

The following improvements may increase the taxable value of your property

- Add central air conditioning
- Build or enlarge a garage
- Finish an attic, second floor, or bedroom with paneling, plaster board, or plaster
- Install a new stall shower
- Add a new porch
- Construct an in-ground pool
- Increase the size of the house with an addition
- Install additional bathrooms or toilets
- Install a new indoor wood burning fireplace

Razing Affidavit

The removal of dilapidated or unused sheds, garages, barns, and other buildings (referred to as a raze) will result in those items being removed from the tax duplicate and may lower your property taxes.

In order to have the data adjusted, complete a razing affidavit and return it to the Auditor's office by December 31 or January 31 (if the raze occurred in the last three months of the year).

An appraiser may visit the property to re-assess the value based on the change or removal.

Contact Us

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GOOD HOME MAINTENANCE

How changes to your home may affect your property value



Information for
Lucas County Residents

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Normal maintenance and many basic improvements may be completed without increasing the real estate tax assessment on your home

If not part of a complete modernization, the repairs and improvements listed may be made without increasing property taxes.

Exterior Work

- Landscaping - lawns, shrubs, plants
- Windows and doors
- Add or replace gutters or downspouts
- Storm doors and windows
- Outdoor lighting
- Awnings
- Repair or replace driveway or sidewalk
- Insulate and weather-strip
- Re-point, repair, or replace existing masonry
- Repair or replace porches and steps
- Repair siding
- Scrape and paint
- Window boxes

Interior Work

- Electrical circuits or outlets
- Closets
- Built-in bookcases, cabinets, etc.
- Complete rewiring
- Window blinds
- Light fixtures
- Vent fans
- Paint, wallpaper, or other redecorating
- Remodel kitchen or bathroom
- Repair plaster
- Replace plumbing
- Resurface ceilings, walls, or floors
- Replace furnace's oil or gas burner
- Replace furnace with another of the same type
- Replace hot water heater
- Replace or refinish woodwork

Check Your Data on AREIS

icare.co.lucas.oh.us

AREIS provides real estate data maintained by the Lucas County Auditor's Office.

AREIS offers Geographic Information Systems (GIS) mapping, and photo imaging, and a real estate tax estimator.

How does the Auditor determine my value?

The Auditor's office typically looks at the following information when determining property value:

Land Information

- Lot size
- Frontage
- Water
- Sewer

Building Information

- Total Living Area (TLA)
- Room/bedroom count
- Full baths/half baths
- Stories
- Basement type
- Open/Enclosed porch
- Deck
- Garage sq. ft.
- Garage type
- Air conditioning
- Fireplace
- Wall type
- Year built