

<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: 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 94.68	Non Business Credit Factor .082434	Acres .1086	APPRAISED VALUE		
Reduction Factor .269047486	Owner Occupancy Credit Factor .020608	Class R	Land	Improvement	Total
Effective Tax Rate 69.206584	LUC 500		13,410	0	13,410
TAX VALUES		CURRENT TAX DISTRIBUTION	TAXABLE VALUE		
Gross Taxes 444.12	Lake County 33.25		Land	Improvement	Total
Reduction Factor -119.54	Willoughby-Eastlake Csd 196.81				
Subtotal 324.58	Willoughby City 34.42		4,690	0	4,690
Non Business Credit -26.76	Lakeland Community College 11.47		HOMESTEAD CAUV Value TIF Value		
Owner Occupancy Credit 0.00	Metropolitan Park District 10.72				
Homestead Reduction 0.00	Willoughby-Eastlake Public L 11.15			0	0
CAUV Recoupment 0.00	Special Assessment 4.35		SPECIAL ASSESSMENT		
Current Net Real Estate Taxes 297.82			Proj# and Description	Delinquent	Current
Current Special Assessments 4.35			30127-LIGHTS WILLOUGHBY	0.00	4.35
Current TIF Taxes 0.00					
Current Adjustments 0.00					
Current Net Taxes & Asmts(YEAR) 302.17	TIF Total 0.00	302.17	Total	0.00	4.35
Current Net Taxes & Asmts(HALF) 151.08			TO AVOID 10% PENALTY PAY ON OR BEFORE 07/17/24		
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 302.17					
PAYMENTS 151.09					
OTHER CREDITS 0.00					
BALANCE DUE 151.08					
TaxBill prepared on 04/10/24	*Tax Increment Financing - portion of your taxes reallocated to the municipality per resolution for designated project. Return Bottom Portion with Payment				

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OWNER NAME: LAKE PROPERTY MANAGEMENT LLC	MAKE CHECK PAYABLE TO: MICHAEL ZUREN, LAKE COUNTY TREASURER
TaxBill prepared on 04/10/24 Page/Line:	STUB #
LAKE PROPERTY MANAGEMENT LLC 20 RIVER DR EASTLAKE OH 44095	PAY THIS AMOUNT
	BALANCE DUE: \$151.08

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