



Land Reutilization Public Educational Series

Land Reutilization Law Part II Property Research

Origination of Acquisition Request

- Adjoining Property Owner
 - Unmaintained Vacant Lot
 - Maintaining Vacant Lot
- Property Owner
 - Donate Property
 - Gift of Deed in Lieu of Foreclosure
- County Prosecutor
 - Foreclosure
 - Forfeiture
- City
 - Historic Maintenance
 - Acquisition Zone

Property Research

- Erie County Auditor Website
www.erie.iviewtaxmaps.com
- Erie County Recorder Website
<http://erecorder.eriecounty.oh.gov/oncoreweb/>
- Ohio Secretary of State Website
<http://www.sos.state.oh.us>
- Erie County Clerk of Courts
- Erie County Probate Court
- City of Sandusky

Erie County Auditor Website

- Tax Data (Qualification)
 - Amount of delinquency
 - Special Assessments
 - Last record of payment
- Base Data (Property Information)
 - Parcel Number
 - Property Owner
 - Individual (“et al” = and others)
 - Corporation (Statutory Agent = Secretary of State)
 - Tax Mailing Address
 - Legal Description

Erie County Auditor Website

- Land

- Lot size

- Frontage
- Depth

- Sales

- Buyer

- Sale Date

- Deed Type

Erie County Recorder Website

- Search Records (Name of Property Owner)
 - Deed (Property Description)
 - Instrument Number
 - Book/Page
 - Mortgages
 - Release
 - Assignment
 - Tax Liens / Other Liens
 - Release
 - Death Certificates
 - Date of Death

Ohio Secretary of State Website

- Corporation / Limited Liability Company
 - Foreign Corp. may not be registered with Ohio
 - Every State has a licensing entity
 - Search the licensing entity specific to the state
- Status
 - Active
 - Cancelled
- Statutory Agent

Erie County Clerk of Courts / Probate Court

- Clerk of Courts
 - Foreclosure
 - Civil Judgments
- Probate Court
 - Probate Estate
 - Attorney
 - Executor
 - Heirs

Property Owner Research

- Auditor's Website
 - Tax Mailing Address
- Ohio Secretary of State Website
 - Corporations
 - Active Status
 - Statutory Agent
- www.whitepages.com
 - Find a Business, People, Reverse Phone, Reverse Address
- www.radaris.com
 - People Search
- www.google.com
 - Name Search

Adjoining Property Owner Research

- Auditor's Website
 - Name Search
 - All Property Owned
 - Any Delinquent Taxes
- Ohio Secretary of State Website
 - Corporations
 - Active Status / In Good Standing
 - Statutory Agent
- Recorder's Website
 - Name Search
 - Mortgages
 - Liens

Adjoining Property Owner Research

- City of Sandusky
 - Code Enforcement
 - Rental Registration
 - Housing Code violations
 - Nuisance violations
 - Building Department
 - Building Violations
 - Zoning Violations
 - Customer Accounting
 - Water & Sewer Accounts
 - Assessments Issued

Foreclosure or Forfeiture By County Prosecutor

- Best Use For the Property
 - Location
 - Lot Size
 - Zoning
 - Structures
 - Rehabilitation
 - Demolition
- Purchaser / Developer
 - Buildable Lot and/or Structures
 - Expense
 - Marketability
 - Unbuildable Lot
 - Interest of the Adjoining Property Owners
 - Public Use

Historic Maintenance By City

- History of Nuisance Abatement
 - Garbage
 - Tall Grass/Weeds
 - Junk Vehicles
- Acquisition Zones
 - Hancock Street
 - Scott Street North to Monroe Street.
 - Southside
 - E. of Camp, N. of Perkins, W. of Hayes, S. of the Railroad Tracks.
 - Kilbourne Plat
 - E. of Shelby, W. of Meigs, N. of Monroe to the Water.