



AREIS

Auditor's Real Estate Information System

maps.co.lucas.oh.us/AREIS



Katie Moline, CPA

LUCAS COUNTY AUDITOR
One Government Center
Suite 600
Toledo, OH 43604

For personal assistance with AREIS,
please contact the Department of Education & Outreach

(419) 213-4406

WELCOME TO THE NEW AREIS ONLINE

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

CONTENTS

Getting Started

Property Searching

- Address / Owner / Parcel / Assessor Searching
- Wild Cards
- Multi Year Search
- Advanced Search

Property Data Pages

- Individual Data Page Breakdown

Using the County Map

- Map Tools

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.

A screenshot of the AREIS web application's search interface. The top navigation bar has 'Auditor' (1), 'Property Search' (2), 'County Website', and 'Contact Us'. Below it, a secondary bar has 'Address' (3), 'Owner', 'Parcel Number', 'Assessor #', 'Advanced', 'County Map', and 'Multi-Year Search'. The main search form is titled 'Search by Address'. It contains fields for 'Street #' (3), 'Direction' (4) with a dropdown menu, 'Street Name' (5), 'Suffix' (6) with a dropdown menu, and 'Unit' (7). Below these fields is a 'Filter By' section with 'Options' (Sort by: Parcel ID, Ascending) and 'Results/page: 25'. A red circle highlights the 'Search' button. At the bottom right, it says 'Data Current as of 06/OCT/2015'.

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

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 DEAPARTMENT OF A...	525 N HURON ST	2012	Y
1548072	01085005	STATE OF OHIO DEAPARTMENT OF A...	525 N HURON ST	2013	Y
1548072	01085005	STATE OF OHIO DEAPARTMENT OF A...	525 N HURON ST	2014	Y
1548072	01085005	STATE OF OHIO DEAPARTMENT OF A...	525 N HURON ST	2015	Y

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

Printable Version

Results Page: 1

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.

The screenshot shows the 'Advanced' search tab. A red circle labeled '1' highlights the 'Criteria:' dropdown menu, which is currently set to 'Sales Price'. Another red circle labeled '2' highlights the 'From:' and 'To:' input fields, which contain the values '100000' and '175000' respectively. A red circle labeled '3' highlights the 'Add' button. A red arrow points from the 'Add' button towards the 'Current search criteria' box, which displays 'Sales Price:100000~175000'. Other buttons visible are 'Edit', 'Remove', 'Remove All', and 'Save/Load'. A 'Show in results.' checkbox is also present.

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 Select page all Select all Deselect page all Deselect all Search Manager View List - Map Reports Mailing List Lucas Composite Tax Bill Combined PRC Go
<input type="checkbox"/>	Parcel ID ▲	Assessor #	Parcel Address	Land Use	Total Value		
<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		

NEW AREIS SUMMARY PAGE

ORIGINAL AREIS
SUMMARY PAGE

Summary - General	
Tax District	TOLEDO CITY - TOLEDO CSD
Class	RESIDENTIAL
Land Use	510: R - SINGLE FAMILY DWELLING, PLATTED LOT
Market Area	615R - Click here to view map
Zoning Code	10-RS12 - Click here for zoning details
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 TOLEDO OH 43614
Mailing Address	2009 BELVEDERE DR TOLEDO OH 43614
Legal Desc	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
Tax Year 2014:		
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 **	2,110.01	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	Click here for Ballot Language				
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

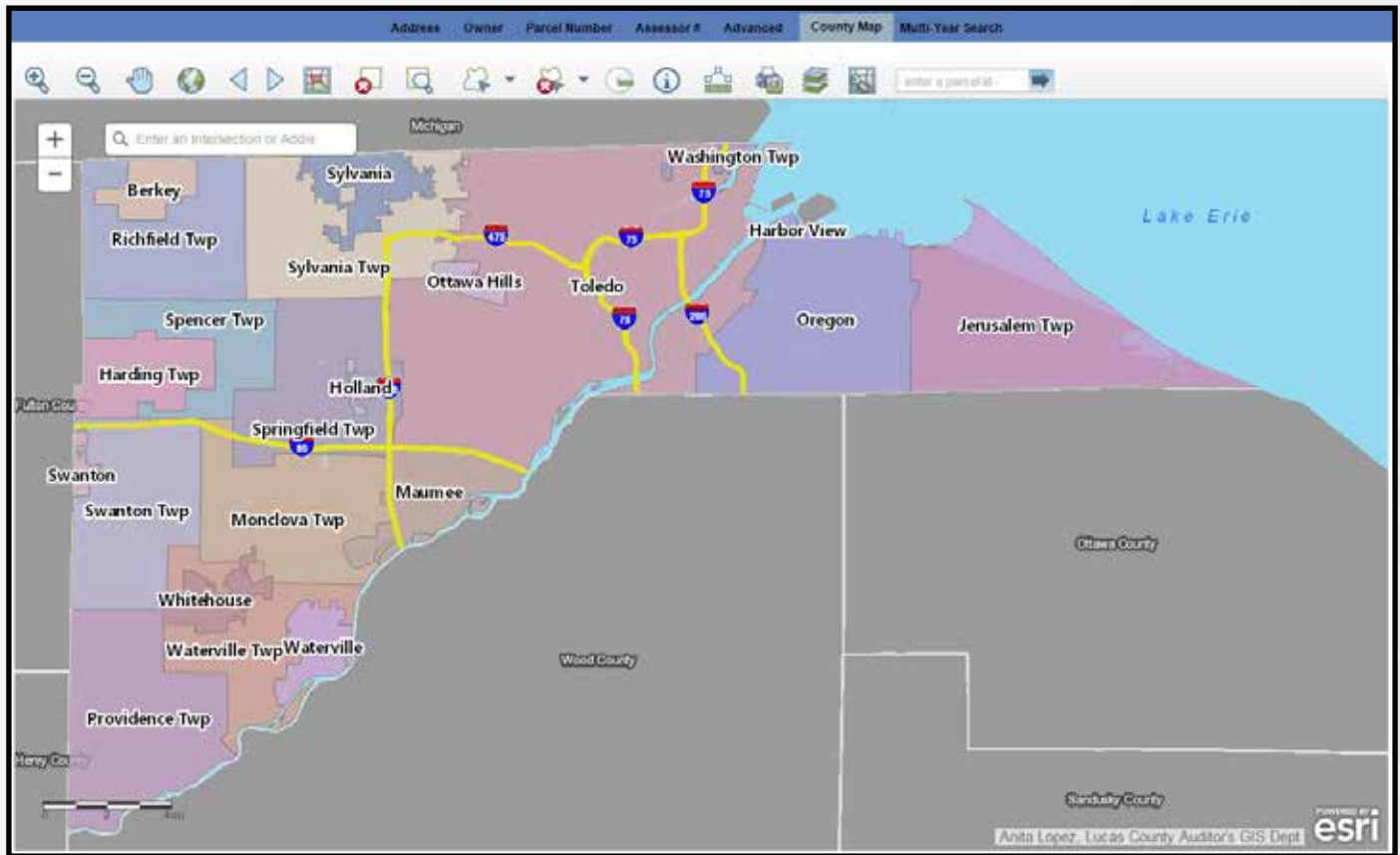
Brand new to AREIS Online, Pictometry provides oblique imagery (imagery captured at an angle to provide a more natural perspective), making objects easier to recognize and interpret.



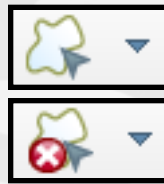
Use the Arrows to rotate the view 360 degrees



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.



Buffer Select - Selects properties within a user defined radius.



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



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



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



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



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



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



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



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



Zoom to Selected - Zooms the map to encompass all 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.)

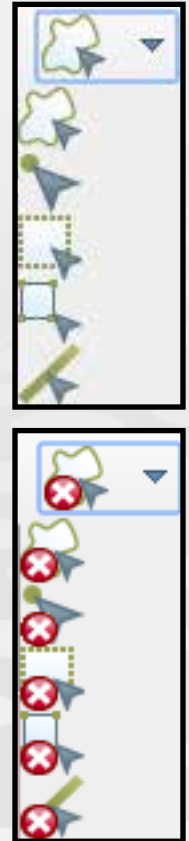
Selection Tools

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

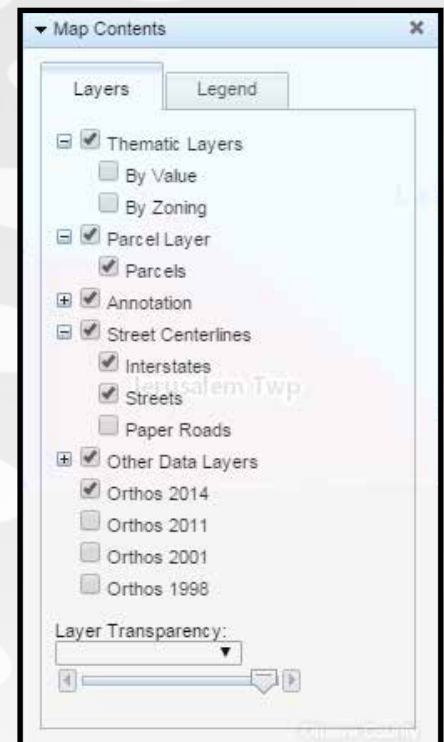
Parcel Layer (on by default) - Shows parcel boundaries for all parcels in Lucas County.

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





Katie Moline, CPA

LUCAS COUNTY AUDITOR
One Government Center
Suite 600
Toledo, OH 43604

For personal assistance with AREIS,
please contact the Department of Education & Outreach

(419) 213-4406