



**ANITA LOPEZ**  
 Lucas County Auditor  
 Real Estate Division  
 One Government Center, Ste. 670  
 Toledo, OH 43604-2255

**IMPORTANT REAL ESTATE NOTICE FOR:**

Address	1234 Generic St.	Property concerning value notice	
Parcel #	45-67891	Assessor #	12345678

Parcel number for property concerning value notice.

005113 \*\*\*\*\*AUTO\*\*SCH 5-DIGIT 43537

John Smith  
 1234 Generic St.  
 Toledo, OH 43604

Address tax bill is sent to for above property.



**2015 NOTICE OF CHANGE IN VALUE**

**THIS IS NOT A TAX BILL**

Dear Property Owner,

Letter from Auditor Lopez

This letter contains information about the 2015 Triennial Update.

As Auditor, I am required by Ohio law to update real property values during the third year after a countywide reappraisal. This process is called the Triennial Update.

A Triennial Update is the process of reviewing sales and not actually viewing each property. The 2015 Triennial Update looks at sales from 2012, 2013 and 2014. After receiving a recommendation from the Department of Taxation and reviewing arm's length sales, some areas will receive an adjustment in value. This notice will explain the update process, identify opportunities to gather more information, and provide you with the tentative 2015 market value for your property.

The Triennial Value Update is a duty that I deem both important and sensitive. Our team takes this process seriously. As your County Auditor, I want to assure you that every effort was made to ensure that a fair, equitable, and accurate value has been placed on your property.

With regards to your 2015 real estate tax bill, please keep the following facts in mind: 1) Your taxes will not change in the exact proportion to your value change; 2) Property taxes are primarily determined by the voters of Lucas County; 3) Newly-enacted levies directly affect your property taxes. **We cannot at this time accurately calculate property taxes. Information pertaining to property taxes will not be available until election results have been certified by the Board of Elections and tax rates have been certified by the State of Ohio. The information on property taxes will be available late in December.**

The estimated value of your property for 2015 is listed on the reverse side of this notice. Every property owner is encouraged to review their property's total value. We will have open books until October 15, 2015. At the completion of the open book period our values will be sent to the State for final approval. Office and appraisal staff members will be available to review the data we have on your property. I encourage you to schedule an appointment at the property review meeting in your area (see reverse). You may make an appointment by calling (419) 213-4406. Property details for the tentative values are available on the YOUR VALUE link at: [www.co.lucas.oh.us/tri2015](http://www.co.lucas.oh.us/tri2015).

Sincerely,

Lucas County Auditor

# 2015 NOTICE OF CHANGE IN VALUE

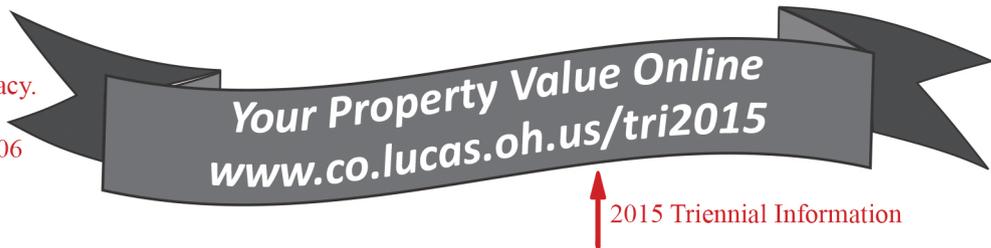
THIS IS NOT A TAX BILL

The 2015 Value Updated estimated market value of your real estate has been changed as follows:

Old Value	New Value
<b>\$90,000</b>	<b>\$100,000</b>
Value BEFORE 2015 Triennial	Proposed New Value

Building Attributes				Land Attributes			
Total Living Area	1836	Year Built	1996	A/C	Yes	Deck	0
Rooms	8	Bedrooms	3	Open Porch	245	Enclosed Porch	0
Full Baths	1	Half Baths	1	Garage Sq. Ft.	483	Garage Type	Attached
Stories	Two	Basement Type	Full	Acreage	.556	Frontage	58
Fireplace	0	Wall	Brick	Water	City	Sewer	City

Attributes are an important part of your property's value. Please check for accuracy. Contact the Auditor's Office at (419) 213-4406 with any discrepancies.



## WHAT TO DO IF YOUR DATA AND/OR VALUE NEEDS TO BE UPDATED

Your property data and value are listed above. Please check to make sure the information we have listed for your property is correct. This will ensure an accurate fair market value for your property. The following additional options are available for you to check your information:

- At your convenience, check your information in this notice or online at [www.co.lucas.oh.us/tri2015](http://www.co.lucas.oh.us/tri2015).
- To review your information in-person, attend an **optional** property review meeting. We will be in your area at the dates and times listed below. **To ensure the best possible service, schedule an appointment in advance by calling (419) 213-4406.**
- If you believe your information is incorrect, call our office at (419) 213-4406 to review your new value and data over the phone.
- If you believe your information is correct, you do not need to do anything.**

Location	
Monclova Township Hall 4335 Albon Rd Monclova OH 43542	
Date	Time
July 29 & 30	11:00 am - 7:00 pm

Property Review Meeting Location

The location listed here should be the closest location to the property receiving the value change notice.

Other dates and times are available. Call (419) 213-4406 for details.