

Landmark Commission

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

AGENDA

March 20, 2024

5:00 P.M.

City Commission Chamber

Live Streamed on www.youtube.com/CityofSanduskyOH

-
1. Call to Order- Roll Call
 2. Review of February 21, 2024 Meeting Minutes
 3. Applications
 - 160 Wayne St.
 4. Administrative Approvals
 - 209 Fulton St.
 5. Adjournment

NEXT MEETING: April 17, 2024

Please notify staff at least 2 days in advance of the meeting if you cannot attend.

**Landmark Commission
February 21, 2024
Meeting Minutes**

Meeting called to order:

Chair Griffiths called the meeting to order at 5:04 pm. The following members were present: Eliot Dyer, Alan Griffiths, Jeff Krabill, Louis Schultz, and Kima Yandell. Also, present were Colleen Gilson, Arin Blair and Alec Ochs, who represented the Community Development Department, Stewart Hastings- Law Director, City Commissioner Richard Koonce, and clerk, Quinn Rambo.

Review of minutes from February 7, 2023

Chair Griffiths asked for a motion on the minutes. Commissioner Schultz made a motion to approve the minutes as presented and Commissioner Dyer seconded the motion. A vote was called, and the minutes were approved unanimously, as presented.

Applications:

160 Wayne Street

Chair Griffiths stated that the applicant asked to be moved to next month's meeting. Chair Griffiths called for a motion to postpone the application to March's meeting. Commissioner Schultz made a motion to postpone the application until next month. The motion was seconded by Vice Chair Yandell. A vote was called, and motion to postpone the application was passed, unanimously.

165 East Washington Row

Chair Griffiths introduced the application for 165 East Washington Row and asked for the Staff Report. Mr. Ochs explained the applicant sought to replace five arched windows to match existing windows closely in size, shape, and design to the existing windows. The project also enabled the removal of window air conditioning units for a better visual appearance. The project included the installation of (5) Provia Endure circle top picture windows with a single hung unit as the bottom half of the unit and (4) Provia Endure Oriel style single hung windows with bottom sash operational. The windows are beige on the inside and outside, consistent with those removed. The glass was DLA-UV-HC which represents double glazed HP Low E/Argon with increased UV protection on the surface and hard coat Low-E on the other surface. The windows had beige grids between the glass in the double sunburst style which was consistent with those removed. The single hung units had a screen for ventilation. There was no outside aluminum coil work, and the installer re-used the existing inside stops to hold the windows in place. The project was complete, and the applicant had sought project assistance through the Economic Development Incentive Program and received approval from the Economic Development Incentive Committee (EDIC) in November 2023. Department Staff failed to properly direct the applicant to seek approval from Landmarks Commission as part of the approval process and discovered the mistake as the applicant notified Staff of project completion in January 2024. When error was discovered, Department and Planning Staff

performed a site visit for visual inspection of the window installation. The window material did not meet guideline standards as they were vinyl. The material of the previous windows was unknown to Staff. The depth of window grids was not perfectly in line with the original but were acceptable. Window shape, size and color were consistent with original. In this specific case, since the applicant received direction from Department Staff and approval from the City Economic Development Incentive Committee to complete the project and the error was not discovered until after project completion, Planning Staff recommended approving the applicant's request for Certificate of Appropriateness with the following conditions, future window replacements and new window additions were aluminum clad or wood framed, and aligned in features, size, scale and proportion, and massing to existing windows- this included window replacements being sized appropriately to fill the existing façade openings in entirety without filler material. Planning Staff recommended requiring the applicant to keep City Staff updated on any future building improvements to ensure appropriate guidelines were followed. Further, Department Staff would work to enact necessary procedures to prevent such failures in the future including distinguishing projects that fall within the Downtown District at time of application for any City support program; an awareness campaign for building owners in the downtown district relative to design guidelines and design review requirements; and regular inter-departmental meetings of all Staff to review applications from owners who pursued assistance from City programs. Due to this application being reviewed by City Staff through a different process; this application was a onetime recommendation for vinyl windows due to the unique circumstances. Any future window replacements of the historical property must follow the approved guidelines.

Commissioner Dyer stated that he thought all property owners in the historic district should be notified of the updated guidelines. Ms. Blair stated that all property owners were invited via a letter to the kickoff meeting for the design guidelines update. Commissioner Krabill suggested compiling a list of emails for all the property owners and businesses in the historic district to keep them better informed. Chair Griffiths stated that most of the property owners in the district were aware of the status of their properties to include the application being discussed. He continued that he questioned whether the applicant was directed to the guidelines appropriately by the City Staff. Commissioner Krabill stated it was his understanding that applicant thought they had taken the proper steps when approaching the Economic Development Incentive Committee for grant assistance. Vice Chair Yandell stated that she did not approve of the installation but was impressed with the windows, even though they were vinyl, they looked near original. The Commission discussed options to keep owners and tenants informed of what was required when occupying a historic building. Chair Griffith stated going forward he hoped there were internal checks in place to make sure the historic guidelines were being enforced. He continued that he felt the new guidelines would make it easier for property owners to know what was expected of them in regard to the historic nature of their properties. Chair Griffiths stated approval of this project would not set a precedent for future approvals because the circumstances for this project were unique.

Chair Griffiths called for a motion on the application. Commissioner Schultz made a motion to approve the certificate of appropriateness with Staff conditions. The motion was

seconded by Commissioner Dyer. A vote was called, and the motion to approve the certificate of appropriateness with Staff conditions was approved, unanimously.

Other Business:

Final Draft for Adoption- Sandusky Preservation Guidelines

Chair Griffiths asked Ms. Blair to update the Commission on the Sandusky Preservation Guidelines. Ms. Blair reviewed the history of the update to include applying for and receiving grant funds to proceed with the revision to the guidelines. Ms. Blair was asking the Commission to recommend the adoption of the Updated Sandusky Preservation Guidelines. She reviewed the changes that had been made to the document since the last presentation. Commissioner Dyer asked if dimmable lighting would be required. Commissioner Krabill stated that he thought warm white light was able to be interpreted in many ways. Ms. Blair stated that was why the limit of 3,000 K and under was in the document. Mr. Ochs stated that the limit should control the brightness and the Commission could still add the condition of making the lights dimmable.

Chair Griffiths asked for a motion. Commissioner Dyer made a motion to adopt the design guidelines with the condition that any final comments from the State were incorporated before the adoption by City Commission. The motion was seconded by Vice Chair Yandell. A vote was called, and the motion passed, unanimously.

Meeting adjourned:

Chair Griffiths called for a motion to adjourn the meeting. Commissioner Schultz made a motion to adjourn, and the motion was seconded by Commissioner Dyer. The meeting was adjourned at 5:41 pm.

Approved by:

Clerk

Chair/ Vice Chair

LANDMARK COMMISSION REPORT

APPLICATION FOR EXTERIOR ALTERATIONS TO
160 WAYNE STREET

EXTERIOR PAINT COLOR

Reference Number: PCL23-0026

Date of Report: November 2, 2023

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio Landmark Commission Report

BACKGROUND INFORMATION

Applicant:	Robert Resley 533 Cleveland Rd. W. Huron, OH 44839
Owner:	Same as Above
Site Location:	160 Wayne St. Sandusky, Ohio 44870
Zoning:	DBD – Downtown Business
Historic Status:	Non-contributing building in the Downtown Sandusky Commercial Historic District
Existing Uses:	Restaurant
Proposed Uses:	Restaurant
Project:	
1.	Exterior Paint Color

This aerial map displays a section of Market Street, with the street name prominently labeled in large, pink, diagonal text. The map shows several property lots outlined in yellow, each with a unique lot number. A red rectangle highlights a specific lot, likely the subject of the document. Various colored markers (yellow, blue, red) are placed on the map, possibly indicating specific points of interest or survey data. The map also shows surrounding streets, including 3rd Street and 4th Street, and various buildings and structures.

A photograph of a Subway restaurant building. The building has a distinctive green and white color scheme. The word "SUBWAY" is prominently displayed in large, stylized letters on the green section of the facade. There are large windows with posters and signs, including one that says "OPEN 11:00 AM - 10:00 PM". A person is standing near the entrance on the left. The building is surrounded by trees and a brick building is visible in the background. A street lamp stands in front of the building.

Colors previously painted



PROPERTY DESCRIPTION

The site of 160 Wayne St. is currently the location of Subway. There is little documented history on this structure.

PROJECT SCOPE

1. Exterior Alterations: Paint Color

The applicant has requested a Certificate of appropriateness for exterior color changes made to 160 Wayne Street in September-October 2023. The submitted materials state the colors are Sherwin Williams #7567 natural tan and Benjamin Moore #2033-10 yellow green.

RELEVANT GUIDELINES

Sandusky Preservation Design Guidelines

[A Certificate of Appropriateness] “is necessary when a change is being made to the exterior of a property... which involves any of the following actions: construction; reconstruction; or alteration of any property, structure, tree, sign, area, or object within the District, including the changing of any exterior color or building material.

Sandusky Preservation Design Guidelines

- **Paint & Color Selection – page 23**
(Summarized)
 - a) Consider earth tone colors
 - b) Architectural features were painted to contrast wall color
 - c) Consider “heritage colors”
 - d) Consider surrounding building colors
 - e) Consider style and historic period of the building
 - f) **Harsh or bold colors should not be used**

SUPPLEMENTAL NOTES / DIVISION OF PLANNING COMMENTS

The applicant was not aware of the requirement for approval from the Landmarks Commission before changing the exterior colors of the building. In a letter later submitted, Mr. Resley stated the desire to “brighten up the corner” to increase visibility of the building and the tenant businesses within it. Staff received multiple complaints about the bright green paint color applied, with observations questioning whether it fit within the guidelines for the historic district and whether they went through the proper approvals process prior to completing the project.

Apon receiving these complaints, the Planning Division issued a zoning violation notice to the property owner. Email correspondence from a representative of Subway was received on October 18, 2023. They indicated the color selection was dictated by Subway's corporate brand guidelines. Staff outlined the required Landmarks Commission process for approval and encouraged the selection of an alternate appropriate color, hoping for a solution that would be documented within Subway's brand guidelines and appropriate within Sandusky's guidelines. Staff's assumption is Subway is located within other historic districts nationwide, and has either documented appropriate historic colors to use within their brand guidelines or a process for making an exception. Also, staff sent several example colors and links in the email for examples of colors appropriate within the historic district.

On October 31, 2023 staff received the application for approval of the existing color along with photos and the referenced letter from Mr. Resley.

While the existing bright green color is not appropriate according to the Sandusky Preservation Design Guidelines ("harsh or bold colors should not be used"), staff is confident an alternate green color could be selected which would fit within the guidelines and accomplish the owner's goal to brighten up the corner. It is staff's recommendation that the Landmarks Commission deny the request to keep the existing green color (Benjamin Moore #2033-10 yellow green) and direct the applicant to select other color options to be reviewed either by staff for approval or to bring forward to the Landmarks Commission for approval.

The "Sherwin Williams #7567 Natural Tan" secondary color is appropriate and can be included in a future Certificate of Appropriateness assuming a resolution is reached with the green.

Finally, in the letter Mr. Resley mentions nearby murals in the historic district. If the applicant wishes to pursue a mural on the building, staff welcomes the conversation to discuss the approvals process for such a project.

CONCLUSION/RECOMMENDATION

The Planning Division recommends the Landmarks Commission deny of the request for a Certificate of Appropriateness for the exterior color change to "Benjamin Moore #2033-10 yellow green" at 160 Wayne Street.

City of Sandusky/Downtown Design Review District Application for Certificate of Appropriateness



Address of Property: 160 Wayne St.

Property Owner Name: Robert Resley

Property Owner Address: 533 Cleveland Rd. W., Huron, Ohio 44839 (office)

Property Owner Phone Number: (Phone): 419-433-8058 (FAX): 419-433-8186

Have you reviewed the Downtown Sandusky Design Review Guidelines?

☒ Yes

☐ No

Is the building on the National Register of Historic Places?

☐ Yes

☒ No

Scope of project to include: (Please check appropriate items.)

☐ Awnings/Shutters

☐ Energy Conservation

☐ Fences

☐ Signage

☐ Doors, Windows, Entrances

☐ Siding

☐ Roofing

☐ Complete Façade Restoration

☐ Landscaping

☐ Partial Façade Restoration

☐ Rear Access

☒ Exterior Painting (Commercial)

☐ Parking Lot Layout

☐ Other: _____

Briefly explain the proposed work: (Attach extra sheets if necessary.)

Repaint building exterior.

Colors SW # 7567 Natural Tan

Benjamin Moore # 2033-10 Yellow green

City of Sandusky/Downtown Design Review District Application for Certificate of Appropriateness, Page Two



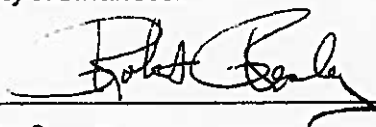
Please submit the following information:

- One historical (if available) and one modern photograph of building
- Eight (8) copies of plans of proposed work, including color and/or material samples if appropriate.

Estimated total cost/budget for proposed project: \$10,000.00

Do you have any questions or concerns?

I understand the criteria for this application, approval and reviews by the Design Review Board and agree to be subject to the Secretary of the Interior's Standards for the above described work in accordance with City ordinances.

Signed: 
Property Owner

Date: 10-30-23

FOR OFFICE USE ONLY

Application Number: _____

Received By: _____

Date Received: _____

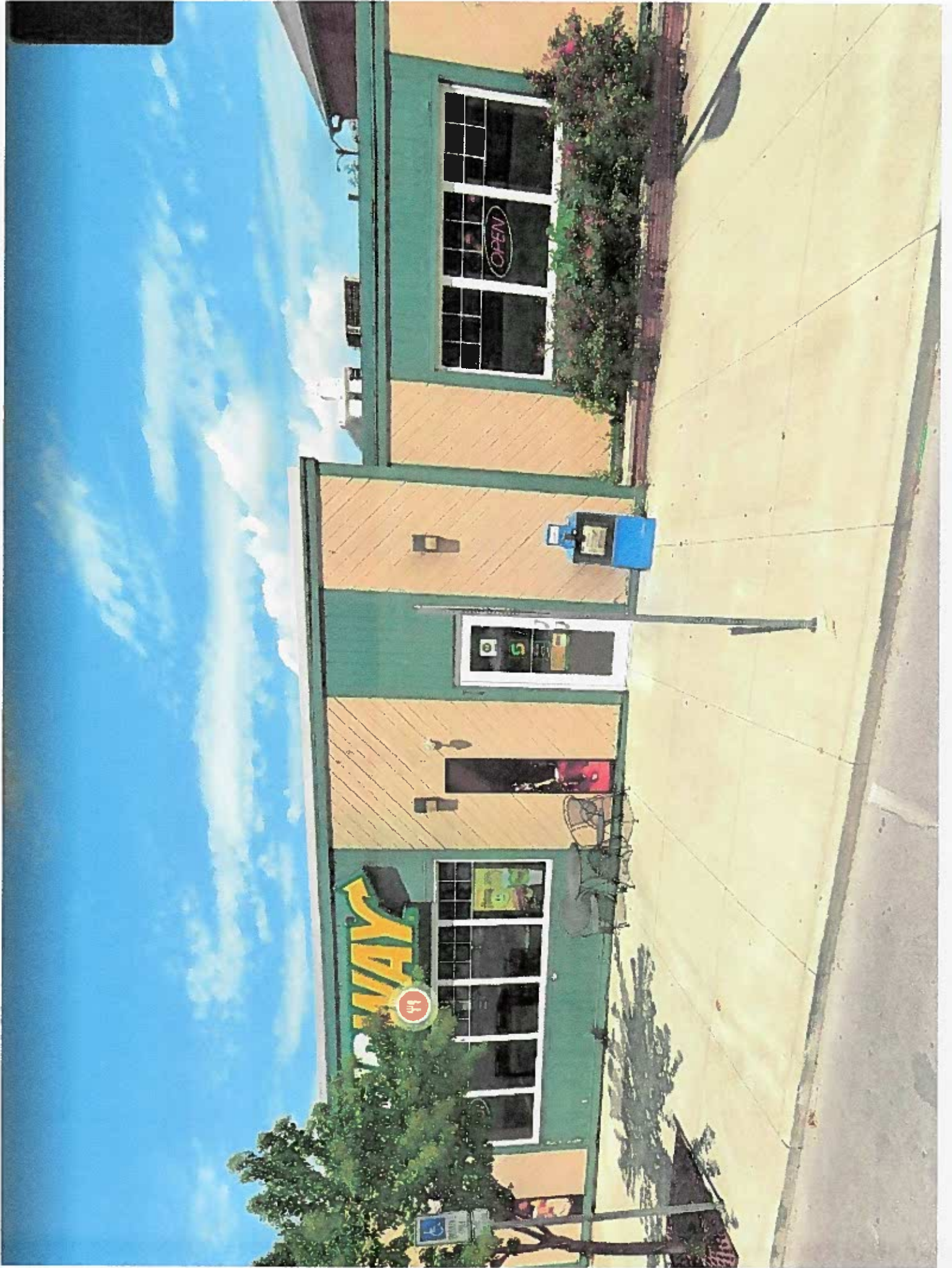
Date of Meeting: _____

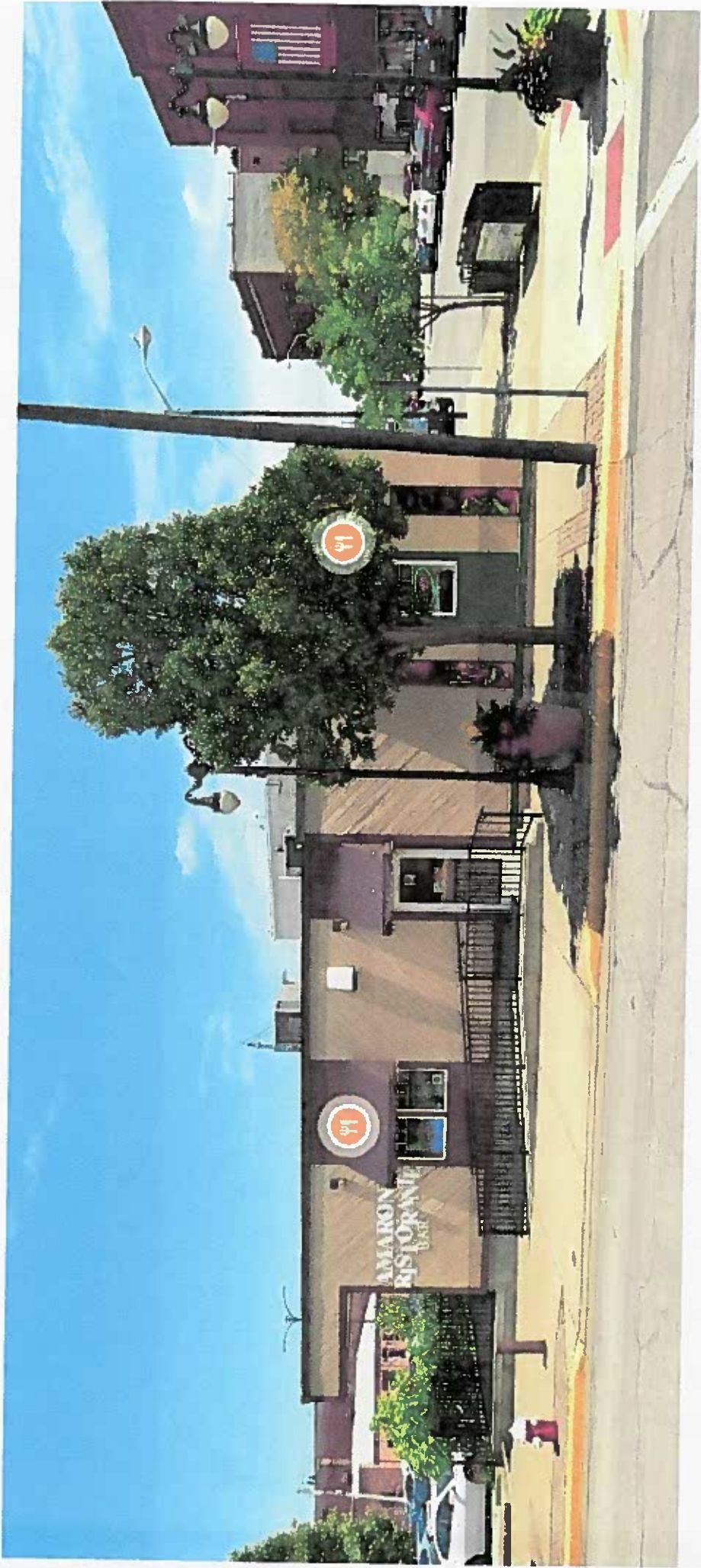
Approved or Denied?: _____

Conditions of Approval or Reasons for Denial:











Robert Resley
533 Cleveland Rd. W.
Huron, Ohio 44839
419-433-8058
huronmarket@aol.com

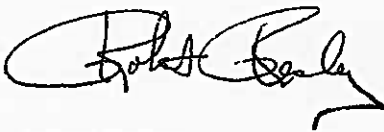
10-30-23

City of Sandusky
Division of Planning

In response to your letter dated 10-13-23 for the zoning violation for 160 Wayne St.:

From the day I purchased the closed down building on Wayne St. and E. Market St., which was dilapidated and an eyesore to the city, I began putting money into it to bring it back. I found two good long term tenants. Subway in 2013 and Amarone in 2014. Both of these businesses have been marginal, but continue on through years of hard work. I continue to reinvest in the business up to the current day. It is in the best interest for the current tenant to continue with the updated, current paint vs. the dark, drab paint colors suggested. The current paint brightens up the corner which is positive for both tenants vs. the negative affect it would have on both businesses to dim the color. There are currently multiple buildings downtown with bright colorful murals. I have owned businesses in Sandusky back to 1984 (Convenient Food Mart), always pay my taxes, employed hundreds of hard working employees, and never asked for any help. I am now after 25 plus years, asking to be allowed to keep the building at E. Market and Wayne St., the new fresh Subway color, which is helpful to the success of the current tenants, Amarone and Subway. Our application is attached.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'Robert Resley', with a stylized flourish at the end.

Robert Resley

LANDMARK COMMISSION REPORT

APPLICATION FOR EXTERIOR ALTERATIONS TO 209 FULTON STREET

SHED

Reference Number: PCL23-0029

Date of Report: December 15, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Applicant: Chris & Susan Oppelt
1535 E. Hines Hill Rd.
Hudson, OH 44236

Owner: Same as Above

Project: Shed installation

Site Location: 209 Fulton St.
Sandusky, Ohio 44870

Zoning: "GB" / General Business

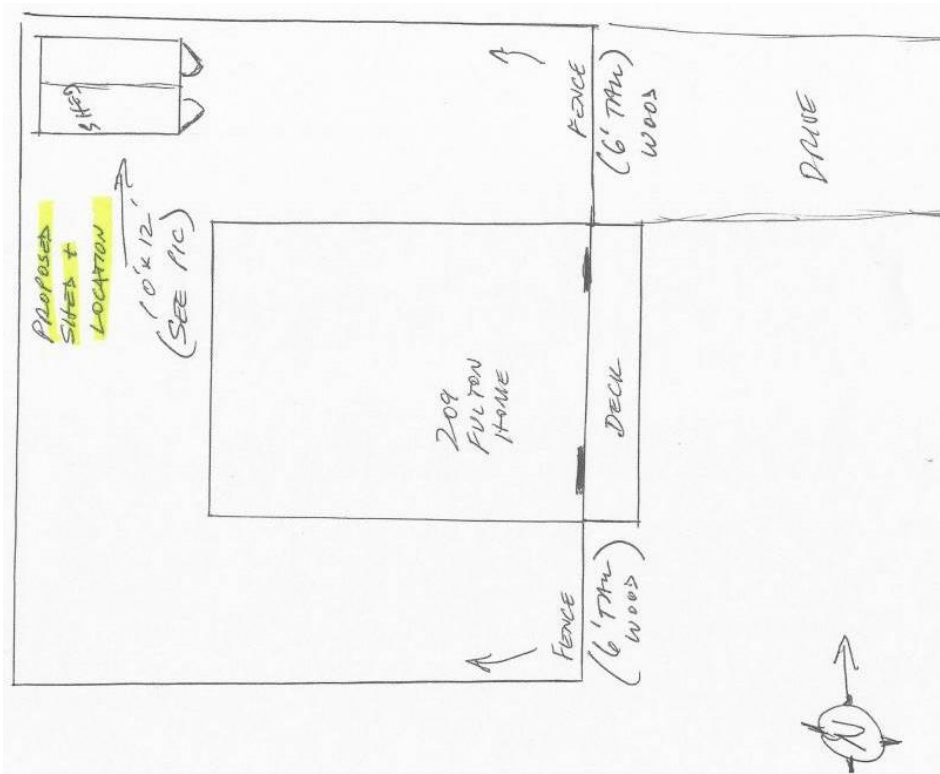
Existing Uses: Residential

Proposed Uses: Residential

SITE DESCRIPTION







DIVISION OF PLANNING COMMENTS

The applicants, Chris and Susan Oppelt, propose to add a detached shed in the rear of the property. The shed is 10' x 12' and will be located on the Northwest corner of the property. There will be one window on the south side of the structure and will be placed on a cement slab. They plan on making the colors of the shed cohesive to the original structure.

Sandusky Preservation Design Guidelines (summarized):

- Should be clear it's not original
- Change materials / details to visually distinguish
- Place in rear of building

CONCLUSION/RECOMMENDATION

Staff determined the fence meets the zoning requirements. Staff determined the height, design, placement, color and materials are appropriate and meet the guidelines.

Staff granted administrative approval for the wall and window signage application on December 7, 2022.

STAFF USE ONLY:

Filing Date: Hearing Date: Reference Number:

Address of Property for Certificate of Appropriateness: 209 Fulton St Sandusky OH

Name of Property Owner: Mailing Address of Property Owner: Susan and Chris Oppelt 1535 E Hines Hill Rd Hudson OH 44236

City: State: Zip: Telephone #: Email: oppelt23@gmail.com

If same as above check here

Name of Applicant: Mailing Address of Applicant:

City: State: Zip: Telephone #: Email:

Description of Work to be Done:

10x12 shed installed at the back right corner of back yard which is fenced. This is to house lawn mower and other gardening tools etc. The color will be the same color as the stone on the house with a roof similar in color to existing roof of home. The doors to the shed will have a carriage feel—stained like wood with hardware that resembles a barn door. Additionally, landscaping with bushes and flowers will be planted around the shed to incorporate back yard courtyard feel. A window with a window box of flowers will also be installed on one side that is seen from back yard. The height will be no more than 9 feet at peak—the roof will be a single peak roof.

The backyard is fully fenced with pea gravel patios throughout the back yard that compliment the stone home with a courtyard feel. The goal is to integrate storage and design into one cohesive look and feel vs. a storage shed sitting alone.

All drawings and supporting material is with the permit submission Alex stated he has. Please advise if more is needed.

Signature of Property Owner Date Signature of Authorized Agent Date

Susan Oppelt 11/2/23

The Sandusky Preservation Design Guidelines

The guidelines can be found on the city's website at

http://www.cityofsandusky.com/residents/planning_and_zoning/historic_preservation.php

The Secretary of the Interior's Standards for the Treatment of Historic Properties

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment;
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alternation of features and spaces that characterize a property shall be avoided;
- (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken;
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved;
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved;
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary,

physical, or pictorial evidence;

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;

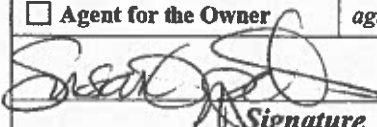
(8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken;

(9) New additions, exterior, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment; and

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

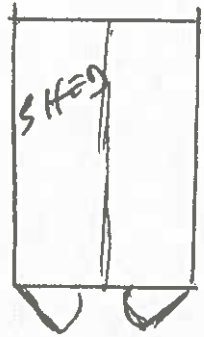
APPLICATION FOR ZONING PERMIT**City of Sandusky, Department of Community Development, Division of Planning & Zoning**

PRINT LEGIBLY and use BLUE or BLACK ink to complete application. All sections must be completed or the application may be returned to you. Complete sections 1 – 9 of the application and submit to the office for approval. A plot or site plan must be attached which shows the location of the fence or shed and its dimensions. The type of fence must also be listed. An example is shown on the reverse side.

1	Type of Work (check all that apply)	<input type="checkbox"/> Fence <input checked="" type="checkbox"/> Shed <input type="checkbox"/> Other:	
2	Exact Address of Project:	209 Fulton St	Type of Occupancy: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial/Industrial
3	Property Owner of Record:	Susan and Chris Oppelt	Daytime Telephone: 3308408341
	Street Address City, State, Zip:	209 Fulton St Sandusky OH 44870	E-mail: oppelt23@gmail.com
4	Submitter Name: (Contractor: list Company Name & Contact Name)	Matt Weltle Weltle construction 507 Wilder Ave Huron OH 44839	Daytime Telephone: 419 202 0331
	Street Address City, State, Zip:	507 Wilder Ave Huron OH 44839	E-mail: matthewweltle@icloud.com
5	Work will be done by: <input type="checkbox"/> Owner/Occupant <input checked="" type="checkbox"/> Contractor		
6	Is this project/building located in a Flood Plain? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, has the flood plan administrator been contacted for requirements? <input type="checkbox"/> No <input type="checkbox"/> Yes		
7	List any and all Contractors or Sub-Contractors working on this project not listed above: Matt Weltle		
8	Describe the proposed work to be done in sufficient detail to determine compliance with the City of Sandusky's Planning and Zoning Code. Use additional sheet(s) if necessary. A drawing showing the location of your fence and/or shed is required. For fences: list the type and height of the fence. For sheds show the square footage and dimensions. See the back of this form for examples. 10 x 12 shed to be located in the NW corner of the lot inside the fenced area. Shed will be painted black, have 1 window on the south side, ventilation, double entrance doors facing East and be placed on a cement slab. We plan to plant flowers and other landscaping around the shed to incorporate into courtyard feel of backyard.		
9	I hereby certify that I am the (select one) <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent for the Owner	And all information contained in this application is true, accurate and complete to the best of my knowledge. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and we agree to all applicable laws of this jurisdiction.	
	 Signature	9-28-23 Date	SUSAN OPPELT Print or type the name of signer
If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.			
The fee for a fence permit is \$20.00 and the fee for a residential shed (under 200 square foot) is \$35.00 Please make checks payable to the City of Sandusky.			
Office Use Below This Line			
Parcel #:		Lot #:	
Submittal Date:		<input type="checkbox"/> Walk-in	<input type="checkbox"/> Mail <input type="checkbox"/> Fax or email

PROPOSED
SITES +
LOCATION

10' x 12'
(SEE PIC)



209
FULTON
HOME



FENCE

(6' TAN
WOOD)

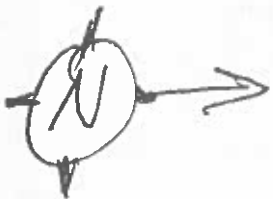


FENCE

(6' TAN)
WOOD

DECK

DRIVE



FULTON STREET



Summary

Parcel Number 59-00500.000
Map Number 59094109015
Location Address 209 FULTON
Legal Acres 0.0000
Legal Description 8 FULTON STREET E 2/3 66'X132'
 (Note: Not to be used on legal documents.)
Neighborhood 5955991-NORTH TIFFIN AVE
Tax District 55-SANDUSKY CITY
School District SANDUSKY CSD
Homestead Reduction NO
Owner Occupancy Credit NO
Foreclosure NO
Land Use 520-TWO FAMILY DWELLING
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)

[Download Land Use descriptions](#)

Notes

Map Number: 004
Personal Property District: 22-0320

Owners

Owner Address	Tax Payer Address
OPPELT SUSAN & CHRISTOPHER	OPPELT SUSAN & CHRISTOPHER
209 FULTON ST	209 FULTON ST
SANDUSKY OH 44870	SANDUSKY OH 44870

Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Unit Rate	Appraised Value (100%)
F-FRONT LOT (DEPTH)	0.2	66	66	132	94%	200	\$12,410
Total	0.2000						\$12,410

Dwellings

Card 2	Heating Central Heat
Number of Stories 3	Cooling Central AC
Style 04-CONVERSION	Basement FULL
Year Built 1844	Attic 0
Year Remodeled 2018	Finished Living Area 1896
Rooms 7	First Floor Area 816
Bedrooms 4	Upper Floor Area 1080
Full Bath 2	Half Floor Area 0
Half Bath 0	Finished Basement Area 0
Family Rooms 0	Total Basement Area 816
Dining Rooms 0	Fireplace Openings 0
Grade C	Fireplace Stack Count 0
Grade Adjustment 100.0000	Value
Condition AV-AVERAGE	

Additions

Card 2

Line	Description	Area	Appraised Value (100%)
1	BAL-BALCONY	192	\$2,880

Appraised Value

If the value information is unavailable or does not display, it may be due to this being a new parcel and the information will be available in a future year. If you have questions please contact the Erie County Auditor's Office by email at ecao@eriecounty.oh.gov or by phone at (419) 627-7746.

Assessed Year	2022	2021	2020	2019	2018
Land Value	\$12,410	\$12,410	\$12,410	\$12,410	\$12,410
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$196,540	\$42,310	\$40,490	\$40,490	\$40,490
Total Value (Appraised 100%)	\$208,950	\$54,720	\$52,900	\$52,900	\$52,900

Taxable Value (35% of Appraised Value)

If the value information is unavailable or does not display, It may be due to this being a new parcel and the information will be available in a future year. If you have questions please contact the Erie County Auditor's Office by email at caao@erlecounty.oh.gov or by phone at (419) 627-7746.

Assessed Year	2022	2021	2020	2019	2018
Land Value	\$4,340	\$4,340	\$4,340	\$4,340	\$4,340
CAUV Value	\$0	\$0	\$0	\$0	\$0

Assessed Year	2022	2021	2020	2019	2018
Improvements Value	\$68,790	\$14,810	\$14,170	\$14,170	\$14,170
Total Value (Assessed 35%)	\$73,130	\$19,150	\$18,510	\$18,510	\$18,510

Tax History

Tax Year (click for detail)	Prior Charges	Full Year Total	Payments	Half Year Due	Full Year Due
2022 Pay 2023	\$0.00	\$4,085.28	\$4,085.28	\$0.00	\$0.00
2021 Pay 2022	\$0.00	\$979.72	\$979.72	\$0.00	\$0.00
2020 Pay 2021	\$0.00	\$1,030.30	\$1,030.30	\$0.00	\$0.00

For tax bills and related information, please visit the Erie County Treasurer's website by [clicking here](#)

Payments

Payment Date	Amount Paid
10/3/2023	\$2,231.86
6/5/2023	\$1,755.44
1/4/2023	\$97.98
7/11/2022	\$122.45
5/20/2022	\$122.47
4/20/2022	\$122.47
3/22/2022	\$122.47
2/14/2022	\$77.74
12/29/2021	\$412.12
7/7/2021	\$128.78
5/20/2021	\$128.79
4/20/2021	\$128.79
3/22/2021	\$128.79
2/18/2021	\$91.43
12/29/2020	\$423.72
7/8/2020	\$132.40
5/21/2020	\$132.41
4/21/2020	\$132.41
3/20/2020	\$132.41
2/12/2020	\$105.47
12/19/2019	\$424.16
7/10/2019	\$132.53
5/20/2019	\$132.55
4/22/2019	\$132.55
3/20/2019	\$132.55
2/13/2019	\$115.46
12/21/2018	\$414.72
7/11/2018	\$129.60
5/21/2018	\$129.60
4/20/2018	\$129.60
3/16/2018	\$129.60
3/16/2018	\$570.24
10/3/2017	\$1,188.30
10/13/2016	\$1,051.76
2/12/2016	\$648.64
1/11/2016	\$500.00
1/7/2016	\$100.00

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
8/24/2022	\$137,000	BYINGTON BENJAMIN T	OPPELT SUSAN & CHRISTOPHER	1
8/31/2012	\$27,000	T M ANDERSON LTD	BYINGTON BENJAMIN T	1
3/19/2002	\$0	ANDERSON TODD W & MARY JA	T M ANDERSON LTD	21
8/7/1992	\$15,000	0	ANDERSON TODD W & MARY JA	1
1/1/1950	\$0	UNKNOWN	0	0

Recent Sales In Area

Sale date range:

From: 10/09/2020

To: 10/09/2023

Sales by Neighborhood

1500

Feet



Sales by Distance

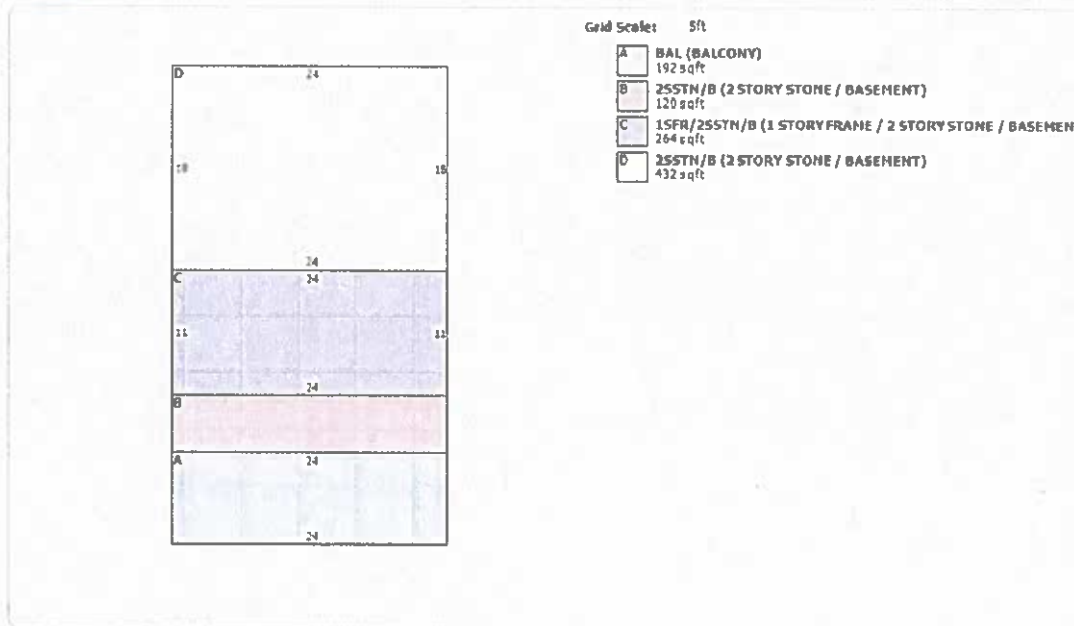
Historical Grand List

[Browse all Erie County Historical Grand List Documents](#)

59-00500.000(PDF)

Sketches

Note: Sketch items labeled O1 through O9 are Other Improvements and more detail about these items can be found under the Improvements tab. Click [HERE](#) for Sketch Codes and Descriptions



Map

