

<b>MICHAEL ZUREN</b> <b>TREASURER</b> <b>LAKE COUNTY TREASURER</b> <b>105 MAIN STREET</b> <b>PAINESVILLE, OH 44077</b>	<b>REAL PROPERTY</b> <b>2nd HALF 2023</b> <b>DUE 07/17/2024</b>
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<b>PARCEL LOCATION:</b> 0 LAKE SHORE BLVD	<b>PARCEL ID:</b> 27-B-056-C-00-003-0
<b>LAKE PROPERTY MANAGEMENT LLC</b> <b>20 RIVER DR</b> <b>EASTLAKE OH 44095</b>	<b>TAX DISTRICT:</b> WILLOUGHBY CITY
	<b>OWNER NAME:</b> LAKE PROPERTY MANAGEMENT LLC
	<b>STUB #</b>
	<b>LEGAL INFORMATION:</b> LOT 2 & 3 DOUGLASS TRACT

<b>Gross Tax Rate</b> 94.68 <b>Reduction Factor</b> .269047486 <b>Effective Tax Rate</b> 69.206584	<b>Non Business Credit Factor</b> .082434 <b>Owner Occupancy Credit Factor</b> .020608	<b>Acres</b> .1138 <b>Class</b> R <b>LUC</b> 500	<b>APPRAISED VALUE</b> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Land</th> <th>Improvement</th> <th>Total</th> </tr> <tr> <td style="text-align: center;">13,780</td> <td style="text-align: center;">0</td> <td style="text-align: center;">13,780</td> </tr> </table>	Land	Improvement	Total	13,780	0	13,780							
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13,780	0	13,780														
<b>TAX VALUES</b>		<b>CURRENT TAX DISTRIBUTION</b>		<b>TAXABLE VALUE</b> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Land</th> <th>Improvement</th> <th>Total</th> </tr> <tr> <td style="text-align: center;">4,820</td> <td style="text-align: center;">0</td> <td style="text-align: center;">4,820</td> </tr> </table>	Land	Improvement	Total	4,820	0	4,820						
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Gross Taxes 456.40 Reduction Factor -122.82 Subtotal 333.58 Non Business Credit -27.50 Owner Occupancy Credit 0.00 Homestead Reduction 0.00 CAUV Recoupment 0.00 Current Net Real Estate Taxes 306.08 Current Special Assessments 4.47 Current TIF Taxes 0.00 Current Adjustments 0.00 Current Net Taxes & Asmts(YEAR) 310.55 Current Net Taxes & Asmts(HALF) 155.27 Penalties 0.00 Interest 0.00 Prior Year Adjustments 0.00 Delinquent Real Estate Taxes 0.00 Delinquent Special Assessments 0.00 <b>FULL YEAR TOTAL</b> 310.55 <b>PAYMENTS</b> 155.28 <b>OTHER CREDITS</b> 0.00 <b>BALANCE DUE</b> 155.27 TaxBill prepared on 04/10/24	Lake County 34.18 Willoughby-Eastlake Csd 202.27 Willoughby City 35.37 Lakeland Community College 11.79 Metropolitan Park District 11.01 Willoughby-Eastlake Public L 11.46 Special Assessment 4.47 TIF 0.00 <b>Total</b> 310.55	<b>HOMESTEAD</b> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>CAUV Value</th> <th>TIF Value</th> </tr> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> </table>	CAUV Value	TIF Value	0	0	<b>SPECIAL ASSESSMENT</b> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Proj# and Description</th> <th>Delinquent</th> <th>Current</th> </tr> <tr> <td>30127-LIGHTS WILLOUGHB</td> <td style="text-align: center;">0.00</td> <td style="text-align: center;">4.47</td> </tr> <tr> <td><b>Total</b></td> <td style="text-align: center;"><b>0.00</b></td> <td style="text-align: center;"><b>4.47</b></td> </tr> </table>	Proj# and Description	Delinquent	Current	30127-LIGHTS WILLOUGHB	0.00	4.47	<b>Total</b>	<b>0.00</b>	<b>4.47</b>
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30127-LIGHTS WILLOUGHB	0.00	4.47														
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			<b>TO AVOID 10% PENALTY</b> <b>PAY ON OR BEFORE</b> <b>07/17/24</b> If you need a stamped receipt, return entire bill with a self - addressed stamped envelope. No receipt will be returned unless requested													
			<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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<b>PARCEL LOCATION:</b> 0 LAKE SHORE BLVD	<b>PARCEL ID:</b> 27-B-056-C-00-003-0
<b>OWNER NAME:</b> LAKE PROPERTY MANAGEMENT LLC	<b>MAKE CHECK PAYABLE TO:</b> <b>MICHAEL ZUREN, LAKE COUNTY TREASURER</b>
TaxBill prepared on 04/10/24 <b>Page/Line:</b>  <b>LAKE PROPERTY MANAGEMENT LLC</b> <b>20 RIVER DR</b> <b>EASTLAKE OH 44095</b>	<b>STUB #</b>  <b>PAY THIS AMOUNT</b>  <b>BALANCE DUE: \$155.27</b>

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