TOLEDO SURVEY

LUCAS COUNTY
Land Bank

Background

2015

First Survey completed

2021

Planned a new survey to refresh the data and hired a group of Neighborhood Surveyors who solely focused on this project.

Surveyors
Hired full-time at the end of the project

Our Process

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.

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

What gets measured, gets dealt with.

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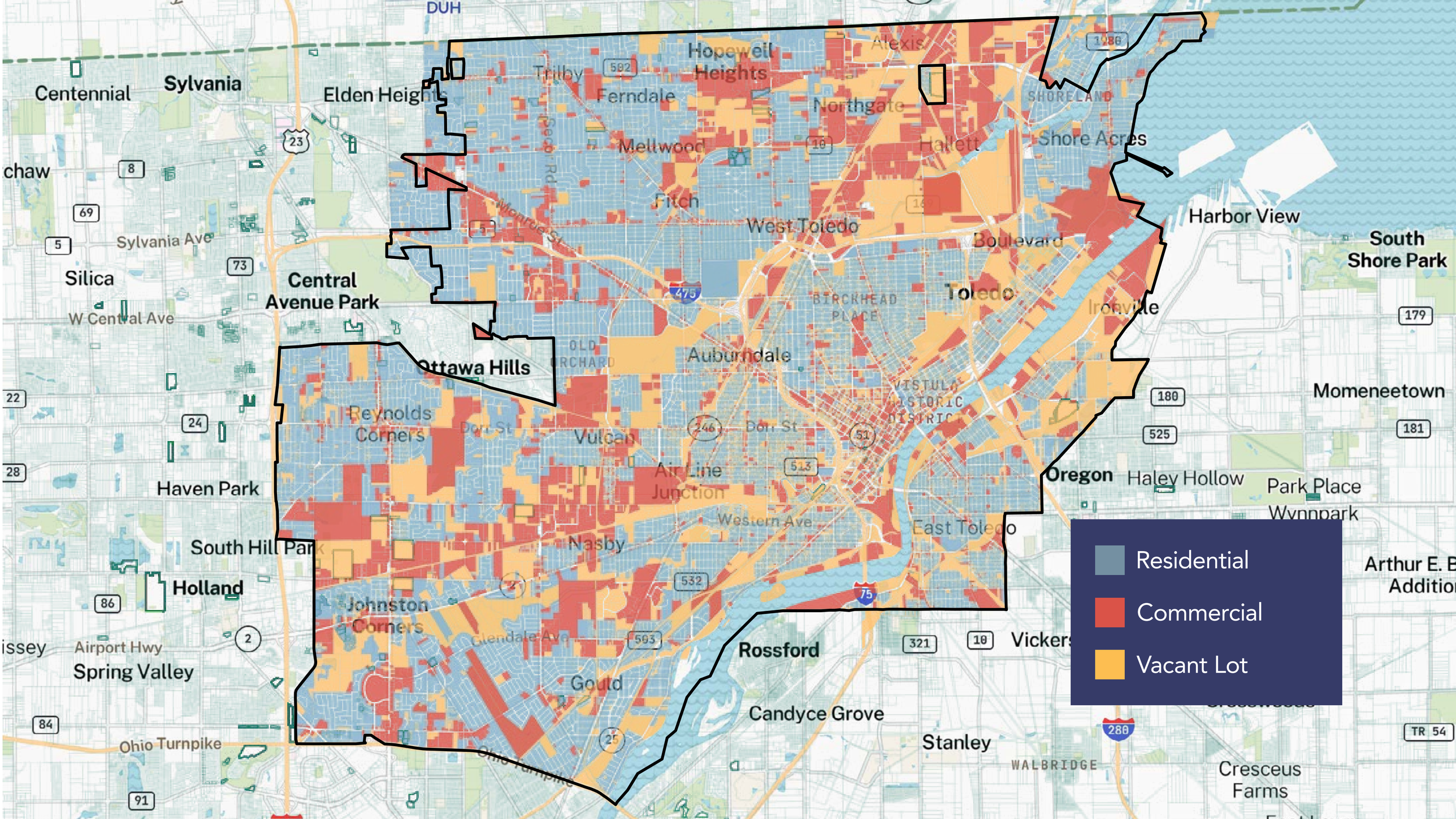
119,284 Parcels

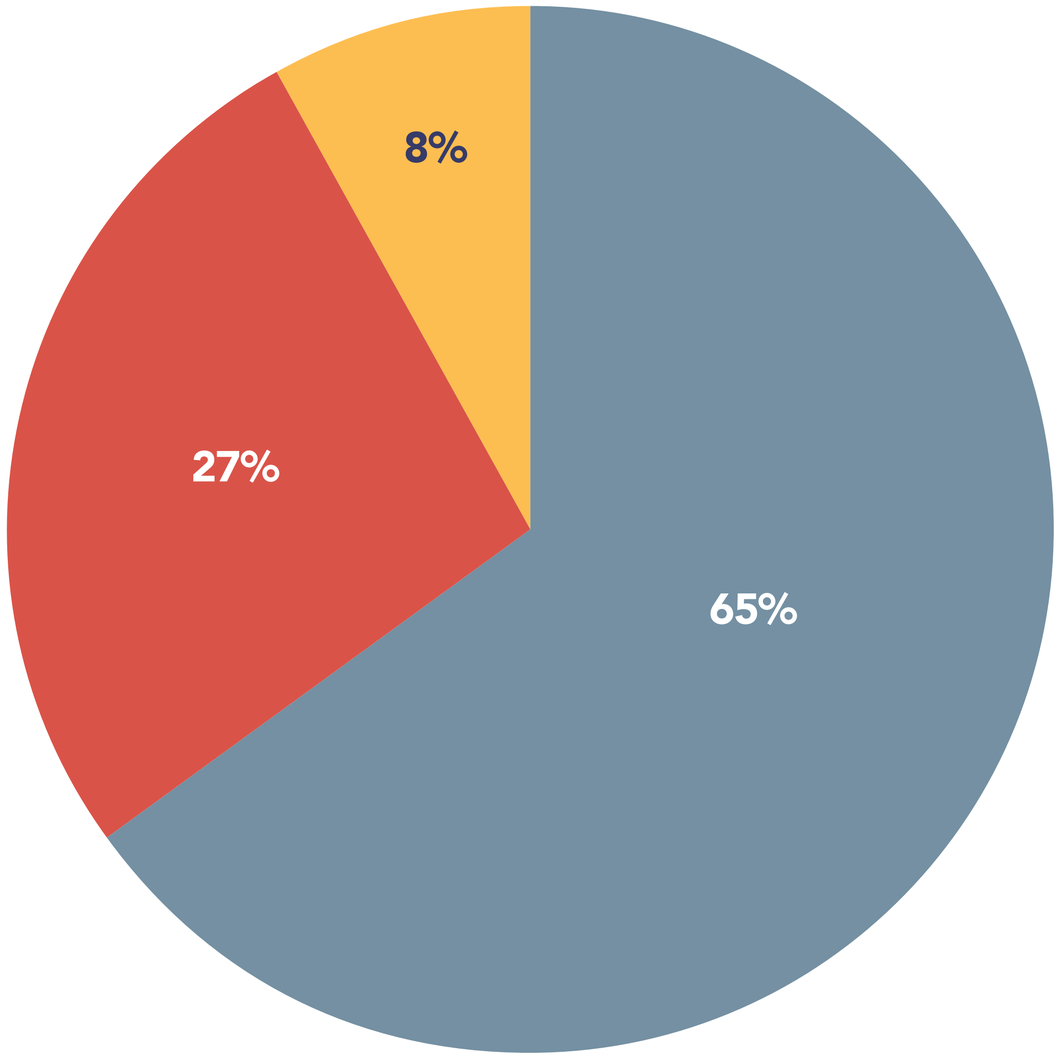
82% Structures (97,797)

18% Vacant lots (21,487)


Residential
Commercial
Vacant Lot
Centennial
Sylvania
Elden Heights
Hopewell Heights
Trilby
Ferndale
Northgate
Alexis
SHORELAND
Shore Acres
Mellwood
Hallett
Fitch
West Toledo
Boulevard
Harbor View
South Shore Park
Silica
Central Avenue Park
Sylvania Ave
W Central Ave
Toledo
Ironville
BIRCKHEAD PLACE
OLD ORCHARD
Auburndale
Ottawa Hills
VISTULA HISTORIC DISTRICT
Momeneetown
Reynolds Corners
Don St
Vulcan
Air Line Junction
Haven Park
Oregon
Haley Hollow
Park Place
Wynnpark
Western Ave
East Toledo
South Hill Park
Nasby
Holland
Johnston Corners
Glendale Ave
Airport Hwy
Spring Valley
Rossford
Vickers
Gould
Candyce Grove
Stanley
Ohio Turnpike
WALBRIDGE
Cresceus Farms
Arthur E. B
Additio

Vacant Lots

- Residential (13,999)
- Business, Parking (5,730)
- Park, Forest, Natural (1,758)



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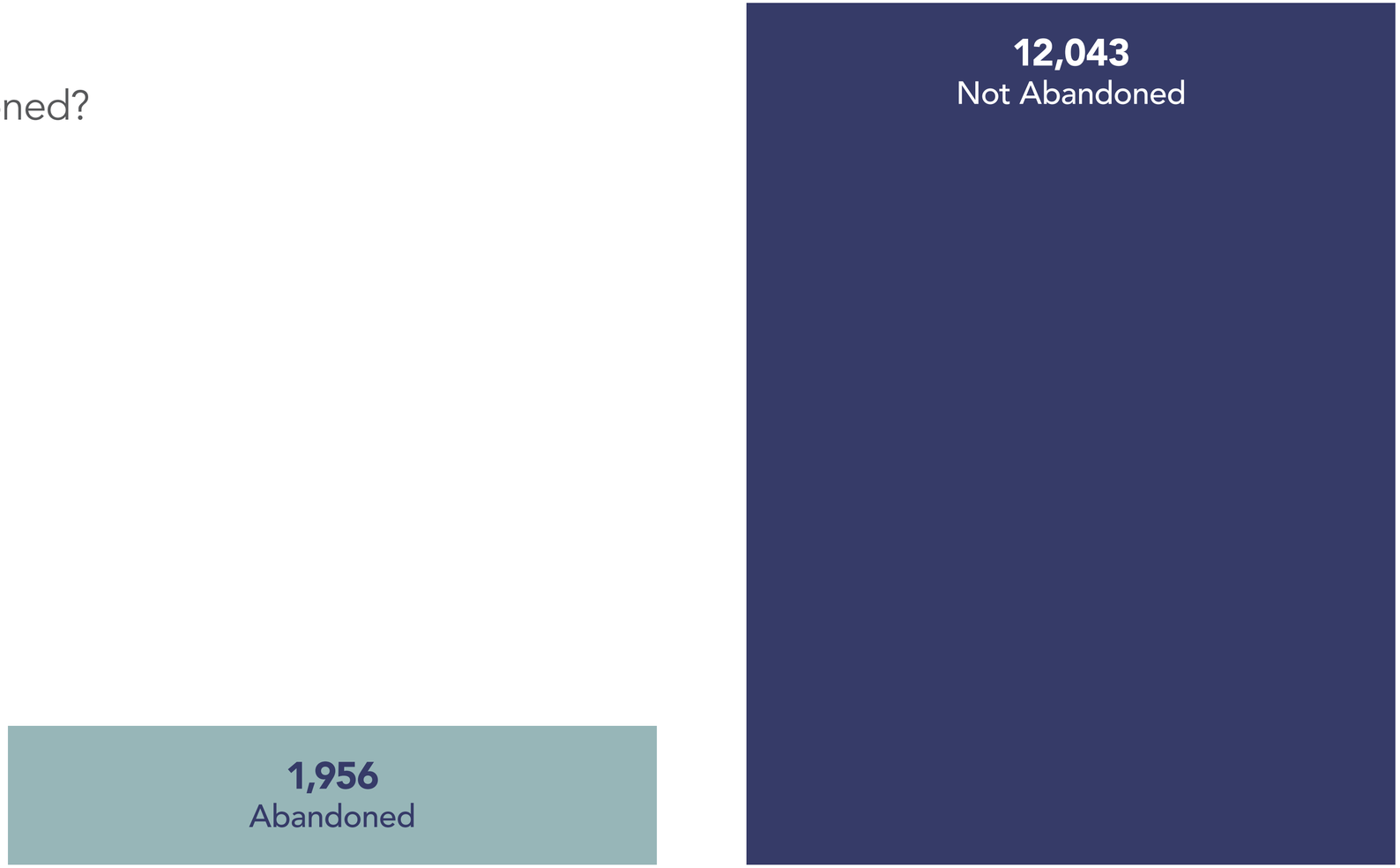
Vacant Lots

Is the Residential Lot Abandoned?



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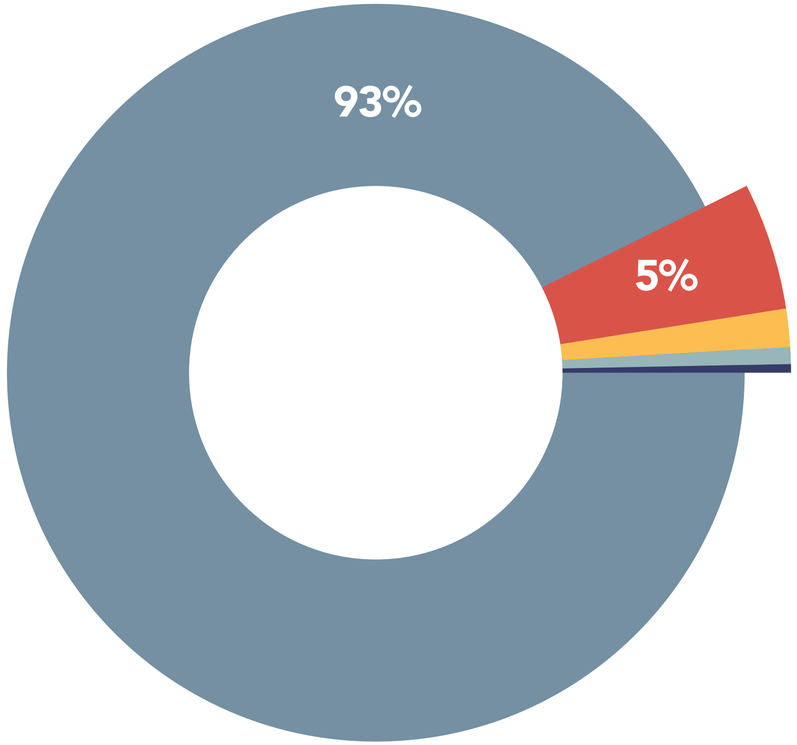
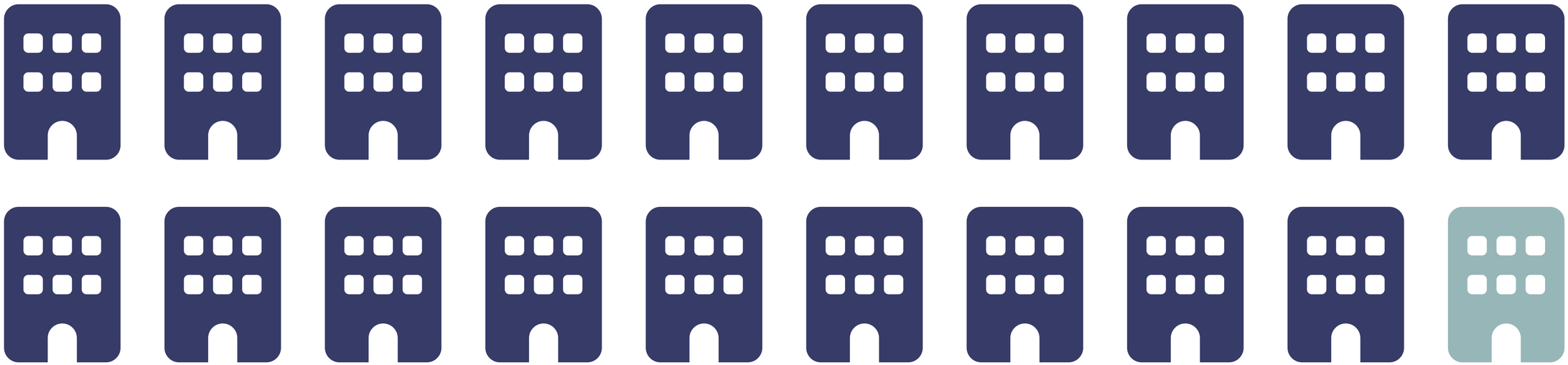
Structures

- Residential (90,471)
- Business (4,909)
- Garage Only (1,406)
- Institutional (692)
- Mixed Residential/Business (319)



Structures

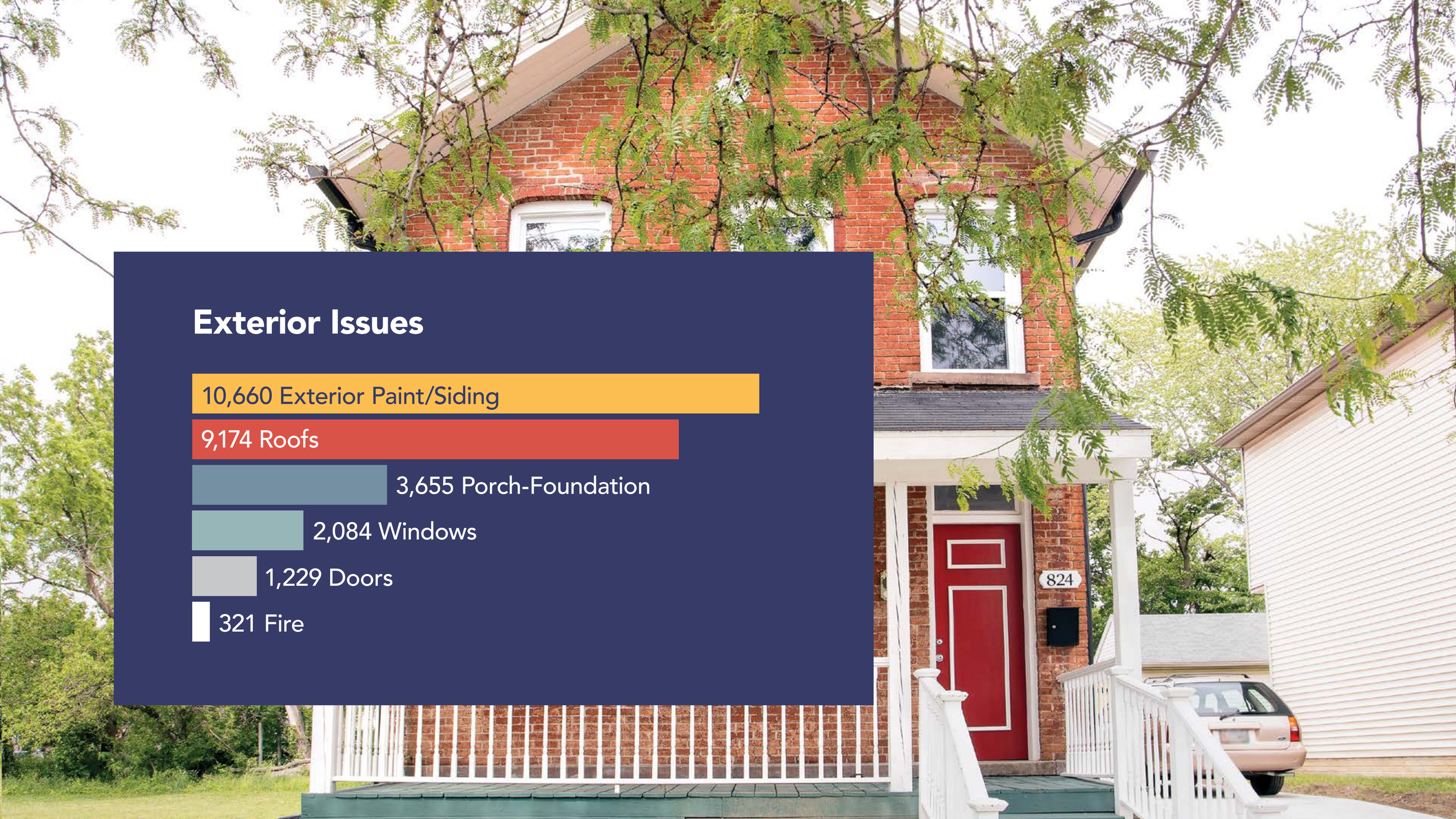


96% Likely Occupied Structures (94,363)

4% Likely Unoccupied (3,434)

CITYWIDE DATA

Structure Conditions



Exterior Issues

Exterior Paint/Siding

Residential Paint/Siding Problems

8,244
Minor peeling paint/missing siding

2,341
Significant peeling paint/missing siding

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Roofs

Residential Roof Problems

8,713
Ready to be replaced

415
Open to the elements

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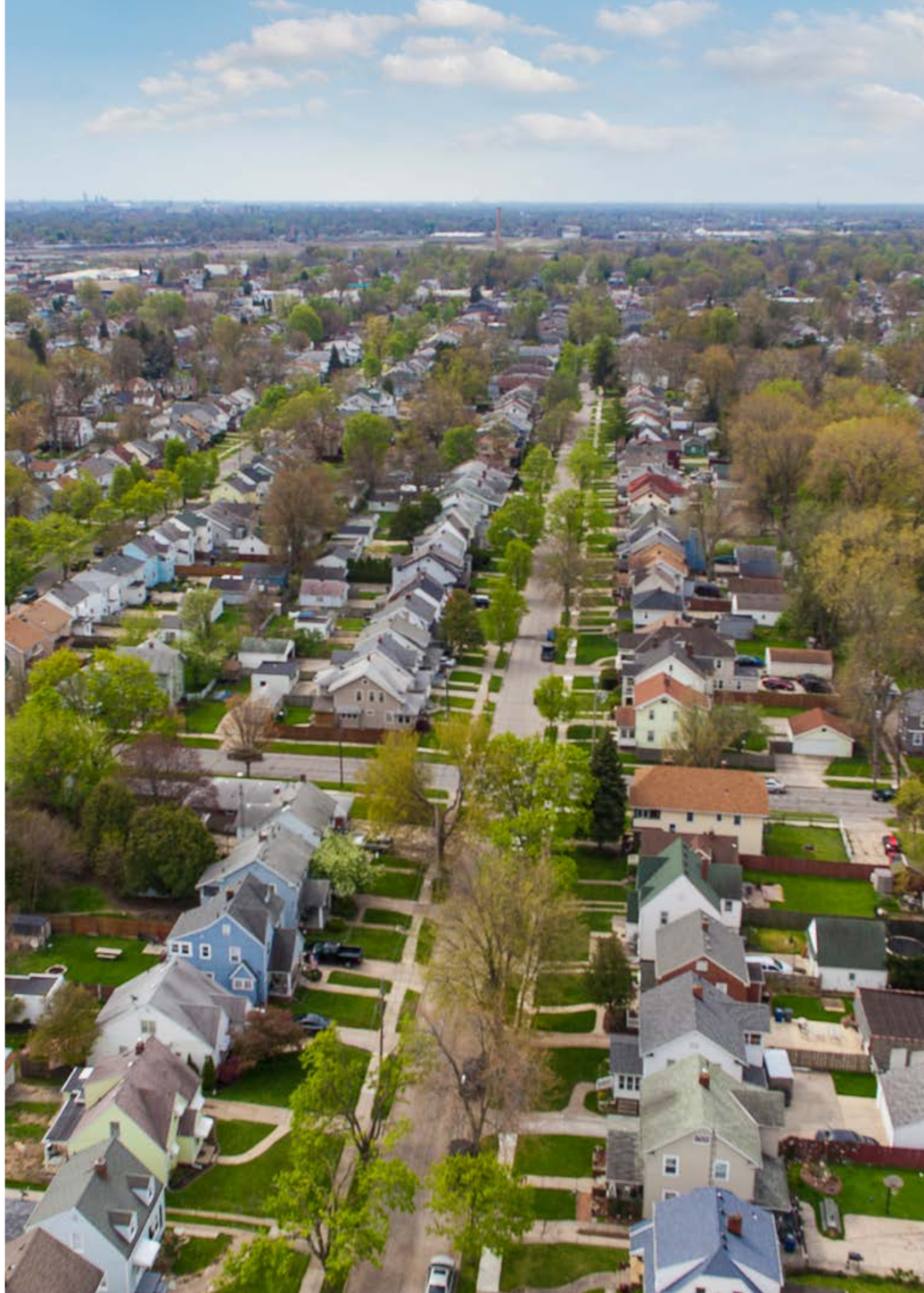

CITYWIDE DATA

Neighborhood Conditions

Trees

69% No Tree

30% Present and alive

1% Present but dead/dying

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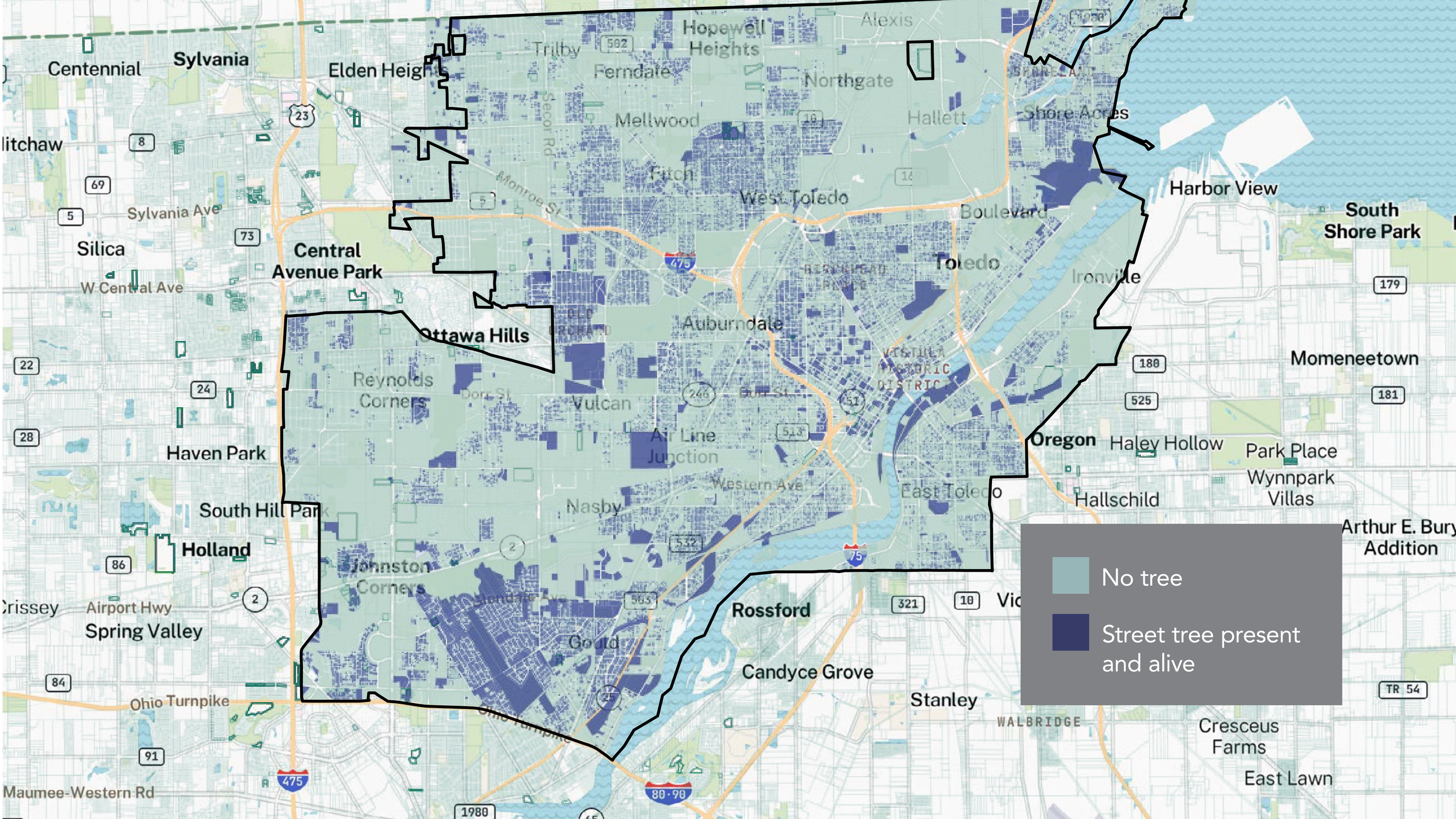
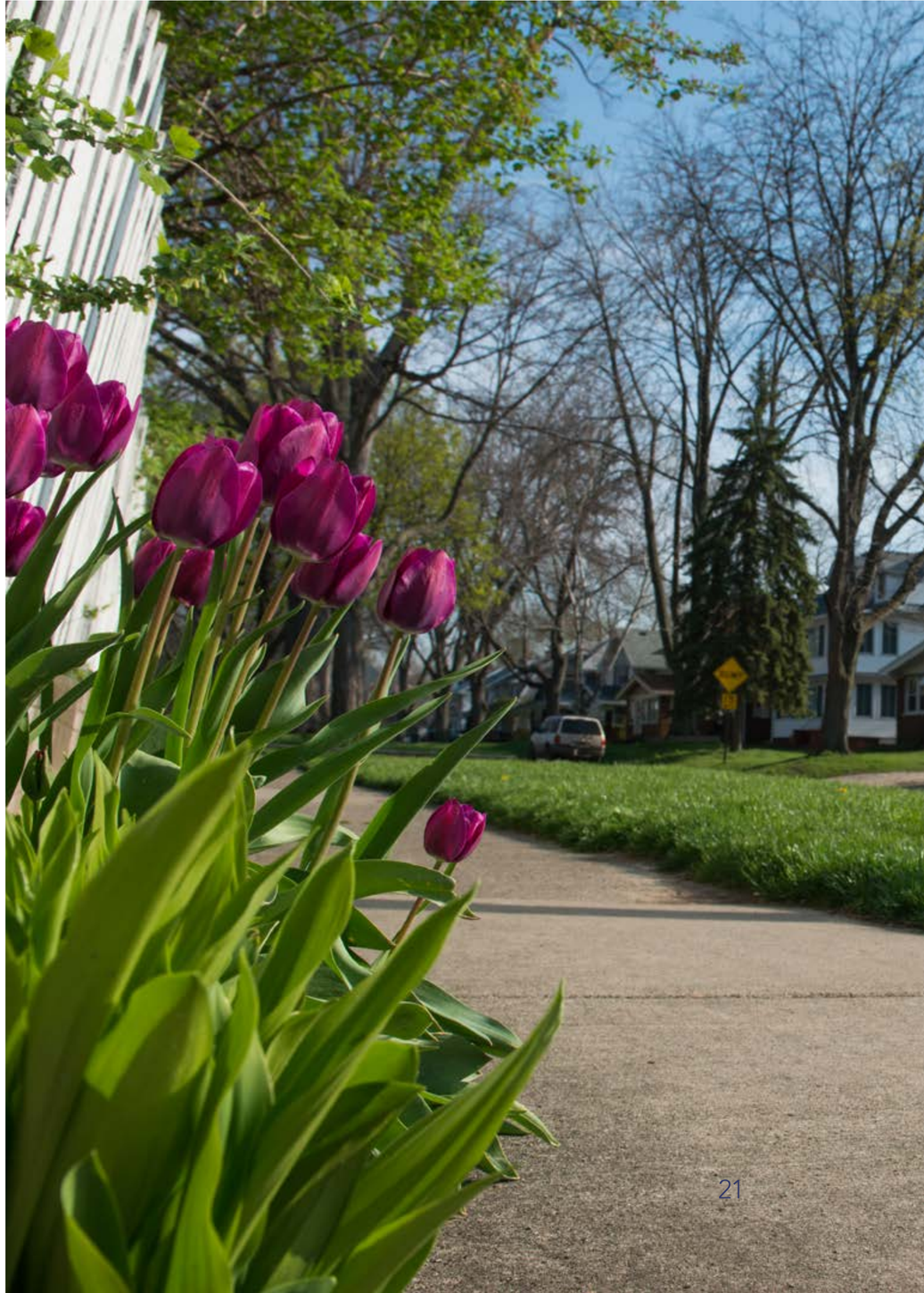

No tree
Street tree present and alive
Centennial
Sylvania
Elden Heights
Hopewell Heights
Alexis
Trilby
Ferndale
Northgate
Mellwood
Hallett
Shore Acres
Harbor View
South Shore Park
Silica
Central Avenue Park
Sylvania Ave
W Central Ave
Fitch
West Toledo
Boulevard
Toledo
Ironville
Ottawa Hills
Auburndale
Reynolds Corners
Vulcan
Air Line Junction
Momeneetown
Haven Park
Oregon
Haley Hollow
Park Place
Wynnpark Villas
Hallschild
East Toledo
South Hill Park
Nasby
Arthur E. Bury Addition
Holland
Johnston Corners
Rossford
Crissey
Airport Hwy
Spring Valley
Gould
Candyce Grove
Stanley
Ohio Turnpike
WALBRIDGE
Cresceus Farms
East Lawn
Maumee-Western Rd

Sidewalks

60%
Functional
(71,644)

24%
No Sidewalk
(28,963)

16%
Damaged
or missing
(18,676)



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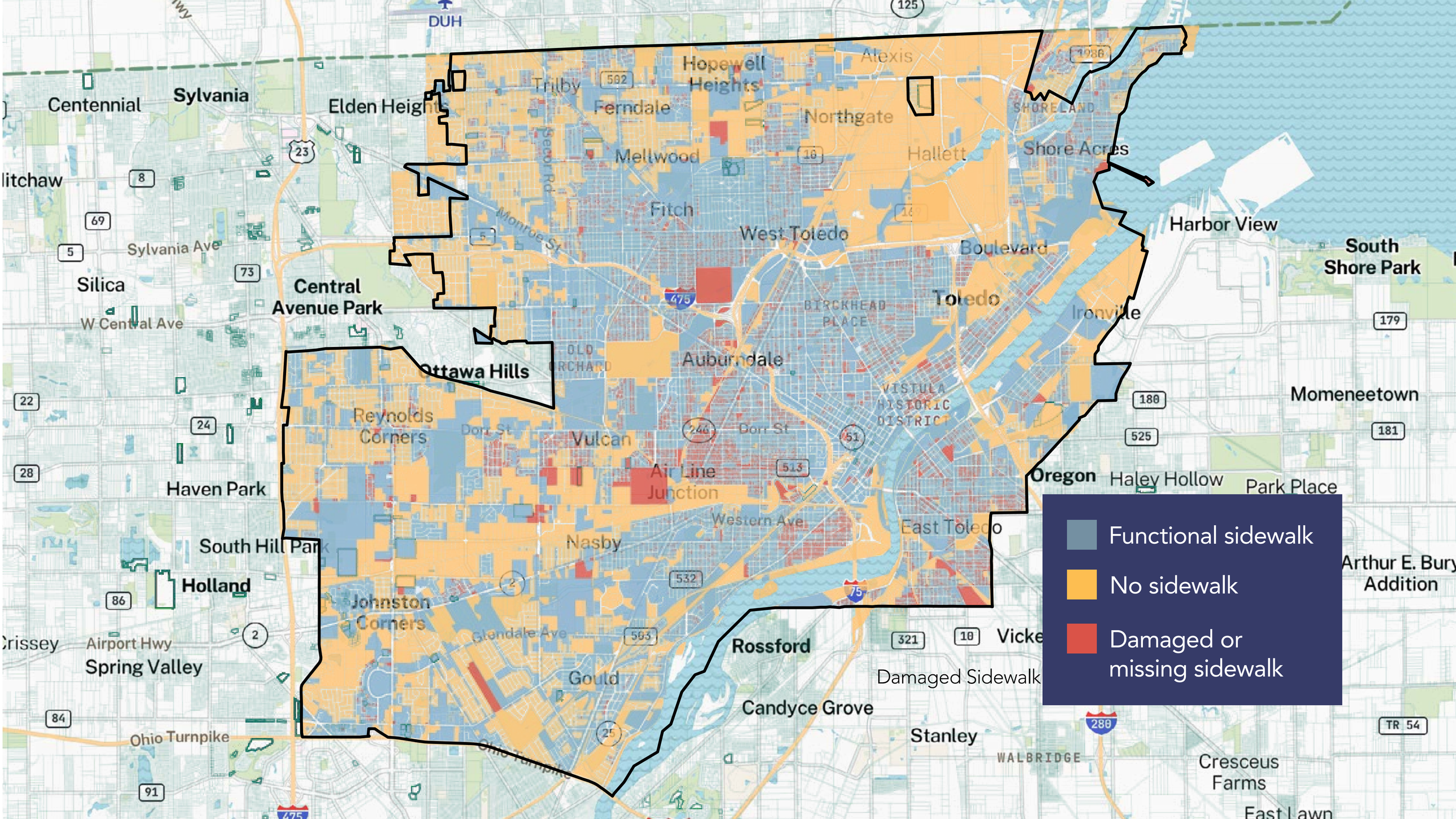
Functional sidewalk
No sidewalk
Damaged or missing sidewalk
Damaged Sidewalk
Centennial
Sylvania
Elden Heights
Hopewell Heights
Alexis
Trilby
Ferndale
Northgate
SHORELAND
Shore Acres
Mellwood
Hallett
Fitch
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Rossford
Vicke
Spring Valley
Gould
Candyce Grove
Stanley
WALBRIDGE
Cresceus Farms
East Lawn
DUH

CITYWIDE DATA

Key Findings

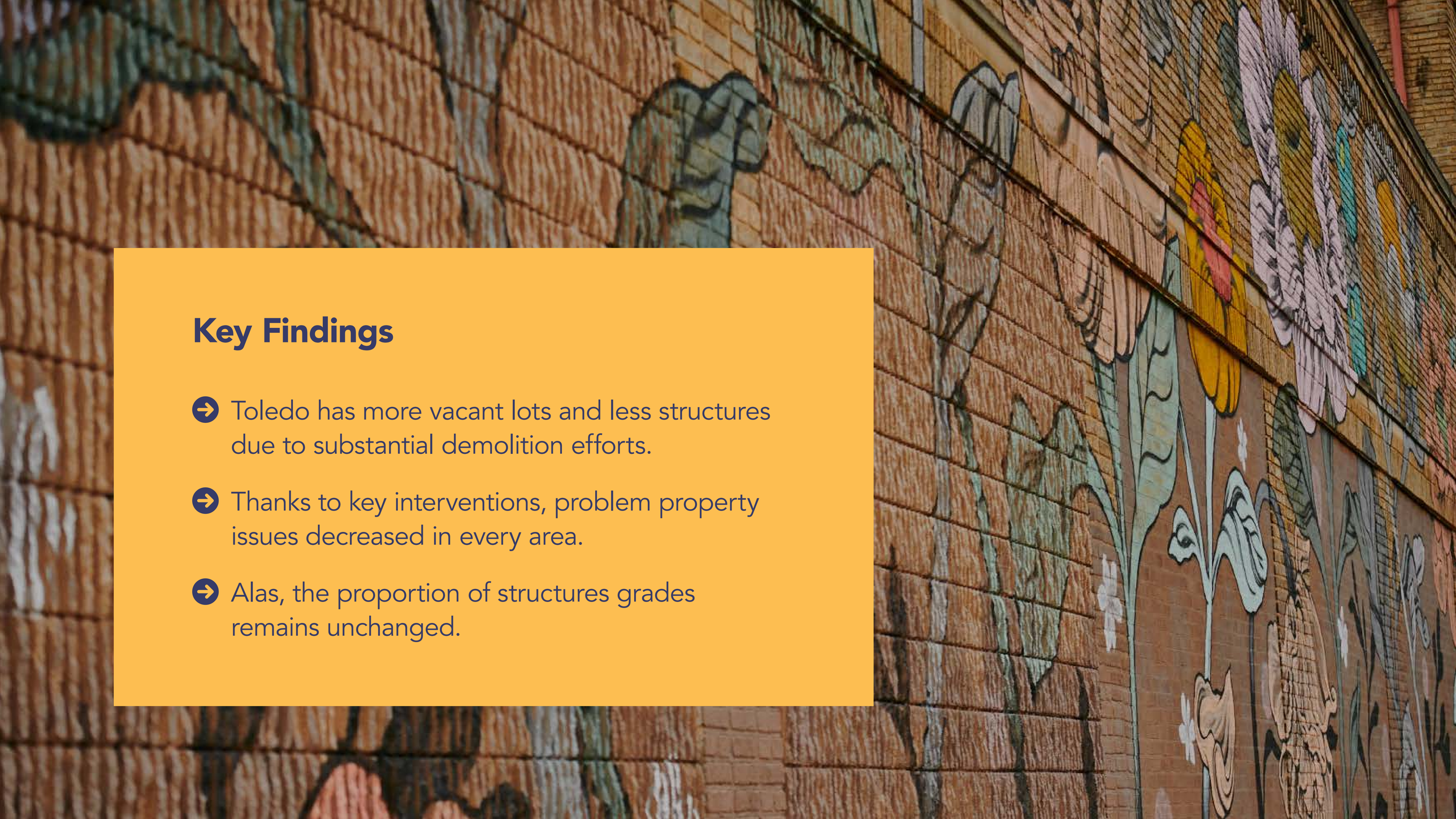
Grading System

2015

A (66%) B (23%) C (8%) D (2%) F (1%)

2021

A (81%) B (8%) C (8%) D (2%) F (1%)



Key Findings

- Toledo has more vacant lots and less structures due to substantial demolition efforts.
- Thanks to key interventions, problem property issues decreased in every area.
- Alas, the proportion of structures grades remains unchanged.

Building Neighborhoods

Opportunities to Preserve

1,729 parcels with a home or business that was likely unoccupied that received a C grade or better

Nuisance Demolition

1,417 parcels with a structure that was likely unoccupied that received a D grade or worse

Transforming Lives

Distressed Living Situations

4,012 parcels with a home that was likely occupied that received a C grade or worse

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SPECIFIC DATA

Neighborhoods

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

2021 Toledo Survey Storytelling Booklet

82 diverse and captivating neighborhoods

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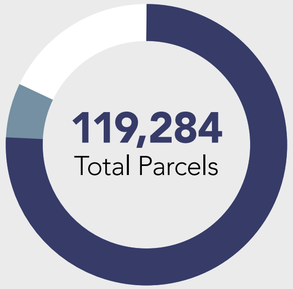
City of Toledo

84
square miles

1940s
Homes built circa

70%
Owner Occupied

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.

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

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Land Bank

THANK YOU

Learn more and explore the data
at **LucasCountyLandBank.org**

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