

Parcel ID: 23-03127

ANITA LOPEZ - LUCAS COUNTY AUDITOR

COMMERCIAL/INDUSTRIAL/APARTMENT

Owner: JWJ PROPERTIES OHIO LLC AN LLC
2880 W LASKEY RD

Card 1 of 1
Assr #: 03914031

Market Area: 5002C
DTE #: 00320 - TOLEDO CITY - WASHINGTON L

Tax Year: 2020
LUC: 499 - OTHR COM STRUCT

GENERAL INFORMATION

Topo: 1-Level Spec Use: 468-Churches
Street: 1 - Paved Traffic: 5-Hvymain
Utilities: 22 - City Water / City Sewer Corner Lot: No
Legal: 7 9 8 SE 1/4 W 250 FT S 370 FT SUBJ TO



ADMINISTRATIVE

DATE	SOURCE	ENTRY	ADMIN	DATA ENTRY	REVIEWER
11/12/19	6-Office	7-Office	262-Nc: Replace Ac, Roo	213	235
06/01/15	3-Other	3-Atdoor	247-Special Project/Data	222	235
07/28/08		0-Missing	263-Nc: Remodel/Rehab	214	68
07/28/08	0-Missing	0-Missing	263-Nc: Remodel/Rehab	214	68
05/29/08		0-Missing	236-Exempt	214	187

LAND INFORMATION

TYPE	CODE	FRONT	DEPTH	SQFT	AC	INFL1	INFL2
1	01C-Primary	154	369	46,814	1.0747	1-None	1-None
2	02-Secondary (Exces:	95	369	35,055	.8048	1-None	1-None
3	05-Row	0	0	10,019	.23	1-None	1-None

PERMITS

DATE	TAXYR	PERMIT #	PURPOSE	STATUS	% COMP
01/16/19	2020	BHA19-00118	AC - A/C	C - Closd Prmt	100
08/17/07	2008	07-01568	COMM ALT - Comm A	C - Closd Prmt	100
10/22/01	2003	116923	GAR - GARAGE	C - Closd Prmt	100
01/23/98	1999	9800936	COMM ALT - Comm A	C - Closd Prmt	100
11/14/97	1999	1619A097	COMM ALT - Comm A	C - Closd Prmt	100
04/23/92	1993	3399A092	AC - A/C	C - Closd Prmt	100

Total SF: 91,888 Total AC: 2.1095

SALES/TRANSFER HISTORY

DATE	CONV #	# OF PARCELS	DEED	VALIDITY	TYPE	PRICE
02/25/08	08201018	3	CW	8 - Unrevd	2 - Land & Building	
06/20/07	07104241	3	CW	1 - Mulvall / Mulval	2 - Land & Building	

CONDO COMPLEX

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

2020		2019		2018		2017		2016		2015		2014	
CLASS	C	CLASS	C	CLASS	C	CLASS	C	CLASS	C	CLASS	C	CLASS	C
100%	L	100%	L	100%	L	100%	L	100%	L	100%	L	100%	L
	B		B		B		B		B		B		B
	T		T		T		T		T		T		T
	117,000		117,000		117,000		120,600		120,600		120,600		120,600
	363,800		363,800		363,800		375,000		375,000		375,000		360,100
	480,800		480,800		480,800		495,600		495,600		495,600		480,700
35%	L	35%	L	35%	L	35%	L	35%	L	35%	L	35%	L
	B		B		B		B		B		B		B
	T		T		T		T		T		T		T
	40,950		40,950		40,950		42,210		42,210		42,210		42,210
	127,330		127,330		127,330		131,250		131,250		131,250		126,040
	168,280		168,280		168,280		173,460		173,460		173,460		168,250

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BUILDING SUMMARY

No of BLDGS:	GBA	BLDG\$SF	AGGBA	BLDG\$SF	NRA	Fin NRA	BLDG\$SF	OVERALL EFF RATIO
1	7,618	47.76	7,618	47.76	7,618	7,618	47.76	100
BUILDING #	BUILDING NAME	TYPE		YEAR BUILT	AGGBA	GBA	FIN NRA	
1	KIDS Z TREASURE	105 - DAY CARE CENTER		1956	7,618	7,618	7,618	

VALUATION MODEL				COST SUMMARY		INCOME SUMMARY	
	LAND	BUILDING	TOTAL	RCN:		PGI	
COST	115,900	279,600	395,500	% Good:	685,750	Vacancy Rt	
				EFF \$/SF:	51.00	EGI	
INCOME	115,900	-115,900		RCNLD:	90.02	Expenses	
				EFF \$/SF:	349,730	NOI	
MARKET	115,900	-115,900		NBHD:	45.91	Value	
				OBY % Good:	5002C	Cap RT	
				OBY Value:	63.16	GIM	
					16,700		

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BUILDING SUMMARY

BLDG #	BUILDING NAME	USE	UNITS	STORIES	YR BLT	EFF YEAR	GRADE	AGGBA	GBA	NRA
1	KIDS Z TREASURE	105		1	1956	1956	13	7,618	7,618	7,618

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	1	1	7	1	Religious	7618	100	7618	472	1956	1956	12	Brick/Stone	2	1	1	2	3	2	14	2007	100

Totals: 7,618 7,618

OUTBUILDINGS & YARD ITEMS

Line	Code	Length	Width	Area	Year	Cond	Pct. Gd	ID Unit	% OR	Value
1	SD2 - Shedfrmt-C	10	10	100	1970	5	43	1	1	600
2	PA1 - Pavasph	4,000	1	4,000	1956	3	45	1	1	3,700
3	GR4 - Garmas-C	24	28	672	2002	3	74	1	1	12,400

BUILDING OTHER FEATURES

Line	Int/Ext Ln	Code	Description	Length	Width	Area	ID Unit	Value
1	1	40	OpPch	10	6	60	1	600

BUILDING UNITS

Building	1 BR	2 BR	3 BR	E

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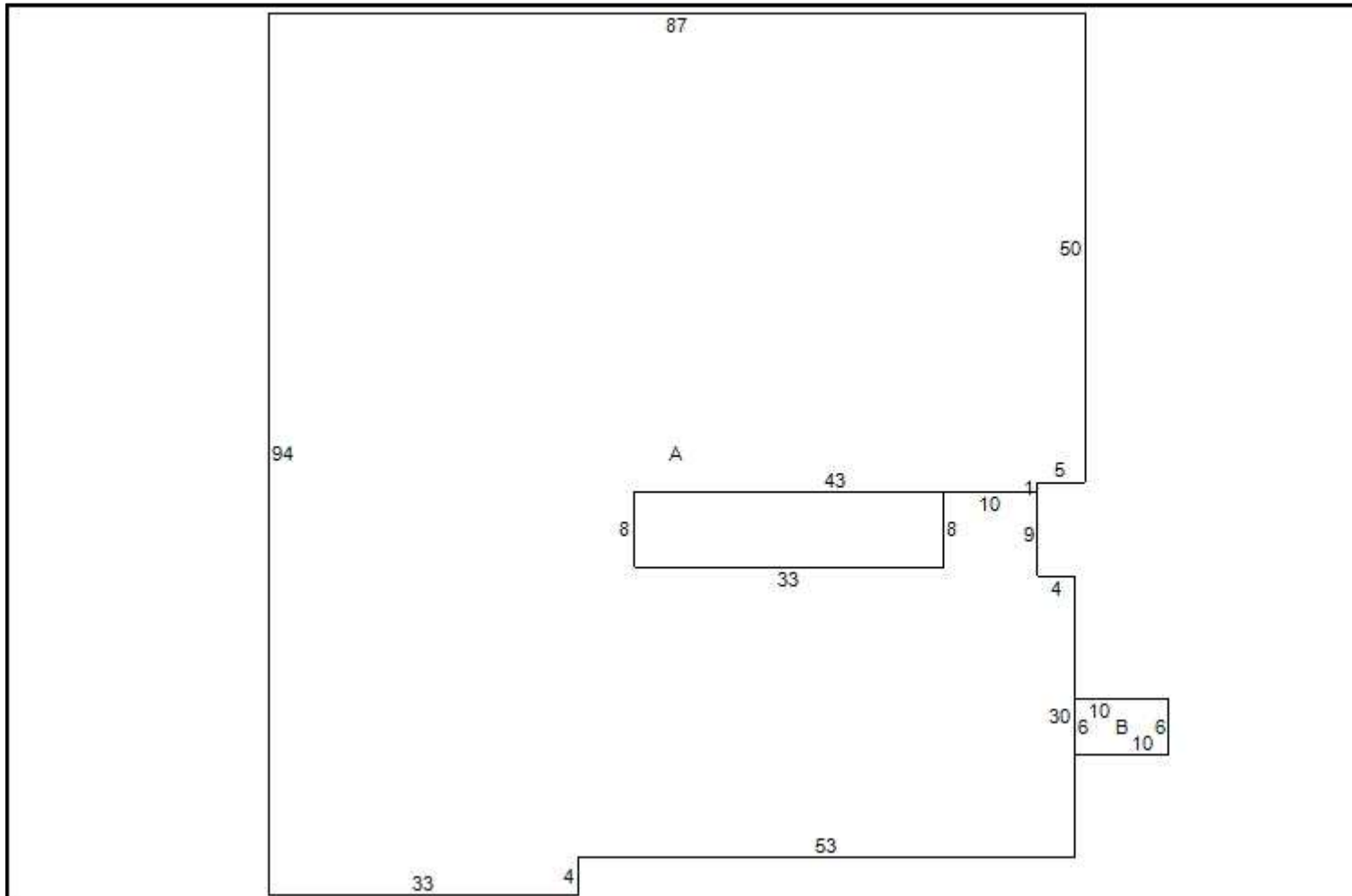
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PARCEL NOTES

2019 N/C - REPLACE HVAC 100% - NVC, NFR
2015 SKETCH CLEANUP

BUILDING NOTES



ID	Code	Description	Area
A	112	RELIGIOUS	7618
B	40	OpPch	60
C	SD2	SHED FRAME/METAL - COM	100*
D	PA1	PAVING - ASPHALT	4000*
E	GR4	GARAGE MASONRY - COM	672*