

MICHAEL ZUREN TREASURER LAKE COUNTY TREASURER 105 MAIN STREET PAINESVILLE, OH 44077	REAL PROPERTY 2nd HALF 2024 DUE 07/16/2025
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PARCEL LOCATION: 38410 LAKE SHORE BLVD	PARCEL ID: 27-B-056-C-00-002-0
LAKE PROPERTY MANAGEMENT LLC 20 RIVER DR EASTLAKE OH 44095	TAX DISTRICT: WILLOUGHBY CITY
	OWNER NAME: LAKE PROPERTY MANAGEMENT LLC
	STUB #
	LEGAL INFORMATION: LOT 2 & 3 DOUGLASS TRACT

Gross Tax Rate	89.14	Non Business Credit Factor	.08373	Acres	.1086	APPRAISED VALUE		
Reduction Factor	.3331663	Owner Occupancy Credit Factor	.020932	Class	R	Land	Improvement	Total
Effective Tax Rate	59.441556			LUC	500	16,710	0	16,710
TAX VALUES			CURRENT TAX DISTRIBUTION			TAXABLE VALUE		
Gross Taxes	521.58	Lake County			33.55	Land	Improvement	Total
Reduction Factor	-173.82	Willoughby-Eastlake Csd			216.97	5,850	0	5,850
Subtotal	347.76	Willoughby City			35.58	HOMESTEAD CAUV Value TIF Value		
Non Business Credit	-29.12	Lakeland Community College			11.18			
Owner Occupancy Credit	0.00	Metropolitan Park District			10.56		0	0
Homestead Reduction	0.00	Willoughby-Eastlake Public L			10.80			
CAUV Recoupment	0.00	Special Assessment			4.35	SPECIAL ASSESSMENT		
Current Net Real Estate Taxes	318.64					Proj# and Description	Delinquent	Current
Current Special Assessments	4.35					30127-LIGHTS WILLOUGHB	0.00	4.35
Current TIF Taxes	0.00	TIF			0.00	Total	0.00	4.35
Current Adjustments	0.00	Total			322.99	TO AVOID 10% PENALTY		
Current Net Taxes & Asmts(YEAR)	322.99					PAY ON OR BEFORE		
Current Net Taxes & Asmts(HALF)	161.49					07/16/25		
Penalties	0.00					If you need a stamped receipt, return entire bill with a self - addressed stamped envelope. No receipt will be returned unless requested		
Interest	0.00							
Prior Year Adjustments	0.00							
Delinquent Real Estate Taxes	0.00							
Delinquent Special Assessments	0.00							
FULL YEAR TOTAL	322.99							
PAYMENTS	161.50							
OTHER CREDITS	0.00							
BALANCE DUE	161.49							
TaxBill prepared on	04/22/25	<i>*Tax Increment Financing - portion of your taxes reallocated to the municipality per resolution for designated project. Return Bottom Portion with Payment</i>						

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OWNER NAME: LAKE PROPERTY MANAGEMENT LLC	MAKE CHECK PAYABLE TO: MICHAEL ZUREN, LAKE COUNTY TREASURER
TaxBill prepared on 04/22/25 Page/Line:	STUB #
LAKE PROPERTY MANAGEMENT LLC 20 RIVER DR EASTLAKE OH 44095	PAY THIS AMOUNT
	BALANCE DUE: \$161.49

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