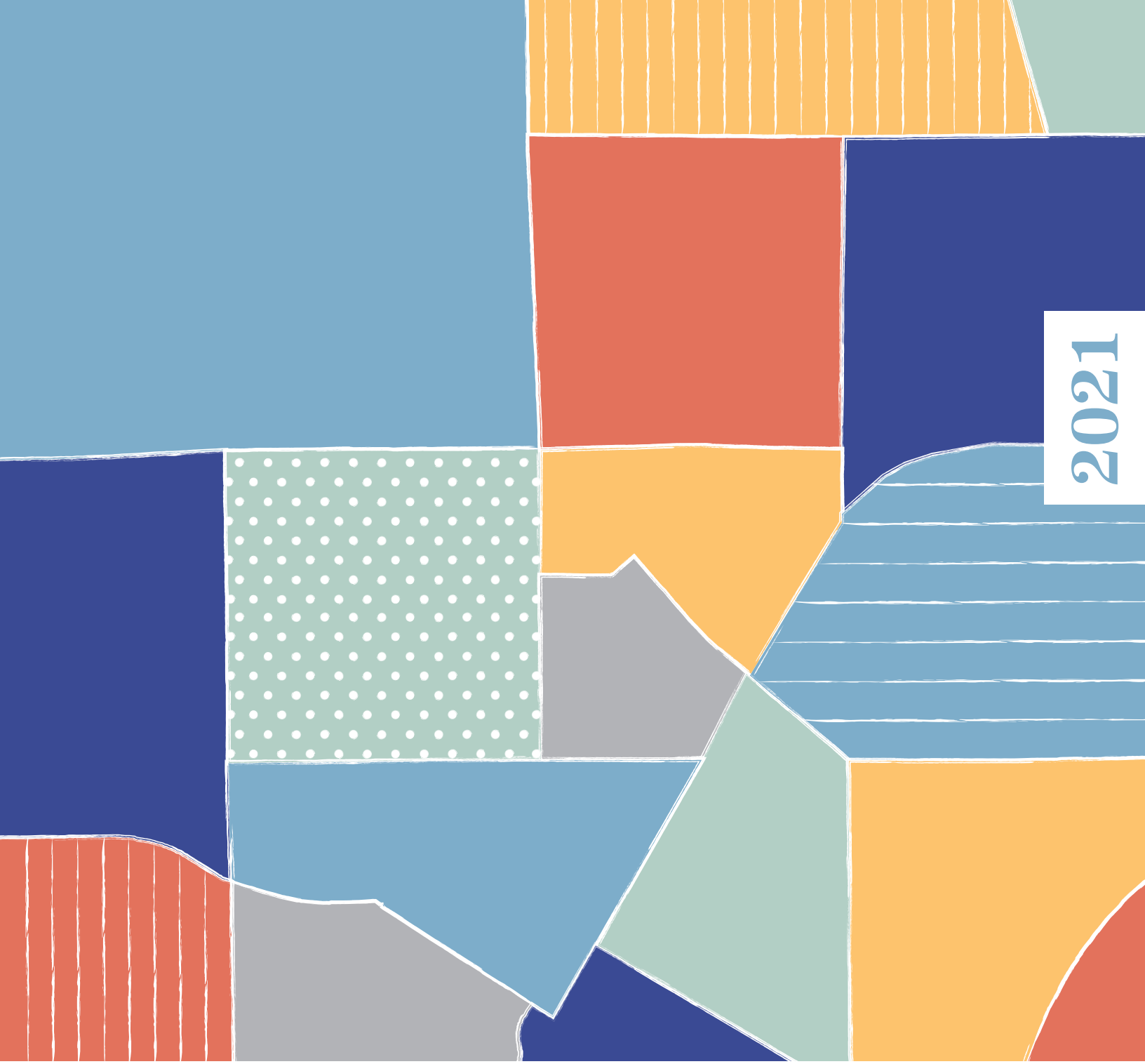


TOLEDO SURVEY

LUCAS COUNTY
Land Bank

NORTH | PAGE 12

SOUTH | PAGE 18

EAST | PAGE 27

WEST | PAGE 32

CENTRAL | PAGE 45

SOUTHWEST | PAGE 52

MARCH 2022

Dear Friends,

It's said that what gets measured, gets dealt with.

A truism that, well, feels true. But which part is harder? Does one have to overcome fierce inertia to get to the measuring, but then the dealing comes easy? Or is the measurement of something simple, but dealing with it – understanding, healing, elevating it – quite hard?

At the Lucas County Land Bank, we've made it our mission to look carefully at the promise of our neighborhoods and the problems that hold them back. We've also made it our purpose to fix what is broken – to deal in areas that others quite understandably don't.

It's why we're proud to publish the complete results of our 2021 Toledo Survey. This survey builds on our first effort completed in 2015, a project that laid the framework for considerable investment in the land, buildings, and people that make up our community. As you'll see in the coming pages, the 2021 survey says much about the built environment in Toledo, but just as much about the daily lives of the people who make this city their home.

For the first time, we showcase the 82 diverse and captivating neighborhoods that make up Toledo. Each of these neighborhoods has plenty to offer, and if you're skeptical, we hope the information we share will offer a second look. To us, it's crucial that they be seen – not only for what is working well, but the opportunities inherent in their challenges.

It's a considerable feat to assemble maps, apps, hats, sunscreen, whistles, backpacks, and smiles into the pieces of a completed city-scale puzzle. We could not have done so without the dedication of our 10 amazing Neighborhood Surveyors – Alana, Brooklynn, DaVonna, Julia, Justice, Kristen, Mando, Mike, Nicole, and Zach. It's their undaunted commitment to the project – along with our full-time Land Bank team, our friends at Regrid, and our Board of Directors – that made this report possible.

Measuring 120,000 property parcels in Toledo is not easy, but the Land Bank has now done it – twice. Dealing with the challenges this survey uncovers won't be easy either. Though we don't have to deal with them all at once, we must deal with them.

Our community – and our neighborhoods – are counting on us.

WITH HOPE,

David Mann
President & CEO

Anne Wistow
Senior VP for Planning

Stephanie Shackelford
VP for Projects

Our Process

2015

In 2015, the Land Bank completed the first Toledo Survey. Prior to this survey, there was no current or comprehensive data on the condition of each property in Toledo's neighborhoods. Without this information, it was difficult to make data-driven decisions to allocate resources and strengthen neighborhoods. The 2015 Toledo Survey data was collected from June 2014 to March 2015 using a combination of volunteers and paid canvassers. From that data, the community learned that Toledo's overall housing stock was stronger than some might have thought, but there were significant challenges with blighted properties. It was also clear that too many homeowners and property owners could not keep up with major exterior maintenance.

2021

Through spring of 2021, the Land Bank planned a new survey to refresh the data. Learning from the experiences of the 2015 Toledo Survey, the 2021 Toledo Survey was designed to capture even more information about a neighborhood in an efficient manner. To ensure consistency, the Land Bank hired a group of temporary Neighborhood Surveyors who solely focused on this project. These 10 dedicated, hard-working individuals brought a variety of backgrounds with them and all shared a passion for wanting to serve their community. The work was so excellent that the Land Bank hired two surveyors - DaVonna Pearce (left top) and Julia Hernandez (left bottom) - as full-time employees at the end of the project.

Back row: Justice Butler (left), Kristen Robideaux, Alana Pappochia, Zach Rasey, Mando Alshishani, Mike Mercurio.
Front row: Anne Wistow (left), Brooklynn Harris, Nicole Cuevas, Stephanie Shackelford. **Not pictured**: Nick Downer, Regrid.

As in 2015, this project visited every unique parcel in the City of Toledo to answer a standard set of questions.

The Land Bank partnered with Regrid, a technology firm based in Detroit, MI, and used their mobile app to complete the survey in the field.

In the coming pages, we are excited to showcase the survey's findings and help you better understand the state of Toledo's neighborhoods in 2021.

CITYWIDE DATA

The Overview

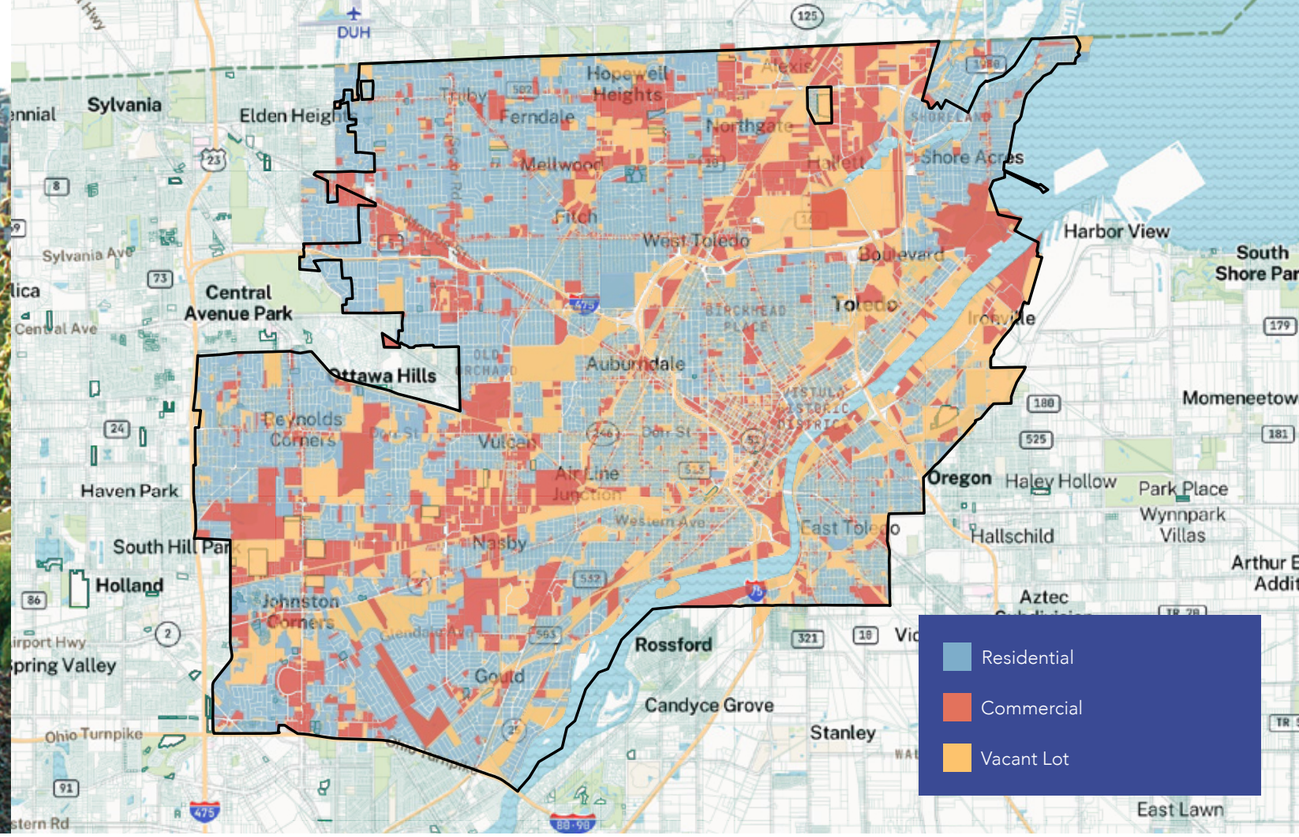
119,284 Parcels

The City of Toledo is divided into pieces of land called parcels. Parcels are the smallest unit of real estate. Each parcel has a unique parcel number and an address, whether the parcel is a vacant lot or has a structure on it. During this project, the Land Bank's team of surveyors visited every parcel in Toledo – a total of **119,284 parcels**.

82% Structures (97,797)

18% Vacant lots (21, 487)

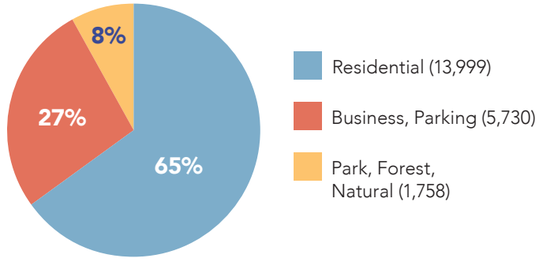
Urban Gardens in Uptown Toledo



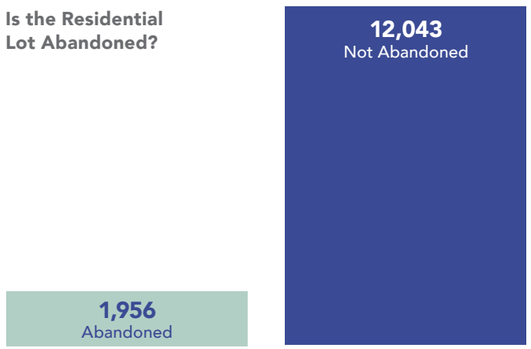
Vacant Lots

Most parcels in Toledo have a structure present, but a significant number are vacant lots. Of these vacant lots, the majority of them were found to be residential in nature, while the rest are used for business purposes such as a parking lot, or as a park or natural space.

It is important to capture information on whether a vacant lot appears to be abandoned, because a lot that isn't being cared for could be an opportunity for neighbor or neighborhood use. Some indicators of abandonment are overgrown grass and weeds, dead trees, trash, tires, or abandoned vehicles. Happily, most of the vacant lots in the City are being maintained, but this project identified those that are not so they can be targeted for intervention.

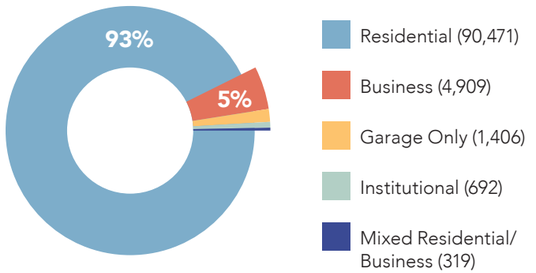


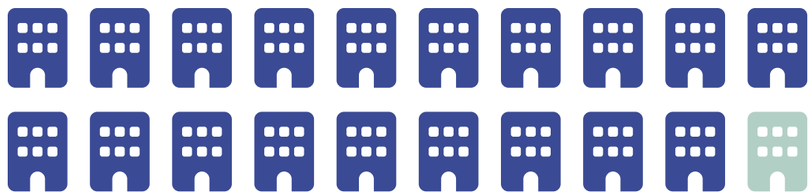
Is the Residential Lot Abandoned?



Structures

9 out of 10 structures in the City are used for residential purposes, and almost all of them are likely occupied. However, the project also found many that are not occupied, numbering in the thousands. Like with vacant lot abandonment, determining whether a structure is occupied helps identify potential opportunities for redevelopment or nuisance elimination.





96% Likely Occupied Structures (94,363)

4% Likely Unoccupied (3,434)

CITYWIDE DATA

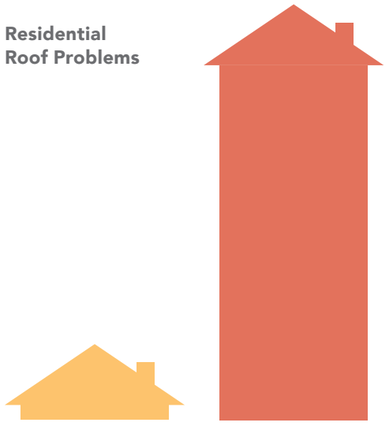
Structure Conditions

The project evaluated six problem conditions for every structure in the City. The most common issues found were peeling paint or missing siding and roofs that are ready to be replaced, but problems with porches, foundations, windows, doors, and fire damage were also found.

Roofs

Once a roof is open to the elements, substantial damage will happen inside, making it more likely that the structure will be demolished if left unaddressed.

Residential Roof Problems



415
Open to the elements

8,713
Ready to be replaced

BEFORE

AFTER

Exterior Paint/Siding

If a property is left with peeling paint or missing siding, the structure is more susceptible to moisture damage, bug infestation, and hastened wear and tear. Given the age of Toledo's structures, peeling paint is also a warning sign for lead paint health risks.

Residential Paint/Siding Problems

8,244
Minor peeling paint/missing siding

2,341
Significant peeling paint/missing siding

Ashley Scott enjoys her home in the Old West End, a property that was re-painted and had a new roof installed as part of the Land Bank's overall renovation in 2020. Top right: before and after.

CITYWIDE DATA

Neighborhood Conditions

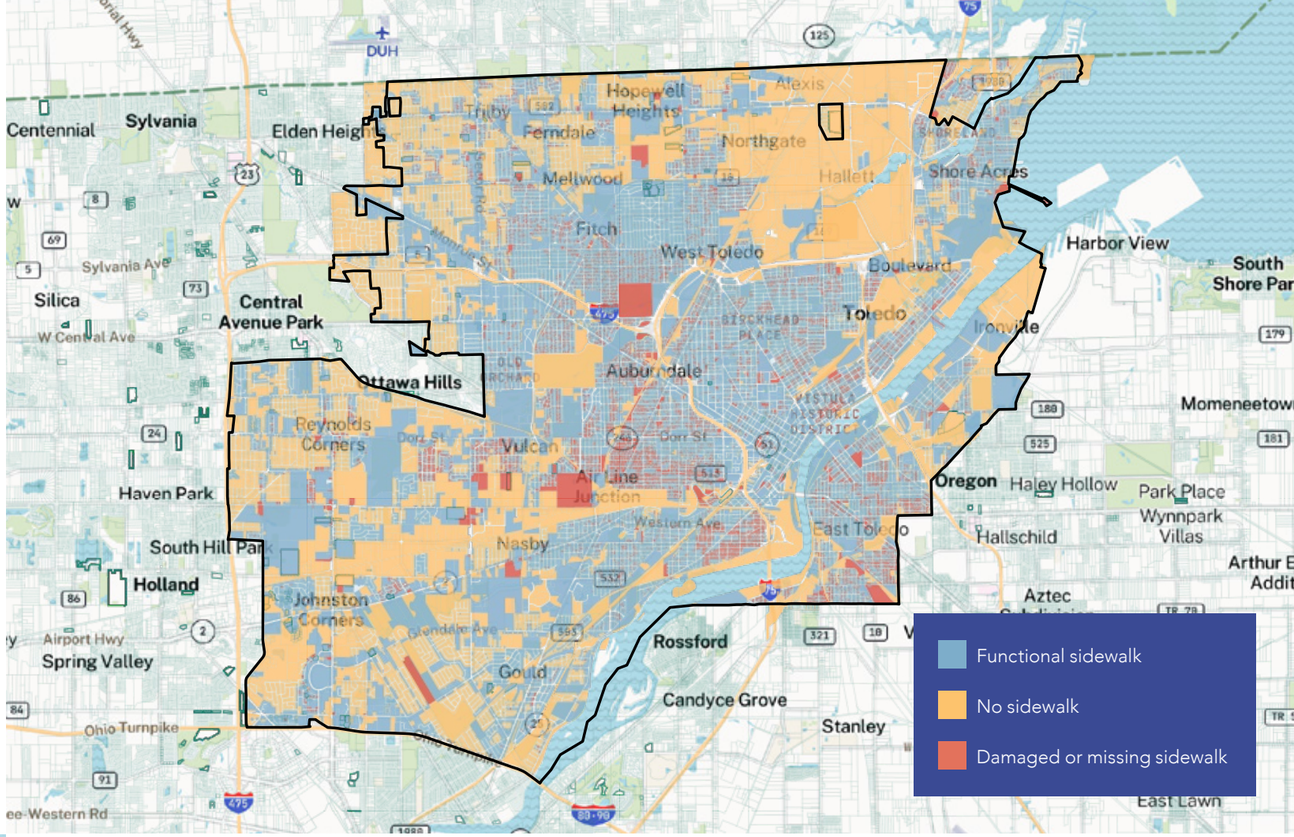
Trees

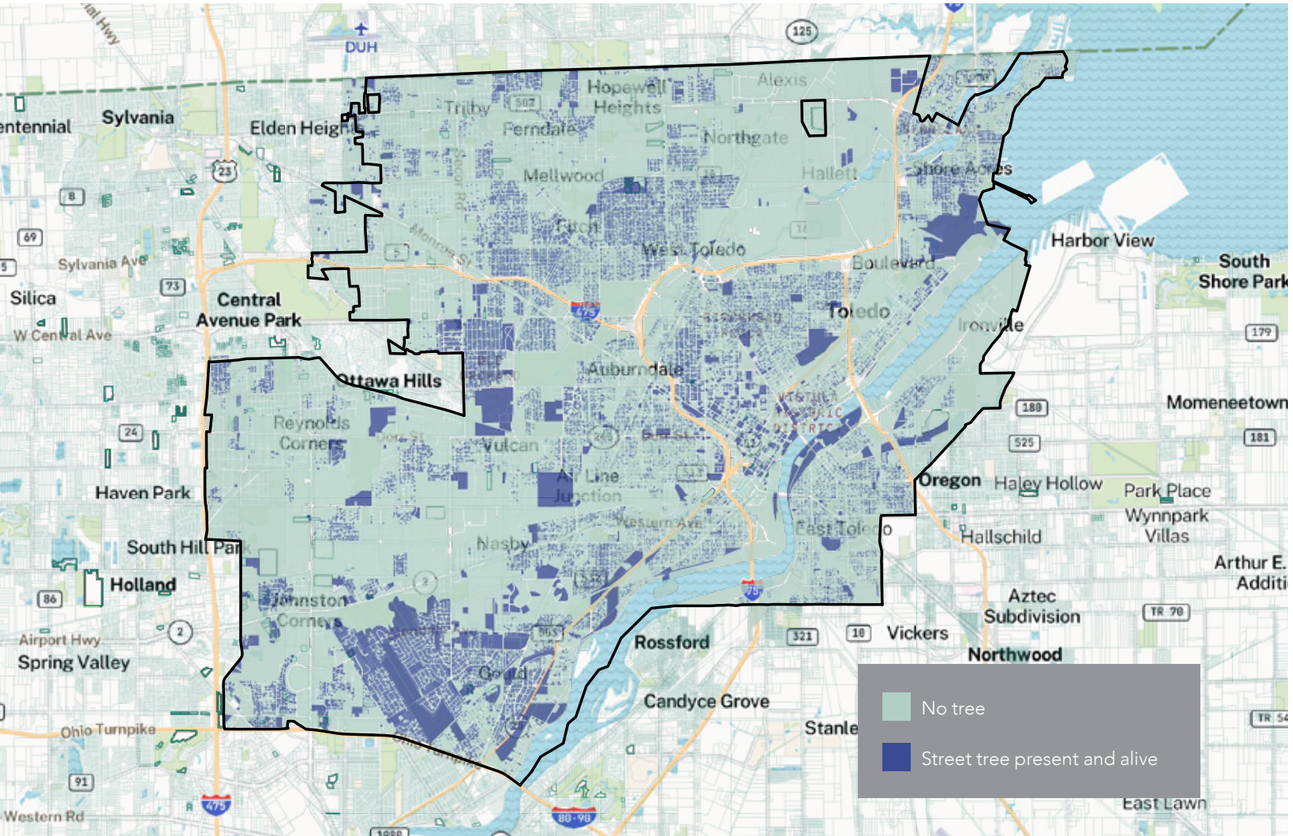
According to the U.S. Department of Agriculture, an ideal percentage of urban tree cover for Toledo's Midwestern climate is 35 - 40 percent of each neighborhood. Tree coverage is beneficial to urban areas for many reasons, such as removing harmful pollutants in the air, slowing traffic, reducing temperatures, and promoting greater physical activity. All of these factors improve the quality of life for residents. This project captured data about street trees for the first time and that data helps to show whether a neighborhood's tree canopy meets the USDA goal, or is below or above it.

69% No Tree

30% Present and alive

1% Present but dead/dying





Sidewalks

Most of Toledo's neighborhoods were built with sidewalks, which provide places for residents to walk, run, and play, and improve mobility for all pedestrians, especially those with disabilities. This project collected data for the first time about the location and condition of sidewalks, and also where sidewalks do not yet exist.

60%
Functional
(71,644)

24%
No Sidewalk
(28,963)

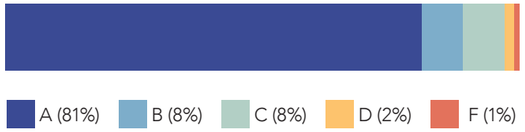
16%
Damaged or missing
(18,676)

CITYWIDE DATA

Key Findings

One of the biggest changes between the 2015 survey and the 2021 survey is the use of a grading system. In 2015, surveyors were trained to choose a grade (A – F) for all residential structures. Though well-intentioned, this plan introduced a bit too much subjectivity among different neighborhoods.

For the 2021 survey, the surveyors did not give a grade while out in the field. Instead, the Land Bank created a uniform scoring system based on the answers to the exterior condition questions. For example, issues like an open roof or significant fire damage were weighted more heavily because of the serious harm they cause to a structure's viability. The Land Bank believes this system has resulted in more objective grading throughout the City.



> A main takeaway when comparing the two surveys six years apart is that there are now less structures and more vacant lots in Toledo.

We believe this is in large part because of the substantial demolition efforts in Toledo over the last six years.

> The survey also found that problem property issues decreased across the board when comparing 2015 to 2021.

This is a signal that a growing local economy and community development interventions are working. Unfortunately, the most prevalent challenges remain worn out roofs and peeling paint.

> The same proportion of structures received an A or B, the best grades, citywide between 2015 and 2021. Likewise, the distribution of C, D, and F grades remains unchanged.

While neighbors should take heart that most of the city's housing stock is in good shape, the persistence of thousands of challenged properties – even after thousands of recent demolitions – should give pause. More help and support for these properties and the people who live there is necessary to fully turn the corner from the effects of the Great Recession almost 15 years ago.

Representatives from Sonia Organics, Bench Farms, the Land Bank, and the Junction neighborhood celebrate a greening project on a vacant lot in Junction.

The Land Bank believes this project data points to a number of opportunities for neighborhood improvement:

Distressed Living Situations

Using project data, the Land Bank has found **4,012 parcels** with a home that was likely occupied that received a C grade or worse.

This means that the house has at least one serious problem affecting the health and safety of its residents. Without support from public and community organizations to improve those conditions, we can expect those properties to deteriorate further over time. This data is an opportunity for community partners to target and design assistance programs for current homeowners in these situations.

Opportunities to Preserve

In addition, the project data shows **1,729 parcels** with a home or business that was likely unoccupied that received a C grade or better.

Through tax foreclosure or receivership, the Land Bank and other partners have an opportunity to acquire these properties, renovate them, and make them productive again.

Nuisance Demolition

Finally, we found **1,417 parcels** with a structure that was likely unoccupied that received a D grade or worse.

Sadly, most of these properties are nuisances that can only be cured through demolition and greening. This data will help partners, including the City of Toledo, zero-in on these nuisances for clean-up and long-term neighborhood improvement.

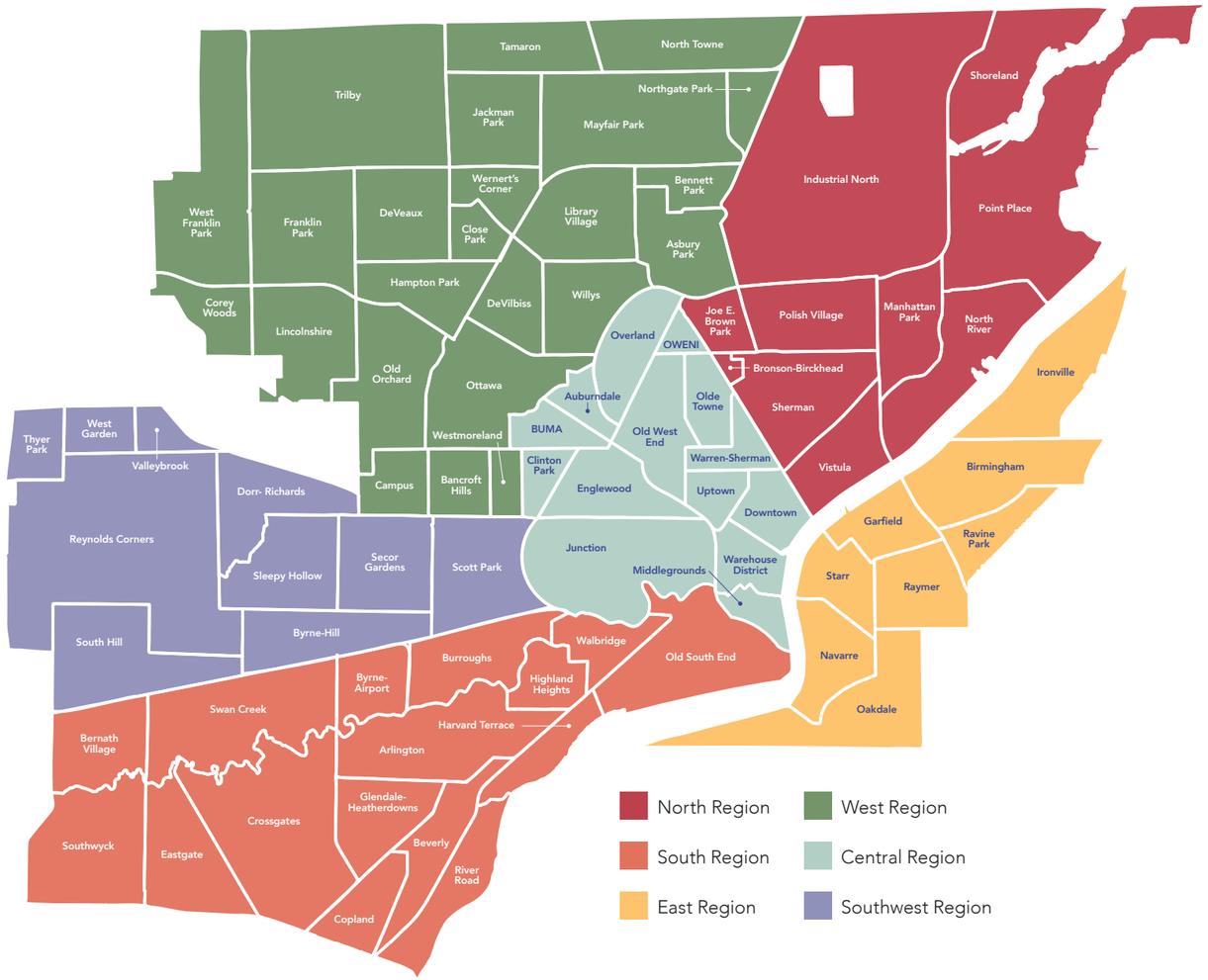
NEIGHBORHOODS

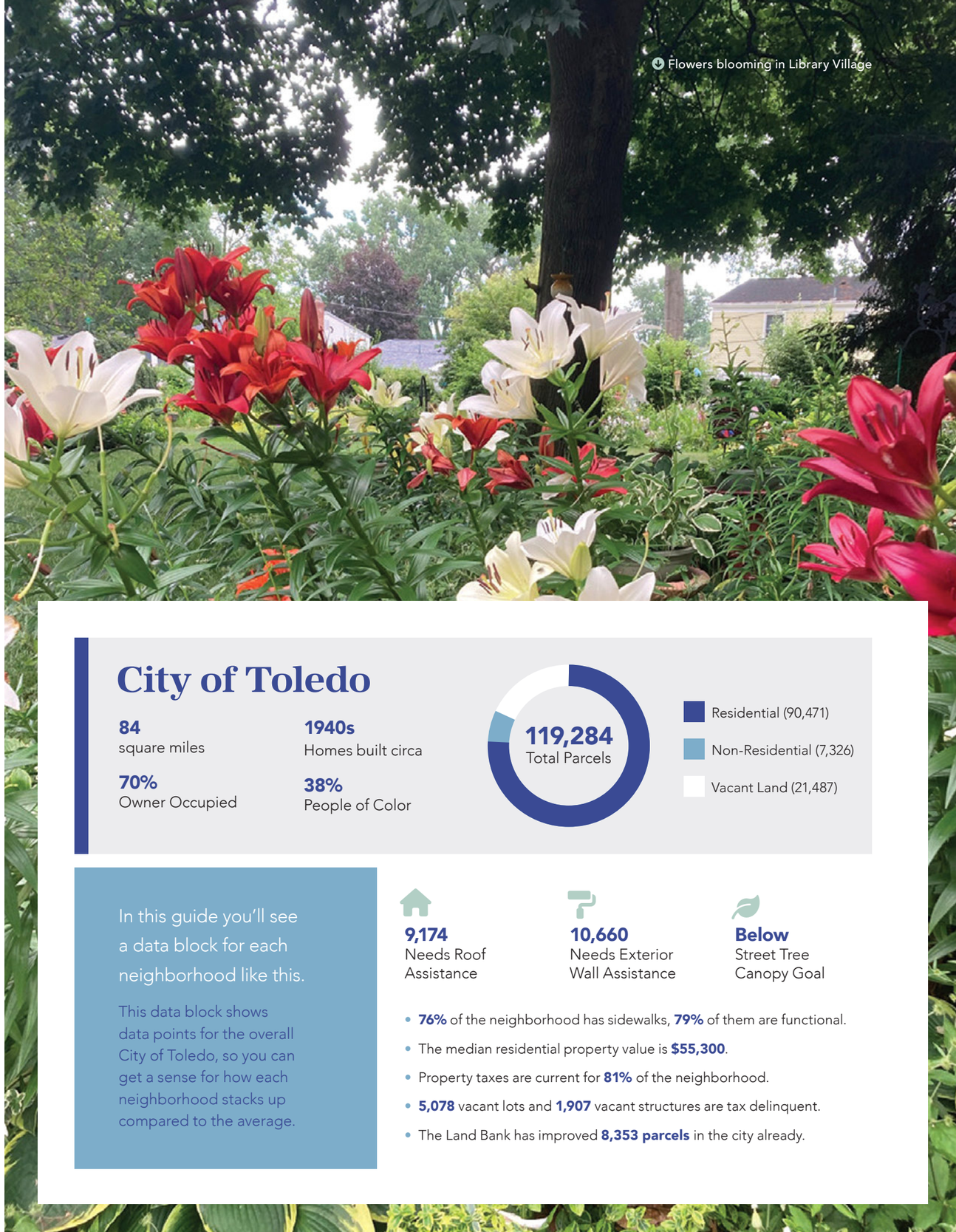
Overview

Healthy neighborhoods are vital to the success of Toledo and its people.

Neighborhoods should be a safe and welcoming place for all who live, work, or visit. Strong and vibrant neighborhoods create lasting communities rich with engagement, culture, and a strong sense of place.

There are 82 distinct neighborhoods throughout the City of Toledo. We've grouped the neighborhoods into six regions: North, South, East, West, Central, and Southwest. This section highlights what the 2021 Toledo Survey found in each of those neighborhoods including structure conditions, percentage of vacant land, information regarding the tree canopy and so much more. This data will allow neighbors and community partners to focus on areas of opportunities within their neighborhood. The data should be used to help guide strategies and emphasize the potential in all communities.





Flowers blooming in Library Village

City of Toledo

84
square miles

70%
Owner Occupied

1940s
Homes built circa

38%
People of Color

- Residential (90,471)
- Non-Residential (7,326)
- Vacant Land (21,487)

In this guide you'll see a data block for each neighborhood like this.

This data block shows data points for the overall City of Toledo, so you can get a sense for how each neighborhood stacks up compared to the average.

9,174
Needs Roof Assistance

10,660
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **76%** of the neighborhood has sidewalks, **79%** of them are functional.
- The median residential property value is **$55,300**.
- Property taxes are current for **81%** of the neighborhood.
- **5,078** vacant lots and **1,907** vacant structures are tax delinquent.
- The Land Bank has improved **8,353 parcels** in the city already.

It's OH-IO in North Toledo

If you're huge fans of Ohio State, then of course you have a side lot on Buckeye Street.

For years, Steve and Lupe Ayala watched the abandoned house behind them get worse and worse. Then, one Fourth of July night, stray fireworks caught the house on fire. Shortly after, the City of Toledo tore it down. Not a great set of circumstances, but it opened the door for the Ayalas to make their Polish Village neighborhood better. They requested the property through the Land Bank, and soon after, the lot was sold to the Ayalas through our Side Lot Program. Then, they got to work.

Steve and Lupe built a new garage and added a driveway and fencing off the side street. They installed a gathering space complete with a fire pit and beautified the whole lot with decorative plantings. "Steve has the green thumb and he does all the landscaping," said Lupe Ayala. "People walk by and they are always complimenting the yard. We hear a lot of 'keep it up!'"

See photos of the transformation at **lucascountylandbank.org/news**

Although the Ayalas made it look so easy, they say that the hardest part was moving dirt and setting up the plantings. And of course, they didn't love to see their bank account drop in the process. But for $150, purchasing the side lot from the Land Bank was the easiest part. After making such an amazing improvement, they encourage all of their neighbors to consider doing the same. We think Brutus Buckeye is quite proud too!

Bronson-Birkhead

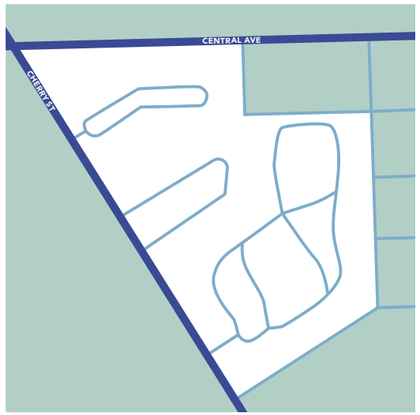
0.07
square miles

75%
Owner Occupied

1910s
Homes built circa

68%
People of Color

- Residential (136)
- Non-Residential (3)
- Vacant Land (19)



1
Needs Roof Assistance

19
Needs Exterior Wall Assistance

Above
Street Tree Canopy Goal

- **94%** of the neighborhood has sidewalks, **93%** of them are functional.
- The median residential property value is **$44,300**.
- Property taxes are current for **71%** of the neighborhood.
- **1** vacant lot and **1** vacant structure are tax delinquent.
- The Land Bank has improved **20 parcels** in this neighborhood already.

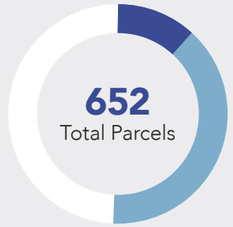
Industrial North

5.85
square miles

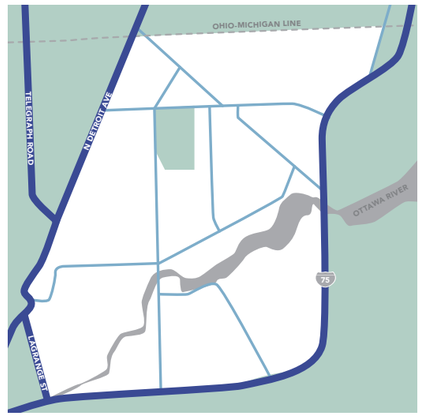
73%
Owner Occupied

1920s
Homes built circa

13%
People of Color



- Residential (79)
- Non-Residential (252)
- Vacant Land (321)



12
Needs Roof Assistance

62
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **13%** of the neighborhood has sidewalks, **90%** of them are functional.
- The median residential property value is **$9,500**.
- Property taxes are current for **76%** of the neighborhood.
- **27** vacant lots and **6** vacant structures are tax delinquent.
- The Land Bank has improved **11 parcels** in this neighborhood already.

Joe E. Brown Park

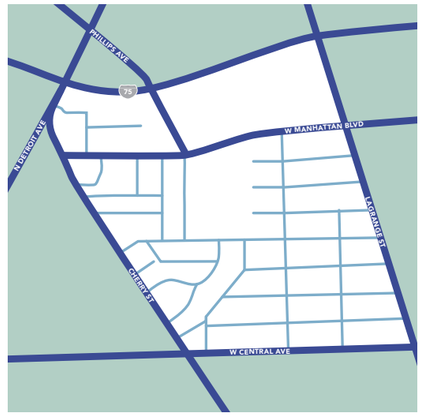
0.37
square miles

50%
Owner Occupied

1910s
Homes built circa

69%
People of Color

- Residential (815)
- Non-Residential (31)
- Vacant Land (244)



140
Needs Roof Assistance

157
Needs Exterior Wall Assistance

Meets
Street Tree Canopy Goal

- **98%** of the neighborhood has sidewalks, **84%** of them are functional.
- The median residential property value is **$19,800**.
- Property taxes are current for **58%** of the neighborhood.
- **85** vacant lots and **48** vacant structures are tax delinquent.
- The Land Bank has improved **182 parcels** in this neighborhood already.

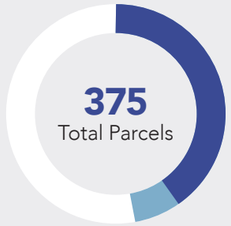
Manhattan Park

0.79
square miles

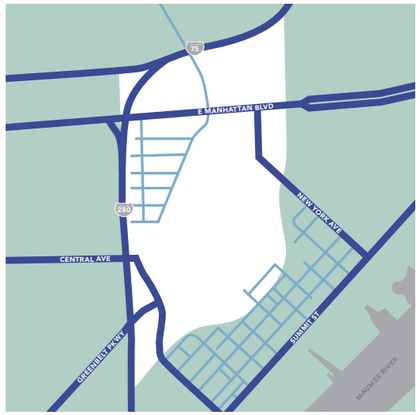
50%
Owner Occupied

1940s
Homes built circa

78%
People of Color



- Residential (150)
- Non-Residential (27)
- Vacant Land (198)



3
Needs Roof Assistance

25
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **71%** of the neighborhood has sidewalks, **57%** of them are functional.
- The median residential property value is **$30,600**.
- Property taxes are current for **73%** of the neighborhood.
- **37** vacant lots and **6** vacant structures are tax delinquent.
- The Land Bank has improved **30 parcels** in this neighborhood already.

North River

1.33
square miles

56%
Owner Occupied

1900s
Homes built circa

55%
People of Color

- Residential (1,151)
- Non-Residential (72)
- Vacant Land (652)

267
Needs Roof Assistance

340
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **87%** of the neighborhood has sidewalks, **72%** of them are functional.
- The median residential property value is **$25,800**.
- Property taxes are current for **61%** of the neighborhood.
- **186** vacant lots and **85** vacant structures are tax delinquent.
- The Land Bank has improved **305 parcels** in this neighborhood already.

Point Place

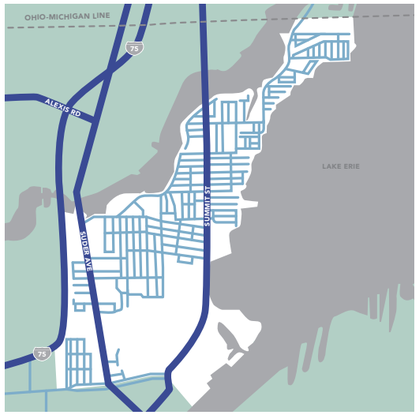
3.08
square miles

78%
Owner Occupied

1950s
Homes built circa

16%
People of Color

- Residential (4,856)
- Non-Residential (138)
- Vacant Land (493)



103
Needs Roof Assistance

113
Needs Exterior Wall Assistance

Meets
Street Tree Canopy Goal

- **73%** of the neighborhood has sidewalks, **88%** of them are functional.
- The median residential property value is **$68,800**.
- Property taxes are current for **92%** of the neighborhood.
- **53** vacant lots and **6** vacant structures are tax delinquent.
- The Land Bank has improved **77 parcels** in this neighborhood already.

Surveyor Michael Mercurio at work, joined by some feline companions.

NORTH

Polish Village

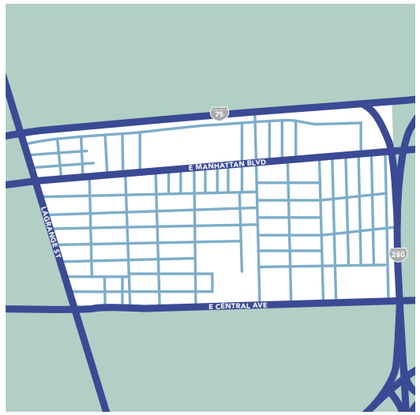
1.03
square miles

61%
Owner Occupied

1930s
Homes built circa

73%
People of Color

- Residential (2,495)
- Non-Residential (92)
- Vacant Land (525)



229
Needs Roof Assistance

331
Needs Exterior Wall Assistance

Above
Street Tree Canopy Goal

- **99%** of the neighborhood has sidewalks, **82%** of them are functional.
- The median residential property value is **$30,300**.
- Property taxes are current for **68%** of the neighborhood.
- **162** vacant lots and **88** vacant structures are tax delinquent.
- The Land Bank has improved **313 parcels** in this neighborhood already.

Sherman

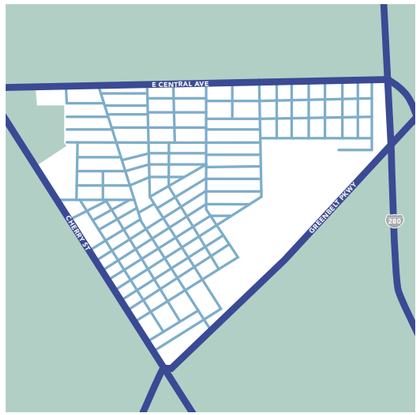
1.23
square miles

48%
Owner Occupied

1910s
Homes built circa

74%
People of Color

- Residential (2,281)
- Non-Residential (147)
- Vacant Land (1,138)



575
Needs Roof Assistance

625
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **96%** of the neighborhood has sidewalks, **78%** of them are functional.
- The median residential property value is **$20,600**.
- Property taxes are current for **55%** of the neighborhood.
- **461** vacant lots and **231** vacant structures are tax delinquent.
- The Land Bank has improved **626 parcels** in this neighborhood already.

Shoreland

**Partially in Washington Township*

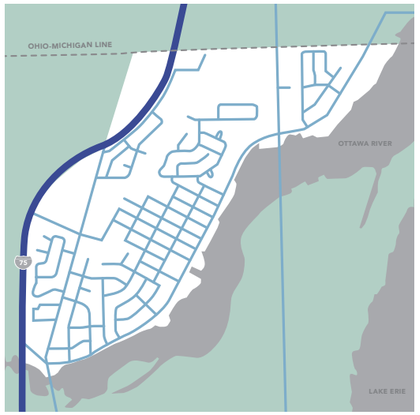
1.19
square miles

89%
Owner Occupied

1970s
Homes built circa

13%
People of Color

- Residential (646)
- Non-Residential (8)
- Vacant Land (21)



5
Needs Roof Assistance

14
Needs Exterior Wall Assistance

Above
Street Tree Canopy Goal

- **63%** of the neighborhood has sidewalks, **81%** of them are functional.
- The median residential property value is **$98,600**.
- Property taxes are current for **95%** of the neighborhood.
- **1** vacant lot and **0** vacant structures are tax delinquent.
- The Land Bank has improved **1 parcel** in this neighborhood already.

Vistula

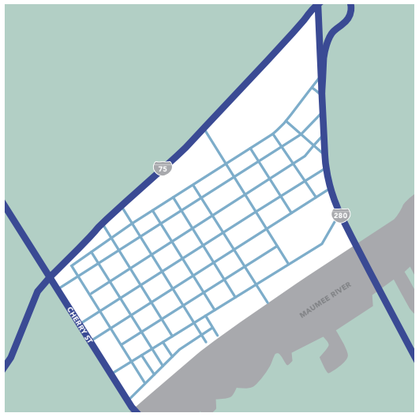
0.76
square miles

46%
Owner Occupied

1900s
Homes built circa

63%
People of Color

- Residential (720)
- Non-Residential (102)
- Vacant Land (498)



173
Needs Roof Assistance

339
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

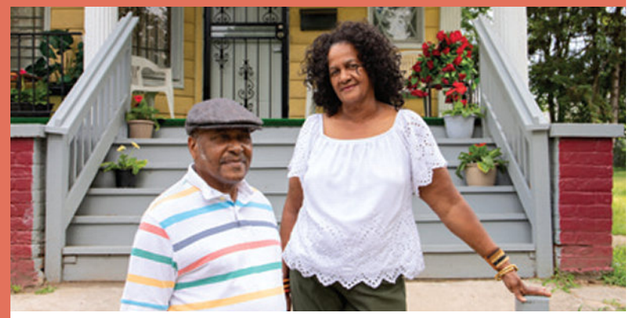
- **97%** of the neighborhood has sidewalks, **70%** of them are functional.
- The median residential property value is **$22,200**.
- Property taxes are current for **63%** of the neighborhood.
- **141** vacant lots and **62** vacant structures are tax delinquent.
- The Land Bank has improved **248 parcels** in this neighborhood already.

NORTH

Making A Home

The house needed renovation, but Anneta and William knew it would be home. After coming to America, Anneta and her husband, William, wanted a home of their own. “We were aspiring to do this for a long time,” they said. Happily for them, the Land Bank provided the perfect opportunity with a house on South Avenue in the Old South End neighborhood.

The house had “good bones,” and a LISC Core City Program grant was available to make key improvements to the property. The Land Bank team leveraged that grant and its own funds to make code-compliant investments in the heating, electrical and plumbing with local contractors, and installed insulation and air conditioning in the house for the first time. The Land Bank also eliminated additional nuisances on the block, demolishing the vacant, blighted home next door and creating a new side yard space, complete with a classic fence, next to the South property.



See before and after photos at **lucascountylandbank.org/news**

From there, Anneta and William took over. They worked tirelessly to update the kitchen, bath, and living rooms. Anneta and William even planted rose bushes on the vacant lot. According to Anneta, “We are so happy to have this house. We look forward to relaxing and enjoying our home, this land, and planting beautiful flowers.” This opportunity to make a home with the Land Bank has left them beyond satisfied.

“Keep up this good work,” they said, “and help people who are in need of homes!”

Arlington

1.57
square miles

70%
Owner Occupied

1930s
Homes built circa

34%
People of Color

- Residential (1,123)
- Non-Residential (81)
- Vacant Land (236)

94
Needs Roof Assistance

36
Needs Exterior Wall Assistance

Above
Street Tree Canopy Goal

- **73%** of the neighborhood has sidewalks, **95%** of them are functional.
- The median residential property value is **$54,200**.
- Property taxes are current for **89%** of the neighborhood.
- **22** vacant lots and **2** vacant structures are tax delinquent.
- The Land Bank has improved **25 parcels** in this neighborhood already.

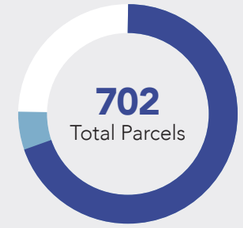
Bernath Village

0.87
square miles

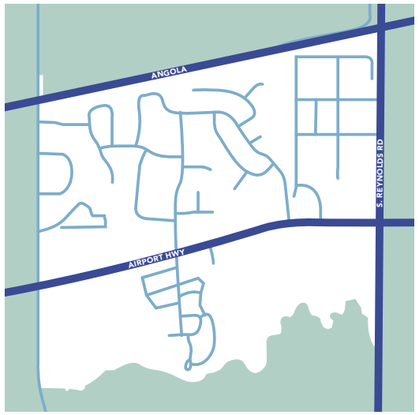
79%
Owner Occupied

1980s
Homes built circa

31%
People of Color



- Residential (574)
- Non-Residential (42)
- Vacant Land (86)



3
Needs Roof Assistance

16
Needs Exterior Wall Assistance

Meets
Street Tree Canopy Goal

- **54%** of the neighborhood has sidewalks, **97%** of them are functional.
- The median residential property value is **$98,600**.
- Property taxes are current for **95%** of the neighborhood.
- **12** vacant lots and **3** vacant structures are tax delinquent.
- The Land Bank has improved **3 parcels** in this neighborhood already.

Beverly

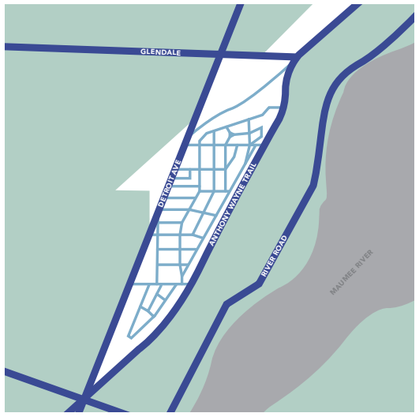
0.75
square miles

87%
Owner Occupied

1940s
Homes built circa

12%
People of Color

- Residential (1,401)
- Non-Residential (15)
- Vacant Land (94)



38
Needs Roof Assistance

21
Needs Exterior Wall Assistance

Above
Street Tree Canopy Goal

- **74%** of the neighborhood has sidewalks, **95%** of them are functional.
- The median residential property value is **$100,800**.
- Property taxes are current for **95%** of the neighborhood.
- **12** vacant lots and **1** vacant structure are tax delinquent.
- The Land Bank has improved **12 parcels** in this neighborhood already.

Burroughs

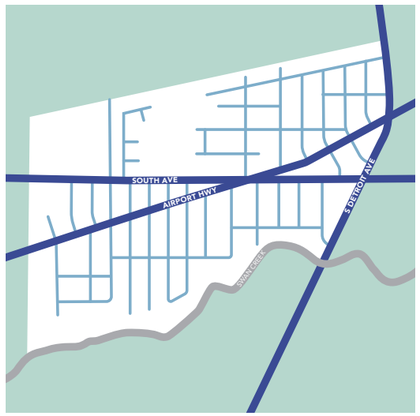
0.95
square miles

68%
Owner Occupied

1930s
Homes built circa

44%
People of Color

- Residential (1,974)
- Non-Residential (66)
- Vacant Land (244)



357
Needs Roof Assistance

128
Needs Exterior Wall Assistance

Meets
Street Tree Canopy Goal

- **90%** of the neighborhood has sidewalks, **91%** of them are functional.
- The median residential property value is **$46,200**.
- Property taxes are current for **82%** of the neighborhood.
- **38** vacant lots and **28** vacant structures are tax delinquent.
- The Land Bank has improved **171 parcels** in this neighborhood already.

Byrne-Airport

0.57
square miles

63%
Owner Occupied

1950s
Homes built circa

48%
People of Color

- Residential (296)
- Non-Residential (76)
- Vacant Land (77)

23
Needs Roof Assistance

38
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **17%** of the neighborhood has sidewalks, **95%** of them are functional.
- The median residential property value is **$37,450**.
- Property taxes are current for **81%** of the neighborhood.
- **9** vacant lots and **7** vacant structures are tax delinquent.
- The Land Bank has improved **8 parcels** in this neighborhood already.

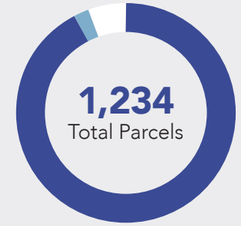
Copland

0.57
square miles

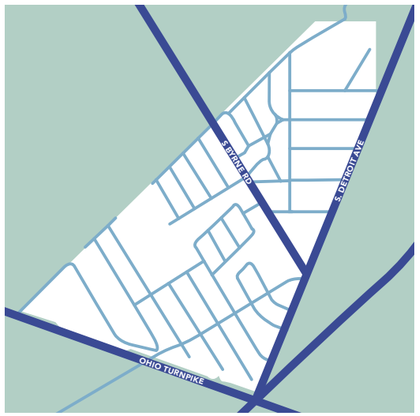
83%
Owner Occupied

1950s
Homes built circa

13%
People of Color



- Residential (1,139)
- Non-Residential (27)
- Vacant Land (68)



27
Needs Roof Assistance

13
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **42%** of the neighborhood has sidewalks, **99%** of them are functional.
- The median residential property value is **$86,200**.
- Property taxes are current for **95%** of the neighborhood.
- **5** vacant lots and **0** vacant structures are tax delinquent.
- The Land Bank has improved **5 parcels** in this neighborhood already.

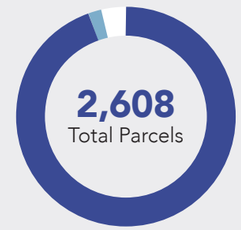
Crossgates

2.39
square miles

92%
Owner Occupied

1960s
Homes built circa

25%
People of Color



- Residential (2,469)
- Non-Residential (49)
- Vacant Land (90)

5
Needs Roof Assistance

20
Needs Exterior Wall Assistance

Above
Street Tree Canopy Goal

- **19%** of the neighborhood has sidewalks, **99%** of them are functional.
- The median residential property value is **$118,700**.
- Property taxes are current for **97%** of the neighborhood.
- **1** vacant lots and **0** vacant structures are tax delinquent.
- The Land Bank has improved **4 parcels** in this neighborhood already.

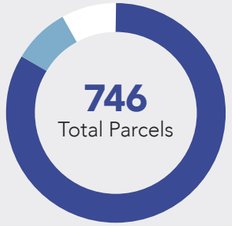
Eastgate

1.09
square miles

87%
Owner Occupied

1970s
Homes built circa

36%
People of Color



- Residential (625)
- Non-Residential (62)
- Vacant Land (59)

2
Needs Roof Assistance

2
Needs Exterior Wall Assistance

Meets
Street Tree Canopy Goal

- **25%** of the neighborhood has sidewalks, **98%** of them are functional.
- The median residential property value is **$119,800**.
- Property taxes are current for **96%** of the neighborhood.
- **3** vacant lots and **0** vacant structures are tax delinquent.
- The Land Bank has improved **3 parcels** in this neighborhood already.

SOUTH

Glendale-Heatherdowns

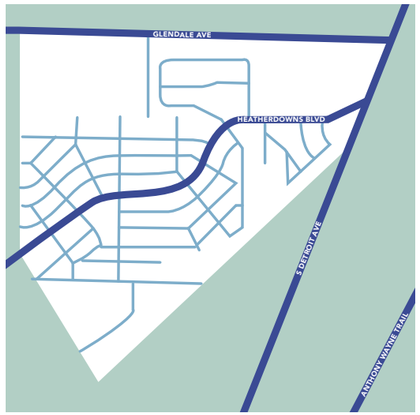
0.8
square miles

85%
Owner Occupied

1950s
Homes built circa

13%
People of Color

- Residential (1,189)
- Non-Residential (50)
- Vacant Land (78)



2
Needs Roof Assistance

3
Needs Exterior Wall Assistance

Above
Street Tree Canopy Goal

- **68%** of the neighborhood has sidewalks, **100%** of them are functional.
- The median residential property value is **$77,900**.
- Property taxes are current for **95%** of the neighborhood.
- **14** vacant lots and **2** vacant structures are tax delinquent.
- The Land Bank has improved **3 parcels** in this neighborhood already.

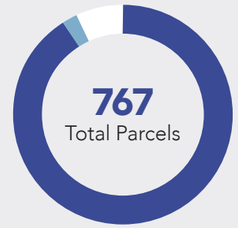
Harvard Terrace

0.48
square miles

75%
Owner Occupied

1910s
Homes built circa

24%
People of Color



- Residential (698)
- Non-Residential (16)
- Vacant Land (53)

119
Needs Roof Assistance

104
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **88%** of the neighborhood has sidewalks, **93%** of them are functional.
- The median residential property value is **$74,700**.
- Property taxes are current for **91%** of the neighborhood.
- **4** vacant lots and **8** vacant structures are tax delinquent.
- The Land Bank has improved **32 parcels** in this neighborhood already.

Highland Heights

0.47
square miles

64%
Owner Occupied

1920s
Homes built circa

35%
People of Color

- Residential (1,303)
- Non-Residential (23)
- Vacant Land (115)

250
Needs Roof Assistance

170
Needs Exterior Wall Assistance

Above
Street Tree Canopy Goal

- **98%** of the neighborhood has sidewalks, **86%** of them are functional.
- The median residential property value is **$43,450**.
- Property taxes are current for **82%** of the neighborhood.
- **24** vacant lots and **14** vacant structures are tax delinquent.
- The Land Bank has improved **56 parcels** in this neighborhood already.

River Road

0.81
square miles

89%
Owner Occupied

1940s
Homes built circa

18%
People of Color

- Residential (618)
- Non-Residential (2)
- Vacant Land (65)

14
Needs Roof Assistance

13
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **31%** of the neighborhood has sidewalks, **96%** of them are functional.
- The median residential property value is **$142,950**.
- Property taxes are current for **96%** of the neighborhood.
- **2** vacant lots and **0** vacant structures are tax delinquent.
- The Land Bank has improved **7 parcels** in this neighborhood already.

Old South End

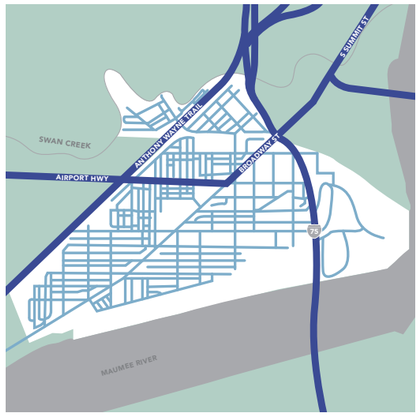
1.55
square miles

52%
Owner Occupied

1890s
Homes built circa

52%
People of Color

- Residential (2,173)
- Non-Residential (147)
- Vacant Land (1,161)



247
Needs Roof Assistance

616
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **93%** of the neighborhood has sidewalks, **54%** of them are functional.
- The median residential property value is **$21,600**.
- Property taxes are current for **60%** of the neighborhood.
- **424** vacant lots and **129** vacant structures are tax delinquent.
- The Land Bank has improved **659 parcels** in this neighborhood already.

Southwyck

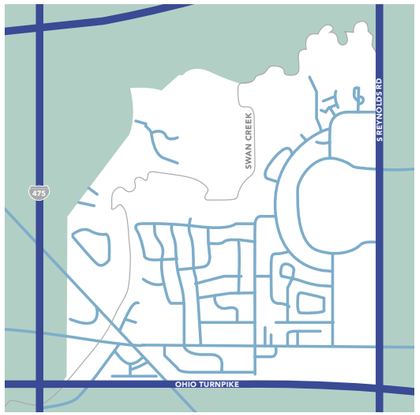
1.49
square miles

75%
Owner Occupied

1970s
Homes built circa

37%
People of Color

- Residential (743)
- Non-Residential (71)
- Vacant Land (43)



0
Needs Roof Assistance

7
Needs Exterior Wall Assistance

Above
Street Tree Canopy Goal

- **50%** of the neighborhood has sidewalks, **90%** of them are functional.
- The median residential property value is **$105,200**.
- Property taxes are current for **94%** of the neighborhood.
- **0** vacant lots or vacant structures are tax delinquent.
- The Land Bank has improved **5 parcels** in this neighborhood already.

Swan Creek

1.75
square miles

1970s
Homes built circa

54%
Owner Occupied

70%
People of Color

- Residential (793)
- Non-Residential (105)
- Vacant Land (211)

5
Needs Roof Assistance

37
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **57%** of the neighborhood has sidewalks, **85%** of them are functional.
- The median residential property value is **$55,300**.
- Property taxes are current for **90%** of the neighborhood.
- **13** vacant lots and **1** vacant structure are tax delinquent.
- The Land Bank has improved **7 parcels** in this neighborhood already.

Walbridge

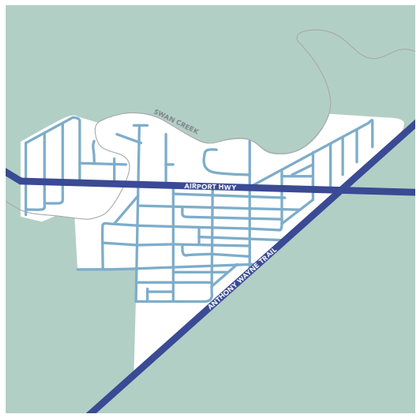
0.51
square miles

1910s
Homes built circa

46%
Owner Occupied

48%
People of Color

- Residential (956)
- Non-Residential (46)
- Vacant Land (542)



283
Needs Roof Assistance

184
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **91%** of the neighborhood has sidewalks, **90%** of them are functional.
- The median residential property value is **$20,500**.
- Property taxes are current for **62%** of the neighborhood.
- **190** vacant lots and **59** vacant structures are tax delinquent.
- The Land Bank has improved **222 parcels** in this neighborhood already.

NEIGHBORHOODS
East Region

Believe in Birmingham

East Toledo has a special place in the Land Bank's work. We've been able to accomplish more renovation projects in the 43605 zip code than almost anywhere else in Lucas County. One of our many partners is Tracey Britt, an officer with the Toledo Police Department and East Toledo resident. Tracey's family has strong roots in East Toledo. As a TPD officer since 1994, she has spent her entire career in neighborhood services, most recently as the Community Services Officer for East Toledo. As an officer, she's seen some of the ugliest things in our community, but that hasn't stopped her from wanting to make a positive difference.

Tracey made that vision real by purchasing a mixed-use building on Consaul Street in the Birmingham neighborhood from the Land Bank. The building was built in 1906 and began as a grocery. Sadly, it was also the site of a recent homicide and a fire. The building was then abandoned and there it sat: empty, damaged, tax-delinquent.

See all of Tracey's accomplishments at **lucascountylandbank.org/news**

The renovation process has been eye-opening, both frustrating and rewarding at times. She began on the outside improvements, removing an old deck, a covered porch, installing new windows in the upstairs, and giving it a fresh coat of paint. Her next steps will be interior framing, new electrical, new plumbing, new HVAC, and new finishes. In addition to two apartments, Tracey's hope is to draw more business into the neighborhood. The possibilities are endless.

"I am not a developer or remodeling professional, so I have made some rookie mistakes. The Land Bank has helped me work through them and I am confident that although slow, this project will make it to the finish line," she said. Tracey believes in Birmingham, and the Land Bank believes in her.

Birmingham

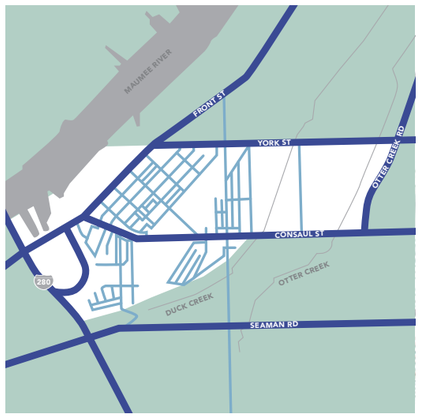
1.26
square miles

1920s
Homes built circa

62%
Owner Occupied

18%
People of Color

- Residential (1,072)
- Non-Residential (70)
- Vacant Land (424)



212
Needs Roof Assistance

201
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **84%** of the neighborhood has sidewalks, **85%** of them are functional.
- The median residential property value is **$29,400**.
- Property taxes are current for **70%** of the neighborhood.
- **77** vacant lots and **30** vacant structures are tax delinquent.
- The Land Bank has improved **83 parcels** in this neighborhood already.

Garfield

0.59
square miles

56%
Owner Occupied

1920s
Homes built circa

38%
People of Color

- Residential (522)
- Non-Residential (15)
- Vacant Land (102)

146
Needs Roof Assistance

132
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **90%** of the neighborhood has sidewalks, **74%** of them are functional.
- The median residential property value is **$32,650**.
- Property taxes are current for **74%** of the neighborhood.
- **26** vacant lots and **11** vacant structures are tax delinquent.
- The Land Bank has improved **62 parcels** in this neighborhood already.

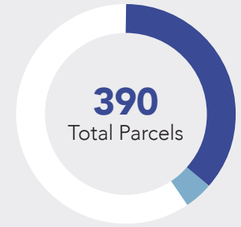
Ironville

1.25
square miles

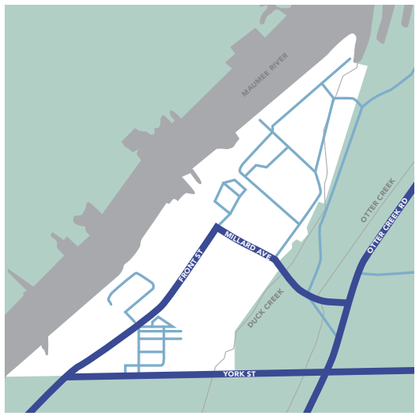
38%
Owner Occupied

1910s
Homes built circa

18%
People of Color



- Residential (142)
- Non-Residential (17)
- Vacant Land (231)



52
Needs Roof Assistance

39
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **52%** of the neighborhood has sidewalks, **83%** of them are functional.
- The median residential property value is **$29,400**.
- Property taxes are current for **77%** of the neighborhood.
- **43** vacant lots and **1** vacant structure are tax delinquent.
- The Land Bank has improved **30 parcels** in this neighborhood already.

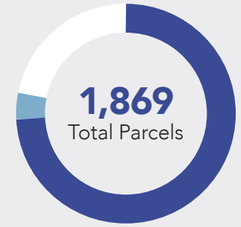
Navarre

0.72
square miles

60%
Owner Occupied

1900s
Homes built circa

45%
People of Color



- Residential (1,387)
- Non-Residential (76)
- Vacant Land (406)

601
Needs Roof Assistance

505
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **96%** of the neighborhood has sidewalks, **80%** of them are functional.
- The median residential property value is **$25,000**.
- Property taxes are current for **64%** of the neighborhood.
- **127** vacant lots and **94** vacant structures are tax delinquent.
- The Land Bank has improved **225 parcels** in this neighborhood already.

Oakdale

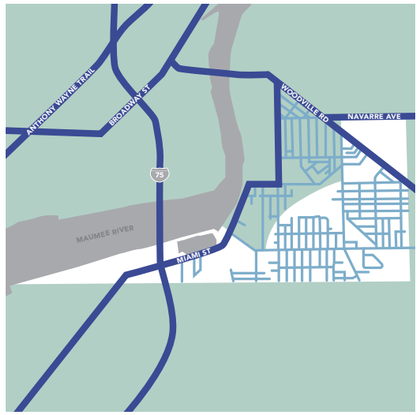
1.48
square miles

61%
Owner Occupied

1920s
Homes built circa

33%
People of Color

- Residential (2,119)
- Non-Residential (86)
- Vacant Land (694)



595
Needs Roof Assistance

525
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **91%** of the neighborhood has sidewalks, **62%** of them are functional.
- The median residential property value is **$35,500**.
- Property taxes are current for **77%** of the neighborhood.
- **139** vacant lots and **49** vacant structures are tax delinquent.
- The Land Bank has improved **153 parcels** in this neighborhood already.

Ravine Park

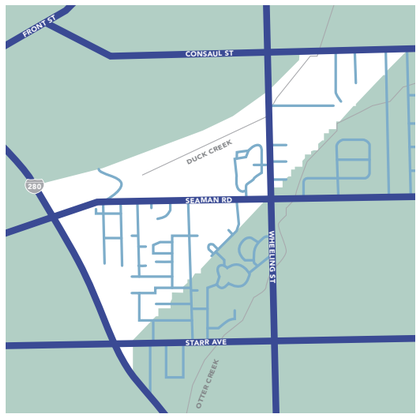
0.48
square miles

59%
Owner Occupied

1950s
Homes built circa

44%
People of Color

- Residential (197)
- Non-Residential (10)
- Vacant Land (131)



30
Needs Roof Assistance

32
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **32%** of the neighborhood has sidewalks, **83%** of them are functional.
- The median residential property value is **$12,800**.
- Property taxes are current for **59%** of the neighborhood.
- **27** vacant lots and **9** vacant structures are tax delinquent.
- The Land Bank has improved **21 parcels** in this neighborhood already.

Raymer

0.8
square miles

64%
Owner Occupied

1910s
Homes built circa

36%
People of Color

- Residential (2,414)
- Non-Residential (86)
- Vacant Land (342)

840
Needs Roof Assistance

661
Needs Exterior Wall Assistance

Meets
Street Tree Canopy Goal

- **95%** of the neighborhood has sidewalks, **69%** of them are functional.
- The median residential property value is **$34,200**.
- Property taxes are current for **76%** of the neighborhood.
- **68** vacant lots and **57** vacant structures are tax delinquent.
- The Land Bank has improved **194 parcels** in this neighborhood already.

Starr

0.57
square miles

53%
Owner Occupied

1900s
Homes built circa

32%
People of Color

- Residential (1,088)
- Non-Residential (156)
- Vacant Land (468)

495
Needs Roof Assistance

453
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **99%** of the neighborhood has sidewalks, **79%** of them are functional.
- The median residential property value is **$28,500**.
- Property taxes are current for **67%** of the neighborhood.
- **141** vacant lots and **72** vacant structures are tax delinquent.
- The Land Bank has improved **195 parcels** in this neighborhood already.

From Burned to Breathtaking

It couldn't be done - or at least that's what they said. When the Land Bank acquired the property on Violet Road in the Franklin Park neighborhood following tax foreclosure, it was a shell of its former self. The outside was boarded, smoke-charred, and flagged by the Fire Department as an emergency. The inside was so gutted that most of the rooms were no longer recognizable. After the fire, the owner simply walked away. Neighbors wanted it torn down. Even City officials said it couldn't be saved. How would someone turn a house totally destroyed by fire back into a home?

Well - those folks hadn't met Sean Driscoll! Sean is a local home renovator who had worked with the Land Bank in the past on other projects. He could see beyond the fire damage and imagine a future for this home. With the Land Bank's help, he purchased the property and got to work. After a year's worth of renovations, the results spoke for themselves: a completely restored interior and exterior; brand-new siding; a refined and modern kitchen; and curb appeal that was sorely lacking before.

See the house came back to life at **lucascountylandbank.org/news**

What neighbors and leaders wanted torn down was sold to new homeowners for an outstanding price. The worst property in this neighborhood is now among the best. And everyone has seen that with the right investment and the right market, even houses in the worst condition can become homes again.

Asbury Park

0.91
square miles

1930s
Homes built circa

63%
Owner Occupied

26%
People of Color

- Residential (1,466)
- Non-Residential (153)
- Vacant Land (325)

93
Needs Roof Assistance

208
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **96%** of the neighborhood has sidewalks, **84%** of them are functional.
- The median residential property value is **$46,100**.
- Property taxes are current for **83%** of the neighborhood.
- **41** vacant lots and **21** vacant structures are tax delinquent.
- The Land Bank has improved **73 parcels** in this neighborhood already.

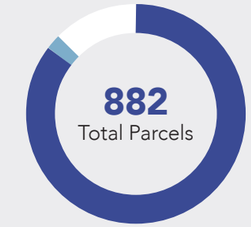
Bancroft Hills

0.47
square miles

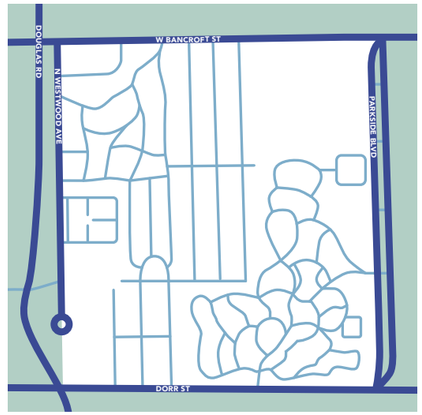
1930s
Homes built circa

44%
Owner Occupied

61%
People of Color



- Residential (753)
- Non-Residential (20)
- Vacant Land (109)



9
Needs Roof Assistance

87
Needs Exterior Wall Assistance

Meets
Street Tree Canopy Goal

- **94%** of the neighborhood has sidewalks, **71%** of them are functional.
- The median residential property value is **$44,250**.
- Property taxes are current for **89%** of the neighborhood.
- **11** vacant lots and **6** vacant structures are tax delinquent.
- The Land Bank has improved **16 parcels** in this neighborhood already.

Bennett Park

0.4
square miles

1940s
Homes built circa

75%
Owner Occupied

19%
People of Color

- Residential (1,187)
- Non-Residential (20)
- Vacant Land (78)

48
Needs Roof Assistance

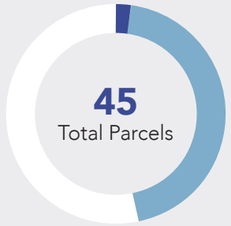
69
Needs Exterior Wall Assistance

Above
Street Tree Canopy Goal

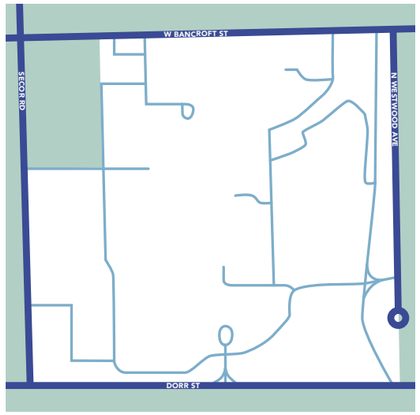
- **97%** of the neighborhood has sidewalks, **75%** of them are functional.
- The median residential property value is **$56,900**.
- Property taxes are current for **91%** of the neighborhood.
- **7** vacant lots and **2** vacant structures are tax delinquent.
- The Land Bank has improved **29 parcels** in this neighborhood already.

The University of Toledo Campus

0.48
square miles



- Residential (1)
- Non-Residential (20)
- Vacant Land (24)



Below
Street Tree Canopy Goal

- **69%** of the neighborhood has sidewalks, **100%** of them are functional.
- Property taxes are current for **98%** of the neighborhood.

Though The University of Toledo Campus is home to hundreds of students each year, its neighborhood characteristics don't fit perfectly with this report and some items have been omitted. **Go Rockets!**

Corey Woods

**Partially in Sylvania Township*

0.57
square miles

93%
Owner Occupied

1950s
Homes built circa

8%
People of Color

- Residential (458)
- Non-Residential (4)
- Vacant Land (17)

1
Needs Roof Assistance

0
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **9%** of the neighborhood has sidewalks, **100%** of them are functional.
- The median residential property value is **$154,000**.
- Property taxes are current for **98%** of the neighborhood.
- **1** vacant lot and **0** vacant structures are tax delinquent.
- The Land Bank has improved **2 parcels** in this neighborhood already.

Close Park

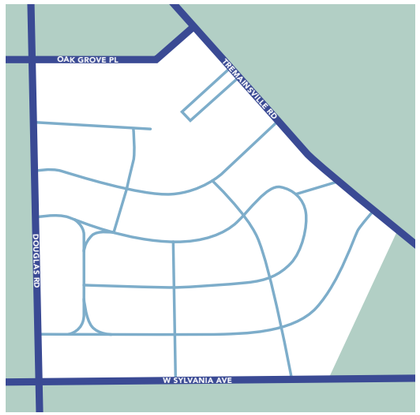
0.33
square miles

87%
Owner Occupied

1930s
Homes built circa

14%
People of Color

- Residential (579)
- Non-Residential (30)
- Vacant Land (32)



7
Needs Roof Assistance

41
Needs Exterior Wall Assistance

Above
Street Tree Canopy Goal

- **98%** of the neighborhood has sidewalks, **83%** of them are functional.
- The median residential property value is **$87,700**.
- Property taxes are current for **96%** of the neighborhood.
- **0**vacant lots and **0** vacant structures are tax delinquent.
- The Land Bank has improved **10 parcels** in this neighborhood already.

DeVeaux

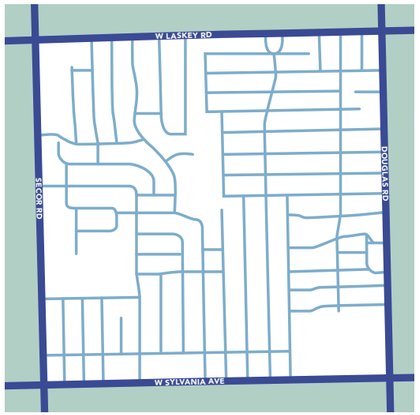
1
square miles

86%
Owner Occupied

1950s
Homes built circa

23%
People of Color

- Residential (2,403)
- Non-Residential (85)
- Vacant Land (101)



33
Needs Roof Assistance

65
Needs Exterior Wall Assistance

Meets
Street Tree Canopy Goal

- **76%** of the neighborhood has sidewalks, **82%** of them are functional.
- The median residential property value is **$80,500**.
- Property taxes are current for **94%** of the neighborhood.
- **4** vacant lots and **6** vacant structures are tax delinquent.
- The Land Bank has improved **17 parcels** in this neighborhood already.

DeVilbiss

0.64
square miles

62%
Owner Occupied

1930s
Homes built circa

39%
People of Color

- Residential (1,995)
- Non-Residential (110)
- Vacant Land (264)

89
Needs Roof Assistance

355
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **99%** of the neighborhood has sidewalks, **73%** of them are functional.
- The median residential property value is **$44,500**.
- Property taxes are current for **83%** of the neighborhood.
- **42** vacant lots and **16** vacant structures are tax delinquent.
- The Land Bank has improved **108 parcels** in this neighborhood already.

Hampton Park

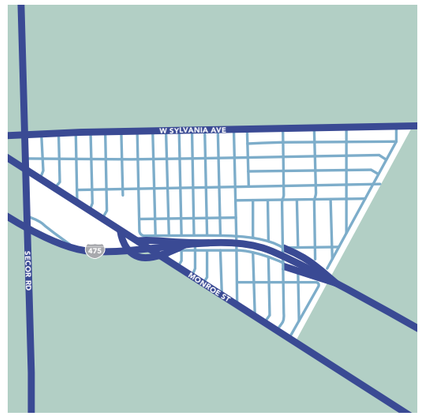
0.77
square miles

83%
Owner Occupied

1940s
Homes built circa

21%
People of Color

- Residential (2,248)
- Non-Residential (96)
- Vacant Land (112)



13
Needs Roof Assistance

57
Needs Exterior Wall Assistance

Above
Street Tree Canopy Goal

- **96%** of the neighborhood has sidewalks, **90%** of them are functional.
- The median residential property value is **$83,000**.
- Property taxes are current for **95%** of the neighborhood.
- **9** vacant lots and **0** vacant structures are tax delinquent.
- The Land Bank has improved **30 parcels** in this neighborhood already.

Franklin Park

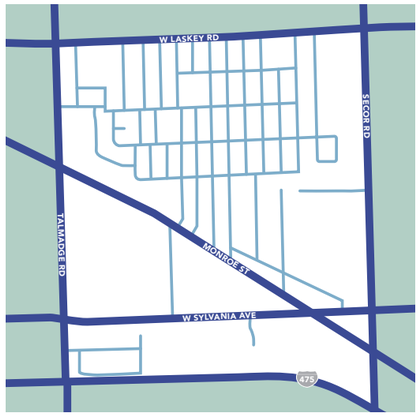
1.37
square miles

88%
Owner Occupied

1950s
Homes built circa

10%
People of Color

- Residential (1,351)
- Non-Residential (118)
- Vacant Land (85)



8
Needs Roof Assistance

20
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **20%** of the neighborhood has sidewalks, **99%** of them are functional.
- The median residential property value is **$91,300**.
- Property taxes are current for **96%** of the neighborhood.
- **1** vacant lot and **1** vacant structure are tax delinquent.
- The Land Bank has improved **4 parcels** in this neighborhood already.

Jackman Park

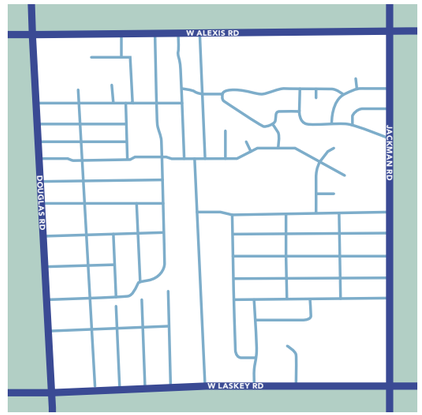
0.99
square mile

82%
Owner Occupied

1950s
Homes built circa

14%
People of Color

- Residential (1,606)
- Non-Residential (63)
- Vacant Land (135)



9
Needs Roof Assistance

67
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **30%** of the neighborhood has sidewalks, **88%** of them are functional.
- The median residential property value is **$76,750**.
- Property taxes are current for **93%** of the neighborhood.
- **16** vacant lots and **3** vacant structures are tax delinquent.
- The Land Bank has improved **15 parcels** in this neighborhood already.

Library Village

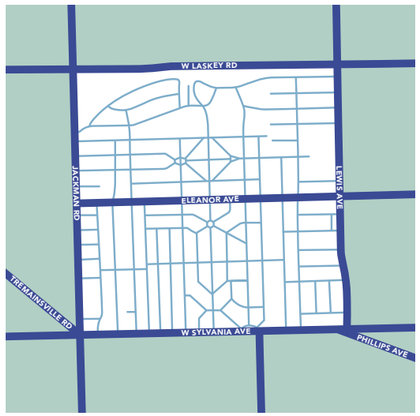
1.09
square miles

1930s
Homes built circa

65%
Owner Occupied

27%
People of Color

- Residential (3,222)
- Non-Residential (84)
- Vacant Land (155)



20
Needs Roof Assistance

110
Needs Exterior Wall Assistance

Above
Street Tree Canopy Goal

- **100%** of the neighborhood has sidewalks, **97%** of them are functional.
- The median residential property value is **$57,100**.
- Property taxes are current for **82%** of the neighborhood.
- **16** vacant lots and **3** vacant structures are tax delinquent.
- The Land Bank has improved **202 parcels** in this neighborhood already.

Lincolnshire

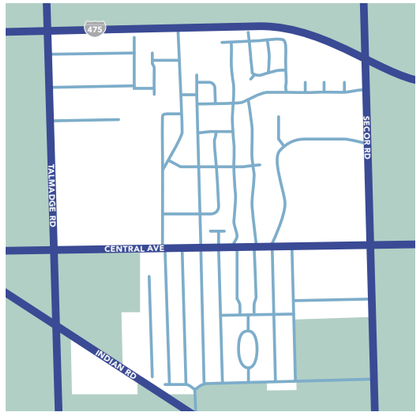
1.19
square miles

1950s
Homes built circa

88%
Owner Occupied

8%
People of Color

- Residential (1,093)
- Non-Residential (49)
- Vacant Land (69)



4
Needs Roof Assistance

8
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **21%** of the neighborhood has sidewalks, **98%** of them are functional.
- The median residential property value is **$110,000**.
- Property taxes are current for **95%** of the neighborhood.
- **5** vacant lots and **1** vacant structure are tax delinquent.
- The Land Bank has improved **5 parcels** in this neighborhood already.

Mayfair Park

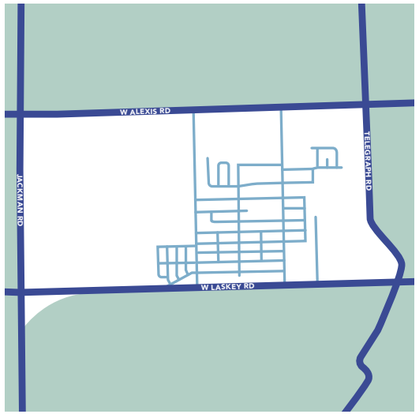
2.04
square miles

1950s
Homes built circa

74%
Owner Occupied

15%
People of Color

- Residential (1,314)
- Non-Residential (215)
- Vacant Land (140)



78
Needs Roof Assistance

91
Needs Exterior Wall Assistance

Meets
Street Tree Canopy Goal

- **73%** of the neighborhood has sidewalks, **77%** of them are functional.
- The median residential property value is **$61,000**.
- Property taxes are current for **90%** of the neighborhood.
- **6** vacant lots and **3** vacant structures are tax delinquent.
- The Land Bank has improved **8 parcels** in this neighborhood already.

North Towne

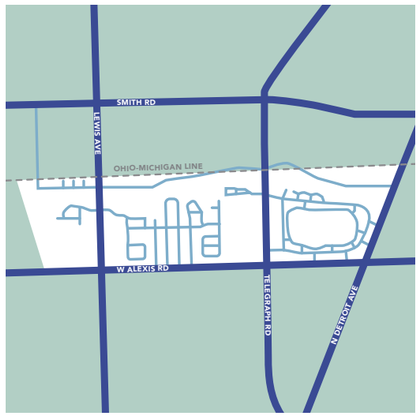
1.21
square miles

86%
Owner Occupied

1960s
Homes built circa

21%
People of Color

- Residential (651)
- Non-Residential (65)
- Vacant Land (57)



4
Needs Roof Assistance

7
Needs Exterior Wall Assistance

Meets
Street Tree Canopy Goal

- **54%** of the neighborhood has sidewalks, **85%** of them are functional.
- The median residential property value is **$88,150**.
- Property taxes are current for **90%** of the neighborhood.
- **8** vacant lots and **1** vacant structure are tax delinquent.
- The Land Bank has improved **4 parcels** in this neighborhood already.

Old Orchard

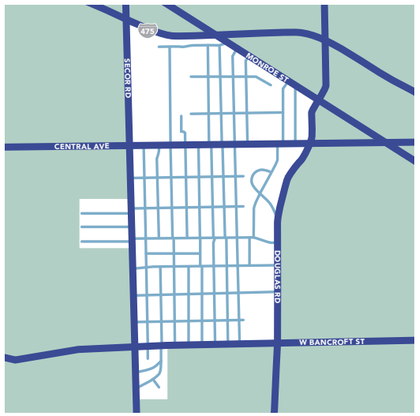
1.3
square miles

89%
Owner Occupied

1940s
Homes built circa

34%
People of Color

- Residential (1,894)
- Non-Residential (11)
- Vacant Land (130)



12
Needs Roof Assistance

32
Needs Exterior Wall Assistance

Above
Street Tree Canopy Goal

- **94%** of the neighborhood has sidewalks, **91%** of them are functional.
- The median residential property value is **$136,450**.
- Property taxes are current for **95%** of the neighborhood.
- **6** vacant lots and **0** vacant structures are tax delinquent.
- The Land Bank has improved **83 parcels** in this neighborhood already.

Northgate Park

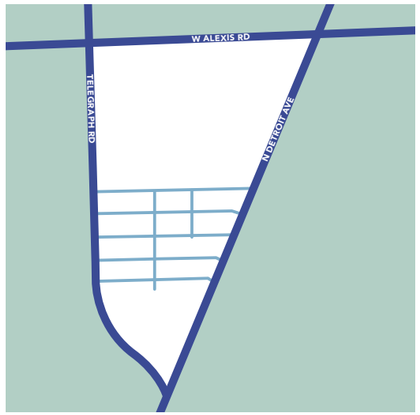
0.33
square miles

72%
Owner Occupied

1950s
Homes built circa

15%
People of Color

- Residential (240)
- Non-Residential (28)
- Vacant Land (32)



6
Needs Roof Assistance

14
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **7%** of the neighborhood has sidewalks, **95%** of them are functional.
- The median residential property value is **$53,900**.
- Property taxes are current for **91%** of the neighborhood.
- **2** vacant lots and **0** vacant structures are tax delinquent.
- The Land Bank has improved **2 parcels** in this neighborhood already.

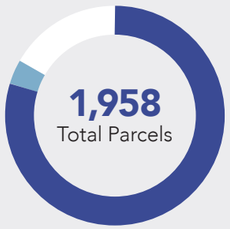
Ottawa

1.41
square miles

70%
Owner Occupied

1940s
Homes built circa

49%
People of Color



- Residential (1,562)
- Non-Residential (75)
- Vacant Land (321)

110
Needs Roof Assistance

190
Needs Exterior Wall Assistance

Above
Street Tree Canopy Goal

- **96%** of the neighborhood has sidewalks, **75%** of them are functional.
- The median residential property value is **$69,750**.
- Property taxes are current for **90%** of the neighborhood.
- **20** vacant lots and **13** vacant structures are tax delinquent.
- The Land Bank has improved **104 parcels** in this neighborhood already.

Tamaron

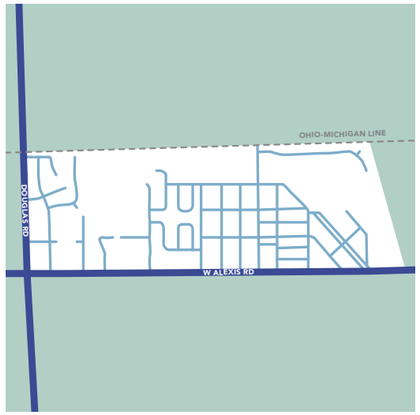
0.87
square miles

82%
Owner Occupied

1960s
Homes built circa

21%
People of Color

- Residential (994)
- Non-Residential (39)
- Vacant Land (116)



19
Needs Roof Assistance

30
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **45%** of the neighborhood has sidewalks, **90%** of them are functional.
- The median residential property value is **$80,200**.
- Property taxes are current for **90%** of the neighborhood.
- **5** vacant lots and **2** vacant structures are tax delinquent.
- The Land Bank has improved **32 parcels** in this neighborhood already.

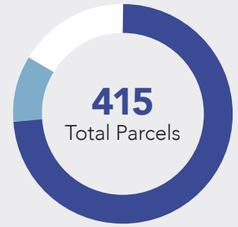
Wernert's Corner

0.47
square miles

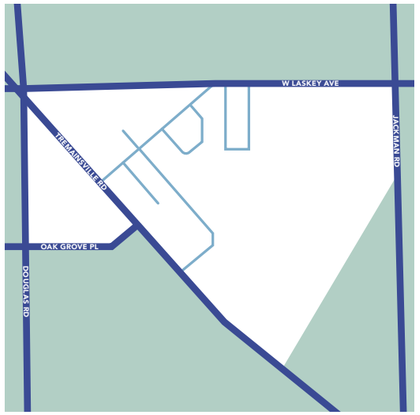
79%
Owner Occupied

1930s
Homes built circa

14%
People of Color



- Residential (307)
- Non-Residential (41)
- Vacant Land (67)



6
Needs Roof Assistance

32
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **47%** of the neighborhood has sidewalks, **93%** of them are functional.
- The median residential property value is **$73,500**.
- Property taxes are current for **95%** of the neighborhood.
- **3** vacant lots and **1** vacant structure are tax delinquent.
- The Land Bank has improved **5 parcels** in this neighborhood already.

Trilby

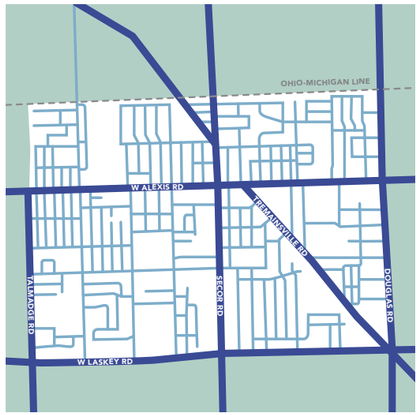
3.19
square miles

83%
Owner Occupied

1960s
Homes built circa

14%
People of Color

- Residential (5,235)
- Non-Residential (222)
- Vacant Land (542)



26
Needs Roof Assistance

185
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **41%** of the neighborhood has sidewalks, **82%** of them are functional.
- The median residential property value is **$82,600**.
- Property taxes are current for **93%** of the neighborhood.
- **28** vacant lots and **6** vacant structures are tax delinquent.
- The Land Bank has improved **22 parcels** in this neighborhood already.

West Franklin Park

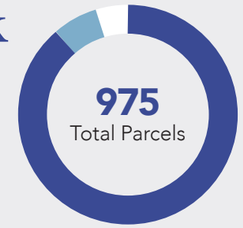
**Partially in Sylvania Township*

2
square miles

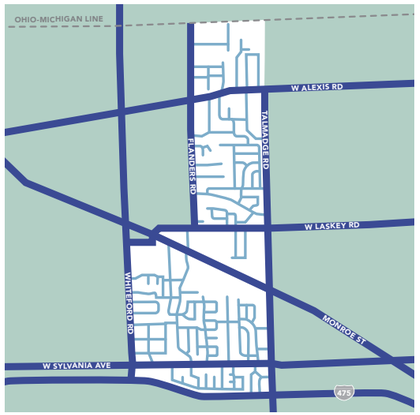
87%
Owner Occupied

1970s
Homes built circa

14%
People of Color



- Residential (864)
- Non-Residential (66)
- Vacant Land (45)



4
Needs Roof Assistance

6
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **27%** of the neighborhood has sidewalks, **100%** of them are functional.
- The median residential property value is **$158,300**.
- Property taxes are current for **97%** of the neighborhood.
- **0** vacant lots and **0** vacant structures are tax delinquent.
- The Land Bank has improved **8 parcels** in this neighborhood already.

Westmoreland

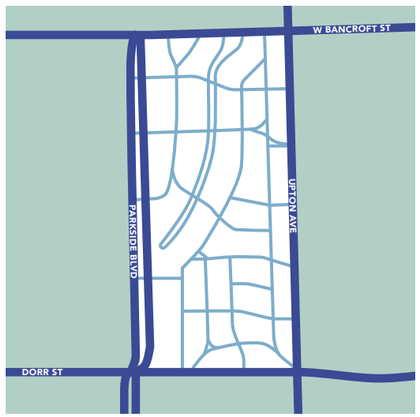
0.24
square miles

77%
Owner Occupied

1930s
Homes built circa

61%
People of Color

- Residential (508)
- Non-Residential (4)
- Vacant Land (42)



8
Needs Roof Assistance

35
Needs Exterior Wall Assistance

Above
Street Tree Canopy Goal

- **99%** of the neighborhood has sidewalks, **71%** of them are functional.
- The median residential property value is **$51,100**.
- Property taxes are current for **78%** of the neighborhood.
- **6** vacant lots and **5** vacant structures are tax delinquent.
- The Land Bank has improved **61 parcels** in this neighborhood already.

Willys

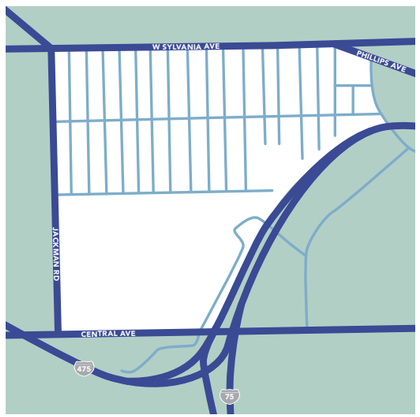
0.85
square miles

67%
Owner Occupied

1920s
Homes built circa

39%
People of Color

- Residential (1,665)
- Non-Residential (59)
- Vacant Land (115)



90
Needs Roof Assistance

245
Needs Exterior Wall Assistance

Meets
Street Tree Canopy Goal

- **99%** of the neighborhood has sidewalks, **78%** of them are functional.
- The median residential property value is **$47,850**.
- Property taxes are current for **85%** of the neighborhood.
- **16** vacant lots and **10** vacant structures are tax delinquent.
- The Land Bank has improved **88 parcels** in this neighborhood already.

NEIGHBORHOODS
Central Region

In Between We Garden

"It's sparked something inside of me to do more." Fletcher Richardson has owned his home on Thatcher Drive in the Auburndale neighborhood for 34 years. But after his neighbor passed away, the house next door started to fall apart. Eventually the taxes stopped being paid, the roof failed, and the Housing Court ordered it demolished. At that point, he worried his block was in trouble. "My neighbors have lived here for as long as I have: 20, 30 years. Our neighborhood needs stability and improvement. We need to maintain our housing values," he said.

Then, the Land Bank stepped in. After taking control of the blighted home, the Land Bank confirmed that demolition was the only option. After the demolition was finished and a large dead maple tree was removed from the back yard, a whole new world opened up.

"At first, the worst part was the sun, because I realize now how hot this side of my house gets," he said.

See the fruits of Mr. Richardson's labor at **lucascountylandbank.org/news**

But that sun was also perfect for Mr. Richardson's great passion — gardening. After the Land Bank installed a fence along the property boundary to keep cars from parking on the lot, he got to work.

He planted tomatoes, squashes, rose bushes, and apple trees. All of it complimenting the multi-colored hydrangeas and the cacti collection in his front yard. A true work of art! "The neighbor next door was a teacher, so the apple trees are in her memory. When they start producing, I want to be able to share it. There's no way in the world that I can eat all of that up!"

Auburndale

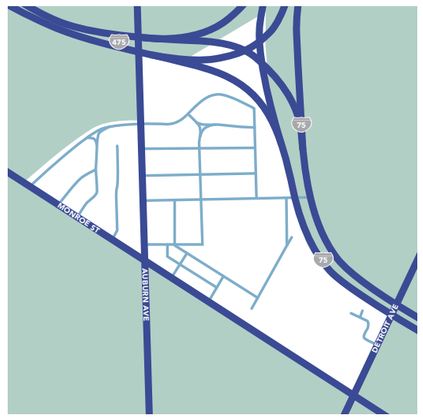
0.27
square miles

50%
Owner Occupied

1920s
Homes built circa

89%
People of Color

- Residential (300)
- Non-Residential (43)
- Vacant Land (157)



61
Needs Roof Assistance

97
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **89%** of the neighborhood has sidewalks, **61%** of them are functional.
- The median residential property value is **$26,800**.
- Property taxes are current for **58%** of the neighborhood.
- **72** vacant lots and **18** vacant structures are tax delinquent.
- The Land Bank has improved **57 parcels** in this neighborhood already.

BUMA

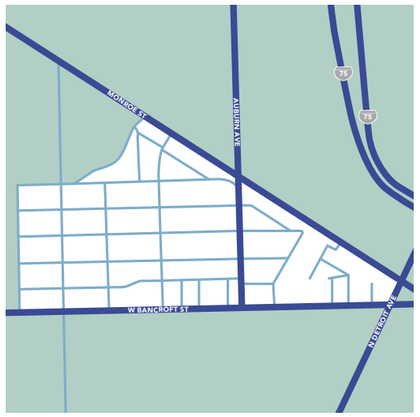
0.36
square miles

50%
Owner Occupied

1920s
Homes built circa

79%
People of Color

- Residential (619)
- Non-Residential (68)
- Vacant Land (426)



92
Needs Roof Assistance

239
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **96%** of the neighborhood has sidewalks, **66%** of them are functional.
- The median residential property value is **$19,550**.
- Property taxes are current for **58%** of the neighborhood.
- **133** vacant lots and **46** vacant structures are tax delinquent.
- The Land Bank has improved **163 parcels** in this neighborhood already.

Clinton Park

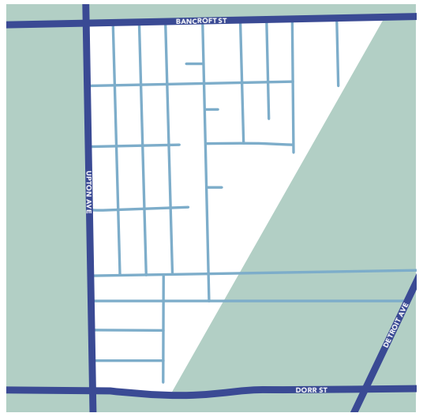
0.28
square miles

61%
Owner Occupied

1920s
Homes built circa

96%
People of Color

- Residential (632)
- Non-Residential (34)
- Vacant Land (217)



39
Needs Roof Assistance

140
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **96%** of the neighborhood has sidewalks, **71%** of them are functional.
- The median residential property value is **$26,300**.
- Property taxes are current for **57%** of the neighborhood.
- **102** vacant lots and **38** vacant structures are tax delinquent.
- The Land Bank has improved **154 parcels** in this neighborhood already.

Downtown

0.47
square miles

58%
People of Color

- Residential (16)
- Non-Residential (277)
- Vacant Land (378)

0
Needs Roof Assistance

28
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **99%** of the neighborhood has sidewalks, **88%** of them are functional.
- Property taxes are current for **93%** of the neighborhood.
- **11** vacant lots and **6** vacant structures are tax delinquent.
- The Land Bank has improved **34 parcels** in this neighborhood already.

Englewood

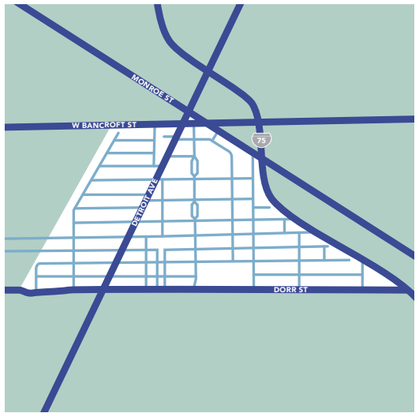
0.79
square miles

48%
Owner Occupied

1910s
Homes built circa

98%
People of Color

- Residential (1,207)
- Non-Residential (54)
- Vacant Land (998)



218
Needs Roof Assistance

463
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **99%** of the neighborhood has sidewalks, **69%** of them are functional.
- The median residential property value is **$24,100**.
- Property taxes are current for **55%** of the neighborhood.
- **402** vacant lots and **125** vacant structures are tax delinquent.
- The Land Bank has improved **546 parcels** in this neighborhood already.

Junction

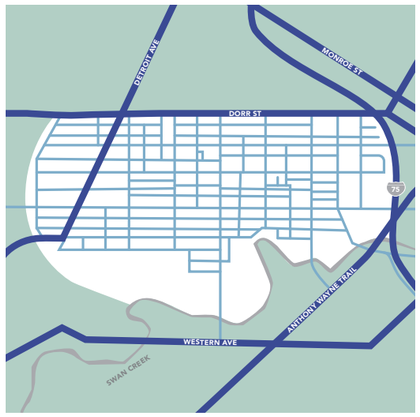
1.85
square miles

49%
Owner Occupied

1910s
Homes built circa

89%
People of Color

- Residential (2,423)
- Non-Residential (191)
- Vacant Land (1,994)



926
Needs Roof Assistance

1,027
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **96%** of the neighborhood has sidewalks, **58%** of them are functional.
- The median residential property value is **$20,700**.
- Property taxes are current for **55%** of the neighborhood.
- **774** vacant lots and **232** vacant structures are tax delinquent.
- The Land Bank has improved **1,108 parcels** in this neighborhood already.

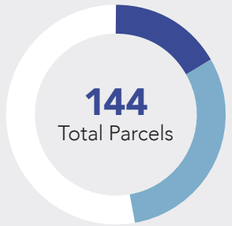
Middlegrounds

0.3
square miles

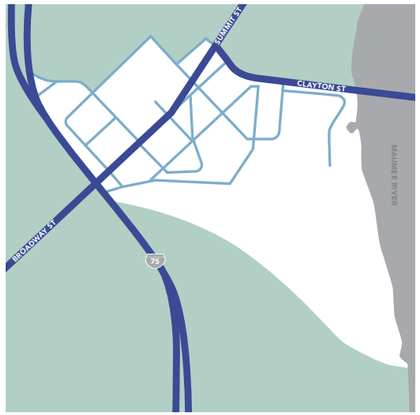
45%
Owner Occupied

1880s
Homes built circa

58%
People of Color



- Residential (24)
- Non-Residential (44)
- Vacant Land (76)



4
Needs Roof Assistance

20
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **95%** of the neighborhood has sidewalks, **97%** of them are functional.
- The median residential property value is **$19,500**.
- Property taxes are current for **84%** of the neighborhood.
- **3** vacant lots and **0** vacant structures are tax delinquent.
- The Land Bank has improved **9 parcels** in this neighborhood already.

Old West End

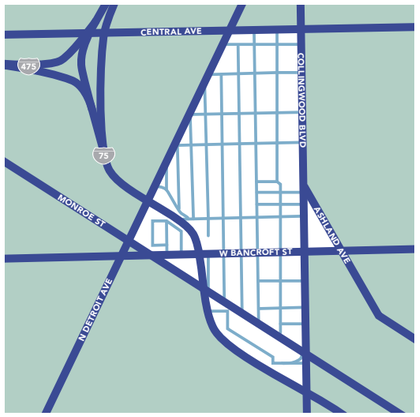
0.82
square miles

68%
Owner Occupied

1900s
Homes built circa

60%
People of Color

- Residential (1,297)
- Non-Residential (50)
- Vacant Land (436)



235
Needs Roof Assistance

354
Needs Exterior Wall Assistance

Above
Street Tree Canopy Goal

- **100%** of the neighborhood has sidewalks, **87%** of them are functional.
- The median residential property value is **$57,700**.
- Property taxes are current for **73%** of the neighborhood.
- **101** vacant lots and **33** vacant structures are tax delinquent.
- The Land Bank has improved **316 parcels** in this neighborhood already.

Olde Towne

0.43
square miles

55%
Owner Occupied

1910s
Homes built circa

68%
People of Color

- Residential (814)
- Non-Residential (27)
- Vacant Land (341)

232
Needs Roof Assistance

250
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **99%** of the neighborhood has sidewalks, **86%** of them are functional.
- The median residential property value is **$27,500**.
- Property taxes are current for **63%** of the neighborhood.
- **106** vacant lots and **29** vacant structures are tax delinquent.
- The Land Bank has improved **219 parcels** in this neighborhood already.

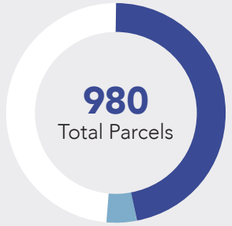
Overland

0.72
square miles

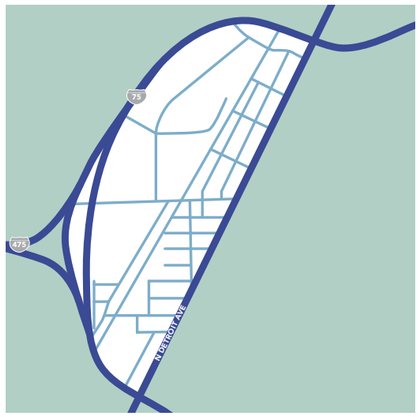
43%
Owner Occupied

1910s
Homes built circa

92%
People of Color



- Residential (462)
- Non-Residential (44)
- Vacant Land (474)



84
Needs Roof Assistance

226
Needs Exterior Wall Assistance

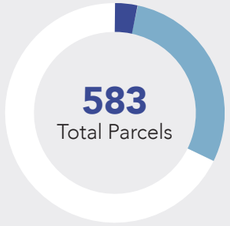
Below
Street Tree Canopy Goal

- **95%** of the neighborhood has sidewalks, **68%** of them are functional.
- The median residential property value is **$19,650**.
- Property taxes are current for **55%** of the neighborhood.
- **155** vacant lots and **39** vacant structures are tax delinquent.
- The Land Bank has improved **176 parcels** in this neighborhood already.

UpTown

0.31
square miles

57%
People of Color



- Residential (21)
- Non-Residential (168)
- Vacant Land (394)

2
Needs Roof Assistance

41
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **96%** of the neighborhood has sidewalks, **88%** of them are functional.
- Property taxes are current for **88%** of the neighborhood.
- **22** vacant lots and **5** vacant structures are tax delinquent.
- The Land Bank has improved **38 parcels** in this neighborhood already.

OWENI

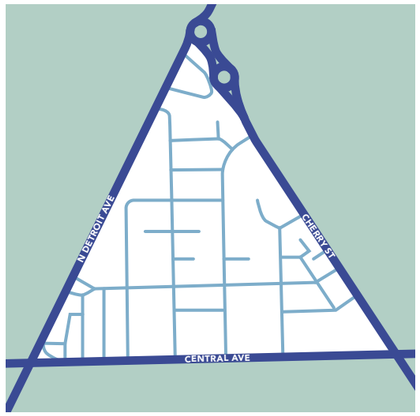
0.15
square miles

49%
Owner Occupied

1910s
Homes built circa

94%
People of Color

- Residential (349)
- Non-Residential (23)
- Vacant Land (212)



158
Needs Roof Assistance

126
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **99%** of the neighborhood has sidewalks, **89%** of them are functional.
- The median residential property value is **$22,300**.
- Property taxes are current for **62%** of the neighborhood.
- **65** vacant lots and **25** vacant structures are tax delinquent.
- The Land Bank has improved **131 parcels** in this neighborhood already.

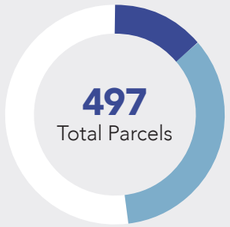
Warehouse District

0.45
square miles

83%
Owner Occupied

2000s
Homes built circa

70%
People of Color



- Residential (69)
- Non-Residential (170)
- Vacant Land (258)

0
Needs Roof Assistance

32
Needs Exterior Wall Assistance

Meets
Street Tree Canopy Goal

- **90%** of the neighborhood has sidewalks, **87%** of them are functional.
- The median residential property value is **$148,950**.
- Property taxes are current for **94%** of the neighborhood.
- **8** vacant lots and **0** vacant structures are tax delinquent.
- The Land Bank hasn't improved any parcels in this neighborhood yet.

Warren-Sherman

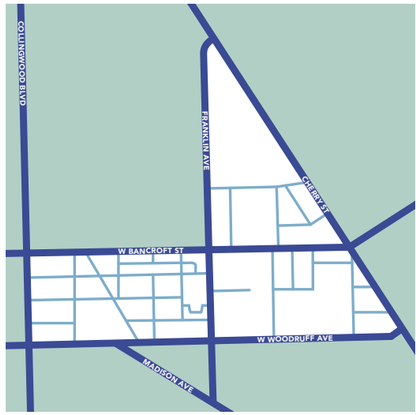
0.35
square miles

42%
Owner Occupied

1980s
Homes built circa

87%
People of Color

- Residential (183)
- Non-Residential (48)
- Vacant Land (224)



23
Needs Roof Assistance

62
Needs Exterior Wall Assistance

Meets
Street Tree Canopy Goal

- **97%** of the neighborhood has sidewalks, **77%** of them are functional.
- The median residential property value is **$29,600**.
- Property taxes are current for **71%** of the neighborhood.
- **47** vacant lots and **9** vacant structures are tax delinquent.
- The Land Bank has improved **50 parcels** in this neighborhood already.

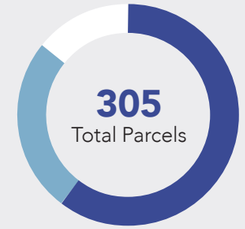
Byrne-Hill

0.98
square miles

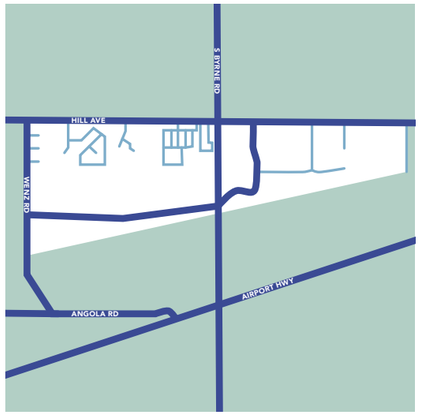
69%
Owner Occupied

1970s
Homes built circa

71%
People of Color



- Residential (184)
- Non-Residential (78)
- Vacant Land (43)



5
Needs Roof Assistance

9
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **67%** of the neighborhood has sidewalks, **94%** of them are functional.
- The median residential property value is **$11,300**.
- Property taxes are current for **64%** of the neighborhood.
- **5** vacant lots and **0** vacant structures are tax delinquent.
- The Land Bank has improved **9 parcels** in this neighborhood already.

NEIGHBORHOODS
Southwest Region

Coming Back Home

See the wonderful home it became at **lucascountylandbank.org/news**

Larissa Sneider was born in Toledo, though shortly after graduating from Central Catholic High School, she made her way west to Wyoming and made a life there. But Toledo always held a special place in her heart. Her family was still here, and after coming back for her 50th high school reunion, she felt the pull to come home.

A couple decades after Ms. Sneider was born, a developer laid out plans for the Pacific Park subdivision in the Reynolds Corners neighborhood and the house on Ventura Drive was built. Like most of the houses on the block, it had plenty of room and a big backyard. Good times came and went, and by 2016, the house was empty and tax-delinquent. It stuck out in a neighborhood with few other problems. A perfect opportunity for the Land Bank to help. With the right kind of renovation, the Land Bank knew the house was a chance to grow home ownership in the neighborhood and agreed to undertake a move-in ready renovation itself. From small problems to big upgrades, the whole house got the attention it deserved. When Ms. Sneider saw it listed for sale, she made it clear to her realtor that she really liked the house. A lot of other people felt the same way, but Ms. Sneider made a strong offer and was ultimately the Land Bank's winning bidder.

"I'm going to do some serious gardening. I haven't decided exactly where, but I am going to put raised beds and grow vegetables. A lot of herbs, lettuces, tomatoes, beans, peas, a ton of carrots, all that good stuff. Things that I could can and freeze. I've got the space - I might as well use it!"

Larissa Sneider and the project on Ventura Drive are proof that you can always come back home - and a home can always come back to life.

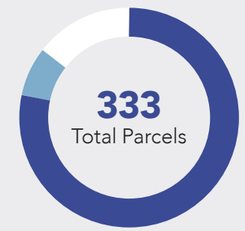
Dorr-Richards

0.95
square miles

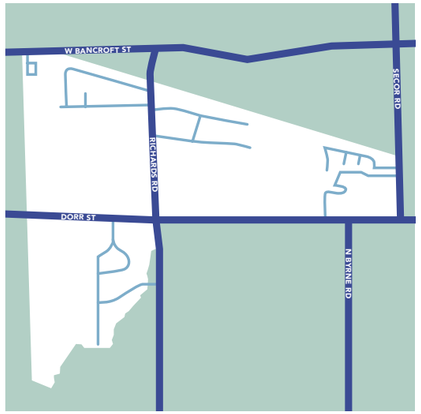
75%
Owner Occupied

1960s
Homes built circa

54%
People of Color



- Residential (261)
- Non-Residential (24)
- Vacant Land (48)



2
Needs Roof Assistance

3
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **16%** of the neighborhood has sidewalks, **98%** of them are functional.
- The median residential property value is **$96,100**.
- Property taxes are current for **88%** of the neighborhood.
- **7** vacant lots and **0** vacant structures are tax delinquent.
- The Land Bank has improved **4 parcels** in this neighborhood already.

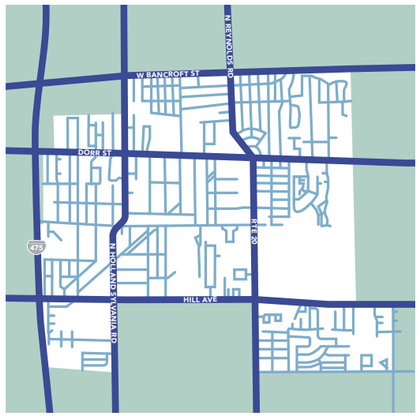
Reynolds Corners

4.17
square miles

1950s
Homes built circa

76%
Owner Occupied

48%
People of Color



84
Needs Roof Assistance

119
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **34%** of the neighborhood has sidewalks, **87%** of them are functional.
- The median residential property value is **$68,900**.
- Property taxes are current for **91%** of the neighborhood.
- **49** vacant lots and **8** vacant structures are tax delinquent.
- The Land Bank has improved **50 parcels** in this neighborhood already.

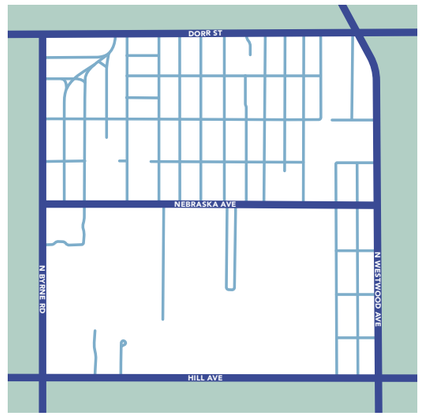
Secor Gardens

1.02
square miles

1940s
Homes built circa

60%
Owner Occupied

71%
People of Color



32
Needs Roof Assistance

99
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **72%** of the neighborhood has sidewalks, **61%** of them are functional.
- The median residential property value is **$44,150**.
- Property taxes are current for **76%** of the neighborhood.
- **43** vacant lots and **19** vacant structures are tax delinquent.
- The Land Bank has improved **152 parcels** in this neighborhood already.

Scott Park

1.18
square miles

1930s
Homes built circa

60%
Owner Occupied

77%
People of Color

53
Needs Roof Assistance

153
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **91%** of the neighborhood has sidewalks, **62%** of them are functional.
- The median residential property value is **$29,100**.
- Property taxes are current for **64%** of the neighborhood.
- **142** vacant lots and **61** vacant structures are tax delinquent.
- The Land Bank has improved **165 parcels** in this neighborhood already.

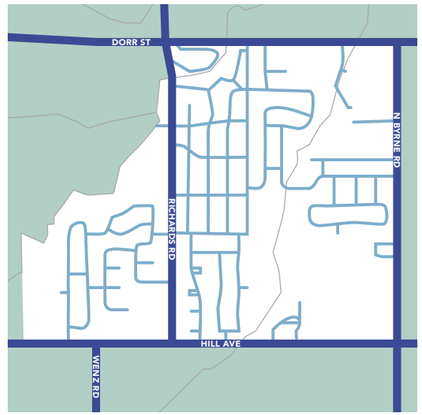
Sleepy Hollow

1.04
square miles

1970s
Homes built circa

77%
Owner Occupied

64%
People of Color



18
Needs Roof Assistance

48
Needs Exterior Wall Assistance

Above
Street Tree Canopy Goal

- **68%** of the neighborhood has sidewalks, **64%** of them are functional.
- The median residential property value is **$56,300**.
- Property taxes are current for **87%** of the neighborhood.
- **7** vacant lots and **2** vacant structures are tax delinquent.
- The Land Bank has improved **36 parcels** in this neighborhood already.

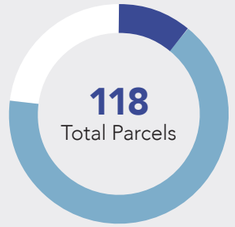
South Hill

1.4
square miles

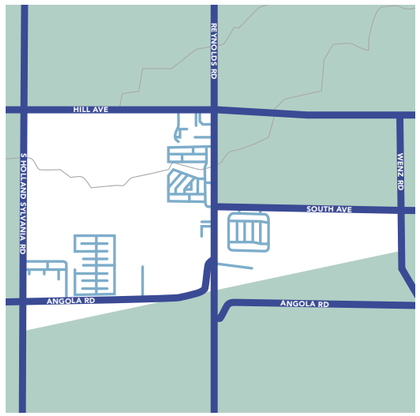
80%
Owner Occupied

1950s
Homes built circa

48%
People of Color



- Residential (13)
- Non-Residential (78)
- Vacant Land (27)



3
Needs Roof Assistance

2
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **40%** of the neighborhood has sidewalks, **83%** of them are functional.
- The median residential property value is **$15,500**.
- Property taxes are current for **81%** of the neighborhood.
- **0** vacant lots and **0** vacant structures are tax delinquent.
- The Land Bank hasn't improved any parcels in this neighborhood yet.

Valleybrook

0.27
square miles

92%
Owner Occupied

1960s
Homes built circa

44%
People of Color

- Residential (255)
- Non-Residential (20)
- Vacant Land (10)

0
Needs Roof Assistance

1
Needs Exterior Wall Assistance

Below
Street Tree Canopy Goal

- **11%** of the neighborhood has sidewalks, **100%** of them are functional.
- The median residential property value is **$119,00**.
- Property taxes are current for **95%** of the neighborhood.
- **0** vacant lots and **0** vacant structures are tax delinquent.
- The Land Bank has improved **1 parcels** in this neighborhood already.

Thyer Park

0.44
square miles

88%
Owner Occupied

1970s
Homes built circa

32%
People of Color

- Residential (529)
- Non-Residential (6)
- Vacant Land (49)

0
Needs Roof Assistance

3
Needs Exterior Wall Assistance

Above
Street Tree Canopy Goal

- **73%** of the neighborhood has sidewalks, **100%** of them are functional.
- The median residential property value is **$103,100**.
- Property taxes are current for **96%** of the neighborhood.
- **2** vacant lots and **0** vacant structures are tax delinquent.
- The Land Bank has improved **1 parcels** in this neighborhood already.

West Garden

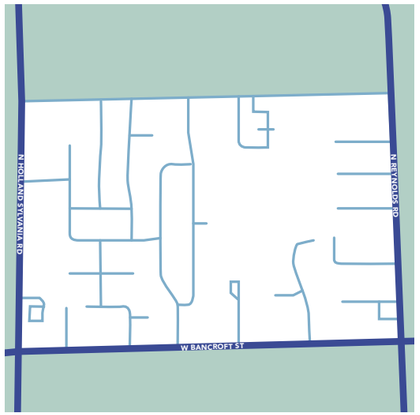
0.38
square miles

88%
Owner Occupied

1960s
Homes built circa

32%
People of Color

- Residential (380)
- Non-Residential (15)
- Vacant Land (25)



4
Needs Roof Assistance

7
Needs Exterior Wall Assistance

Meets
Street Tree Canopy Goal

- **41%** of the neighborhood has sidewalks, **100%** of them are functional.
- The median residential property value is **$123,700**.
- Property taxes are current for **94%** of the neighborhood.
- **0** vacant lots and **0** vacant structures are tax delinquent.
- The Land Bank has improved **8 parcels** in this neighborhood already.

2021 SURVEY

Closing Statement

Completing a survey of every parcel in a city the size of Toledo is no easy task. But we've done it – not once, but twice. With the data from the 2015 Toledo Survey, the Land Bank and community partners made major investments in building renovation, nuisance elimination, and vacant land repurposing. But you don't have to take our word for it – the preceding report proves it.

> We know that progress has been made, but we also must remember that there's more work to do.

Every Toledo resident deserves a neighborhood that betters their life, and Toledo cannot prosper in the twenty-first century if we do not make that our goal.

The 2021 Toledo Survey was a labor of love, and we hope that everyone who cares about the future of our community sees it as such. Let's use this information to invest in land, buildings, and people and celebrate all that is good in our neighborhoods. The true measure of our purpose is the intensity of our commitment. Thank you to our Board of Directors and our many partners, including the City of Toledo, for the generous support they offered that made the 2021 Toledo Survey a success.

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Land Bank

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