

Situs : 2982 BROWN RD

Map ID: 48-030-00-056-00

LUC: 101

Card: 1 of 2

Tax Year: 2024

Printed: 03/06/25

CURRENT OWNER
BLECHSCHMID DENNIS
BLECHSCHMID MARILU
2982 BROWN ROAD
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 030-00 056-00
Class A
Living Units 1
Neighborhood 68800
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
T 12--71 72 73 & 75

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.3156		0			
A	S	13500	26.0128	25	0	1	-20	91,300
A	H	13500	1.0000	100	0			17,550
								108,850

Total Acres: 27.3284 Legal Acres: 27.33 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	38,120	108,900	108,900	0	0
Building	73,050	208,700	208,700	0	0
Total	111,170	317,600	317,600	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	83,700	154,600	238,300
2022	83,700	154,600	238,300
2023	108,900	208,700	317,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
03/14/19	R20190015	10,880		Residential Hvac	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/21/19	233,000	2-Land And Building	N-Not Open Market / Not Arm'S Leng		SV-Survivorship	BRUNER LAND COMPANY INC
09/11/17	157,773	2-Land And Building	N-Not Open Market / Not Arm'S Leng		FD-Fiduciary Deed	CUKELJ KATHARINA TRUSTEE
09/11/17		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	CUKELJ KATHARINA TRUSTEE
05/28/08	577,500	2-Land And Building	U-Not Validated	0353/1189	WD-Warranty Deed	KEYBANK NATIONAL

Entrance Information

Date	ID	Entry Code	Source
01/17/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 2982 BROWN RD

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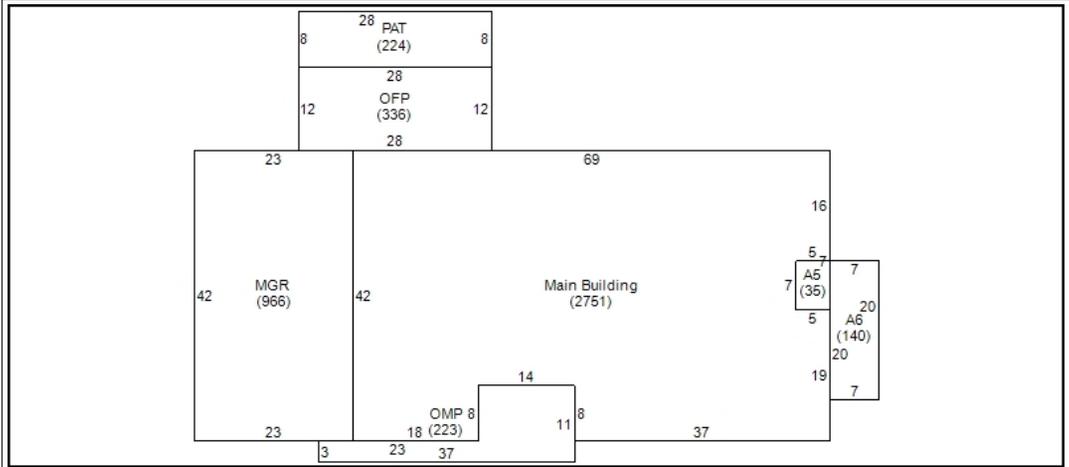
Card: 1 of 2

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Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 7-Brick	Family Rooms 0
Style 03-Ranch	Full Baths 3
Year Built 1964	Half Baths 1
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 14
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 2-1/2 Basement	T3 Rec Rm Area
Heating 4-Heat Pump	T4 Rec Rm Area 1500
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 2
Attic 0-None	WBFP Openings 2
Phy. Condition F-Fair Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade B	Cost & Design 0
CDU FR-FAIR	Functional 60
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.35
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					2,751						
1		MGR			966						28,400
2		OMP			223						6,300
3		OFF			336						8,500
4		PAT			224						900
5		OMP	1SM		35						2,600
6		OMP	OMP		140						6,600

Dwelling Computations

Base Price	194,650	% Good	45
Plumbing	15,100	Market Adj	
Basement	27,400	Functional	60
Heating	8,080	Economic	100
Attic	0	% Complete	100
Other Features	52,940	C&D Factor	
		Adj Factor	1.35
Subtotal	298,170	Additions	14,400
Ground Floor Area	2,751		
Total Living Area	2,786	Dwelling Value	131,040

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1995		20x36	720	C	1		A				14,200
3	RS1-Frame Sh	1980		14x20	280	E	1		F				500
4	WS1-W/Septic	1111		0x0	1	C	1		A				5,400

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
9	FLD		REPLACED A/C, NVC 1-1-20.
6	OFC	NS	SPLIT OUT 26.4304 AC TO 480300005602 #3577 9/11/17
7	OFC	SS	SURVEY UPDATE REMAINDER 27.3284 AC #3577 9/11/17
5	OFC	NS	SPLIT OUT 65.1514 AC TO 480300005601 #3577 9/11/17
1	FLD	RV	19960923 C#01 - 6 HOLE GOLF COURSE ON PROPERTY, HAS 2 WELLS FOR WATERING
2	FLD	DC	19960923 C#02 - APT ATT TO GAR
3	FLD	RV	19960923 C#01 - GREENS, NOT A PUBLIC COURSE, JUST FOR OWNER & FRIENDS.
4	FLD	NC	20030919 KO C#01 - 9-18-03:NEW HANDICAP RAMP/NCV FOR 1-1-03

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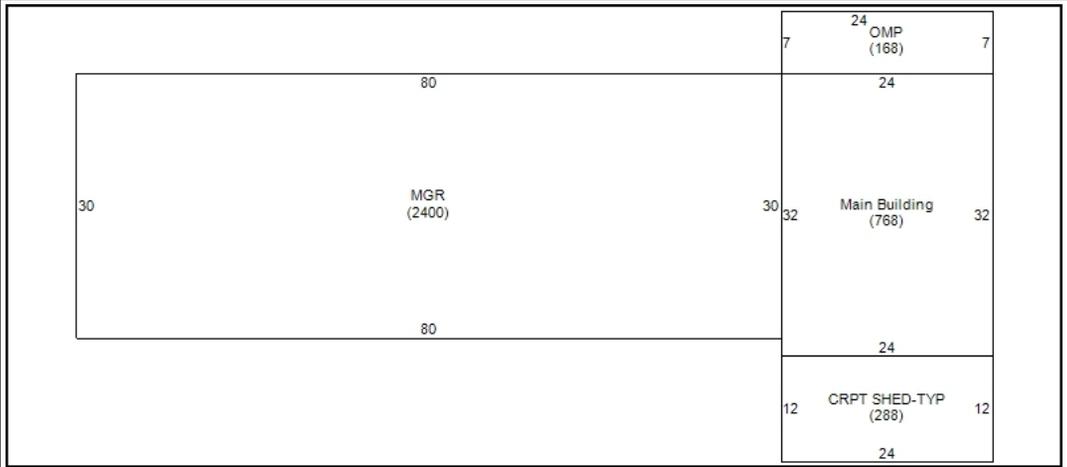
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Dwelling Information

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Construction 7-Brick	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1978	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 0-No Basement	T3 Rec Rm Area
Heating 4-Heat Pump	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition F-Fair Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C-2	Cost & Design 0
CDU FR-FAIR	Functional 60
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.35
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					768						
1			MGR		2,400						52,900
2			CPS		288						2,700
3			OMP		168						3,600

Dwelling Computations

Base Price	57,970	% Good	55
Plumbing	1,300	Market Adj	
Basement	0	Functional	60
Heating	2,410	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.35
Subtotal	61,680	Additions	19,600
Ground Floor Area	768	Dwelling Value	57,510
Total Living Area	768		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr Qty	ModCd	PC	FN	MA	%Comp	Value
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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:	