MICHAEL ZUREN
TREASURER
LAKE COUNTY TREASURER
105 MAIN STREET
PAINESVILLE, OH 44077

REAL PROPERTY
2nd HALF 2023
DUE 10/25/2024

PARCEL LOCATION: 38410 LAKE SHORE BLVD

PARCEL ID: 27-B-056-C-00-002-0

TAX DISTRICT: WILLOUGHBY CITY

OWNER NAME: LAKE PROPERTY MANAGEMENT LLC

STUB #

LEGAL INFORMATION:
LOT 2 & 3 DOUGLASS TRACT

LAKE PROPERTY MANAGEMENT LLC
20 RIVER DR
EASTLAKE OH 44095

Gross Tax Rate	94.68	**Non Business Credit Factor**	.082434	**Acres**	.1086
Reduction Factor	.269047486	**Owner Occupancy Credit Factor**	.020608	**Class**	R
Effective Tax Rate	69.206584			**LUC**	500

APPRAISED VALUE

Land	Improvement	Total
13,410	0	13,410

TAXABLE VALUE

Land	Improvement	Total
4,690	0	4,690

HOMESTEAD	CAUV Value	TIF Value
	0	0

TAX VALUES

Gross Taxes	444.12
Reduction Factor	-119.54
Subtotal	324.58
Non Business Credit	-26.76
Owner Occupancy Credit	0.00
Homestead Reduction	0.00
CAUV Recoupment	0.00
Current Net Real Estate Taxes	297.82
Current Special Assessments	4.35
Current TIF Taxes	0.00
Current Adjustments	0.00
Current Net Taxes & Asmts(YEAR)	302.17
Current Net Taxes & Asmts(HALF)	151.08
Penalties	0.00
Interest	0.00
Prior Year Adjustments	0.00
Delinquent Real Estate Taxes	0.00
Delinquent Special Assessments	0.00
FULL YEAR TOTAL	302.17
PAYMENTS	302.17
OTHER CREDITS	0.00
BALANCE DUE	0.00
TaxBill prepared on 08/29/24	

CURRENT TAX DISTRIBUTION

Lake County	33.25
Willoughby-Eastlake Csd	196.81
Willoughby City	34.42
Lakeland Community College	11.47
Metropolitan Park District	10.72
Willoughby-Eastlake Public L	11.15
Special Assessment	4.35
TIF	0.00
Total	302.17

**Tax Increment Financing - portion of your taxes reallocated to the municipality per resolution for designated project.*

Return Bottom Portion with Payment

SPECIAL ASSESSMENT

Proj# and Description	Delinquent	Current
30127-LIGHTS WILLOUGHB	0.00	4.35
Total	0.00	4.35

TO AVOID 10% PENALTY
PAY ON OR BEFORE
10/25/24

If you need a stamped receipt, return entire bill with a self - addressed stamped envelope. No receipt will be returned unless requested

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MAKE CHECK PAYABLE TO:
MICHAEL ZUREN, LAKE COUNTY TREASURER

TaxBill prepared on 08/29/24
Page/Line:

STUB #

PAY THIS AMOUNT

LAKE PROPERTY MANAGEMENT LLC
20 RIVER DR
EASTLAKE OH 44095

BALANCE DUE: **$0.00**

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