12	0-Missing	0-Missing	269-Revaluation	920	298
06/02/09		0-Missing	240-Bor/Appeal Review	925	670



LAND INFORMATION

TYPE	CODE	FRONT	DEPTH	SQFT	AC	INFL1	INFL2
1	01-Residential Land	30	130	3,900	.0895	16-Unbldbl	7-Negindv

Total SF: 3,900 Total AC: .0895

PERMITS

DATE	TAXYR	PERMIT #	PURPOSE	STATUS	% COMP
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CONDO COMPLEX

COMPLEX #	COMPLEX NAME	YR DECLARED	# BLDGS	# UNITS
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SALES/TRANSFER HISTORY

DATE	CONV #	# OF PARCELS	DEED	VALIDITY	TYPE	PRICE
12/05/16	16208314	4	OD	9 - Mulinv	2 - Land & Building	
09/07/12	12205473	4	QC	8 - Unrevd	1 - Land	
10/13/06	06206920	4	QC	8 - Unrevd	1 - Land	
02/01/00	0	1580	DC	8 - Unrevd	1 - Land	

VALUE HISTORY

CLASS	2025	CLASS	2024	CLASS	2023	CLASS	2022	CLASS	2021	CLASS	2020	CLASS	2019
	R		R		R		R		R		R		R
100% L	900	100% L	900	100% L	600	100% L	600	100% L	600	100% L	600	100% L	600
B		B		B		B		B		B		B	
T	900	T	900	T	600	T	600	T	600	T	600	T	600
35% L	320	35% L	320	35% L	210	35% L	210	35% L	210	35% L	210	35% L	210
B		B		B		B		B		B		B	
T	320	T	320	T	210	T	210	T	210	T	210	T	210

Parcel ID: 15-01077		KATIE MOLINE - LUCAS COUNTY AUDITOR		RESIDENTIAL/AGRICULTURAL	
Owner: KUC ED		Card 1 of 0		Market Area: 804R	
432 BRUMMEL ST		Assr #: 08028034		DTE #: 00300 - TOLEDO CITY - TOLEDO CSD	
				Tax Year: 2025	
				LUC: 500 - VAC RES-PLAT	

DWELLING INFORMATION

Occupancy:

Main SH:

Attic:

Basement:

Construction:

Fin Basement:

Pct Complete:

Style:

Max SH:

Grade:

Condition:

TLA:

Year Built:

Remodel Year:

Eff Yr:

Type:

CONDO INFORMATION

Complex #:

Unit #:

Condo Type:

Level:

View:

INTERIOR CHARACTERISTICS

Bedrooms:

Total Rooms:

HVAC:

WB Fire Places:

Gas Fire Places:

Stacks:

Full Baths:

Half Baths:

Additional Fixtures:

DWELLING CALCULATIONS

Effective Year:

% Good:

% Good Override:

C & D:

C & D Factor:

Functional:

Reason:

Economic:

Reason:

Roll Pct:

Roll Value:

Adjusted Base:

Plumbing:

Basement:

Heating:

Attic:

Other Features:

Dwelling Subtotal:

Base RCN:

Local Multiplier:

Dwelling RCN:

Total RCN:

RCN/SF:

Base RCNLD:

Additions RCNLD:

Total RCNLD:

RCNLD/SF:

Pct Complete:

Dwelling Factor:

Dwelling Value:

Condo Base Value:

Condo Adj Value:

DWELLING ADDITIONS

LINE	LOWER	FIRST	SECOND	THIRD	AREA	YR BUILT
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MEMORANDUM

OUTBUILDINGS & YARD ITEMS

LINE	CONDO CODE	AREA	CONDITION	YEAR BUILT	QBY VALUE
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CA330OHLUC

17-Apr-2025 10:22 am

Page: 2

Parcel ID: 15-01084

Owner: KUC ED
426 BRUMMEL ST

KATIE MOLINE - LUCAS COUNTY AUDITOR

Card 1 of 0
Assr #: 08028032

Market Area: 804R
DTE #: 00300 - TOLEDO CITY - TOLEDO CSD

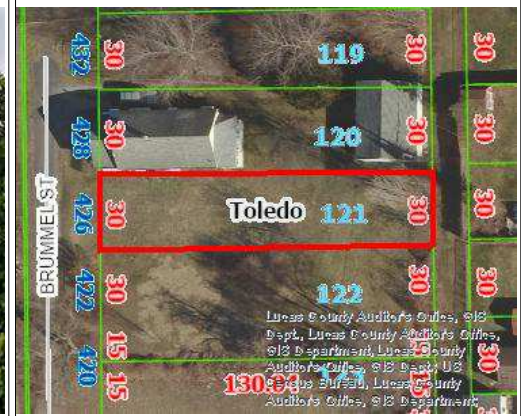
RESIDENTIAL/AGRICULTURAL

Tax Year: 2025
LUC: 500 - VAC RES-PLAT

GENERAL INFORMATION

Topo:
Street: 1 - Paved
Utilities: 22 - City Water / City Sewer
Legal: TERMINAL ADDITION LOT 121

Spec Use: 500-Vac-Plat
Traffic: 4-Nooutlet
Corner Lot: No



ADMINISTRATIVE

DATE	SOURCE	ENTRY	ADMIN	DATA ENTRY	REVIEWER
01/06/12		0-Missing	269-Revaluation	920	298
01/06/12	0-Missing	0-Missing	269-Revaluation	920	298
06/02/09		0-Missing	240-Bor/Appeal Review	925	670

LAND INFORMATION

TYPE	CODE	FRONT	DEPTH	SQFT	AC	INFL1	INFL2
1	01-Residential Land	30	130	3,900	.0895	16-Unbldbl	7-Negindv

Total SF: 3,900 Total AC: .0895

PERMITS

DATE	TAXYR	PERMIT #	PURPOSE	STATUS	% COMP
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SALES/TRANSFER HISTORY

DATE	CONV #	# OF PARCELS	DEED	VALIDITY	TYPE	PRICE
12/05/16	16208314	4	OD	9 - Mulinv	2 - Land & Building	
09/07/12	12205473	4	QC	8 - Unrevd	1 - Land	
10/13/06	06206920	4	QC	8 - Unrevd	1 - Land	
09/30/97	97108140	1	GW	8 - Unrevd	1 - Land	50
08/12/93	93203736	1	AD	8 - Unrevd	1 - Land	

CONDO COMPLEX

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

CLASS	2025	CLASS	2024	CLASS	2023	CLASS	2022	CLASS	2021	CLASS	2020	CLASS	2019
	R		R		R		R		R		R		R
100% L	900	100% L	900	100% L	600	100% L	600	100% L	600	100% L	600	100% L	600
B		B		B		B		B		B		B	
T	900	T	900	T	600	T	600	T	600	T	600	T	600
35% L	320	35% L	320	35% L	210	35% L	210	35% L	210	35% L	210	35% L	210
B		B		B		B		B		B		B	
T	320	T	320	T	210	T	210	T	210	T	210	T	210

Parcel ID: 15-01084		KATIE MOLINE - LUCAS COUNTY AUDITOR		RESIDENTIAL/AGRICULTURAL	
Owner: KUC ED		Card 1 of 0		Market Area: 804R	
426 BRUMMEL ST		Assr #: 08028032		DTE #: 00300 - TOLEDO CITY - TOLEDO CSD	
				Tax Year: 2025	
				LUC: 500 - VAC RES-PLAT	

DWELLING INFORMATION

Occupancy:

Main SH:

Attic:

Basement:

Construction:

Fin Basement:

Pct Complete:

Style:

Max SH:

Grade:

Condition:

TLA:

Year Built:

Remodel Year:

Eff Yr:

Type:

CONDO INFORMATION

Complex #:

Unit #:

Condo Type:

Level:

View:

INTERIOR CHARACTERISTICS

Bedrooms:

Total Rooms:

HVAC:

WB Fire Places:

Gas Fire Places:

Stacks:

Full Baths:

Half Baths:

Additional Fixtures:

DWELLING CALCULATIONS

Effective Year:

% Good:

% Good Override:

C & D:

C & D Factor:

Functional:

Reason:

Economic:

Reason:

Roll Pct:

Roll Value:

Adjusted Base:

Plumbing:

Basement:

Heating:

Attic:

Other Features:

Dwelling Subtotal:

Base RCN:

Local Multiplier:

Dwelling RCN:

Total RCN:

RCN/SF:

Base RCNLD:

Additions RCNLD:

Total RCNLD:

RCNLD/SF:

Pct Complete:

Dwelling Factor:

Dwelling Value:

Condo Base Value:

Condo Adj Value:

DWELLING ADDITIONS

LINE	LOWER	FIRST	SECOND	THIRD	AREA	YR BUILT

MEMORANDUM

OUTBUILDINGS & YARD ITEMS

LINE	CONDO CODE	AREA	CONDITION	YEAR BUILT	QBY VALUE

CA330OHLUC

17-Apr-2025 10:24 am

Page: 2

Parcel ID: 15-01087

Owner: KUC ED
422 BRUMMEL ST

KATIE MOLINE - LUCAS COUNTY AUDITOR

Card 1 of 0
Assr #: 08028031Market Area: 804R
DTE #: 00300 - TOLEDO CITY - TOLEDO CSD

RESIDENTIAL/AGRICULTURAL

Tax Year: 2025
LUC: 500 - VAC RES-PLAT

GENERAL INFORMATION

Topo: Spec Use: 500-Vac-Plat
Street: 1 - Paved Traffic: 4-Nooutlet
Utilities: 22 - City Water / City Sewer Corner Lot: No
Legal: TERMINAL ADDITION LOT 122 & N 15 FT 123

ADMINISTRATIVE

DATE	SOURCE	ENTRY	ADMIN	DATA ENTRY	REVIEWER
01/06/12		0-Missing	269-Revaluation	920	298
01/06/12	0-Missing	0-Missing	269-Revaluation	920	298
06/02/09		0-Missing	240-Bor/Appeal Review	925	670



LAND INFORMATION

TYPE	CODE	FRONT	DEPTH	SQFT	AC	INFL1	INFL2
1	01-Residential Land	45	130	5,900	.1354	16-Unbldbl	7-Negindv

Total SF: 5,900 Total AC: .1354

PERMITS

DATE	TAXYR	PERMIT #	PURPOSE	STATUS	% COMP
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CONDO COMPLEX

COMPLEX #	COMPLEX NAME	YR DECLARED	# BLDGS	# UNITS
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SALES/TRANSFER HISTORY

DATE	CONV #	# OF PARCELS	DEED	VALIDITY	TYPE	PRICE
12/05/16	16208314	4	OD	9 - Mulinv	2 - Land & Building	
09/07/12	12205473	4	QC	8 - Unrevd	1 - Land	
10/13/06	06206920	4	QC	8 - Unrevd	1 - Land	

VALUE HISTORY

CLASS	2025	CLASS	2024	CLASS	2023	CLASS	2022	CLASS	2021	CLASS	2020	CLASS	2019
	R		R		R		R		R		R		R
100% L	1,100	100% L	1,100	100% L	800	100% L	800	100% L	800	100% L	700	100% L	700
B		B		B		B		B		B		B	
T	1,100	T	1,100	T	800	T	800	T	800	T	700	T	700
35% L	390	35% L	390	35% L	280	35% L	280	35% L	280	35% L	250	35% L	250
B		B		B		B		B		B		B	
T	390	T	390	T	280	T	280	T	280	T	250	T	250

Parcel ID: 15-01087		KATIE MOLINE - LUCAS COUNTY AUDITOR		RESIDENTIAL/AGRICULTURAL	
Owner: KUC ED		Card 1 of 0		Market Area: 804R	
422 BRUMMEL ST		Assr #: 08028031		DTE #: 00300 - TOLEDO CITY - TOLEDO CSD	
				Tax Year: 2025	
				LUC: 500 - VAC RES-PLAT	

DWELLING INFORMATION		
Occupancy:	Style:	
Main SH:	Max SH:	
Attic:	Grade:	
Basement:	Condition:	
Construction:	TLA:	
Fin Basement:	Year Built:	Eff Yr:
Pct Complete:	Remodel Year:	Type:

CONDO INFORMATION	
Complex #:	Condo Type:
Unit #:	Level:
	View:

INTERIOR CHARACTERISTICS	
Bedrooms:	Full Baths:
Total Rooms:	Half Baths:
HVAC:	Additional Fixtures:
WB Fire Places:	
Gas Fire Places:	
Stacks:	

DWELLING CALCULATIONS		
Effective Year:	Adjusted Base:	Dwelling RCN:
% Good:	Plumbing:	Total RCN:
% Good Override:	Basement:	RCN/SF:
C & D:	Heating:	Base RCNLD:
C & D Factor:	Attic:	Additions RCNLD:
Functional:	Other Features:	Total RCNLD:
Reason:	Dwelling Subtotal:	RCNLD/SF:
Economic:	Base RCN:	Pct Complete:
Reason:	Local Multiplier:	Dwelling Factor:
		Dwelling Value:
Roll Pct:		Condo Base Value:
Roll Value:		Condo Adj Value:

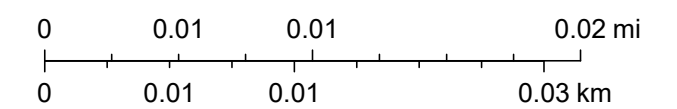
OUTBUILDINGS & YARD ITEMS						
LINE	CONDO	CODE	AREA	CONDITION	YEAR BUILT	OBY VALUE

DWELLING ADDITIONS						
LINE	LOWER	FIRST	SECOND	THIRD	AREA	YR BUILT

MEMORANDUM						
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April 17, 2025

1:454



Lucas County Auditor's Office, GIS Dept., Lucas County Auditor's Office, GIS Department, Lucas County Auditor's Office, GIS Dept.; US Census Bureau, Lucas County Auditor's Office, GIS Department; Lucas County Engineer's Tax Map Department, Lucas County EMA, Lucas County Auditor's Office

Anonymous