

Parcel ID: 04-58571

Owner: THOMAS BARBARA ANN

1037 PROSPECT AVE

KATIE MOLINE - LUCAS COUNTY AUDITOR

Card 1 of 1

Assr #: 04026034

Market Area: 404R

DTE #: 00300 - TOLEDO CITY - TOLEDO CSD

RESIDENTIAL/AGRICULTURAL

Tax Year: 2025

LUC: 510 - 1FAM-PLAT

GENERAL INFORMATION

Topo:

Street: 1 - Paved

Utilities: 22 - City Water / City Sewer

Legal: ENGLEWOOD LOT 164 E 40 FT

Spec Use: 510-1 Family-Plat

Traffic: 6-Resside

Corner Lot: No

ADMINISTRATIVE

DATE

SOURCE

ENTRY

ADMIN

DATA ENTRY

REVIEWER

08/06/02

1-Owner

3-Atdoor

247-Special Project/Data

235

235

0458571 2/26/2024



LAND INFORMATION

TYPE

CODE

FRONT

DEPTH

SQFT

AC

INFL1

INFL2

1

01-Residential Land

40

200

8,000

.1837

1-None

1-None

Total SF: 8,000

Total AC: .1837

PERMITS

DATE

TAXYR

PERMIT #

PURPOSE

STATUS

% COMP

10/14/16

2017

BHA16-0156

AC - A/C

C - Closd Prmt

04/26/96

1997

2120A096

AC - A/C

C - Closd Prmt

100

CONDO COMPLEX

COMPLEX #

COMPLEX NAME

YR DECLARED

# BLDGS

# UNITS

SALES/TRANSFER HISTORY

DATE

CONV #

# OF PARCELS

DEED

VALIDITY

TYPE

PRICE

VALUE HISTORY

CLASS

2025

R

100%

L

7,700

B

54,700

T

62,400

35%

L

2,700

B

19,150

T

21,850

CLASS

2024

R

100%

L

7,700

B

54,700

T

62,400

35%

L

2,700

B

19,150

T

21,850

CLASS

2023

R

100%

L

6,200

B

32,000

T

38,200

35%

L

2,170

B

11,200

T

13,370

CLASS

2022

R

100%

L

6,200

B

32,000

T

38,200

35%

L

2,170

B

11,200

T

13,370

CLASS

2021

R

100%

L

6,200

B

32,000

T

38,200

35%

L

2,170

B

11,200

T

13,370

CLASS

2020

R

100%

L

5,300

B

26,400

T

31,700

35%

L

1,860

B

9,240

T

11,100

CLASS

2019

R

100%

L

5,300

B

26,400

T

31,700

35%

L

1,860

B

9,240

T

11,100

CA330OHLUC

09-Jul-2025 12:15 pm

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|                           |  |                                     |  |                                         |  |
|---------------------------|--|-------------------------------------|--|-----------------------------------------|--|
| Parcel ID: 04-58571       |  | KATIE MOLINE - LUCAS COUNTY AUDITOR |  | RESIDENTIAL/AGRICULTURAL                |  |
| Owner: THOMAS BARBARA ANN |  | Card 1 of 1                         |  | Market Area: 404R                       |  |
| 1037 PROSPECT AVE         |  | Assr #: 04026034                    |  | DTE #: 00300 - TOLEDO CITY - TOLEDO CSD |  |
|                           |  |                                     |  | Tax Year: 2025                          |  |
|                           |  |                                     |  | LUC: 510 - 1FAM-PLAT                    |  |

DWELLING INFORMATION

|               |                            |             |                            |
|---------------|----------------------------|-------------|----------------------------|
| Occupancy:    | 2 - Onefam                 | Style:      | 7 - Craftsman Bungalow     |
| Main SH:      | 5 - One And One Half Story | Max SH:     | 5 - One And One Half Story |
| Attic:        | 1 - None                   | Grade:      | 14 - C                     |
| Basement:     | 4 - Full                   | Condition:  | AV - Av                    |
| Construction: | 3 - Metal/Vinyl            | TLA:        | 1664                       |
| Fin Basement: | 0                          | Year Built: | 1915                       |
| Pct Complete: | 100                        | Eff Yr:     |                            |
|               |                            | Type:       | 0 - None                   |
| Remodel Year: |                            |             |                            |

CONDO INFORMATION

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

INTERIOR CHARACTERISTICS

|                  |                         |                      |   |
|------------------|-------------------------|----------------------|---|
| Bedrooms:        | 3                       | Full Baths:          | 1 |
| Total Rooms:     | 7                       | Half Baths:          | 0 |
| HVAC:            | C - Forced Air Heat W/C | Additional Fixtures: | 1 |
| WB Fire Places:  | 1                       |                      |   |
| Gas Fire Places: |                         |                      |   |
| Stacks:          | 1                       |                      |   |

DWELLING CALCULATIONS

|                  |                    |        |                   |        |
|------------------|--------------------|--------|-------------------|--------|
| Effective Year:  | Adjusted Base:     | 146250 | Dwelling RCN:     | 168840 |
| % Good:          | Plumbing:          | -1400  | Total RCN:        | 168840 |
| % Good Override: | Basement:          | 8625   | RCN/SF:           | 101.47 |
| C & D:           | Heating:           | 0      | Base RCNLD:       | 130007 |
| C & D Factor:    | Attic:             | 0      | Additions RCNLD:  | 12720  |
| Functional:      | Other Features:    | 0      | Total RCNLD:      | 130007 |
| Reason:          | Dwelling Subtotal: | 168840 | RCNLD/SF:         | 78.13  |
| Economic:        | Base RCN:          | 168840 | Pct Complete:     | 100    |
| Reason:          | Local Multiplier:  | 1      | Dwelling Factor:  | .444   |
|                  |                    |        | Dwelling Value:   | 57720  |
| Roll Pct:        | 100                |        | Condo Base Value: |        |
| Roll Value:      | 57720              |        | Condo Adj Value:  |        |

OUTBUILDINGS & YARD ITEMS

| LINE | CONDO | CODE           | AREA | CONDITION | YEAR BUILT | OBY VALUE |
|------|-------|----------------|------|-----------|------------|-----------|
| 1    |       | GR1 - Gardet-R | 378  | 3-Av      | 1912       | 4,600     |

Floor plan diagram showing Main Building (834), Crl/1sF (120), and OP (60) with various dimensions and area calculations.

DWELLING ADDITIONS

| LINE | LOWER  | FIRST  | SECOND | THIRD | AREA | YR BUILT |
|------|--------|--------|--------|-------|------|----------|
| 0    |        |        |        |       | 834  |          |
| 1    | 51-Crl | 11-1sF |        |       | 120  |          |
| 2    |        | 30-OP  |        |       | 60   |          |
| 3    |        | 30-OP  | 10-.5F |       | 30   |          |
| 4    |        | 30-OP  |        |       | 24   |          |
| 5    |        | 11-1sF |        |       | 8    |          |
| 6    | 51-Crl | 12-1+F |        |       | 6    |          |

MEMORANDUM

97 A/C AYE 5-97\*