

Tax year 2024 BOR no. 0016 FILED ON
 County ASHTABULA Date received FEB 27 2025

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.
 Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint
 Notices will be sent only to those named below.

Name		Street address, City, State, ZIP code	
1. Owner of property		JAMES ZAUNER 2875 BLACK SEA JEFFERSON OH 44047	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 216 509 3227 LAZ2875@ROADRUNNER.COM			
5. Complainant's relationship to property, if not owner If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
29 013 00 001 00		2875 BLACKSEA JEFFERSON OH 44047	
7. Principal use of property <u>RESIDENT</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
29 013 00 001 00	19444.51	\$ 103.120	
9. The requested change in value is justified for the following reasons: COSTON BLDG 10X10 SECTION OF DECK JUST SITTING ON GROUND POST ARE NOT SECURED PERMANENTLY			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back.
11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.
12. If any improvements were completed in the last three years, show date _____ and total cost \$ _____.
13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date Feb 27 2025 Complainant or agent (printed) JAMES ZAWER Title (if agent) _____

Complainant or agent (signature) James Zawer James Zawer

Sworn to and signed in my presence, this 27 (Date) day of February (Month) 2025 (Year)

Jane Frable, Notary Public
Notary State of Ohio
My Commission Expires 3-6-2029

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:

Situs : 2875 BLACK SEA RD

Parcel Id: 29-013-00-001-00

LUC: 101

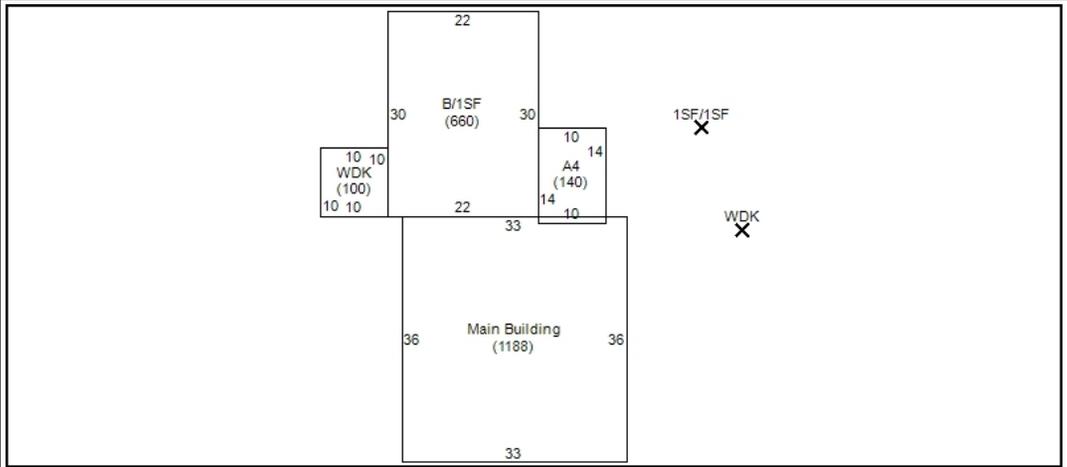
Card: 1 of 1

Tax Year: 2024

Printed: 02/27/25

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	
Total Living Area 2,500	Dwelling Value 197,320
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:	

Situs : 2875 BLACK SEA RD
Parcel Id: 29-013-00-001-00
LUC: 101
Card: 1 of 1
Tax Year: 2024
Printed: 02/27/25
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

Situs : 2875 BLACK SEA RD**Parcel Id: 29-013-00-001-00****LUC: 101****Card: 1 of 1****Tax Year: 2024****Printed: 02/27/25**

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RESIDENTIAL PROPERTY RECORD CARD

Situs : 2875 BLACK SEA RD

Parcel Id: 29-013-00-001-00

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: ...

Dwelling Information

Valuation Method **D**
 Override Model
 Story Height **1**
 Construction **1**-Wood/Vinyl
 Style **03**-Ranch
 Year Built **1996**
 Eff Year Built
 Year Remodeled

Kitchen Remod
 Bath Remod
 Lower Level **D**-Full Crawl
 Heating **2**-Basic
 Heat Fuel Type
 System
 Attic **0**-None
 Phy. Condition **A**-Average Condition
 Int vs Ext Cond
 Well / Septic **3**

Bsmt Gar # Cars
 Misc 1 Desc
 Misc 2 Desc

Grade **C**
 CDU **AV-AVERAGE**
 % Good Ovr
 % Complete **100**

GRM Econ Rents
 GRM Units

Total Rooms **5**
 Dining Rooms **0**
 Bedrooms **2**
 Family Rooms **0**
 Full Baths **2**
 Half Baths **0**
 Addl. Fixtures **0**
 Total Fixtures **9**

Unfinished Area **0**
 T2 Rec Rm Area
 T3 Rec Rm Area
 T4 Rec Rm Area
 Fin Bsmt Liv Area **0**
 WBFP Stacks
 WBFP Openings **1**
 WBFP Add'l Strys
 Prefab Fireplace
 Prefab Add'l Strys

Misc 1 Qty
 Misc 2 Qty

Cost & Design **0**
 Functional
 Economic **100**
 NBHD Fact **1.4**

GRM Factor **1**
 GRM Value **0**

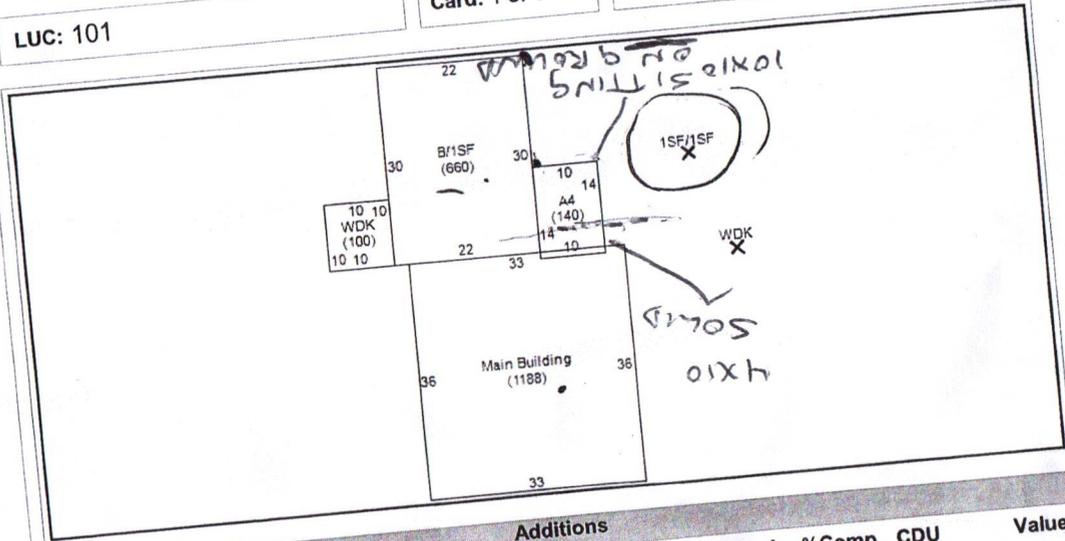
Dwelling Computations

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	1.4
		Adj Factor	55,500
Subtotal	95,800	Additions	
Ground Floor Area	1,188	Dwelling Value	197,320
Total Living Area	2,500		

Dwelling Notes

Misc & Gross Building Values

Misc Building No
 Gross Building:
 Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,188						39,900
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Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
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2	AL1-1s Lean Tc	1995		8x24	192	C	1		A				500
3	RS1-Frame Sh	1976		16x16	256	C	1		F				700
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8	RG1-Det Garag	2020		28x40	1,120	E	1		A				1,000
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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

NON-HEARING MINUTES

BOR Case: 2024-0016

Case Name: JAMES ZAUNER

Case Type: VL

Board Members

Auditor, Scott Yamamoto

Treasurer, Angie Maki Cliff

Commissioner, JP Ducro

Others present:

Janet Discher, Commissioner Alternate

Amy Caruso, Treasurer Alternate

Complainant Seeks: \$294600

Subject Parcel: 290130000100

Auditor Value: \$294600

ASHTABULA COUNTY
 Board of Revision
 25 W Jefferson Street
 Jefferson OH 44047-1092
 (440) 576-1484 Fax: (440) 576-3446

Notice of Decision for BOR Case: 2024-0016

JAMES ZAUNER
 2875 BLACK SEA RD
 JEFFERSON OH 44047

<p>Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. Result Below.</p>	<p>An appeal from this decision may be filed with the County Board of Revision and with either the Board of Tax Appeals, per Ohio R.C. 5717.01 or the Court of Common Pleas, per Ohio R.C. 5717.05. Appeals must be filed within thirty (30) days of the postmark of this Notice of Decision.</p>
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PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
29-013-00-001-00	101-GRAIN GEN FARM	29-LENOX TWP-JEFFERSON AREA LSD		2024
	LAND	IMPR	TOTAL	
Original Value:	\$68,900	\$225,700	\$294,600	
Adjustment:	\$0	\$0	\$0	
New Value:	\$68,900	\$225,700	\$294,600	
RESULT: NVC - NO VALUE CHANGE. VALUE WAS CLARIFIED BUT COMPLAINT WASN'T WITHDRAWN				



 Board of Revision