

Parcel ID: 20-04841
Owner: RIDLEY JEFFREY
404 RICHARDS RD

KATIE MOLINE - LUCAS COUNTY AUDITOR
Card 1 of 1
Assr #: 05448057

Market Area: 1307R
DTE #: 00300 - TOLEDO CITY - TOLEDO CSD

RESIDENTIAL/AGRICULTURAL
Tax Year: 2026
LUC: 510 - 1FAM-PLAT

GENERAL INFORMATION

Topo:
Street: 1 - Paved
Utilities: 22 - City Water / City Sewer
Legal: 3 6 SW 1/4 S 60 FT N 450 FT W 221.55

Spec Use: 510-1 Family-Plat
Traffic: 2-Secondary
Corner Lot: No

ADMINISTRATIVE

DATE	SOURCE	ENTRY	ADMIN	DATA ENTRY	REVIEWER
10/15/07	5-Estimate	5-Doorhang	239-Informal Review	915	198



2004841



LAND INFORMATION

TYPE	CODE	FRONT	DEPTH	SQFT	AC	INFL1	INFL2
1	01-Residential Land	60	197	11,800	.2709	1-None	1-None

Total SF: 11,800 Total AC: .2709

SALES/TRANSFER HISTORY

DATE	CONV #	# OF PARCELS	DEED	VALIDITY	TYPE	PRICE
02/02/21	21100817	1	WD	8 - Unrevd	2 - Land & Building	120,000
06/07/93	93103569	1	GW	8 - Unrevd	2 - Land & Building	55,000
03/01/93	93000000	1363	DC	8 - Unrevd	2 - Land & Building	

PERMITS

DATE	TAXYR	PERMIT #	PURPOSE	STATUS	% COMP
03/29/17	2018	BB17-00577	RES ALT - Res Alt	C - Closd Prmt	

CONDO COMPLEX

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

2026			2025			2024			2023			2022			2021			2020		
CLASS		R	CLASS		R	CLASS		R	CLASS		R	CLASS		R	CLASS		R	CLASS		R
100%	L	29,100	100%	L	29,100	100%	L	29,100	100%	L	25,000	100%	L	25,000	100%	L	25,000	100%	L	20,800
	B	67,700		B	67,700		B	67,700		B	41,500		B	41,500		B	41,500		B	34,500
	T	96,800		T	96,800		T	96,800		T	66,500		T	66,500		T	66,500		T	55,300
35%	L	10,190	35%	L	10,190	35%	L	10,190	35%	L	8,750	35%	L	8,750	35%	L	8,750	35%	L	7,280
	B	23,700		B	23,700		B	23,700		B	14,530		B	14,530		B	14,530		B	12,080
	T	33,890		T	33,890		T	33,890		T	23,280		T	23,280		T	23,280		T	19,360

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DWELLING INFORMATION

Occupancy:	2 - Onfam	Style:	3 - Ranch
Main SH:	1 - One Story	Max SH:	1 - One Story
Attic:	1 - None	Grade:	15 - C-
Basement:	4 - Full	Condition:	AV - Av
Construction:	4 - Brick	TLA:	1305
Fin Basement:	0	Year Built:	1948
Pct Complete:	100	Eff Yr:	
		Remodel Year:	Type: 0 - None

CONDO INFORMATION

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

INTERIOR CHARACTERISTICS

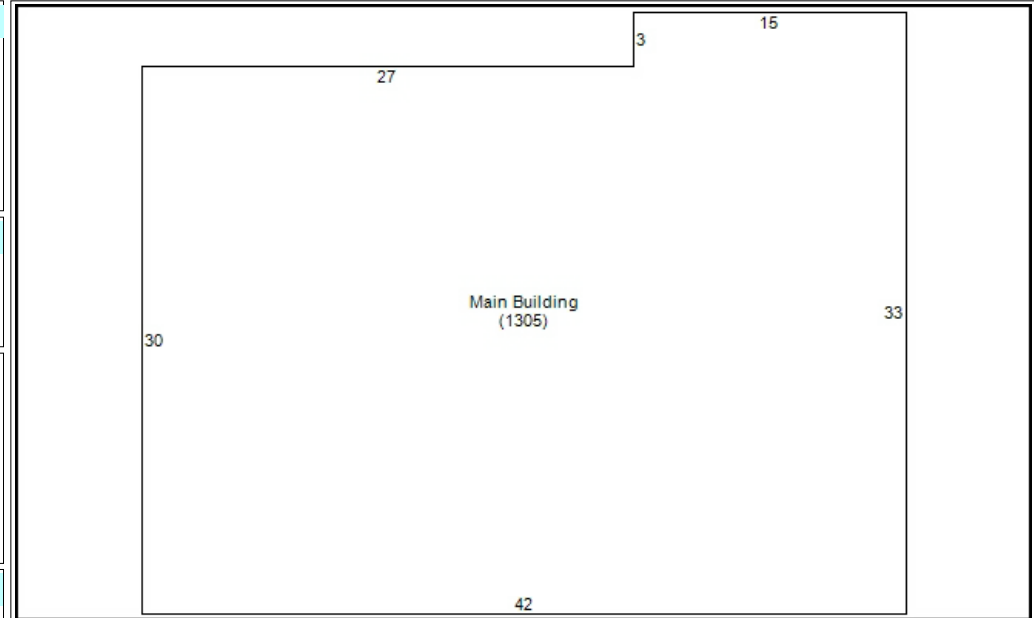
Bedrooms:	2	Full Baths:	1
Total Rooms:	5	Half Baths:	1
HVAC:	C - Forced Air Heat W/C	Additional Fixtures:	0
WB Fire Places:	0		
Gas Fire Places:			
Stacks:	0		

DWELLING CALCULATIONS

Effective Year:	Adjusted Base:	116968	Dwelling RCN:	117291
% Good:	Plumbing:	0	Total RCN:	117291
% Good Override:	Basement:	10523	RCN/SF:	89.88
C & D:	Heating:	0	Base RCNLD:	96179
C & D Factor:	Attic:	0	Additions RCNLD:	0
Functional:	Other Features:	0	Total RCNLD:	96179
Reason:	Dwelling Subtotal:	127490	RCNLD/SF:	73.70
Economic:	Base RCN:	117291	Pct Complete:	100
Reason:	Local Multiplier:	1	Dwelling Factor:	.652
			Dwelling Value:	62710
Roll Pct:	100		Condo Base Value:	
Roll Value:	62710		Condo Adj Value:	

OUTBUILDINGS & YARD ITEMS

LINE	CONDO	CODE	AREA	CONDITION	YEAR BUILT	OBJ VALUE
1		GR1 - Gardet-R	624	3-Av	1952	7,500



DWELLING ADDITIONS

LINE	LOWER	FIRST	SECOND	THIRD	AREA	YR BUILT
0					1,305	

MEMORANDUM

2007 INF TLW 10/07*