

<div>MICHAEL ZUREN TREASURER LAKE COUNTY TREASURER 105 MAIN STREET PAINESVILLE, OH 44077</div>	<div>REAL PROPERTY 2nd HALF 2023 DUE 07/17/2024</div>
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PARCEL LOCATION: 5015 WAKE ROBIN RD	PARCEL ID: 16-D-111-W-00-046-0
<div>85 KS1 LLC 3737 EASTON MARKET #1275 COLUMBUS OH 43219</div>	TAX DISTRICT: MENTOR CITY
	OWNER NAME: KS1 LLC
	STUB #
	LEGAL INFORMATION: LOT 1, 2 & 3 TRACT 15 / S/L 926 & PART OF S/L 925

Gross Tax Rate 103.91	Non Business Credit Factor .087689	Acres .2215	APPRAISED VALUE			
Reduction Factor .504633625	Owner Occupancy Credit Factor .021922	Class R	Land	Improvement	Total	
Effective Tax Rate 51.47352	LUC 510		23,440	210,960	234,400	
TAX VALUES		CURRENT TAX DISTRIBUTION		TAXABLE VALUE		
Gross Taxes	8,524.82	Lake County	582.44	Land	Improvement	Total
Reduction Factor	-4,301.92	Mentor Evsd	2,458.72	8,200	73,840	82,040
Subtotal	4,222.90	Mentor City	315.05	HOMESTEAD CAUV Value TIF Value		
Non Business Credit	-370.30	Lakeland Community College	200.98		0	0
Owner Occupancy Credit	0.00	Metropolitan Park District	187.77	SPECIAL ASSESSMENT		
Homestead Reduction	0.00	Mentor Public Library	107.64	Proj# and Description	Delinquent	Current
CAUV Recoupment	0.00	Special Assessment	0.00	Total	0.00	0.00
Current Net Real Estate Taxes	3,852.60	TIF Total	0.00			
Current Special Assessments	0.00					
Current TIF Taxes	0.00					
Current Adjustments	0.00					
Current Net Taxes & Asmts(YEAR)	3,852.60			TO AVOID 10% PENALTY PAY ON OR BEFORE 07/17/24		
Current Net Taxes & Asmts(HALF)	1,926.30			If you need a stamped receipt, return entire bill with a self - addressed stamped envelope. No receipt will be returned unless requested		
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	3,852.60					
PAYMENTS	1,926.30					
OTHER CREDITS	0.00					
BALANCE DUE	1,926.30					
TaxBill prepared on 04/10/24						

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PARCEL LOCATION: 5015 WAKE ROBIN RD	PARCEL ID: 16-D-111-W-00-046-0
OWNER NAME: KS1 LLC	MAKE CHECK PAYABLE TO: MICHAEL ZUREN, LAKE COUNTY TREASURER
<div>TaxBill prepared on 04/10/24 Page/Line: 85 KS1 LLC 3737 EASTON MARKET #1275 COLUMBUS OH 43219</div>	STUB #
	PAY THIS AMOUNT
	BALANCE DUE: \$1,926.30

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