



# City of Napoleon, Ohio

## Zoning Department

255 West Riverview Avenue, P.O. Box 151

Napoleon, OH 43545

Kevin Schultheis Code Enforcement / Zoning Administrator

Telephone: (419) 592-4010 Fax: (419) 599-8393

[www.napoleonohio.com](http://www.napoleonohio.com)

### **COMMERCIAL ZONING PERMIT**

Issued Date: May 9, 2025

Expiration Date: May 9, 2025

Permit Number: P-25-063

Job Location: 1875 Oakwood Ave.

Owner: Oakwood Partners LLC  
1875 Oakwood Ave.  
Napoleon, OH 43545

Contractor: Toledo Sign Co.

Phone: 419-244-4444

Zone: C:4 Planned Commercial

Set Backs: Front: 0' Rear: 0' Side: 0'

Comments: 56"x480"x2 sign

Permit Type: Sign

Fee: \$109.80

Status: Paid

Amount Due: \$0.00

Kevin Schultheis  
Code Enforcement/Zoning Administrator



CITY OF NAPOLEON  
BUILDING & ZONING DEPARTMENT  
255 W. Riverview Avenue, PO Box 151, Napoleon, OH 43545  
Phone: 419-592-4010 - Fax: 419-599-8393

C-4

P-25-003

APPLICATION FOR SIGN PERMIT

LOCATION OF PROPERTY: 1875 Oakwood Ave

OWNER NAME: Oakwood Partners LLC PHONE: 855-809-6903

OWNER ADDRESS: 1875 Oakwood Ave Napoleon OH

CONTRACTOR NAME: Toledo Sign Company PHONE: 419-244-4444

IS CONTRACTOR REGISTERED WITH THE CITY OF NAPOLEON? ☒ YES ☐ NO

SIGN INFORMATION

TYPE: ☐ POST ☒ WALL ☐ GROUND ☐ AWNING

DIMENSIONS: 56" x 480" x 2 = TOTAL S.F. 374

\*\* PLEASE INCLUDE ANY AND ALL SITE PLANS AND PLANS OF ABOVE SIGNS.

FEES

\$35.00 BASE UP TO 50 S.F. OF SIGN, PLUS \$0.20 PER ADDITIONAL S.F., NOT TO EXCEED \$150.00 (100-3100-46610) \$109.80

\$5.00 FLAT FEE FOR TEMPORARY SIGNS, TEMPORARY SPECIAL EVENT SIGNS, AND PORTABLE SIGNS OTHER THAN THOSE EXEMPT FROM FEE. (SEE BELOW)

NO FEE REQUIRED FOR TEMPORARY AND EASILY REMOVABLE 1<sup>ST</sup> AMENDMENT SIGNS, OR SIGNS RELATED TO RELIGIOUS OR CHARITABLE CAUSES OR EVENTS.

ESTIMATED CONSTRUCTION COST \$ 20,000

[Signature]  
APPLICANT SIGNATURE

5/1/2025  
DATE

Batch \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_

# Channel Letters

QTY: 2 Identical Sets  
56" x 480" Overall Size Face Lit Channel Letters  
1" - 55.5" Tall  
60" x 480" Support Backer (15" Above & 45" Below Parapet)  
Flush Mounted

3/16" = 1'

# therma duct



White  
PMS 2945 C | 3M 3630-167 Bright Blue Translucent Vinyl

**JONAH**



**TOLEDO  
SIGN**  
WWW.TOLEDOSIGN.COM

ALL SIGN DESIGNS AND CONCEPTS SHOWN HERE  
ARE CONFIDENTIAL AND THE PROPERTY OF  
TOLEDO SIGN COMPANY. NO USE OR DISCLOSURE  
THEREOF MAY BE MADE WITHOUT OUR WRITTEN  
PERMISSION. ALL COLORS AND IMAGES SEEN  
HERE ARE REPRESENTATIVE AND MAY DIFFER  
FROM THE FINISHED PRODUCT. TSC © 2023

PAGE: 2 OF 2    DATE: 04/30/2025  
ID#: 041997-Channel Letters Rvl  
CLIENT: ThermoDuct  
LOCATION: 1875 Oakwood Ave, Napoleon  
SALES: Ryan Wishau

APPROVED BY:

SIGNATURE \_\_\_\_\_  
PRINT \_\_\_\_\_ DATE \_\_\_\_\_

PHONE: 419.244.4444 • FAX: 419.244.6546 • 2021 ADAMS STREET • TOLEDO, OH 43604



## Channel Letters

QTY: 2 Identical Sets

56" x 480" Overall Size Face Lit Channel Letters

1" - 55.5" Tall

60" x 480" Support Backer (15" Above & 45" Below Parapet)  
Flush Mounted

3/16" = 1'

# thermaduct

White  
PMS 2945 C | 3M 3630-167 Bright Blue Translucent Vinyl



**TOLEDO**  
**SIGN**  
WWW.TOLEDOSIGN.COM

ALL SIGN DESIGNS AND CONCEPTS SHOWN HERE  
ARE CONFIDENTIAL AND THE PROPERTY OF  
TOLEDO SIGN COMPANY. NO USE OR DISCLOSURE  
THEREOF MAY BE MADE WITHOUT OUR WRITTEN  
PERMISSION. ALL COLORS AND IMAGES SEEN  
HERE ARE REPRESENTATIVE AND MAY DIFFER  
FROM THE FINISHED PRODUCT. TSC © 2023

PAGE: 1 OF 2 DATE: 04/30/2025

ID#: 041997-Channel Letters Rvl

CLIENT: Thermaduct

LOCATION: 1875 Oakwood Ave. Napoleon

SALES: Ryan Wishau

APPROVED BY:

SIGNATURE

PRINT

DATE

PHONE: 419.244.4444 • FAX: 419.244.6546 • 2081 ADAMS STREET • TOLEDO, OH 43604

JONAH



Henry County, OH - NAPOLEON TWP - N CGRP/N CSD

Enter Parcel or Map Number

Search



NOTICE: All PROPERTY VALUE information reflects 2024 FINAL VALUES.

Parcel 411201340100		2024 Final Values													
Owner Name	OAKWOOD PARTNERS, LLC	Market Value	473,360	Taxable Value	165,680	Starting Balance	0.00	Real Estate Net Tax	11,345.68	Other Charges and Credits	81,076.38	Receipts	(46,211.03)	Parcel Balance	46,211.03
Property Location	1875 OAKWOOD AVE														

Main Menu

- General Information
- Land Detail
- Buildings Detail
- Value History
- Sales History
- Tax Charges and Payments
- Current Tax Rates
- Where Your Taxes Go
- Tax Estimator
- Map
- Sketch
- Property Record Card
- Deed Record
- New Search

GENERAL INFORMATION

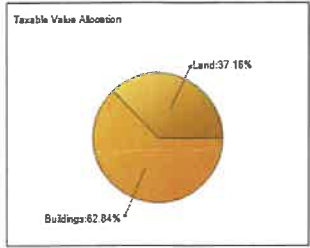
Neighborhood 4413-41 NAPOLEON US6 - OAKWOOD AVE  
Map Number 0512251001

Parcel Number*	Land Use	Market Land	Market Buildings	Market Total	Taxable Land	Taxable Buildings	Taxable Total**
411201340100	499 - Other commercial structures	175,880	297,480	473,360	61,560	104,120	165,680
Totals:		175,880	297,480	473,360	61,560	104,120	165,680

Owners	DELINQUENT TAX STATUS
OAKWOOD PARTNERS, LLC	Delinquent Since n/a
	Advertised Delinquent No
	Under Payment Contract No
	Certified Delinquent No
	In Bankruptcy No
	In Foreclosure No
	In Dispute No
	Last Delinquent n/a

Legal Description  
PCL NW NE

Pie Chart Summary Level All Parcels



\* Value may be allocated to more than one parcel. Examples: (1) The value basis for Homestead Credit may be shared between a mobile home parcel and its situs land parcel. (2) Property under one or more Tax Incentive Programs (e.g. TIF district, Enterprise Zone, etc.) may have a base parcel with pre-program values and one or more parcels with values subject to the terms of the program agreements.

\*\* Taxable Value is 35% of Market Value for most taxpayers. The rate is 40% for mobile homes purchased prior to 2000 whose Market Value is based on a depreciation schedule. Taxable Value for Public Utility (PU) parcels is set by the State. The State does not report PU Market Value to the County, so PU Market Value is set equal to Taxable Value.

MOST RECENT TAX SAVINGS	Qualified	Tax Basis Value	Savings
Non-Business Credit	No	165,680	0.00
Owner Occupancy Credit	No	0	0.00
Homestead Credit	No	0	0.00
Other	No	0	0.00
			Total: 0.00

Data extracted from County files  
5/1/2025 8:02:47 PM

Copyright © 2025 Appraisal  
Research Corporation



# ArcGIS Web Map



5/2/2025, 3:35:28 PM

Parcels

Historic Parcel Lines

Dimensions / Symbols

Dimensions And Symbols

StreetCenterlines

US ROUTE

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Dan Jenkins, Woolpert, Maxar, Microsoft

Web AppBuilder for ArcGIS  
Woolpert, Maxar, Microsoft | Dan Jenkins |



**Toledo Sign Company**

Managers Account  
2021 Adams St  
Toledo, OH 43604  
419.244.4444

0682

DATE

5/2/25



56-1562/412

PAY TO THE ORDER OF

City of Napoleon

SIGNATURE BANK, N.A.

One hundred and one dollars and eight cents

DOLLARS

\$ 109.80

FOR Therma duct



Security Features



Details on back

⑈000682⑈ ⑆041215621⑆

20⑈53668⑈