

Printable page**PARCEL ID: 2335831**

MARKET AREA: 313R

NUZUM MICHAEL

TAX YEAR: 2025

ASSESSOR#: 03666004

ROLL: RP_OH

3212 KEEMONT DR

STATUS: Active

Summary - General

Tax District	TOLEDO CITY - WASHINGTON LSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Special Use	510 - 1 FAMILY-PLAT
Market Area	313R - Click here to view map
Zoning Code	10-RS6 - Click here for zoning details
Zoning Description	Single-Family Residence-6
Water and Sewer	CITY WATER / CITY SEWER
Traffic	RESIDENTIAL SIDE STREET
Street Type	CONCRETE OR BLACKTOP

Owner	NUZUM MICHAEL
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Property Address	3212 KEEMONT DR
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TOLEDO OH 43613

Mailing Address	3212 KEEMONT
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TOLEDO OH 43613

Legal Desc.	KEEMONT ADDITION LOT 10
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Certified Delinquent Year	2023
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Census Tract	59.01
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Summary - Most Recent Sale

Prior Owner	COOPER GARY W ETAL
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Sale Amount	\$94,000
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Deed	14103202
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Sales Date	19-JUN-2014
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Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	6,720	19,200	6,720	19,200
Building	39,030	111,500	39,030	111,500
Total	45,750	130,700	45,750	130,700

Tax Credits

Homestead Exemption	YES
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Owner Occupied Credit	YES
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CAUV	NO
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Agricultural District	NO
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Parcel ID: 23-35831

Owner: NUZUM MICHAEL

3212 KEEMONT DR

KATIE MOLINE - LUCAS COUNTY AUDITOR

Card 1 of 1

Assr #: 03666004

Market Area: 313R

DTE #: 00320 - TOLEDO CITY - WASHINGTON L

RESIDENTIAL/AGRICULTURAL

Tax Year: 2025

LUC: 510 - 1FAM-PLAT

GENERAL INFORMATION

Topo:

Street: 1 - Paved

Utilities: 22 - City Water / City Sewer

Legal: KEEMONT ADDITION LOT 10

Spec Use: 510-1 Family-Plat

Traffic: 6-Resside

Corner Lot: No

ADMINISTRATIVE

DATE	SOURCE	ENTRY	ADMIN	DATA ENTRY	REVIEWER
03/01/18	6-Office	7-Office	247-Special Project/Data	233	283
03/13/96	5-Estimate	5-Doorhang	248-Sales Review	914	47

LAND INFORMATION

TYPE	CODE	FRONT	DEPTH	SQFT	AC	INFL1	INFL2
1	01-Residential Land	50	152	7,600	.1745	1-None	1-None

Total SF: 7,600 Total AC: .1745

PERMITS

DATE	TAXYR	PERMIT #	PURPOSE	STATUS	% COMP
11/03/16	2018	BB16-03989	RES MISC - Res Misc	C - Closd Prmt	100

CONDO COMPLEX

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

DATE	CONV #	# OF PARCELS	DEED	VALIDITY	TYPE	PRICE
06/19/14	14204499	1	OD	8 - Unrevd	2 - Land & Building	
06/19/14	14103202	1	GW	8 - Unrevd	2 - Land & Building	94,000
01/26/12	12200460	1	QC	8 - Unrevd	2 - Land & Building	
01/26/12	12200459	1	AF	8 - Unrevd	2 - Land & Building	
05/28/03	03202827	1	QC	8 - Unrevd	2 - Land & Building	
05/24/89	89103829	2	ST	8 - Unrevd	2 - Land & Building	80,000

VALUE HISTORY

2025		2024		2023		2022		2021		2020		2019	
CLASS	R	CLASS	R	CLASS	R	CLASS	R	CLASS	R	CLASS	R	CLASS	R
100%	L 19,200	100%	L 19,200	100%	L 16,000	100%	L 16,000	100%	L 16,000	100%	L 13,400	100%	L 13,400
	B 111,500		B 111,500		B 107,500		B 107,500		B 107,500		B 91,000		B 91,000
	T 130,700		T 130,700		T 123,500		T 123,500		T 123,500		T 104,400		T 104,400
35%	L 6,720	35%	L 6,720	35%	L 5,600	35%	L 5,600	35%	L 5,600	35%	L 4,690	35%	L 4,690
	B 39,030		B 39,030		B 37,630		B 37,630		B 37,630		B 31,850		B 31,850
	T 45,750		T 45,750		T 43,230		T 43,230		T 43,230		T 36,540		T 36,540

2335831 2/14/2024

CA330OHLUC

05-Nov-2025 06:41 pm

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Parcel ID: 23-35831		KATIE MOLINE - LUCAS COUNTY AUDITOR		RESIDENTIAL/AGRICULTURAL	
Owner: NUZUM MICHAEL		Card 1 of 1		Market Area: 313R	
3212 KEEMONT DR		Assr #: 03666004		DTE #: 00320 - TOLEDO CITY - WASHINGTON L	
				Tax Year: 2025	
				LUC: 510 - 1FAM-PLAT	

DWELLING INFORMATION

Occupancy:	2 - Onefam	Style:	9 - Cape Cod		
Main SH:	2 - One Story With Attic	Max SH:	2 - One Story With Attic		
Attic:	4 - 1/2 Fin	Grade:	16 - D+		
Basement:	4 - Full	Condition:	AV - Av		
Construction:	4 - Brick	TLA:	1256		
Fin Basement:	0	Year Built:	1965	Eff Yr:	
Pct Complete:	100	Remodel Year:		Type:	0 - None

CONDO INFORMATION

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

INTERIOR CHARACTERISTICS

Bedrooms:	2	Full Baths:	1
Total Rooms:	4	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:	96028	Dwelling RCN:	97716
% Good:	Plumbing:	-2800	Total RCN:	97716
% Good Override:	Basement:	8639	RCN/SF:	77.80
C & D:	Heating:	0	Base RCNLD:	69378
C & D Factor:	Attic:	76	Additions RCNLD:	13016
Functional:	Other Features:	0	Total RCNLD:	69378
Reason:	Dwelling Subtotal:	114960	RCNLD/SF:	55.24
Economic:	Base RCN:	97716	Pct Complete:	100
Reason:	Local Multiplier:	1	Dwelling Factor:	1.48
			Dwelling Value:	102680
Roll Pct:	100		Condo Base Value:	
Roll Value:	102680		Condo Adj Value:	

OUTBUILDINGS & YARD ITEMS

LINE	CONDO	CODE	AREA	CONDITION	YEAR BUILT	OBY VALUE
1		GR1 - Gardet-R	528	3-Av	1965	7,200

The diagram shows a large central rectangle labeled 'Main Building (837)' with dimensions 27 by 27. Above it is a smaller rectangle labeled 'OP (120)' with dimensions 10 by 12. Below it is another rectangle labeled 'BsU/1sM (126)' with dimensions 6 by 21. Distances between the structures are marked: 8 between the top structure and the main building, 23 between the main building and the bottom structure, and 31 between the two smaller structures. The bottom structure is also labeled with '21' on its right side.

DWELLING ADDITIONS

LINE	LOWER	FIRST	SECOND	THIRD	AREA	YR BUILT
0					837	
1	52-BsU	21-1sM			126	
2		30-OP			120	

MEMORANDUM