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For personal assistance with AREIS,  
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# WELCOME TO THE NEW AREIS ONLINE

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## AREIS Online General Information

The Auditor's Real Estate Information System provides public access to Real Estate data maintained by the Lucas County Auditor.

The application links Real Estate data, GIS (Geographic Information Systems) mapping and imaging (i.e., front structure photos, property sketches).

**Real Estate Data available on AREIS Online:**

Ownership  
Sales Data  
Taxes and Payments  
Property Tax Distribution  
Levy Estimates  
Front Structure Photos  
Building Sketches  
Historical Transfer Cards  
Property and Building Attributes



**Real Estate mapping layers available on AREIS Online:**

Parcels  
Streets  
Aerial Photos  
Lot Numbers  
Lot Dimension  
Acreage  
Subdivisions  
Historic Lines  
Condominiums  
CAUV

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# GETTING STARTED

The NEW AREIS incorporates all the existing features plus many new and innovative searching capabilities. Please see the navigation menu near the top of the page:



**Address** - Search by Address

**Owner** - Search by Owner Name

**Parcel Number** - Search by Parcel Number

**Assessor Number** - Search by Assessor Number

**Advanced** - Advanced Search Options

**County Map** - Multiple search options using mapping tools

**Multi-Year Search** - Searches return results from years prior.

To use any search options above, hover the mouse pointer over the search option word from the menu until the text turns WHITE. Left Click and the specific search page opens.

## PROPERTY SEARCHING

### Example: Address Search

To search for a property using the street address:

- 1) Click "Property Search"
- 2) Click "Address"
- 3) Click inside the "Street #" field and type in the number of the address
- 4) Click inside the "Direction" field and select a direction *if applicable*
- 5) Click inside the "Street Name" field and type the name of the street
- 6) Click inside the "Suffix" field and select the appropriate suffix for the street *if applicable*
- 7) Click inside the "Unit" field and enter the unit number *if applicable*

Click the "Search" button to execute the search.

The screenshot shows the Property Search interface. At the top, the 'Property Search' tab is highlighted in red. Below it, the 'Address' tab is also highlighted in red. The 'Search by Address' section contains fields for Street # (3), Direction (4), Street Name (5), Suffix (6), and Unit (7). A 'Search' button is circled in red at the bottom right of the form. The 'Filter By' and 'Options' sections are also visible.

## Owner Search / Parcel Search / Assessor Search

Similar to the address search above, click inside the corresponding field and populate the fields accordingly.

**Please note:** AREIS can work with limited information but results returned will be broader. The more details provided to AREIS the more specific your results. If you are unsure of a spelling or specific number, a wild card (denoted by an “\*”) may be used.

### \* Wild Cards \*

A Wild Card, **denoted in AREIS with an asterisk (\*)**, can be substituted for a single character or string of characters. Common uses within AREIS would be to assist with name spelling or an unknown address.

Example - B\*ow / Returns - Brown, Barrow, Below, etc...

Example - B\*o\*ski / Returns - Bojarski, Bronowski, Bukowski, etc...

There are “uncommon” uses for a wildcard also. When performing an owner search, AREIS looks at the legal name on the deed to determine the actual owner. A search for Smith, Jane may not return results if the property was deeded as Smith, David and Jane. Whereas, dropping in a wild card, Smith\*Jane, will locate the property.

## Multi Year Search

Searches active and deactivated property information using basic criteria such as Owner Name and displays the property information from multiple years. Searching works the same as detailed above but results will include specific/multiple tax years.

Results		Click rows to view property details		Displaying 1 - 9 of 9		Selection Manager Select page all Select all Deselect page all Deselect all  Search Manager View List - Map  Reports  Property Attributes Export Mailing List Lucas Composite Tax Bill  Go
Parcel ID	Assessor #	Owner Name	Parcel Address	Taxyr	Status	
1548072		OHIO BUILDING AUTHORITY	525 N HURON ST	2007	Y	
1548072		OHIO BUILDING AUTHORITY	525 N HURON ST	2008	Y	
1548072	01085005	OHIO BUILDING AUTHORITY	525 N HURON ST	2009	Y	
1548072	01085005	OHIO BUILDING AUTHORITY	525 N HURON ST	2010	Y	
1548072	01085005	OHIO BUILDING AUTHORITY	525 N HURON ST	2011	Y	
1548072	01085005	STATE OF OHIO DEPARTMENT OF A...	525 N HURON ST	2012	Y	
1548072	01085005	STATE OF OHIO DEPARTMENT OF A...	525 N HURON ST	2013	Y	
1548072	01085005	STATE OF OHIO DEPARTMENT OF A...	525 N HURON ST	2014	Y	
1548072	01085005	STATE OF OHIO DEPARTMENT OF A...	525 N HURON ST	2015	Y	

## Advanced Search

The Advanced Search option within AREIS allows for property searching to be conducted using specific criteria defined by the user (you).

Advanced Search:

- 1) Click the “Criteria” selection box to trigger a drop down which includes all searchable criteria.
- 2) Each criteria, once selected, will provide another field (to the left) to define criteria parameters.
- 3) Click “Add” to build the criteria in your Advanced Search.

**Note:** You may add as many criteria as you have information for.

1 Criteria: Sales Price

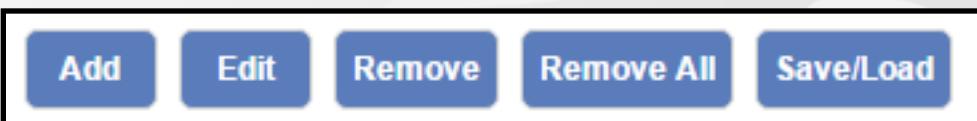
2 From: 100000  
To: 175000

3 Add Edit Remove Remove All Save/Load

To begin a new Advanced Search, click ‘Remove All’ to clear any previous search criteria.

To save an Advanced Search, click “Save/Load,” enter a name and click “Save.”

To Load a saved Search, click “Save/Load,” select “Saved Searches.” A drop down list containing names of previous saved searches. Once the specific saved search is selected, click “Load.”



**Note:** To search multiple criteria within a specific criteria, use a semicolon “ ; ”.

**Example:** To search property on two different streets, select Street Name from the criteria drop down box, then in the Enter Street Name box, enter street names separated by “ ; ” Cheltenham,Central - this will search all properties on both Cheltenham and Central (along with any other criteria chosen).

Results are displayed in a sortable list and can be used to create reports listed to the right.

Results		Click rows to view property details			Displaying 1 - 25 of 1958		Selection Manager
	Parcel ID	Assessor #	Parcel Address	Land Use	Total Value		Select page all Select all Deselect page all Deselect all
<input type="checkbox"/>	0206644	04301008	2217 DRUMMOND RD	R - SINGLE FAMILY DWELLING, PLATTED LOT	118400		
<input type="checkbox"/>	0206654	04301005	2233 DRUMMOND RD	R - SINGLE FAMILY DWELLING, PLATTED LOT	137300		
<input type="checkbox"/>	0206657	04301004	2237 DRUMMOND RD	R - SINGLE FAMILY DWELLING, PLATTED LOT	136000		
<input type="checkbox"/>	0206661	04301003	2243 DRUMMOND RD	R - SINGLE FAMILY DWELLING, PLATTED LOT	149200		
<input type="checkbox"/>	0206667	04301001	2253 DRUMMOND RD	R - SINGLE FAMILY DWELLING, PLATTED LOT	137400		
<input type="checkbox"/>	0206707	04302008	2329 DRUMMOND RD	R - SINGLE FAMILY DWELLING, PLATTED LOT	125000		

Search Manager  
View List - Map

Reports

Mailing List  
Lucas Composite  
Tax Bill  
Combined PRC

Go

# PROPERTY DATA PAGES

The New AREIS Data Pages include a new layout and improved reporting tools. This guide will cover the most used/common categories. For more information, see the complete technical guide.

<b>Summary</b>	<b>PARCEL ID: 0100164</b>	<b>ASSESSOR#: 08226034</b>
Transfers	MARKET AREA: 802R	ROLL: RP_OH
Values	LUCAS COUNTY LAND REUTILIZATION CORPORAT	701 E BROADWAY ST
Residential Attributes	TAX YEAR: 2015	STATUS: Active
Commercial Attributes	<b>Summary - General</b>	
Land	TOLEDO CITY - TOLEDO CSD	
Remarks & Splits	EXEMPT	
Permits	740 : E - OTHER TAX ABATEMENTS	
Current Taxes	802R	
Tax Distribution	10-CO - <a href="#">Click here for zoning details</a>	
By Fund	Office Commercial	
By Fund & Levy	CITY WATER / CITY SEWER	
Prior Taxes	MAIN - MAJOR ARTERY	
Special Assessments	CONCRETE OR BLACKTOP	
Payments	ACKLINS 2ND ADDN LOT 14 N 4 FT W 70 FT & W 70 FT 15	
Levy Estimator	<b>Summary - Most Recent Sale</b>	
Prior Specials	Prior Owner: DAY SHARON R	
Pro # Inquiry	Sale Amount: \$0	
CAUV	Deed: 14207668	
Agriculture	Transfer Date: 15-OCT-14	
Forest	<b>Summary - Values</b>	
Mylar Tax Map	Land: 2,520	35% Values: 7
Photos	Building: 6,930	100% Va: 19
Sketch	Total: 9,450	27
Map	<b>Tax Credits</b>	
Pictometry	Homestead Exemption: NO	
Manufactured Home (MH_OH)	Owner Occupied Credit: NO	
Manufactured Home (MH_EQ)	CAUV: NO	
Hearing Tracking		

## NEW AREIS SUMMARY PAGE

Parcel : 01-00164      Assessor : 08-226-034.Z  
 Address : 701 E BROADWAY ST      TOLEDO OH 43605

**Summary - General**

Split Status: ADJUSTMENT  
 Flags: TOLEDO CITY-TOLEDO CSD  
 Tax District: LAND  
 Pro #: LAND BANK PARCELS  
 Bank: E 1/66      Map No.: 08-067-000  
 Class/Landuse: CO  
 Zoning Code: Office Commercial  
 Zoning Description: LUCAS COUNTY LAND REUTILIZATION CORPORATION #  
 Owner: 701 E BROADWAY ST  
 Address: TOLEDO OH 43605  
 Mailing Address: LUCAS COUNTY LAND REUTILIZATION CORPORATION  
 ONE GOVERNMENT CENTER #580  
 TOLEDO OH 43604  
 Legal Desc.: ACKLINS 2ND ADDN LOT 14 N 4 FT W 70 FT & W 70 FT 15  
 Tax Map: Link to Attained Tax Map View

**Summary - Attributes**

Frontage :	35.000	Occupancy :	ONEFAM	TLA :	1247
Depth :	70	Stories :	ONE&HALF	Year Built :	1917
Access :	0.000	Wall :	PARTBRK	Bed No. :	3

Assessor: 08226034.Z      Parcel: 0100164      Name: LUCAS COUNTY LAND REUTILIZ      No.:

1 Records Returned      Print these results

## ORIGINAL AREIS SUMMARY PAGE

### Summary Page

Summary is the first page displayed for any property. It contains owner information, mailing address and current property values.

<b>Summary - General</b>	
Tax District	TOLEDO CITY - TOLEDO CSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Market Area	615R - <a href="#">Click here to view map</a>
Zoning Code	10-RS12 - <a href="#">Click here for zoning details</a>
Zoning Description	Single-Family Residence-12
Water and Sewer	CITY WATER / CITY SEWER
Traffic	NO DIRECT OUTLET
Street Type	CONCRETE OR BLACKTOP
Owner	LOPEZ ANITA L
Address	2009 BELVEDERE DR
Mailing Address	TOLEDO OH 43614
Legal Desc.	2009 BELVEDERE DR TOLEDO OH 43614 BLACKTHORN LOT 11

## Transfers

Transfers detail the transfer history for property, transfer dates, sale amounts (if available), sellers/buyers, and transfer type. Transfers prior to 2000 are shown on historical "transfer cards."

## Values

Values detail a property's value, taxable value (in Lucas County, property is taxed at 35% of its 100% value) and value history over the years.

## Residential Attributes / Commercial Attributes / Land

Residential and Commercial Attributes and Land show specific property details such as TLA (total living area), number of bedrooms and bathrooms, outbuildings (detached garages and sheds etc.) and acreage.

## Current Taxes

Current Taxes show taxes and credits assessed against property. Previous year taxes can be found under *Prior Taxes*.

## Tax Distribution

Tax Distribution breaks real estate taxes down even further, showing where every tax dollar is spent.

Distribution by Authority			
Authorities	Percentage	Half	Full
LUCAS COUNTY	25.16	\$507.25	\$1,014.50
T.A.R.T.A.	3.18	\$64.05	\$128.10
TOLEDO CITY	5.60	\$112.74	\$225.48
TOLEDO CITY SCHOOL DISTRICT	62.38	\$1,257.34	\$2,514.68
TOLEDO LUCAS COUNTY LIBRARY	3.68	\$74.30	\$148.60
Total:	100.00	\$2,015.68	\$4,031.36

Current Taxes		
	1st Half	2nd Half
<b>Tax Year 2014:</b>		
General:	3,006.18	3,006.18
House Bill 920:	-734.96	-734.96
Non-Business Credit:	-204.43	-204.43
Owner Occupied Credit:	-51.11	-51.11
Homestead Reduction:	0.00	0.00
Net General:	2,015.68	2,015.68
Adjustment General:	0.00	0.00
Penalty General:	0.00	0.00
Interest General:	0.00	0.00
Prior General:	0.00	0.00
Prior Year Adjustments:	0.00	0.00
Net Special Assessments:	94.33	94.33
Adjustment Special Assessments:	0.00	0.00
Penalty Special Assessments:	0.00	0.00
Interest Special Assessments:	0.00	0.00
Prior Special Assessments:	0.00	0.00
* TAX DUE *	2110.01	2,110.01
* COLLECTED *	-2,110.01	-2,110.01
* Remaining Unpaid *	0.00	0.00
** TOTAL COLLECTED **	4,220.02	
** Balance Due **	0.00	
Last Change Date:	Dec 01, 2014	
Last Payment Date:	Jul 30, 2015	

## Special Assessments

Special Assessments are taxes such as mosquito spray and tree trimming. This category details the assessments and when/if they expire. Historical data is found under *Prior Specials*.

## Payments

Payment details and history for real estate taxes for a property.

Payment Details				
Year - Half	Date Paid	Batch #	Seq #	Payment
2014 - 2	30-JUL-15	1112	1928	\$1,065.11
2014 - 1	01-JAN-15			\$2.50
2014 - 1	01-JAN-15			\$4.02
2014 - 1	01-JAN-15			\$47.63
2014 - 1	01-JAN-15			\$988.21
2014 - 1	01-JAN-15			\$13.66
2014 - 1	01-JAN-15			\$9.09

## Levy Estimator

Displays all currently proposed levies by district and estimated amount of tax due if the levies were presently in effect. The Levy Estimator details: New taxes if the levy passes, while calculating the total affect; what the property owner's proposed taxes will be per year; the proposed mills, year, election date for each levy, and a brief description of the levy.

Proposed Levy Details (use arrow at right to advance)					
Authority	LUCAS COUNTY				
Levy ID	019900				
Ballot Language	<a href="#">Click here for Ballot Language</a>				
Levy Name	ZOO - IMPROVEMENT				
Status					
Proposed Mills	1.00				
Current Taxes (annual)	\$51.24				
New Taxes (annual)	\$51.24				
Difference (annual)	\$0.00				
Election Date	11/03/2015				
Duplicate Year	2016				
Number of Years	10				
Estimated to Generate	\$7,050,027				
Effective Calendar Year	2017				
Notes					
Proposed Levies - Summary					
Authority	Levy Name	Status	Curr Taxes	New Taxes	Diff
LUCAS COUNTY	ZOO - IMPROVEMENT		\$51.24	\$51.24	\$0.00

## Photos

Front structure photos. Pictures can be saved/downloaded.

## Parcel Map

Opens a version of the county map centered on the property.

**Note:** The Parcel Map allows only one property to be selected at a time.

## Pictometry

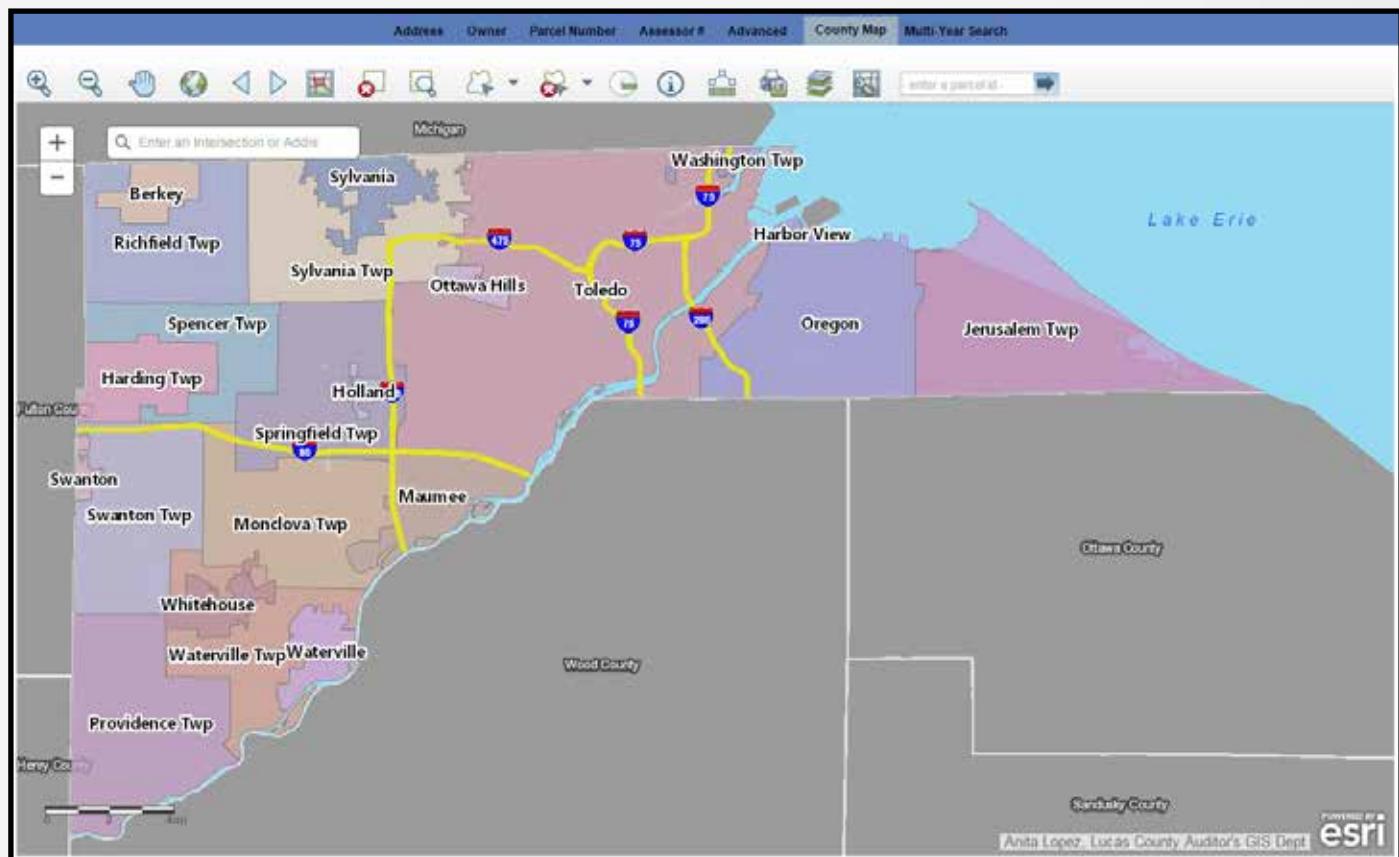
Brand new to AREIS Online, Pictometry provides oblique imagery (imagery captured at an angle to provide a more natural perspective), making objects easier to recognize and interpret.



Use the Arrows to  
rotate the view  
360 degrees



# VIEWING MAP DETAILS



**Zoom Tools** - Magnifying glasses allow the user to zoom in or out in a user defined area. The +/- zoom in or out in incrementally.



**Select and Unselect Tools** - Use a drop down to choose from different selection options. (See Selection Tool section below for more details.)



**Pan** - Click, hold and drag to move the map.



**Full Extent** - Returns the map to original size and position (zooms all the way out).



**Back / Forward** - Moves back or forward through the map history. Similar to the back button in your browser.



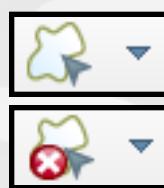
**Selection Display Type** - Outlines selected parcels in red or drops a red pin.



**Clear Selected** - Clears any currently selected parcels from the map.



**Zoom to Selected** - Zooms the map to encompass all selected parcels.



**Buffer Select** - Selects properties within a user defined radius.



**GIS Identify** - With this tool selected, clicking on a parcel provides a quick property summary (pop-up box) without leaving the map.



**Measure Distance** - Measures area, distance, or degrees (latitude/longitude) in various increments.



**Print or Download** - Creates a map image which can either be printed or downloaded as a file.



**Selection Manager** - Displays a list of selected parcel numbers. Also generates reports of selected parcels.

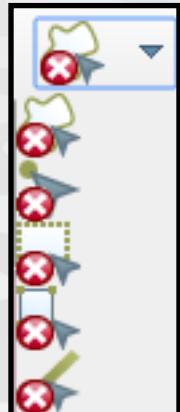


**Map Contents** - Selects or unselects map layers and sets transparency of layers. Displays the map legend. (See Map Layers section below for more details.)

## Selection Tools

Select and Unselect tools provide different ways to select single or multiple parcels. Within the drop-down box, the different select options are:

- 1) **Free Hand Select (Unselect)** - Click and hold to start a free hand drawing and release the mouse button when done. Any parcel touching any area of the drawing will automatically be selected and added to Selection Manager.
- 2) **Select a Point (Unselect)** - Selects one specific property to review. If there are already multiple parcels selected, the select/deselect will add or remove a parcel from the group.
- 3) **Select by Box (Unselect)** - Clicking and dragging will select or unselect all properties within the boundary box.
- 4) **Select by Polygon (Unselect)** - Similar to Select by Box, click to start, subsequent clicks will add another side to the polygon where all properties within will be selected or unselected.
- 5) **Select by Line (Unselect)** - Draw a straight line. Any property touching the line will be selected or unselected. Useful for selecting properties on the same side of a (straight) street.



Free Hand Select

## Map Layers

Layers are objects on the map that consist of one or more separate items, but are manipulated as a single unit. Within the Map Contents box, click the + to expand a specific layer into its parts.

**Thematic Layers** - Groups parcels by value and/or zoning class

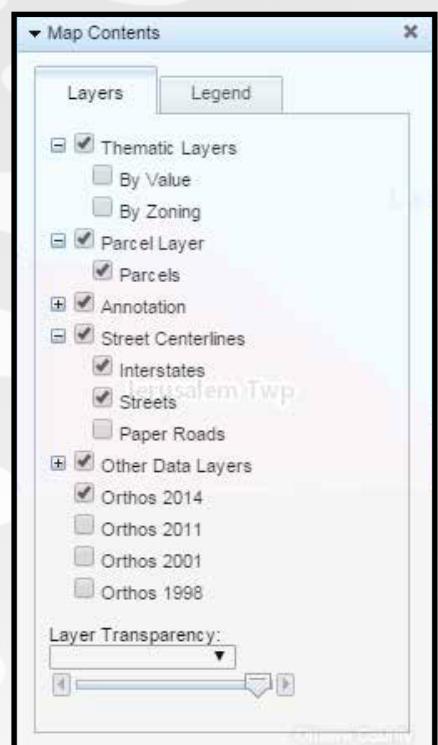
**Parcel Layer (on by default)** - Shows parcel boundaries for all parcels in Lucas County.

**Annotation** - Address numbers, lot numbers, lot dimensions condominiums and various jurisdictions.

**Street Centerlines** - Interstates and street names shown on the map.

**Other Data Layers** - Over 15 different layers to choose from, including flood zones, census tracts, and school boundaries.

**Orthos** - Aerial (top down) views of Lucas County





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