Parcel ID: 09-06514 | **KATIE MOLINE - LUCAS COUNTY AUDITOR** | **COMMERCIAL/INDUSTRIAL/APARTMENT**

Owner: PC PROPERTY SOLUTIONS LLC
2618 COLLINGWOOD BLVD

Card 1 **of** 1
Assr #: 01438014

Market Area: 2003C
DTE #: 00300 - TOLEDO CITY - TOLEDO CSD

Tax Year: 2026
LUC: 401 - APART: 4 -19

GENERAL INFORMATION

Topo: 1-Level
Street: 1 - Paved
Utilities: 22 - City Water / City Sewer
Legal: KENSINGTON LOT 66 & N 20 FT LOT 67

Spec Use: 401-Apartment 4-19 Family
Traffic: 2-Secndary
Corner Lot: No





ADMINISTRATIVE

DATE	SOURCE	ENTRY	ADMIN	DATA ENTRY	REVIEWER
01/29/26	6-Office	7-Office	263-Nc: Remodel/Rehab	209	200
03/24/23	6-Office	7-Office	248-Sales Review	209	200
11/21/19	6-Office	7-Office	263-Nc: Remodel/Rehab	209	200
06/28/17	6-Office	7-Office	247-Special Project/Data	209	200
01/08/15	6-Office	7-Office	247-Special Project/Data	217	235
09/08/11	6-Office	7-Office	240-Bor/Appeal Review	214	670
09/08/11		0-Missing	240-Bor/Appeal Review	214	670
05/14/10		0-Missing	236-Exempt	214	187
12/22/09		0-Missing	248-Sales Review	214	235
12/18/09		0-Missing	236-Exempt	214	187

LAND INFORMATION

TYPE	CODE	FRONT	DEPTH	SQFT	AC	INFL1	INFL2
1	01C-Primary	67	200	13,300	.3053	1-None	1-None

Total SF: 13,300 **Total AC:** .3053

PERMITS

DATE	TAXYR	PERMIT #	PURPOSE	STATUS	% COMP
11/01/24	2027	BB24-04256	COMM ALT - Comm A	O - Open Permi	
10/08/19	2020	BB19-02981	COMM ALT - Comm A	C - Closd Prmt	100

SALES/TRANSFER HISTORY

DATE	CONV #	# OF PARCELS	DEED	VALIDITY	TYPE	PRICE
01/14/26	26100288	1	WD	8 - Unrevd	2 - Land & Building	185,000
01/05/26	26100024	1	WD	8 - Unrevd	2 - Land & Building	150,000
03/16/22	22102039	1	GW	2 - Invalid	2 - Land & Building	78,000
03/02/22	22101655	1	GW	2 - Invalid	2 - Land & Building	40,000
10/03/19	19206712	1	SD	8 - Unrevd	2 - Land & Building	
12/04/13	13108507	1	GW	8 - Unrevd	2 - Land & Building	17,000
08/11/11	11204130	1	QC	8 - Unrevd	2 - Land & Building	
12/08/09	09206867	1	GW	8 - Unrevd	2 - Land & Building	

Parcel has additional sales records

CONDO COMPLEX

COMPLEX #	COMPLEX NAME	YR DECLARED	# BLDGS	# UNITS

VALUE HISTORY

2026 CLASS		C	2025 CLASS		C	2024 CLASS		C	2023 CLASS		C	2022 CLASS		C	2021 CLASS		C	2020 CLASS		C
100%	L	9,600	100%	L	9,600	100%	L	9,600	100%	L	13,000	100%	L	13,000	100%	L	13,000	100%	L	12,500
	B	125,500		B	125,500		B	125,500		B	2,700		B	2,700		B	2,700		B	2,500
	T	135,100		T	135,100		T	135,100		T	15,700		T	15,700		T	15,700		T	15,000
35%	L	3,360	35%	L	3,360	35%	L	3,360	35%	L	4,550	35%	L	4,550	35%	L	4,550	35%	L	4,380
	B	43,930		B	43,930		B	43,930		B	950		B	950		B	950		B	880
	T	47,290		T	47,290		T	47,290		T	5,500		T	5,500		T	5,500		T	5,260

BUILDING SUMMARY

No of BLDGS:	GBA	BLDG$SF	AGGBA	BLDG$SF	NRA	Fin NRA	BLDG$SF	OVERALL EFF RATIO
1	8,475	14.81	6,250	20.08	8,475	4,390	14.81	51.80

BUILDING #	BUILDING NAME	TYPE	YEAR BUILT	AGGBA	GBA	FIN NRA
1		001 - APARTMENT	1867	6,250	8,475	4,390

VALUATION MODEL

	LAND	BUILDING	TOTAL
COST	9,600	125,500	135,100
INCOME	9,600	-9,600	
MARKET	9,600	-9,600	

COST SUMMARY

RCN:	466,330
% Good:	36.00
EFF $/SF:	55.02
RCNLD:	167,870
EFF $/SF:	19.81
NBHD:	2003C
OBY % Good:	
OBY Value:	

INCOME SUMMARY

PGI	
Vacancy Rt	
EGI	
Expenses	
NOI	
Value	
Cap RT	
GIM	

BUILDING SUMMARY

BLDG #	BUILDING NAME	USE	UNITS	STORIES	YR BLT	EFF YEAR	GRADE	AGGBA	GBA	NRA
1		001	5	3	1867	1867	13	6,250	8,475	4,390

BUILDING INTERIOR / EXTERIOR

Line	Flr Frm	Flr To	Floor Type	Section #	Use Type	Area	Int Fin %	Int SF	Perimeter	Yr Blt	Eff Yr	HT	Ext Wall	Heat	A/C	Part	Plumb	Cond	Func	Rem Typ	Rem Yr	% Comp
1	B1	B1	2	1	Support Area	2225	0	0	218	1867	1867	8	Concrete Block Or	1	0	1	2	5	3			100
2	1	1	7	1	Apartment	2225	100	2225	218	1867	1867	10	Wood	1	0	1	2	5	2			100
3	3	3	1	1	Apartment	1860	0	0	194	1867	1867	8	Wood	1	0	1	2	5	3	8	2019	100
4	2	2	7	1	Apartment	2165	100	2165	218	1867	1867	10	Wood	1	0	1	2	5	2			100

Totals: 8,475 4,390

OUTBUILDINGS & YARD ITEMS

Line	Code	Length	Width	Area	Year	Cond	Pct. Gd	ID Unit	% OR	Value

BUILDING OTHER FEATURES

Line	Int/Ext Ln	Code	Description	Length	Width	Area	ID Unit	Value
1	1	40	OpPch	4	4	16	1	220
2	2	40	OpPch	3	5	15	1	210

BUILDING UNITS

Building	1 BR	2 BR	3 BR	E
1	1	4	0	0

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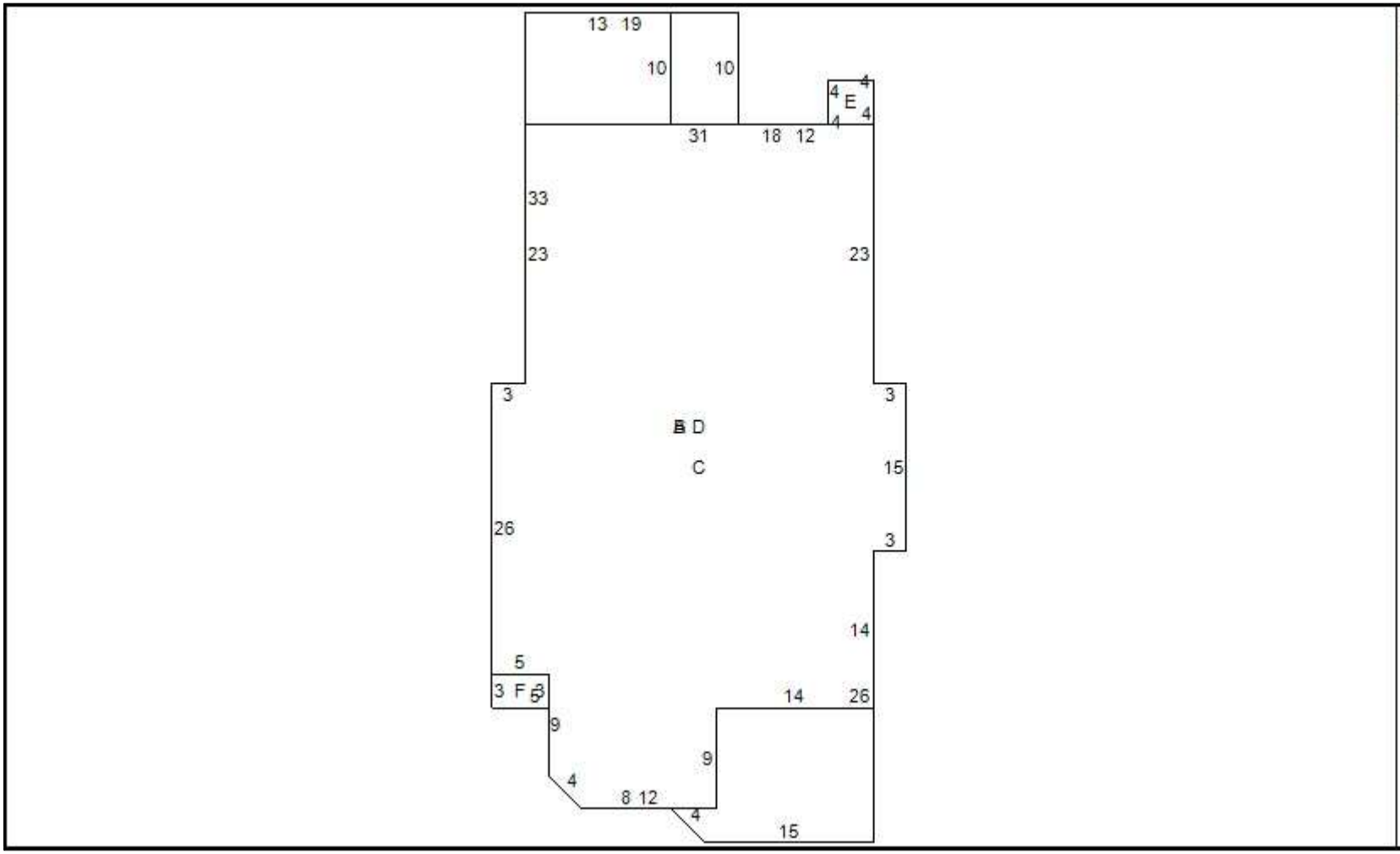
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PARCEL NOTES

2026 INTERIOR ALTERATIONS FOR A 5-UNIT BEDROOM TEK 1/29/26
2023 SALES REVIEW/3-23-23 TEK
2020 N/C RHB ROOF NVC NFR
2017 SKETCH CLEANUP NVC NFR
2015 SKETCH CLEANUP
2009 ADJ YRD
2010 RMV EX TRANS

BUILDING NOTES

2009 ADJ GBA, FEATURES



ID	Code	Description	Area
A	073	SUPPORT AREA	2225
B	001	APARTMENT	2225
C	001	APARTMENT	1860
D	001	APARTMENT	2165
E	40	OpPch	16
F	40	OpPch	15