

Situs : 2875 BLACK SEA RD

Map ID: 29-013-00-001-00

LUC: 101

Card: 1 of 1

Tax Year: 2024

Printed: 02/27/25

CURRENT OWNER
ZAUNER JAMES R
& LUCILLE

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 013-00 001-00
Class A
Living Units 1
Neighborhood 40000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
34 & 47

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.3200		0			
A	S	10000	13.6800	37	0	1	-15	55,930
A	H	10000	1.0000	100	0			13,000
								68,930

Total Acres: 15 Legal Acres: 15.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	24,120	68,900	68,900	0	0
Building	79,000	225,700	225,700	0	0
Total	103,120	294,600	294,600	0	0

Manual Override Reason
Base Date of Value
Effective Date of Value
Value Flag 1-COST APPROACH

Current Value

Year	Land	Building	Total Value
2021	53,000	151,400	204,400
2022	53,000	161,500	214,500
2023	68,900	225,700	294,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/06/20	R20200049	16,500		Residential Accessory Structure	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
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Entrance Information

Date	ID	Entry Code	Source
02/19/14	DWP	6-Occupant Not Home	3-Other
07/27/21	CC	3-Info At Door	1-Owner

Property Notes
Note Codes:

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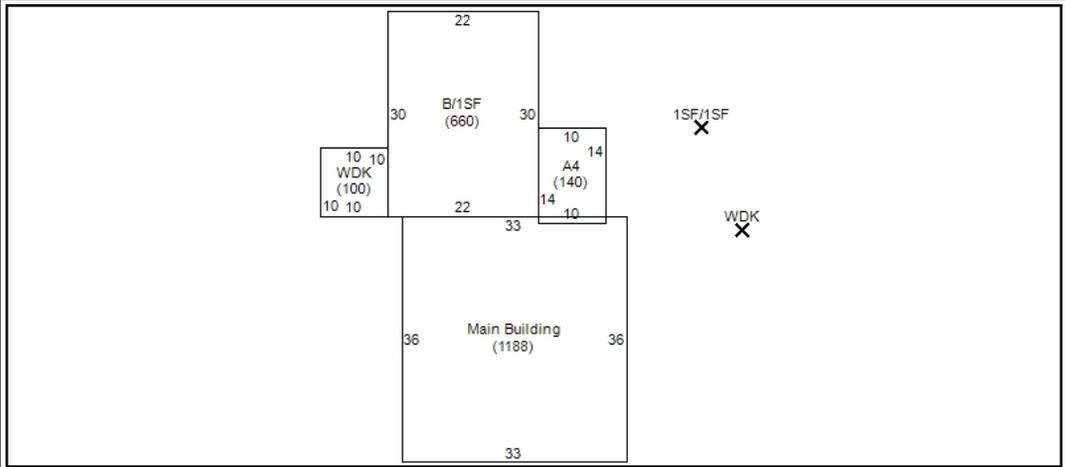
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Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 2
Year Built 1996	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 9
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level D-Full Crawl	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.4
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,188						
1	BSM	1SF			660						39,900
2		WDK			100						1,100
3		FBY			12						500
4	SLB	1SF			140						6,700
5		1SF	1SF		250						20,300
6		WDK			75						900

Dwelling Computations

Base Price	78,550	% Good	80
Plumbing	5,600	Market Adj	
Basement	7,450	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	4,200	C&D Factor	
		Adj Factor	1.4
Subtotal	95,800	Additions	55,500
Ground Floor Area	1,188	Dwelling Value	197,320
Total Living Area	2,500		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1995		24x24	576	C	1		A				12,100
2	AL1-1s Lean Tc	1995		8x24	192	C	1		A				500
3	RS1-Frame Shr	1976		16x16	256	C	1		F				700
7	AL1-1s Lean Tc	2005		0x0	1	C	1		F				
8	RG1-Det Garag	2020		28x40	1,120	E	1		A			100	14,100
9	RS1-Frame Shr	1996		x	500		1		S				1,000

Condominium / Mobile Home Information

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Comments

Number	Code	Status	Comment
13	FLD		DET.GAR 100% 1-1-22.
11	FLD		PICKED UP OMITTED 2 STORY SHED NEXT TO DWG. NEW MTL SIDED TYPE GARAGE<50% 1-1-21
12	FLD		(100%NOW). RECK 22.
1	FLD	BP	19951115 JP C#01 - 6/11/97-BP#P952092 FOR ADDN/ALTER.100% 1/1/97.CK'98 FOR
2	FLD	BP	19951115 JP C#01 - SILO.
3	FLD	DC	19960116 C#01 - AS OF 11-29-96 12X32 FOUND ONLY, SILO TO BE 2S, DINING
4	FLD	DC	19960116 C#01 - ROOM DOWN, OFC UP CK 96 N/C, #5 IS WALLS ONLY NO ROOF, #3
5	FLD	DC	19960116 C#01 - LOFT 100%.
6	FLD	RV	19960717 C#01 - CHECK 97 NEW CONSTRUCTION
7	FLD	RV	19980528 JP C#01 - 5/20/98-PICKED UP SILO & WDDK'S-100% 1/1/98.
8	FLD	VP	20001119 JP C#01 - 11/9/99-PER OWNER-MSMNT WRONG-CORRECTED & REMOVD 10% OF THHE
9	FLD	VP	20001119 JP C#01 - OBSOL FOR REMODELING.
10	FLD	RV	20011218 DC C#01 - LINE ITEM #6 IS ROUND 2S ADDN ON REAR OF DWG

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