

# EXHIBIT A

THE VISUAL EAF ADDENDUM IS BEING FINALIZED AND WILL  
BE SUBMITTED UNDER SEPARATE COVER.

# EXHIBIT B



**Network Engineering Group  
225 Jordan Road  
Troy, New York 12180**

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**CHARLTON CENTER COMMUNICATIONS FACILITY  
PROPERTY N/F OF DAVID HUNT AND ELIZABETH A. HUNT  
764 CHARLTON ROAD, TOWN OF CHARLTON, NEW YORK**

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Cellco Partnership d/b/a Verizon Wireless (“Verizon Wireless” or the “Applicant”) is proposing to install and operate a new public utility / personal wireless service facility (the “communications facility”) including associated antennas, equipment platform and related appurtenances, on a new 120 ft. (124 ft. including a 4 ft. lightning rod) monopole tower located at 764 Charlton Road in the Town of Charlton, Saratoga County, New York (known internally as “**Charlton Center**”). The proposed facility is located in the Town’s Residential Agriculture District.

The purpose of this project is to improve wireless coverage and capacity in the Town of Charlton, and add new 700 MHz Upper Band (Block C) and Advanced Wireless Services (AWS) frequencies to Verizon Wireless’ existing regional wireless network. Verizon Wireless is using these frequencies for commercial activation of its fourth generation (4G) communication services.

This project is a necessary and critical upgrade of the Verizon Wireless communications network in the Town of Charlton. Upon completion, new, advanced emergency and non-emergency 4G Verizon Wireless communication services will be provided across the south and central portions of town, in a matter consistent with all applicable technological and land use requirements.

### **Long Term Evolution (LTE) Technology**

The technology used by Verizon Wireless for migration to 4G network functionality is known as LTE (Long Term Evolution). LTE is an advanced high-performance air interface standard that is designed to increase mobile telecommunications network coverage and capacity, offering throughput speeds that range from 12 to 20 times faster than Verizon Wireless’ existing 3G technology, known as EVDO (Evolution Data Optimized). It is important to note however that 4G LTE technology operates at lower power levels than 3G, and as a result spacing between new 4G facilities is generally less than spacing between legacy 3G (as well as earlier analog and 2G) facilities. In the foreseeable future, the LTE standard will be backward-compatible with Verizon Wireless’ existing voice and data services, so customers using LTE devices in areas where LTE service may not exist will seamlessly access and use the legacy 3G network.

As compared to Verizon Wireless’ existing 3rd generation CDMA network, LTE technology uses different signaling schemes (i.e., frequency division multiplexing similar to that of modern-day Wi-Fi and WiMAX versus Verizon Wireless’ existing 3rd generation CDMA, or Code Division Multiple Access, technology), operating frequencies and power levels. Having said this, the basic wireless network design principles are similar and will apply to this technology, and the ability to control and minimize interference is critical to the overall performance and reliability of the network. For these reasons, the LTE deployment focuses on achieving acceptable levels of network performance by carefully minimizing interfering signals from neighboring and distant sites while maximizing coverage within each site’s target coverage area. This objective is pursued by installing high performance LTE antennas at each new and existing facility, with each LTE antenna selected based on its inherent operational characteristics (antenna pattern, gain) and

adjusted (via antenna orientation, downtilt, etc.) to contain coverage within only a well-defined target area (thus reducing interference with neighboring and distant sites).

To achieve acceptable data speeds and performance in LTE, a mobile device must operate in a relatively low interference environment (i.e., where spillover coverage from surrounding and distant facilities is minimized) while receiving sufficiently strong signals from its intended serving cell. As with CDMA where a pilot or reference signal is used to determine cell coverage, LTE coverage and performance is also determined by the strength and quality of the reference signal generated by a nearby serving site. In LTE terms, the signal strength of this reference signal is referred to as the Reference Signal Received Power level, or RSRP. An LTE mobile device must be able to receive and decode the reference signal in order to successfully connect and maintain reliable connection to the wireless network. The reference signal power level used by Verizon Wireless to ensure reliable LTE coverage, service and performance in areas like the Town of Charlton is -105 dBm.

### **Charlton Center Communications Facility**

As mentioned previously, the purpose of the Charlton Center communications facility is to provide an adequate and safe level of emergency and non-emergency Verizon Wireless communications services to the south and central portions of the Town of Charlton. More specifically, the facility will offer significant improvements in both capacity (ability for the network to adequately satisfy the demand for high speed wireless services) and in-building coverage to the homes, businesses and communities along County Route 51 (CR-51 / Charlton Rd), County Route 52 (CR-52 / Jockey St & Swaggertown Rd), and into the Hamlet of Charlton. Additionally, the proposed facility will fill in existing coverage gaps in the 4G network and along several local thoroughfares and community roads (e.g., Stage Rd, Maple Ave, Peaceable St, etc.) across the target coverage area.

Existing 4G/LTE service in the area is limited and originates from several existing Verizon Wireless communications facilities within the Town of Charlton and in the neighboring Towns of Ballston and Glenville. Verizon Wireless' surrounding facilities include its "Charlton" site (3.5 miles north on the self-support tower off Jockey St in the Town of Charlton), "Ballston" site (3.8 miles east on the self-support tower off NY State Route 50 in the Town of Ballston), "Glenville" (3.7 miles southeast on a monopole tower off NY-50), "Rotterdam Junction" (4.5 miles south on a monopole tower off Rector Rd), and "Pattersonville" (4.5 miles south on a monopole tower off Waters Rd) sites. Although these facilities are successful in providing coverage within their intended localized areas, they do not provide sufficient 4G/LTE coverage to the targeted area in southern and central Charlton.

To demonstrate the current (and inadequate) level of 4G/LTE service in Charlton, a propagation analysis using Verizon Wireless' -105 dBm RSRP design standard signal level threshold is provided at **Figure 1** below<sup>1</sup>. When viewing the coverage map in **Figure 1**, areas of Blue indicate reliable coverage from existing facilities; whereas areas of White indicate a lack of sufficient 4G coverage.

As displayed in **Figure 1** and as indicated by the large areas of white background, coverage is currently deficient in the southern and central portions of town. In particular, several linear miles along main, secondary and local travel routes (e.g., CR-51/Charlton Rd, CR-52/Jockey St, Stage Rd, Maple Ave, Peaceable St, etc., etc.) lack adequate 4G wireless service, as well as the homes, businesses and communities across the target coverage improvement area. As a result, deployment of a new wireless facility in the central portion of the Town of Charlton is required.

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<sup>1</sup> All propagation studies in this report were developed using a Verizon Wireless in-house radio frequency propagation prediction tool called "Geoplan".

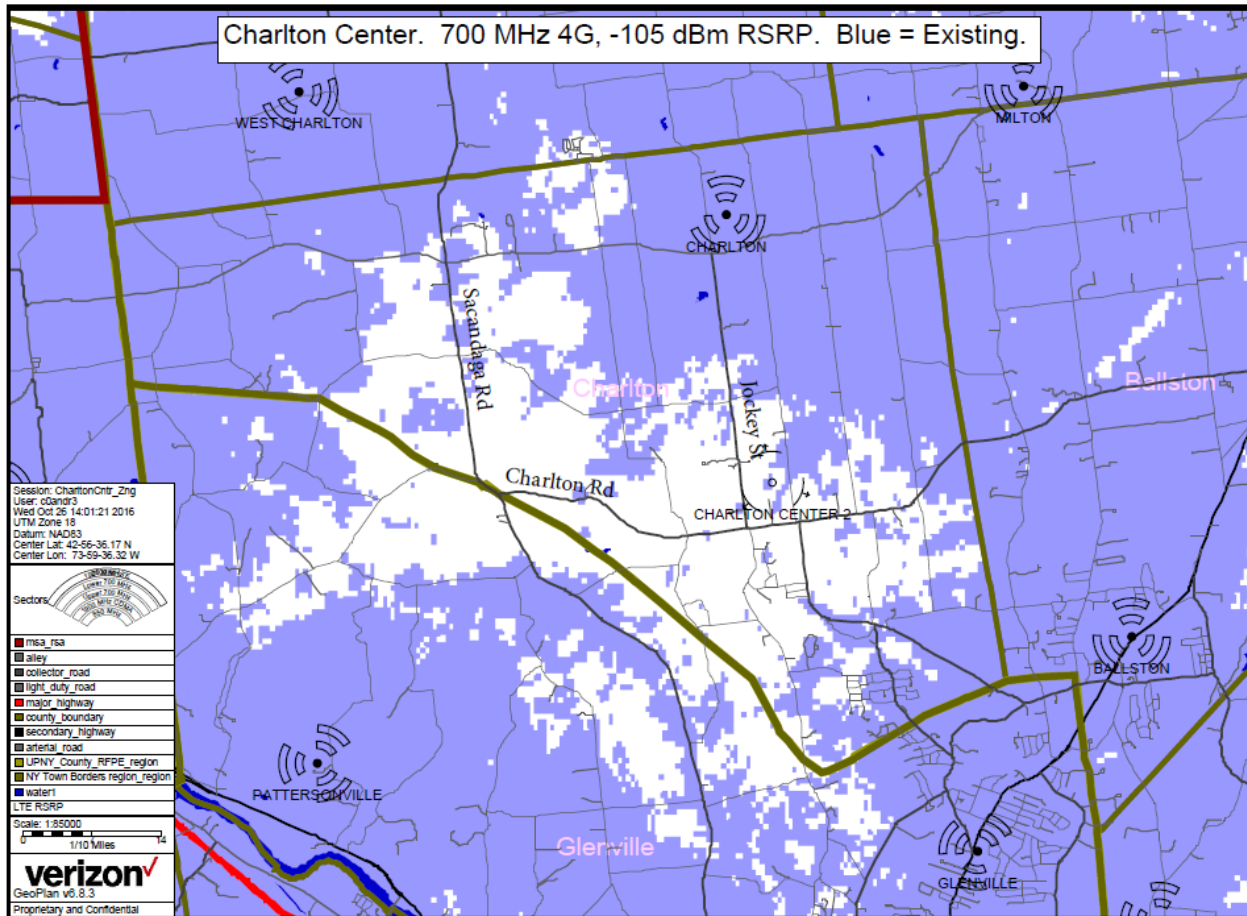


Figure 1. Existing Reliable Verizon Wireless 4G Coverage in the Charlton Area.

Once Verizon Wireless determines that a particular geographic area cannot be adequately served by the existing communications facilities in the surrounding network (i.e., coverage is deficient and/or calling capacity provided by the existing facilities is reaching upper limits), a new wireless facility “search area” is developed. The “search area” is created by a qualified in-house Radio Frequency (RF) engineer and is a definitive geographic area where a cell site needs to be located in order to satisfy a site’s coverage and/or capacity objectives.

With the search area identified, Verizon Wireless looks for a site within the search area that is both technically appropriate and sensible from a zoning and land use perspective. Subject to technical limitations, collocation on an existing tower or other tall structure is generally preferred by municipalities and wireless carriers alike, as collocation typically results in a cheaper and expedited solution to bring new and or improved service to a currently under-served area.

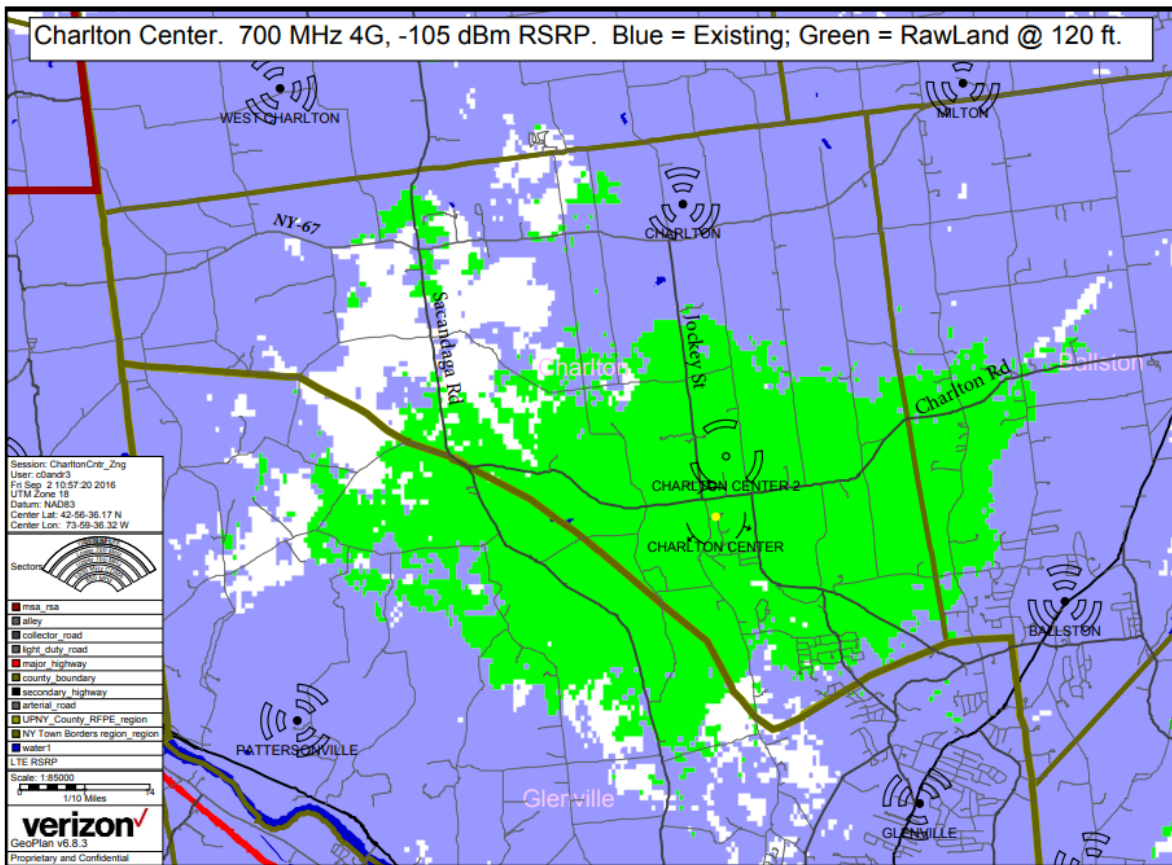
When considering its options for a new wireless facility in the central Charlton area, Verizon Wireless was aware of and analyzed the Town’s water tank off Cherry Lane as a potential collocation opportunity to resolve its localized coverage deficiencies. Since the water tank is at a suitable location and offers sufficient height from which Verizon Wireless’ antennas would provide the desired level of 4G coverage improvements across central and southern Charlton, Verizon Wireless pursued entering into a lease with the Town to collocate on its water tank.

As the Town Board is aware, and following many negative comments regarding the proposed water tank collocation expressed at informational meetings with residents of Charlton living in and around the Cherry Lane water tank area, the Town Board requested that Verizon Wireless pursue a raw land tower within a reasonable distance of and at similar ground elevation as the targeted water tank facility. As a result, Verizon Wireless, with input from the Town, pursued feasible raw land candidates in areas capable of providing comparable coverage as the originally-proposed Cherry Lane water tank collocation while also satisfying the Town’s local zoning and tower siting laws to the fullest extent possible.

Areas to the east and south of the Cherry Lane water tank were discounted as a new tower facility in these areas would provide excessive overlapping coverage with existing Verizon Wireless facilities. Four properties were considered to the north and west that exhibited the potential to replace the anticipated coverage from the water tank collocation from a new tower facility of similar height (compared to the proposed water tank 150± collocation). Of the four properties identified, Verizon Wireless received affirmative interest from the Hunt family and was able to secure lease rights to construct a telecommunications facility on their property at a location agreeable to both parties. (Note that none of the other property owners contacted expressed interest in hosting the proposed Verizon Wireless facility). Ultimately the Hunt property at 764 Charlton Road is well suited for new tower development based on its large size, the ability to place the tower facility nearly ½ mile off Charlton Rd in an area where it has minimal aesthetic impact to the surrounding area, and is located where coverage from antennas at a centerline height of 116 ft. AGL are able to replicate and exceed coverage from the originally-proposed water tank collocation.

A propagation analysis showing the new emergency and non-emergency coverage and calling capacity that will be provided by the proposed Charlton Center communications facility (shown as the Green layer) is included at **Exhibit 2** below.

**Exhibit 2. Proposed New 4G LTE Coverage in the Town of Charlton (New Tower @ 120 ft.)**



**Figure 2. Proposed New VZW 4G Coverage in the Charlton Center Area (from Charlton Ctr Site).**

As the results in **Figure 2** demonstrate, once complete Verizon Wireless' Charlton Center site will provide the desired level of new and improved 4G service across the southern and central portions of the Town of Charlton. (Note that the remaining coverage gaps along Sacandaga Rd in western Charlton are terrain-blocked from realizing appreciable coverage improvements from the proposed Charlton Center site; these remaining gaps will be addressed as future need arises).

## Technical Information

### Frequency / Modulation / Type of Service

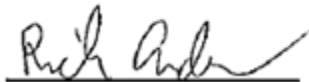
The frequency, modulation and class of service of Verizon Wireless' radio equipment will be:

Frequencies:	<u>Cellular (B Band)</u> Tx 880.020 – 889.98 and 891.51 - 893.970 MHz Rx 835.020 – 844.98 and 846.51 - 848.970 MHz
	<u>Personal Communications Service (PCS)</u> Tx 1975.00 – 1990.00 MHz Rx 1895.00 – 1910.00 MHz
	<u>WU 700 MHz Upper Band (Block C)</u> Tx 746.00 – 757.00 MHz Rx 776.00 – 787.00 MHz
	<u>Advanced Wireless Services (AWS-1) (Block F)</u> Tx 2145.00 – 2155.00 MHz Rx 1745.00 – 1755.00 MHz
Modulation:	Long Term Evolution (LTE)
Class of Service:	Handheld Mobile Communications

### Categorical Exclusion / Maximum Permitted Exposure (MPE)

A completed report entitled "RF Safety FCC Compliance of Proposed Communications Facility Modifications" prepared by Millennium Engineering, P.C. is included at **Tab 7**, to document that the proposed modifications will be: (a) in full compliance with the current FCC RF emissions guidelines (NIER); and (b) categorically excluded from local regulation under applicable federal law.

Respectfully submitted by:

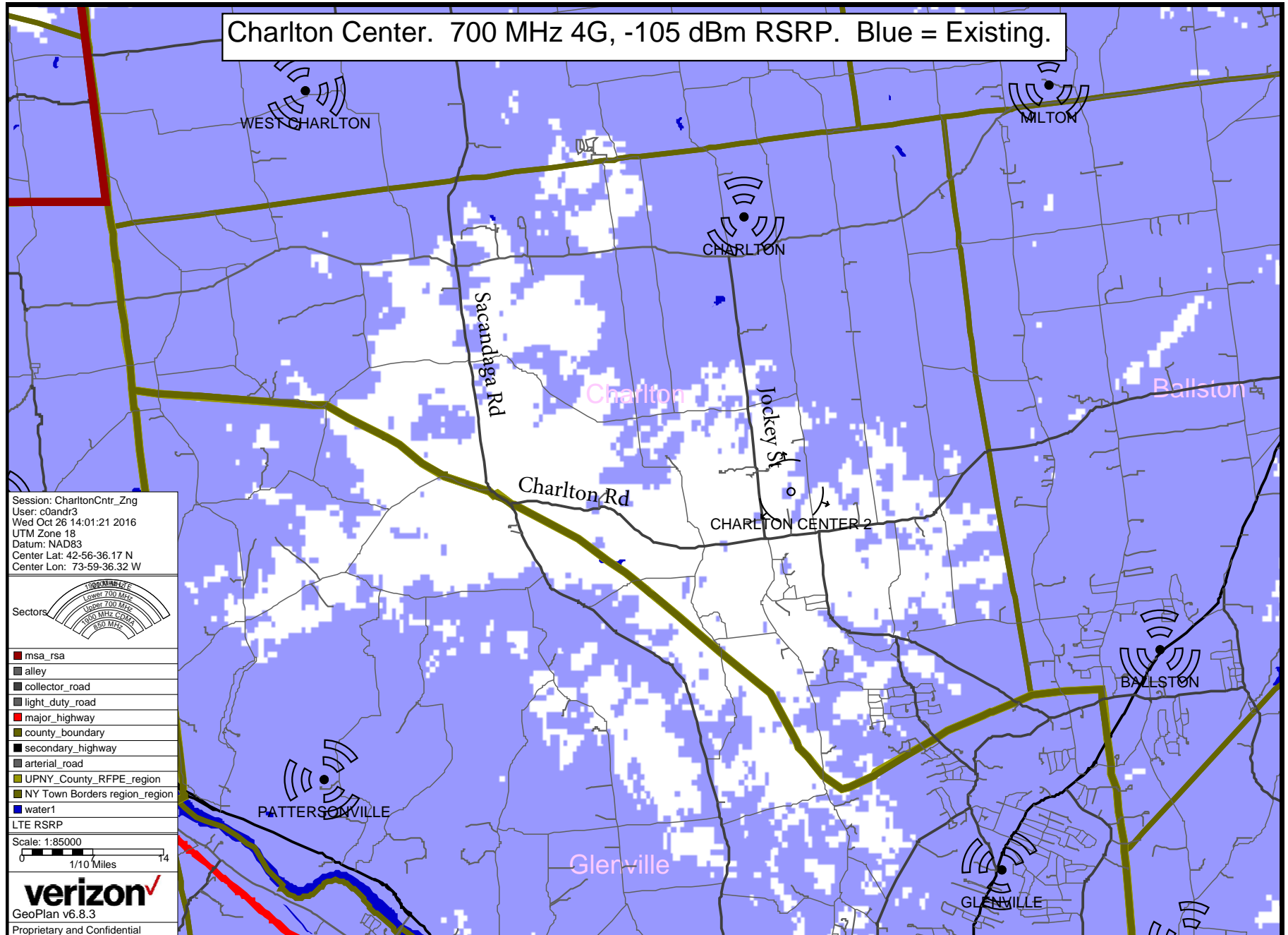


Rick Andras  
Radio Frequency (RF) Design Engineer  
Cellco Partnership d/b/a Verizon Wireless

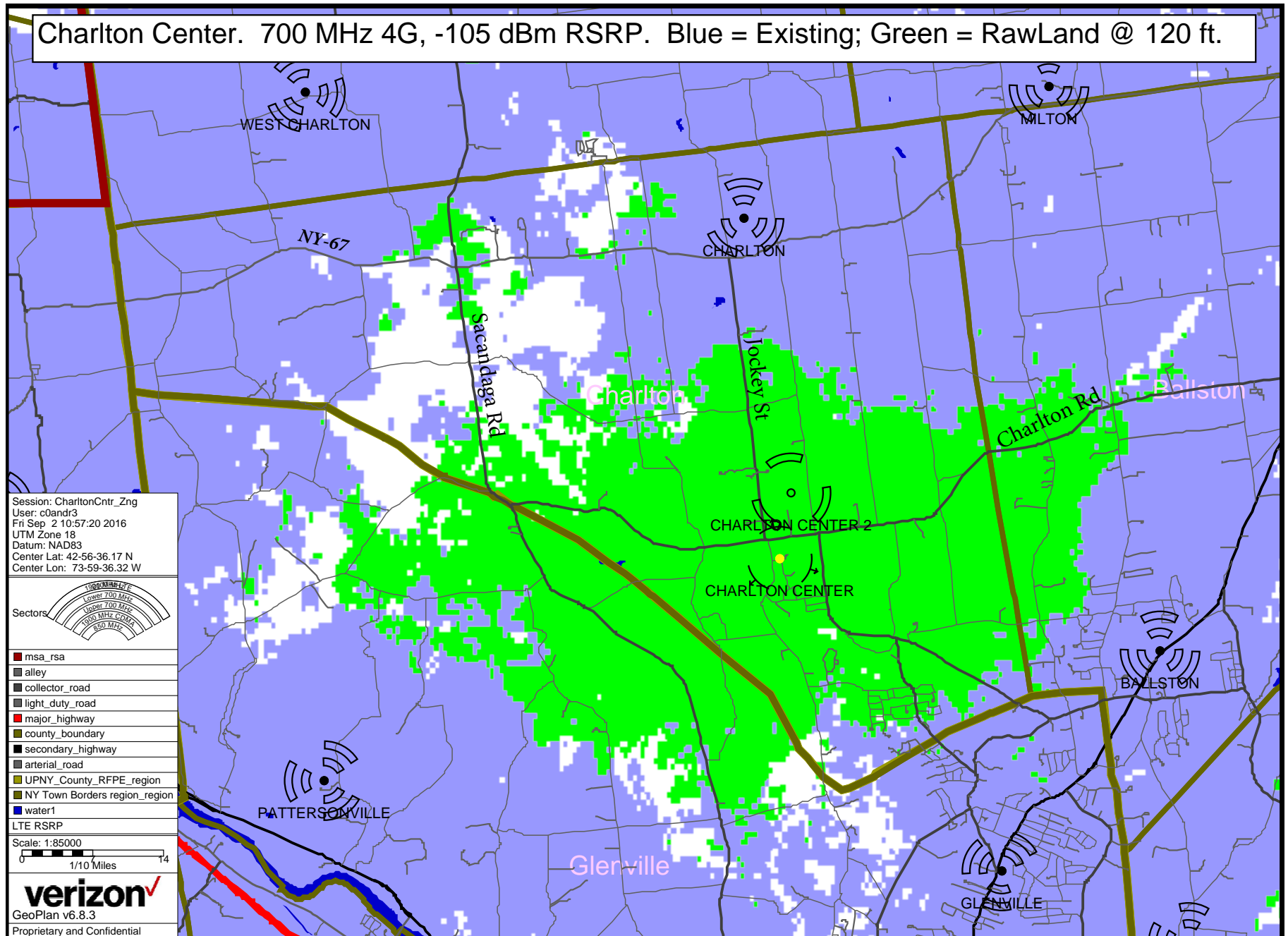
Date: October 27, 2016  
Revised: November 20, 2019



# Exhibit 1. Existing Reliable Verizon Wireless 4G Coverage in the Charlton Area



# Exhibit 2. Proposed New 4G LTE Coverage in the Town of Charlton (New Tower @ 120 ft.)



# EXHIBIT C

Kathy Pomponio  
Verizon Wireless  
1275 John Street, Suite #100  
West Henrietta, NY 14586

November 8, 2019

**Re: GENERATOR NOISE LETTER  
PROPOSED MACRO CELL TELECOMMUNICATIONS FACILITY  
VERIZON WIRELESS SITE NAME: CHARLTON CENTER  
764 CHARLTON ROAD, CHARLTON, NY 12019  
TECTONIC W.O. 9725.19**

Dear Ms. Pomponio,

Tectonic Engineering was asked to provide a noise analysis letter for the proposed generator that is part of the above referenced project. We obtained noise specifications from the manufacturer Kohler for their 30kW outdoor propane fueled AC generator. The average sound pressure level for the generator is 57.0 dBA at a reference distance of 23.0 feet.

We understand that consistent with normal Verizon Wireless procedure, absent exigent circumstances, the generator is expected to run once every two weeks during daytime hours for approximately 45 minutes for routine testing purposes.

Sound attenuation for a point source (stationary source) equals a sound level reduction of 6 dBA per doubling of distance between a noise source and a receptor when there are no obstructions present between the two elements. Using this information we can deduce the following noise levels that one would anticipate when the equipment is in use:

- The nearest property line to the generator is located approximately 315-feet away to the west; the anticipated noise level at this point would be approximately 34.7 dBA.
- The nearest residence to the generator is located approximately 800-feet away to the east; the anticipated noise level at this point would be approximately 26.5 dBA.

### Project Contact Info

36 British American Boulevard, Suite 101 | Latham, NY 12110  
518.783.1630 Tel | 518.783.1544 Fax

tectonicengineering.com  
Equal Opportunity Employer

For comparison purposes, approximate decibel levels for normal conversation equal 60 dBA, for vehicular traffic equal 85 dBA, and for a running lawnmower equal 107 dBA. Based on the calculated values for the equipment, the anticipated noise levels will be much lower than that experienced for normal conversation.

The calculated values above are for circumstances where there are no obstructions between the noise source and a receptor. The existing conditions in this area feature a stand of trees between the generator and the residences to the east. This vegetation will further reduce the sounds levels, making the equipment nearly inaudible at the nearest residence.

Should you have any questions, please do not hesitate to contact me.

Sincerely,  
TECTONIC ENGINEERING & SURVEYING CONSULTANTS P.C.

Steven M. Matthews, PE  
Manager of Engineering



# EXHIBIT D

## TOWAIR Determination Results

### \*\*\* NOTICE \*\*\*

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

#### DETERMINATION Results

**Structure does not require registration. The structure meets the 6.10-meter (20-foot) Rule criteria.**

#### Your Specifications

##### NAD83 Coordinates

Latitude	42-56-25.1 north
Longitude	073-57-52.2 west

##### Measurements (Meters)

Overall Structure Height (AGL)	37.8
Support Structure Height (AGL)	36.6
Site Elevation (AMSL)	166

##### Structure Type

B - Building

#### [Tower Construction Notifications](#)

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW



## Notice Criteria Tool

[Notice Criteria Tool - Desk Reference Guide V\\_2018.2.0](#)

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

<b>Latitude:</b>	<input type="text" value="42"/> Deg <input type="text" value="56"/> M <input type="text" value="25.14"/> S <input type="button" value="N ▼"/>
<b>Longitude:</b>	<input type="text" value="73"/> Deg <input type="text" value="57"/> M <input type="text" value="52.21"/> S <input type="button" value="W ▼"/>
<b>Horizontal Datum:</b>	<input type="button" value="NAD83 ▼"/>
<b>Site Elevation (SE):</b>	<input type="text" value="545"/> (nearest foot)
<b>Structure Height :</b>	<input type="text" value="124"/> (nearest foot)
<b>Traverseway:</b>	<input type="button" value="No Traverseway ▼"/> (Additional height is added to certain structures under 77.9(c)) User can increase the default height adjustment for Traverseway, Private Roadway and Waterway
<b>Is structure on airport:</b>	<input checked="" type="radio"/> No <input type="radio"/> Yes

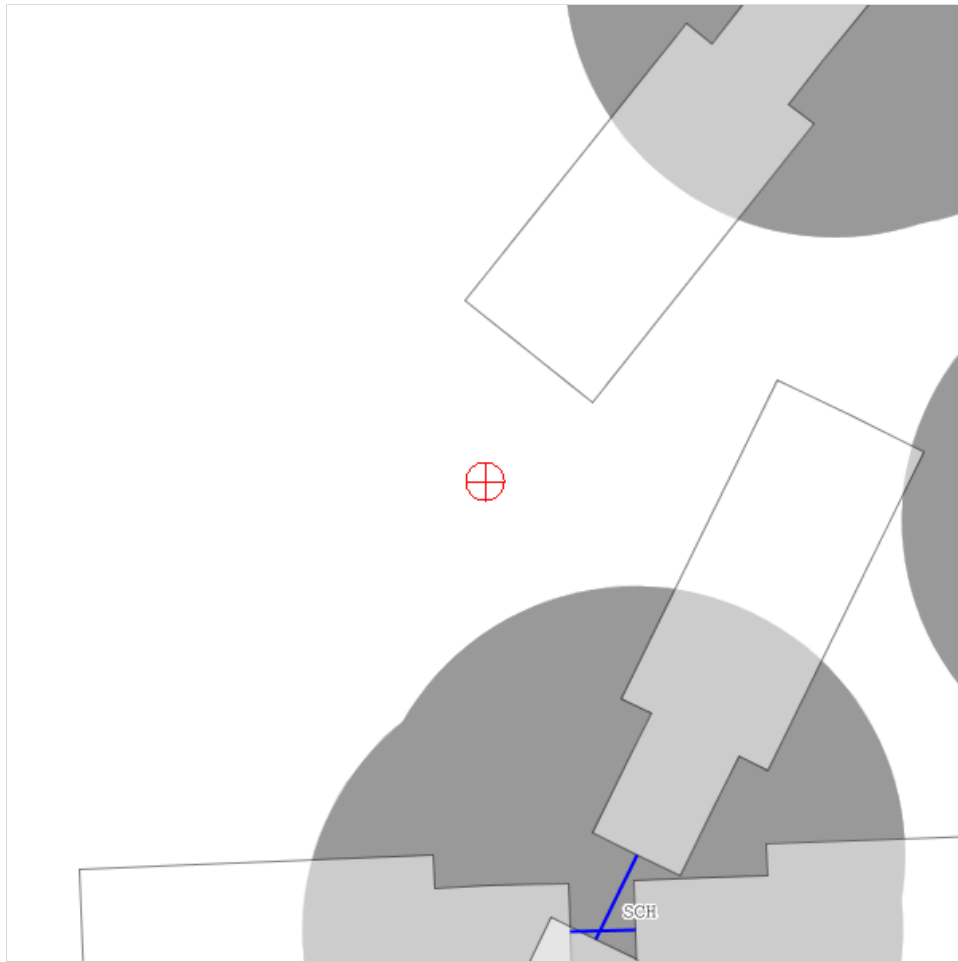
### Results

You exceed the following Notice Criteria:

Your proposed structure is in proximity to a navigation facility and may impact the assurance of navigation signal reception. The FAA, in accordance with 77.9, requests that you file.

The FAA requests that you file





# EXHIBIT E

CELLCO PARTNERSHIP,  
d/b/a



SITE NAME:  
**CHARLTON CENTER**

RE PROJECT NUMBER: 20191924042  
LOCATION CODE: 317171



1275 JOHN STREET, SUITE 100  
WEST HENRIETTA, NY 14586



70 Pleasant Hill Road  
P.O. Box 37  
Mountainville, NY 10953  
Phone: (845) 334-5959  
(800) 829-6531  
www.tectonicengineering.com

Project Contact Info  
36 British American Blvd.  
Suite 101  
Latham, NY 12110  
Phone: (518) 783-1630

WORK ORDER NUMBER: 9725.19  
DRAWN BY: TRR

NO.	DATE	ISSUE
0	7/5/19	PER TOWN COMMENTS
1	7/26/19	PER COMMENTS
2	11/8/19	PER COMMENTS

RELEASED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



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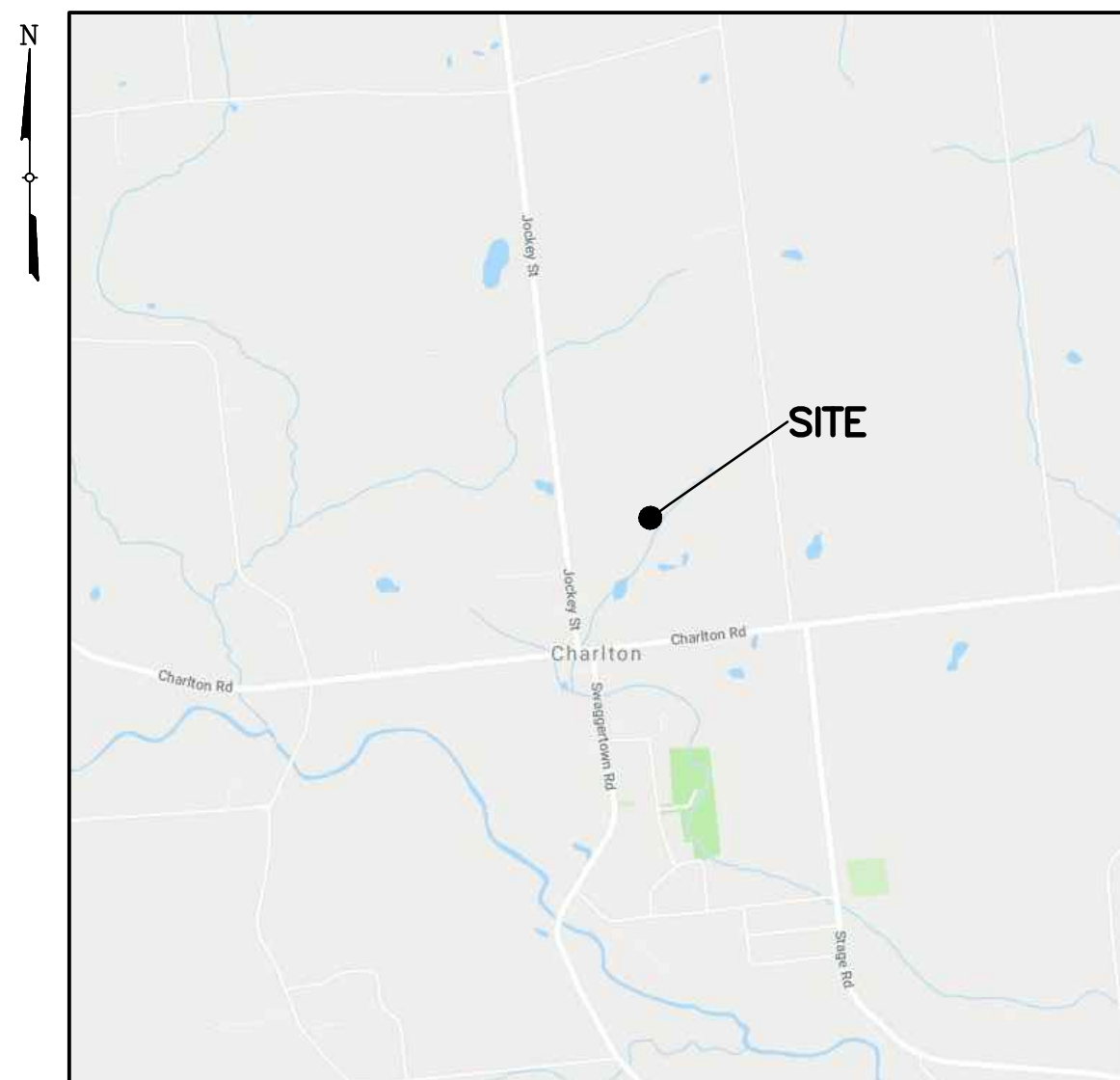
ORIGINAL SIZE IN INCHES

**SITE INFORMATION**  
CHARLTON CENTER  
RE PN: 20191924042  
LC: 317171

**SITE ADDRESS**  
764 CHARLTON RD  
TOWN OF CHARLTON  
SARATOGA COUNTY  
NY 12019

**SHEET TITLE**  
TITLE SHEET

**SHEET NUMBER**  
T-1



VICINITY MAP

**DIRECTIONS**

DIRECTIONS TO SITE:

FROM NORTH GREENBUSH,

TURN RIGHT ONTO US-4 S AND FOLLOW FOR 1.5± MILES. TURN RIGHT ONTO NY-43 W AND FOLLOW FOR 1.1± MILES. MERGE ONTO I-90 W AND FOLLOW FOR 13.5± MILES. TAKE EXIT 25 FOR I-890 W AND FOLLOW FOR 4.9± MILES. TAKE EXIT 4C FOR NY-5 AND FOLLOW FOR 0.1± MILES. CONTINUE ONTO WASHINGTON AVE AND FOLLOW FOR 0.2± MILES. TURN LEFT ONTO NY-5 W AND FOLLOW FOR 1.0± MILES. TURN RIGHT ONTO NY-50 N AND FOLLOW FOR 1.5± MILES. TURN LEFT ONTO SWAGGERTOWN RD AND FOLLOW FOR 6.8± MILES. TURN RIGHT ONTO CHARLTON RD AND FOLLOW FOR 0.5± MILES. SITE WILL BE ON THE LEFT.

SITE ADDRESS:	764 CHARLTON RD CHARLTON, NY 12019
MUNICIPALITY:	TOWN OF CHARLTON
COUNTY:	SARATOGA
TAX MAP NUMBER:	246-2-26.1
ZONING DISTRICT:	RESIDENTIAL AGRICULTURE
STRUCTURE COORDINATES:	42.940243° -73.964932°
GROUND ELEVATION:	544.6'± AMSL
PROPERTY OWNER:	DAVID HUNT 764 CHARLTON RD CHARLTON, NY 12019
APPLICANT:	VERIZON WIRELESS 1275 JOHN STREET, SUITE 100 WEST HENRIETTA, NY 14586
CONTACT PERSON:	KATHY POMPONIO
CONTACT PHONE:	(585) 321-5435

**PROJECT SUMMARY**

**PROJECT DESCRIPTION**

THE PROPOSED WORK CONSISTS OF INSTALLING CELLULAR ANTENNAS AND RELATED EQUIPMENT ON A PROPOSED MONOPOLE AND THE INSTALLATION OF EQUIPMENT WITH GENERATOR AT GRADE WITHIN A PROPOSED FENCED COMPOUND. PROJECT INCLUDES THE IMPROVEMENT OF AN EXISTING GRAVEL ACCESS ROAD AND UNDERGROUND POWER AND FIBER UTILITIES TO SERVICE THE FACILITY.

SHT. NO.	DESCRIPTION	REV NO	REVISION DATE
T-1	TITLE SHEET	2	11/8/19
AD-1	ADJOINERS PLAN	2	11/8/19
SB-1	SETBACK PLAN	2	11/8/19
C-1	OVERALL SITE PLAN	2	11/8/19
C-2	GRADING PLAN	2	11/8/19
C-3	SITE PLAN	2	11/8/19
C-4	ELEVATION & ORIENTATION PLAN	2	11/8/19
C-5	EROSION & SEDIMENT CONTROL DETAILS	2	11/8/19
C-6	SITE DETAILS	2	11/8/19
C-7	EQUIPMENT ELEVATIONS	2	11/8/19
E-1	UTILITY DIAGRAMS & DETAILS	2	11/8/19

**SHEET INDEX**

THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL ITEMS OF CONCERN HAVE BEEN ADDRESSED AND EACH OF THE DRAWINGS HAS BEEN REVISED AND ISSUED "FOR CONSTRUCTION".

Before You Dig, Drill Or Blast!



UNDERGROUND FACILITIES  
PROTECTIVE ORGANIZATION

CALL US TOLL FREE 1-800-962-7962

NY industrial code rule 753 requires no less than two working days notice, but not more than ten days notice.

DIG SAFELY -- NEW YORK

**DO NOT SCALE DRAWINGS**

THESE DRAWINGS ARE FORMATTED FOR 22"x34" FULL SIZE AND 11"x17" HALF SIZE. OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



**NOTE:**

THE PROPERTY LINES HEREON ARE APPROXIMATE BASED ON GIS DATA AND ARE FOR ORIENTATION PURPOSES ONLY. THEY DO NOT REPRESENT A PROPERTY/BOUNDARY DECISION BY A LAND SURVEYOR.

**ADJOINERS PLAN**

SCALE: 1" = 400' (11x17 SIZE)  
1" = 200' (22x34 SIZE)



1275 JOHN STREET, SUITE 100  
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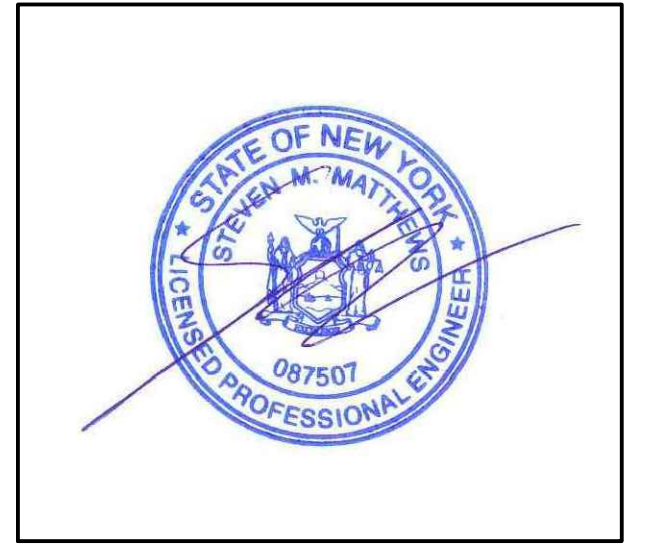


**Tectonic**  
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.  
Tectonic Engineering & Surveying Consultants P.C.  
70 Pleasant Hill Road Phone: (845) 334-9999  
P.O. Box 37 (800) 829-6531  
Mountaintop, NY 10953 www.tectonicengineering.com  
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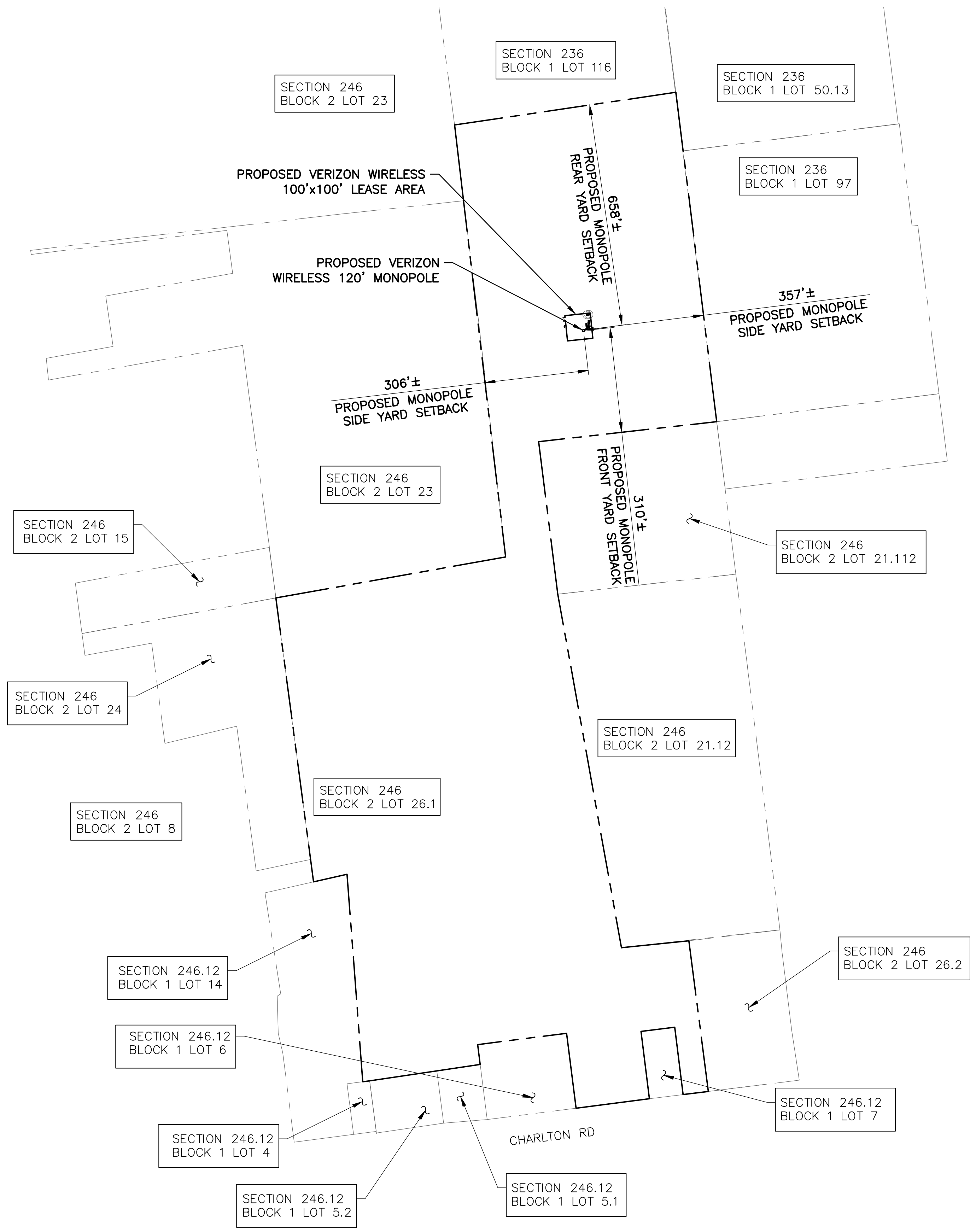
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ADJOINERS PLAN

**SHEET NUMBER**  
AD-1



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**1** SETBACK PLAN  
 SB-1  
 SCALE: 1" = 400' (11x17 SIZE)  
 1" = 200' (22x34 SIZE)



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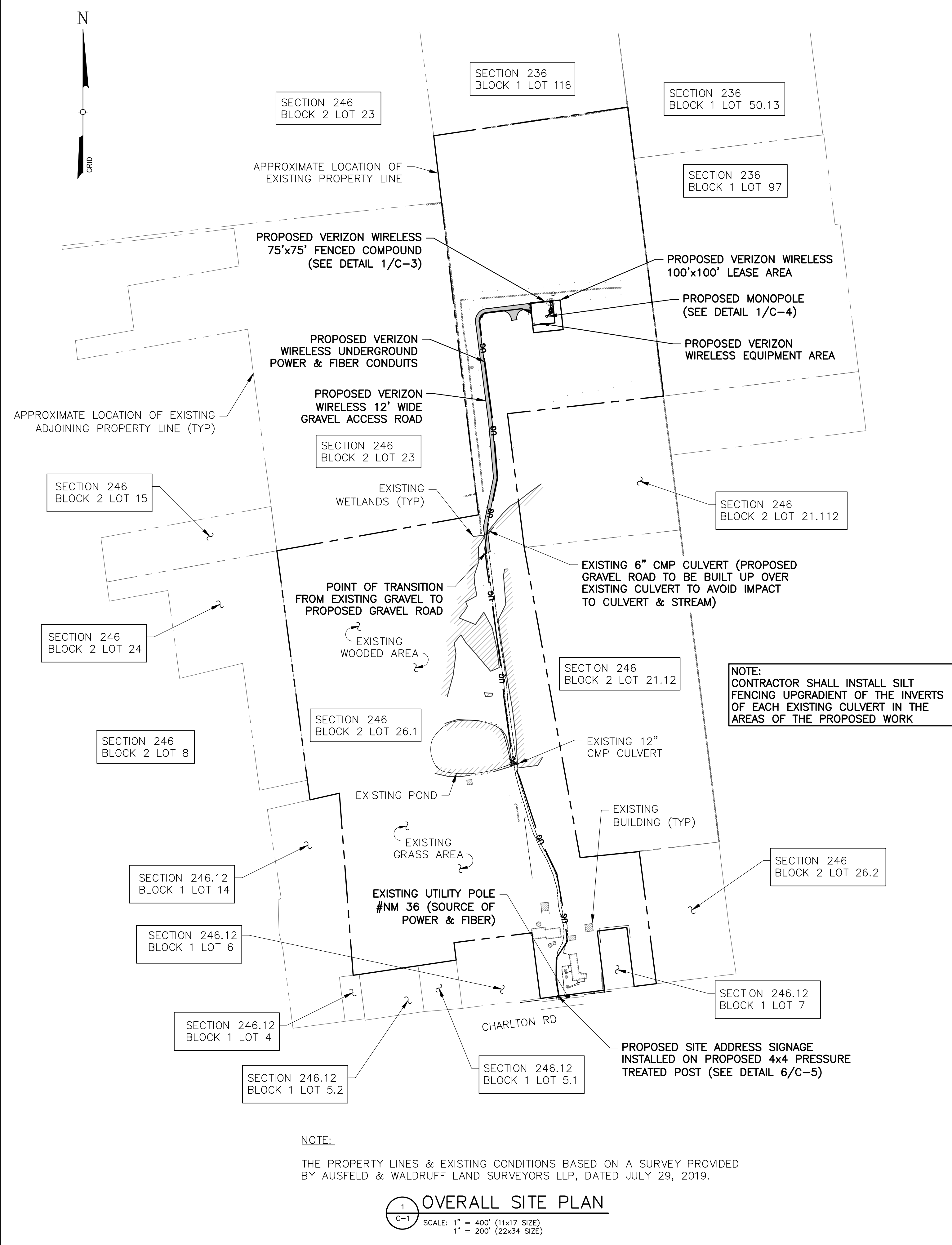
ORIGINAL SIZE IN INCHES

**SITE INFORMATION**  
 CHARLTON CENTER  
 RE PN: 20191924042  
 LC: 317171

**SITE ADDRESS**  
 764 CHARLTON RD  
 TOWN OF CHARLTON  
 SARATOGA COUNTY  
 NY 12019

**SHEET TITLE**  
 SETBACK PLAN

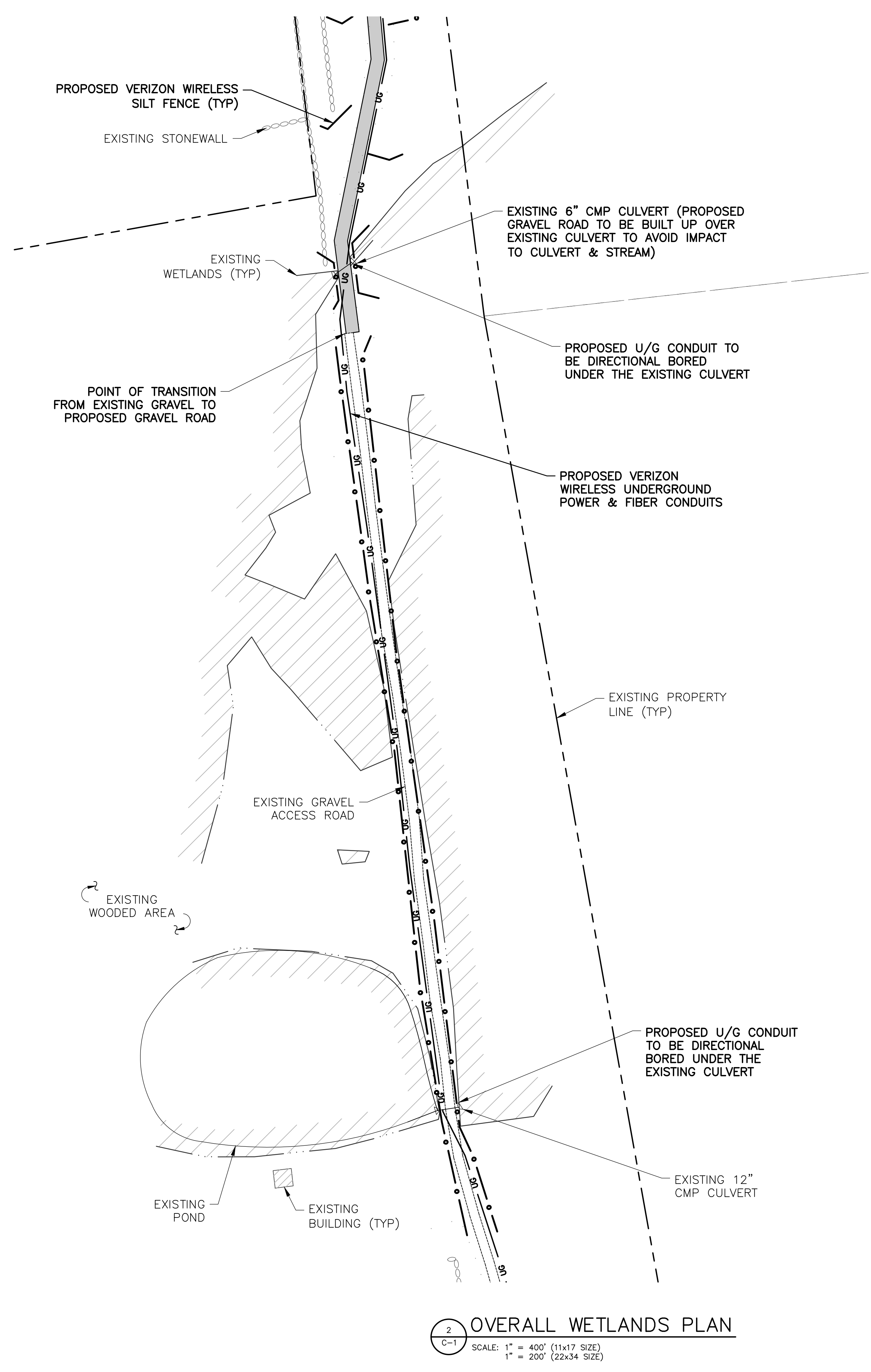
**SHEET NUMBER**  
 SB-1



NOTE:

THE PROPERTY LINES & EXISTING CONDITIONS BASED ON A SURVEY PROVIDED BY AUSFELD & WALDRUFF LAND SURVEYORS LLP, DATED JULY 29, 2019.

1 OVERALL SITE PLAN  
SCALE: 1" = 400' (11x17 SIZE)  
1" = 200' (22x34 SIZE)



2 OVERALL WETLANDS PLAN  
SCALE: 1" = 400' (11x17 SIZE)  
1" = 200' (22x34 SIZE)



1275 JOHN STREET, SUITE 100  
WEST HENRIETTA, NY 14586



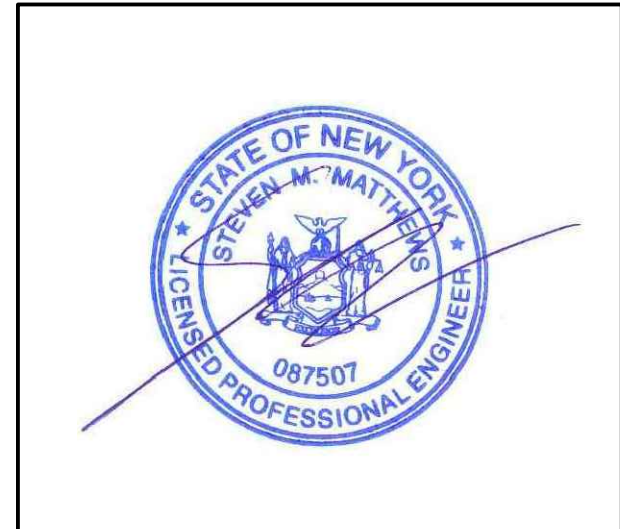
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2	11/8/19	PER COMMENTS

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RELEASED BY DATE



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NY 12019

SHEET TITLE  
OVERALL SITE PLAN

SHEET NUMBER

C-1



FINISHED GRADE OF PROPOSED ACCESS ROAD WILL MATCH EXISTING GRADE

PROPOSED VERIZON WIRELESS 12' WIDE GRAVEL ACCESS ROAD

TOP OF SLAB & PIERS = 545.2' AMSL

PROPOSED SILT FENCE (TYP)

FINISH GRADE AT TOWER = 545.0' AMSL

EXISTING ACCESS ROAD LENGTH =	1537'±
PROPOSED ACCESS ROAD LENGTH =	993'±
UNDERGROUND UTILITY TRENCH LENGTH =	2508'±
AREA OF DISTURBANCE =	30,492 SF ± (0.7 ACRES)

1  
C-2  
GRADING PLAN  
SCALE: 1" = 100' (11x17 SIZE)  
1" = 50' (22x34 SIZE)



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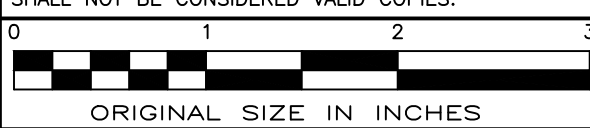
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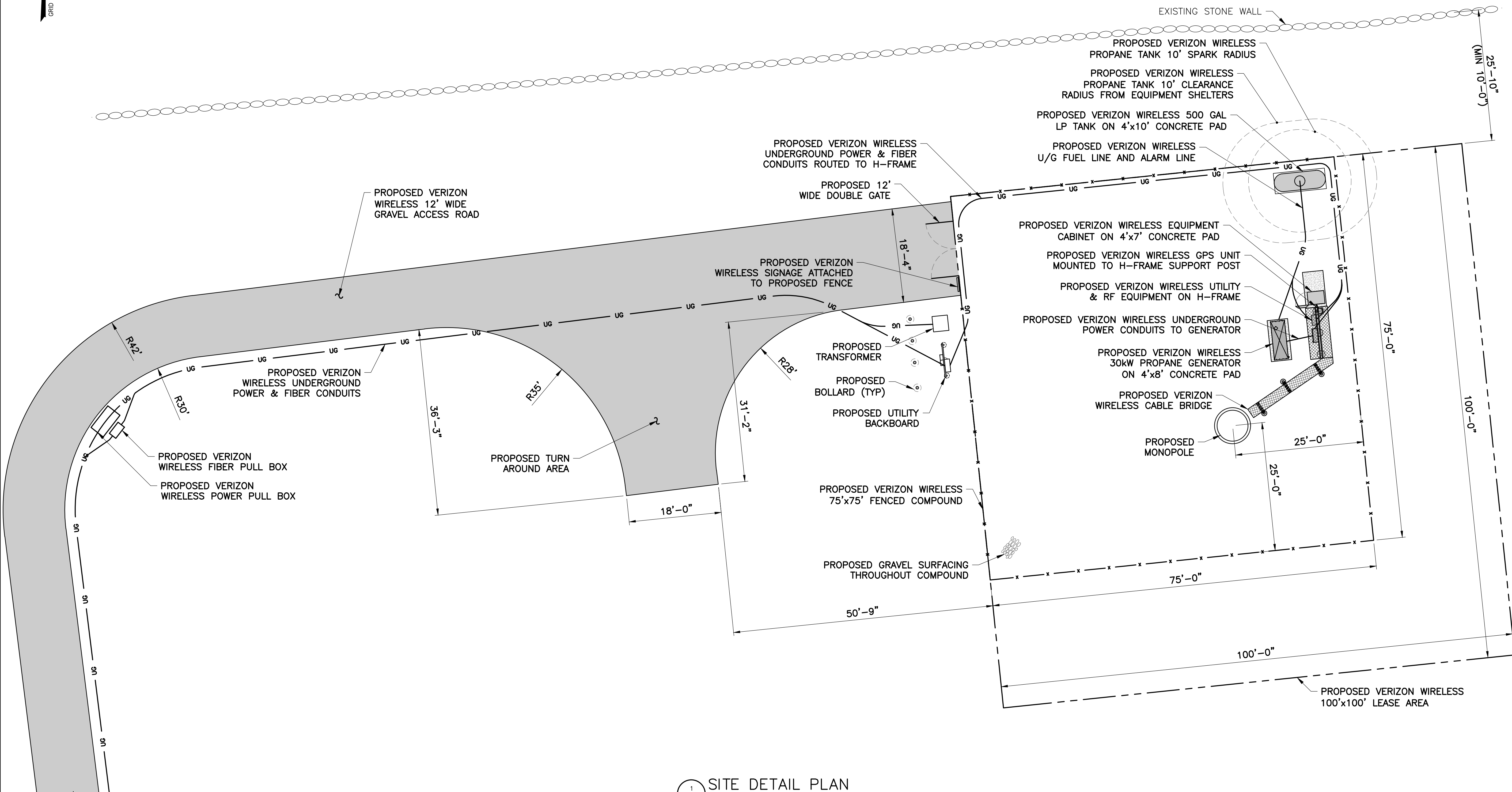
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764 CHARLTON RD  
TOWN OF CHARLTON  
SARATOGA COUNTY  
NY 12019

SHEET TITLE  
GRADING PLAN

SHEET NUMBER  
C-2



1 SITE DETAIL PLAN  
 C-3  
 SCALE: 1" = 20' (11x17 SIZE)  
 1" = 10' (22x34 SIZE)



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SITE ADDRESS  
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SHEET TITLE  
 SITE DETAIL PLAN

SHEET NUMBER  
 C-3

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NY industrial code rule 753 requires no less than two working days notice, but not more than ten days notice.

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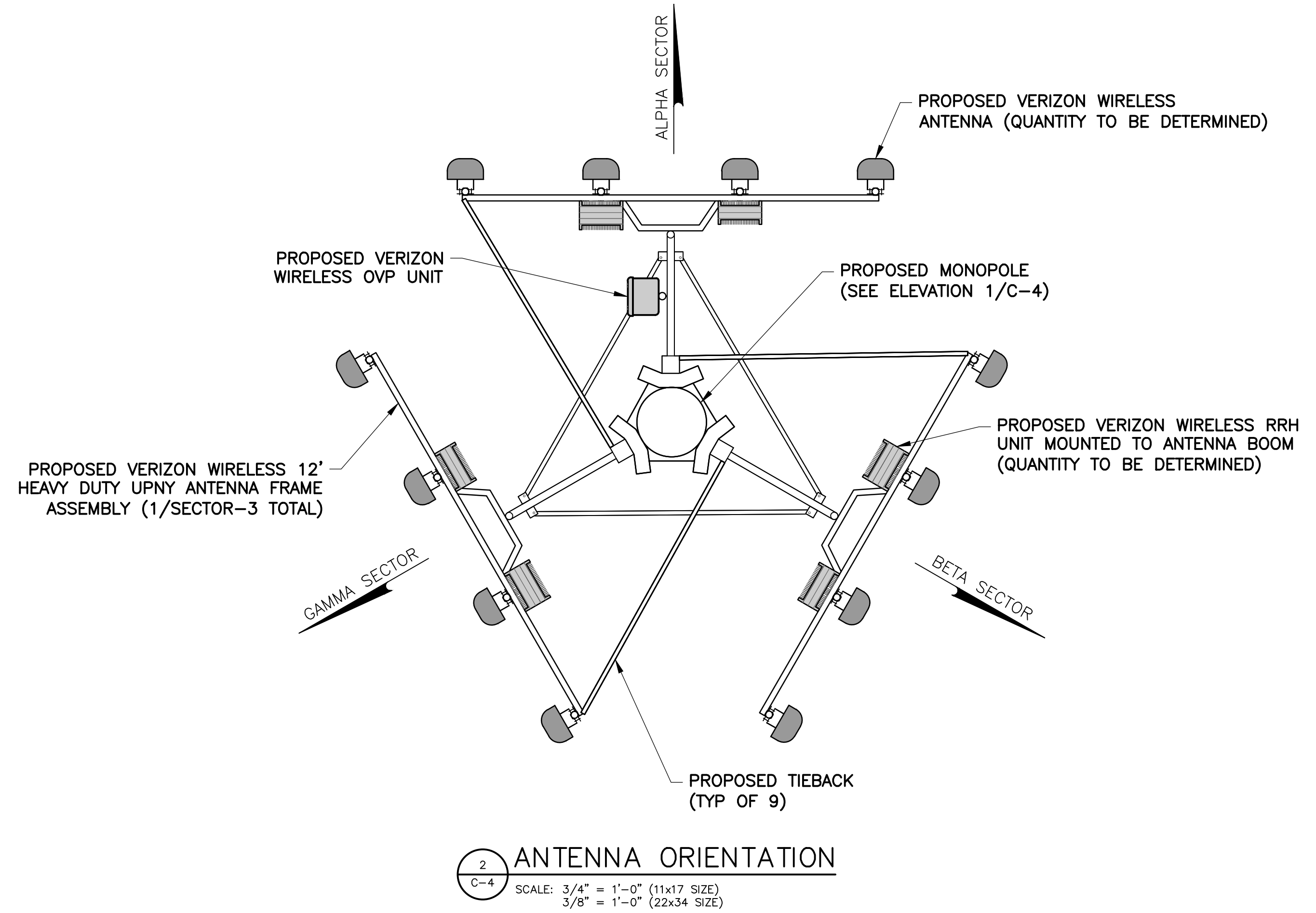
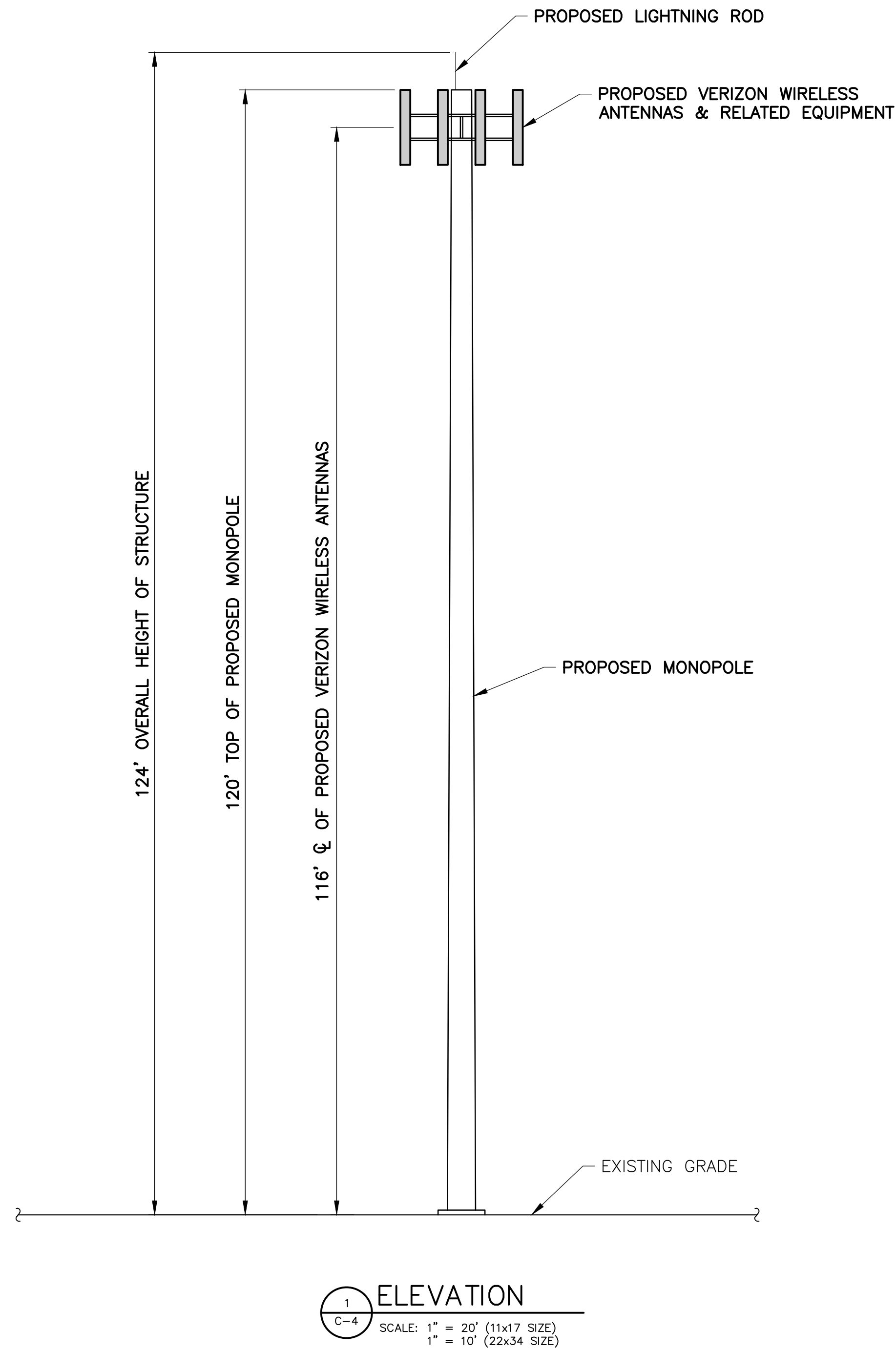
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RE PN: 20191924042  
LC: 317171

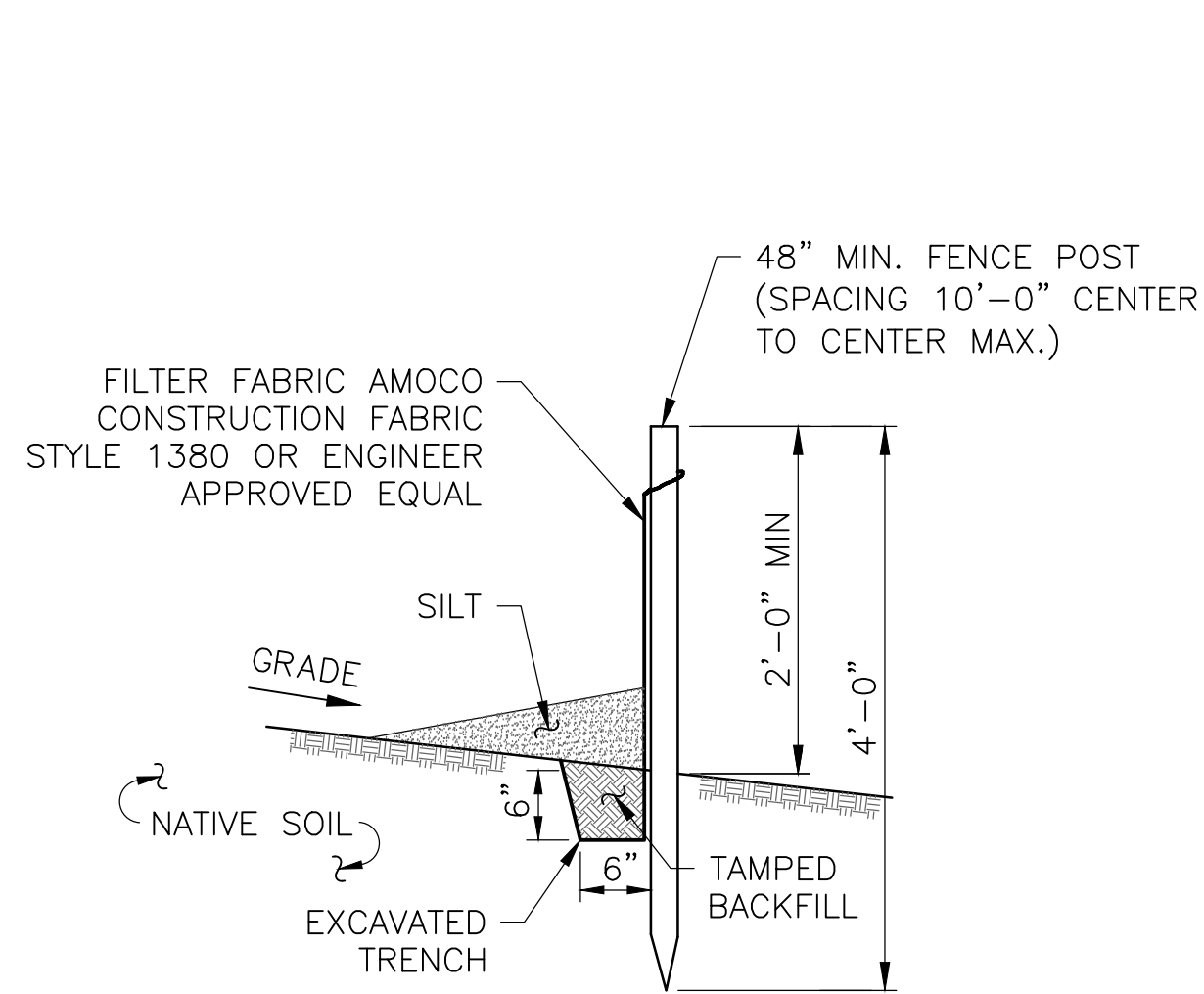
SITE ADDRESS  
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TOWN OF CHARLTON  
SARATOGA COUNTY  
NY 12019

SHEET TITLE  
ELEVATION &  
ORIENTATION PLAN

SHEET NUMBER

C-4

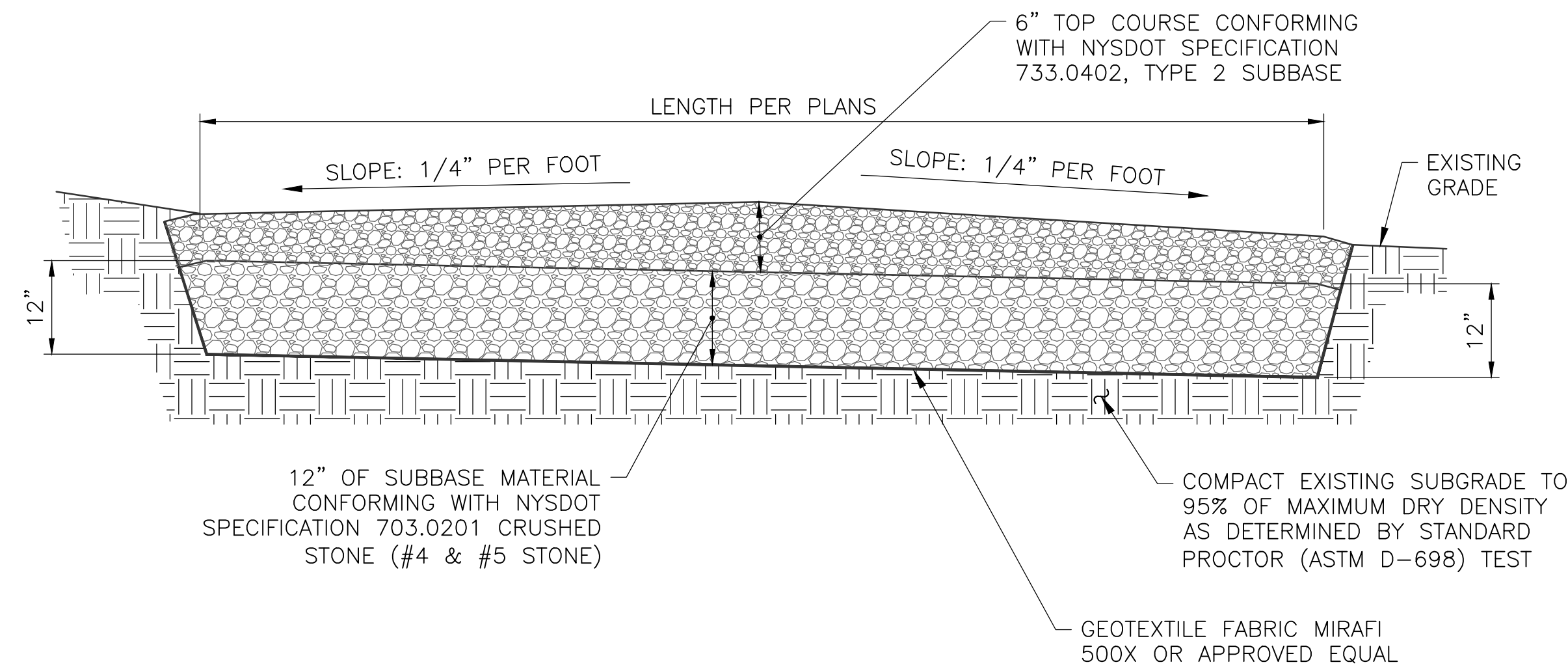




NOTES:

1. SILT FENCE SHALL BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.
2. CONTRACTOR SHALL CONSTRUCT SILT FENCE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
3. EXCAVATE TRENCH 6" WIDE X 6" DEEP. BURY BOTTOM 12" OF FABRIC AND TAMP IN PLACE.
4. WHEN FENCE IS NO LONGER NEEDED, THE ACCUMULATED SILT, ALL THE POSTS AND FABRIC SHALL BE REMOVED AND TRENCH BACK FILLED WITH TOPSOIL AND SEEDED.

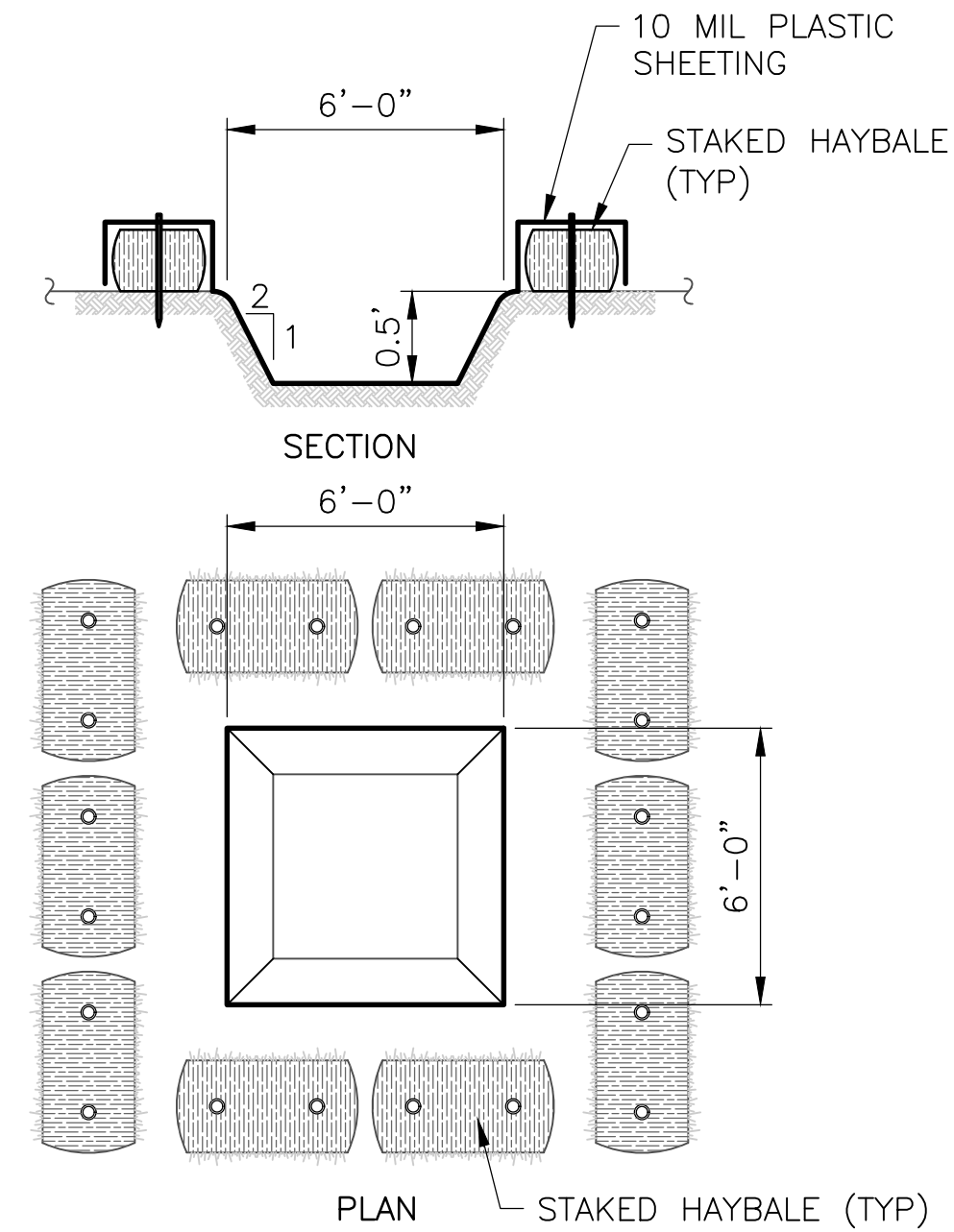
1 SILT FENCE DETAIL  
C-5 SCALE: NTS



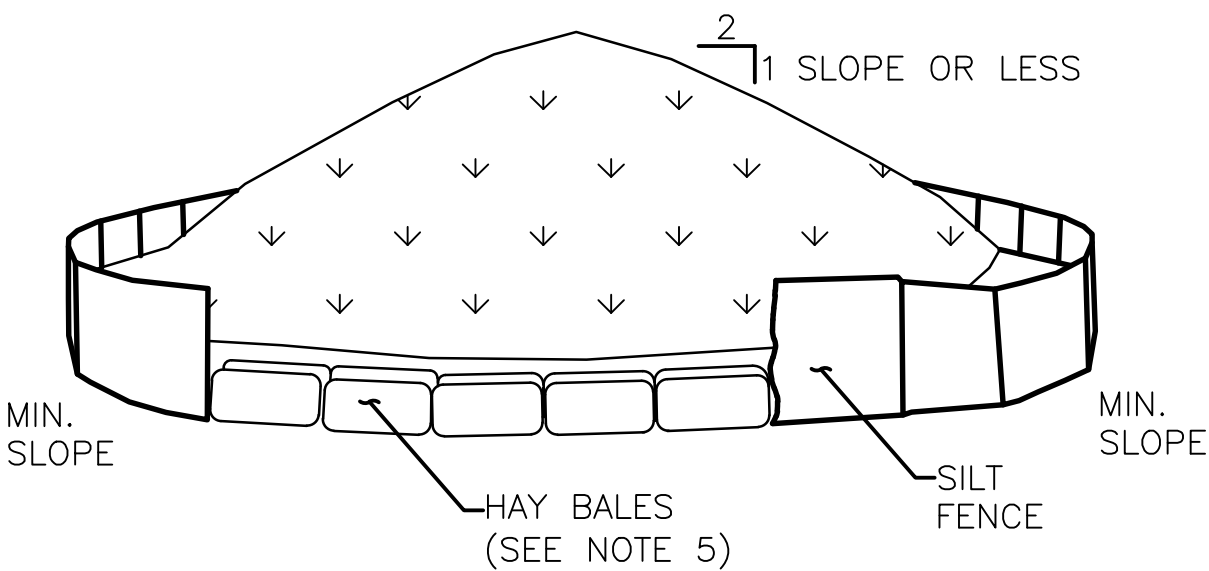
EARTH WORK SUBGRADE COMPACTION & SELECT GRANULAR FILL

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT, AS PREPARED FOR THIS SITE, WHEN NECESSARY, FOR SITE WORK PREPARATION, & FOUNDATION WORK. AS A MINIMUM THE TOP 3" OF GRADE SHALL BE REMOVED, THE EXPOSED SUBGRADE COMPACTED AND GEOTEXTILE FABRIC INSTALLED AS REQUIRED FOR UNSTABLE SOIL CONDITION.
2. ALL SELECT GRANULAR FILL SHALL BE COMPACTED TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM D-1557) AND WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.
3. CONTRACTOR TO ASSURE THAT EXISTING DRAINAGE PATTERNS ARE MAINTAINED.

2 GRAVEL DRIVE CROSS SECTION  
C-5 SCALE: 3/8" = 1'-0" (11x17 SIZE)  
3/4" = 1'-0" (22x34 SIZE)



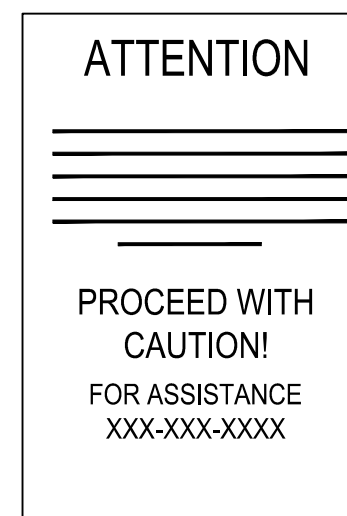
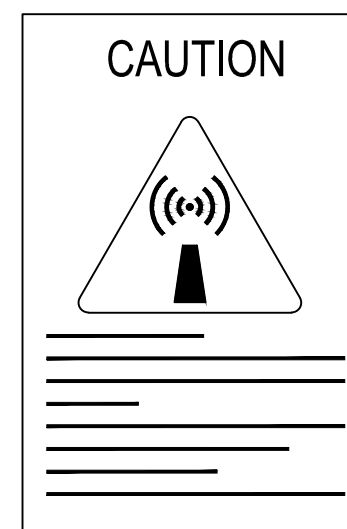
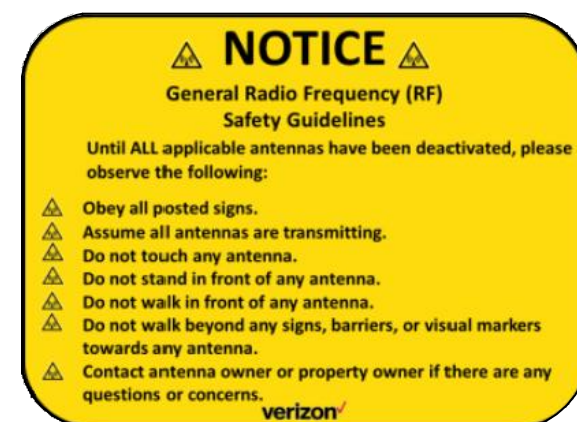
3 TEMPORARY CONCRETE WASH  
C-5 SCALE: NTS



NOTES:

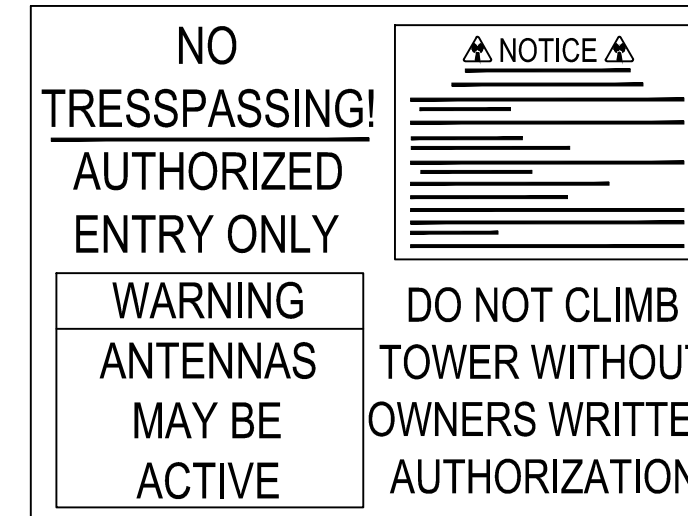
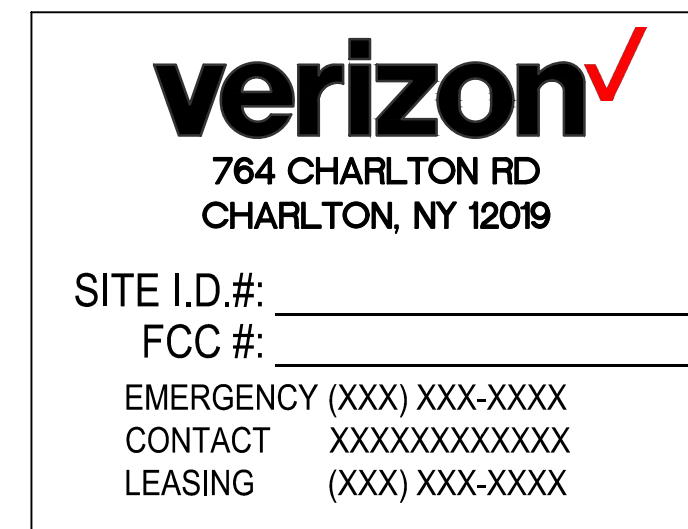
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
5. HAYBALES TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

4 TEMPORARY SOIL STOCKPILE DETAIL  
C-5 SCALE: NTS

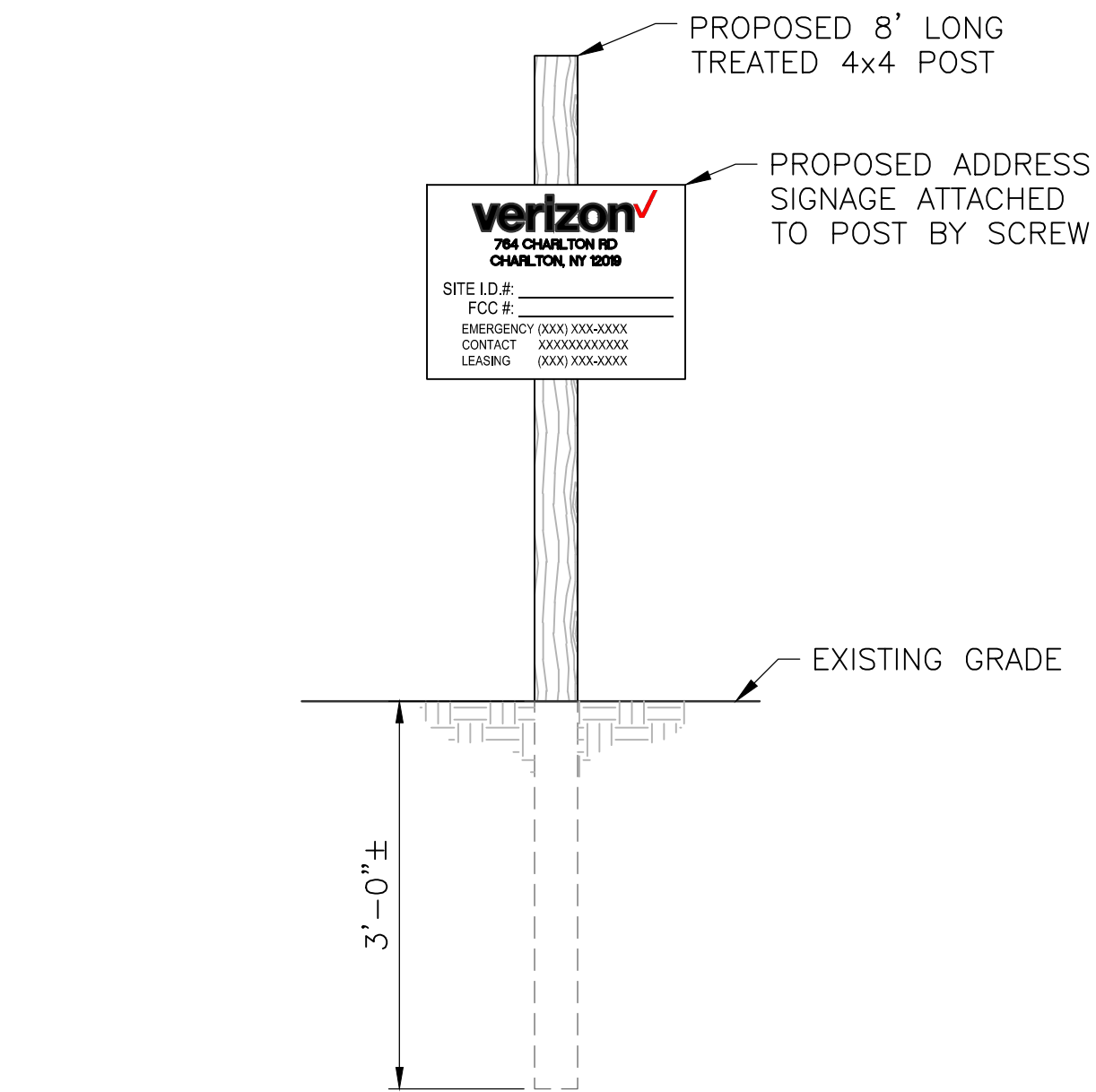


NOTE: SIGNS ARE APPROXIMATELY 10"x14" IN SIZE.

5 PROPOSED SIGNAGE DETAIL  
C-5 SCALE: NTS



NOTE: SIGNS ARE APPROXIMATELY 18"x12" & 18"x24" IN SIZE.



6 PROPOSED SIGNAGE POST DETAIL  
C-5 SCALE: NTS



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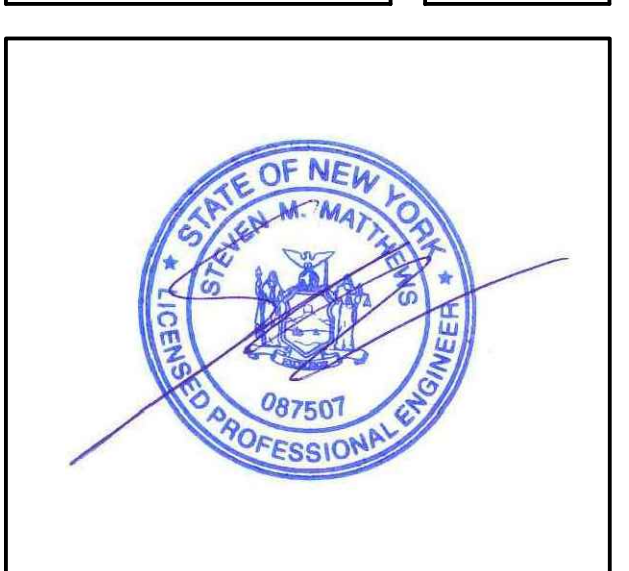


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SITE INFORMATION  
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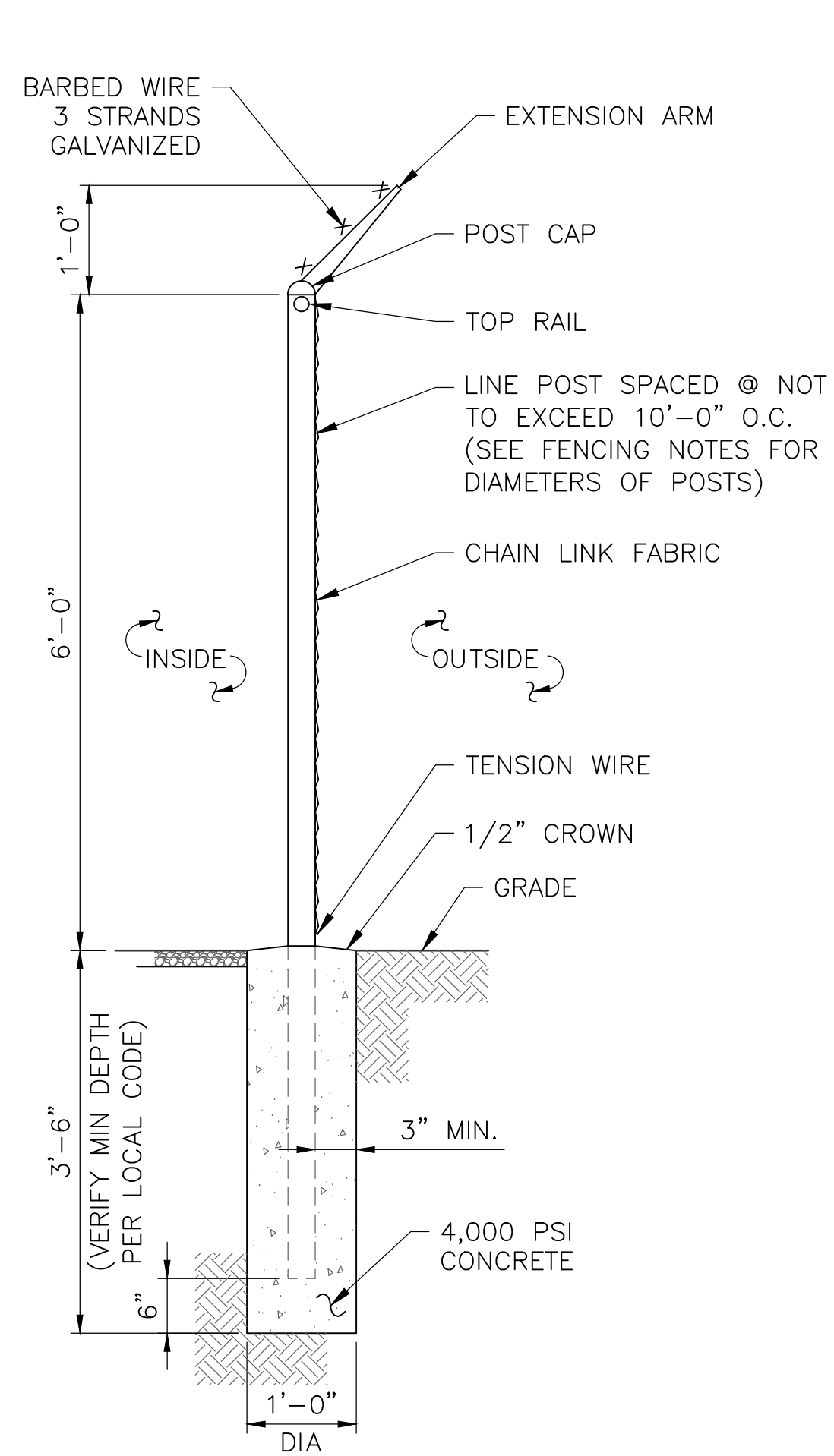
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SHEET TITLE

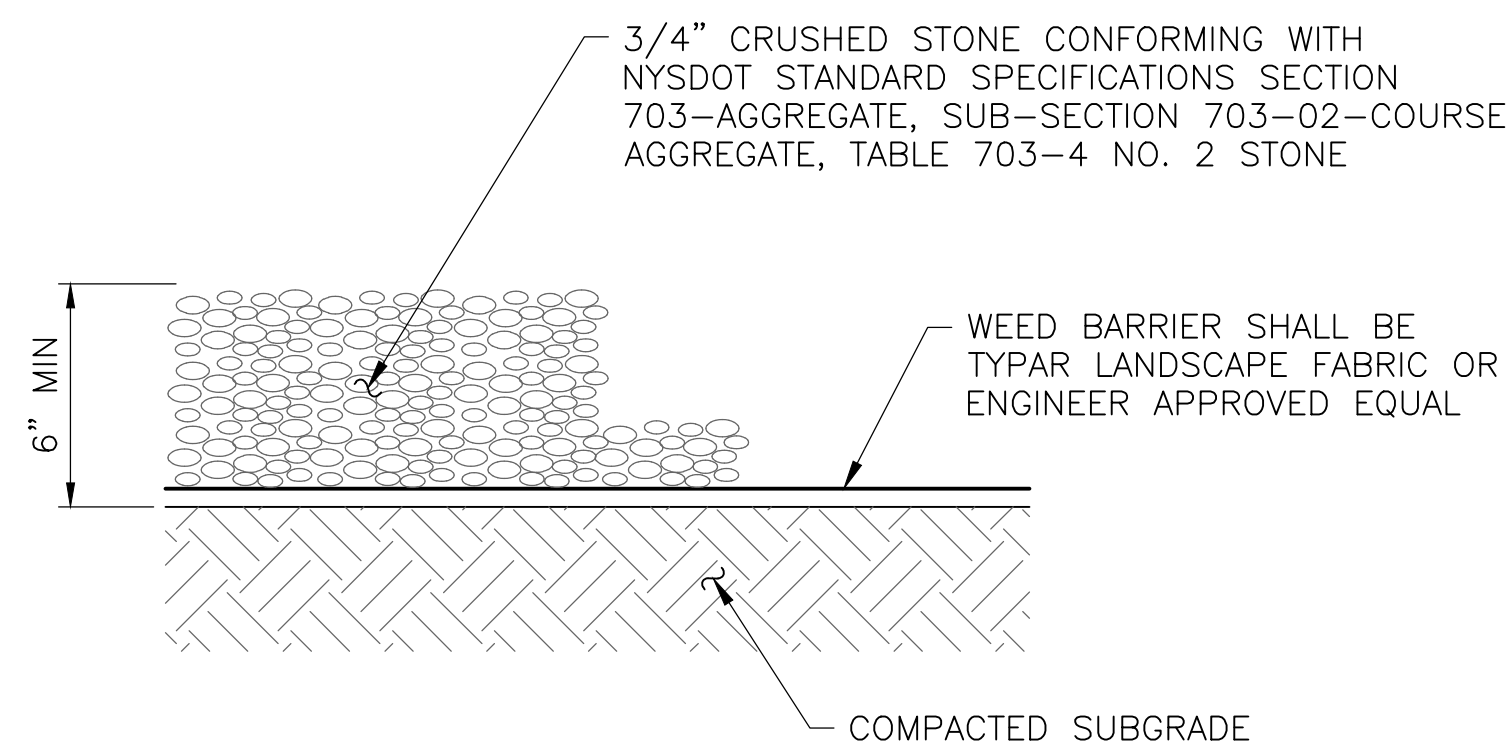
EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER

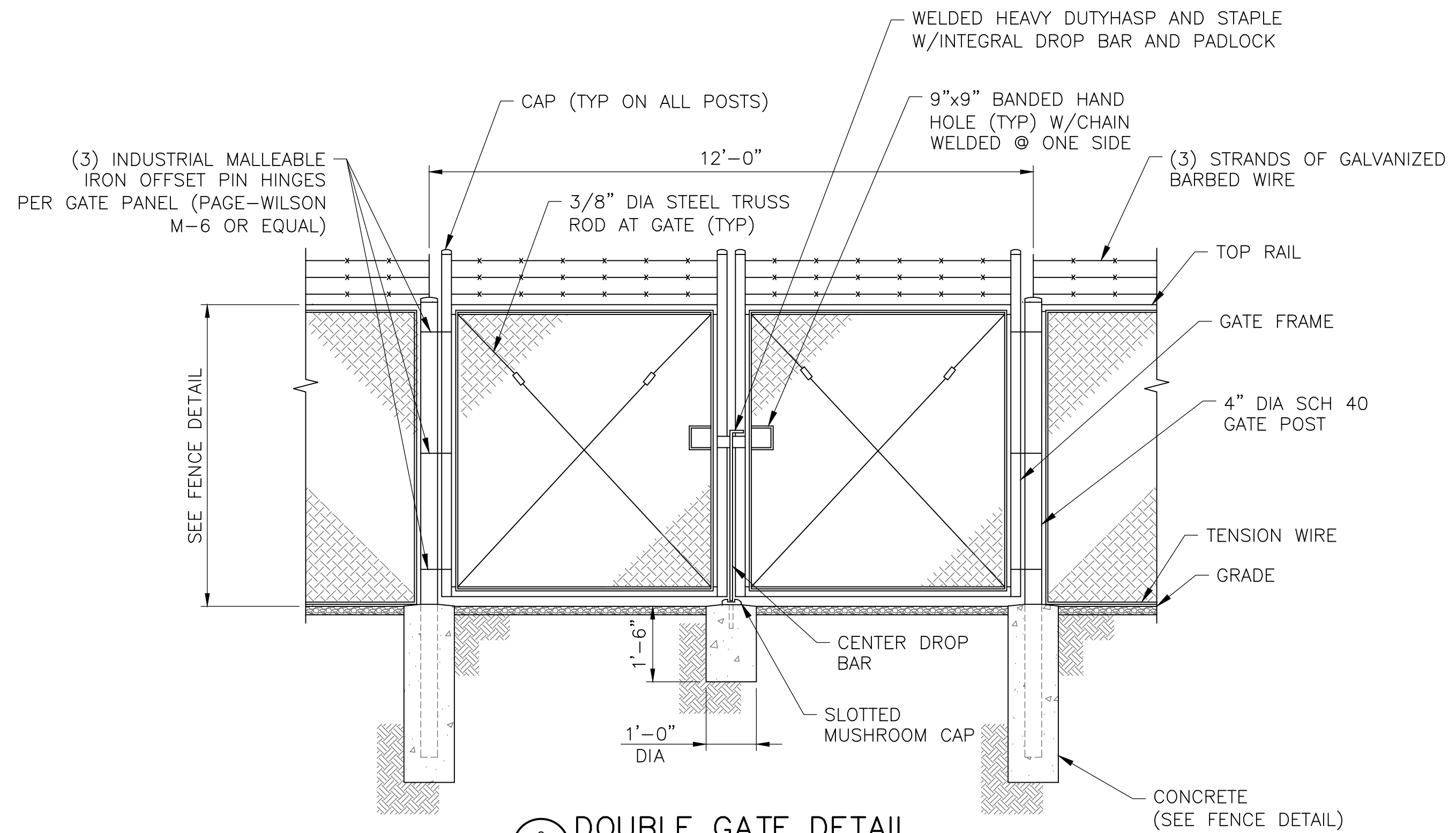
C-5



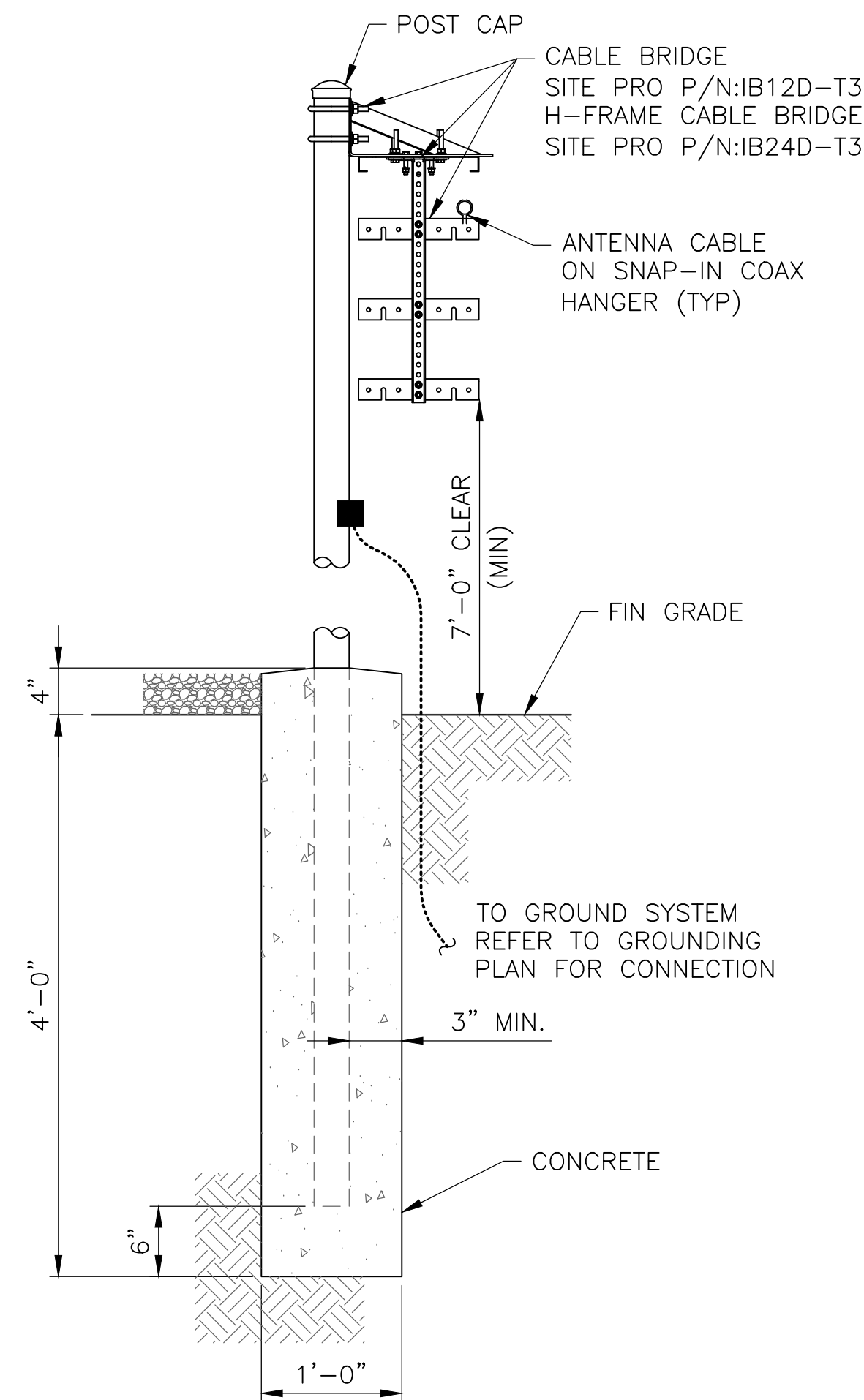
**1 FENCE DETAIL**  
 SCALE: 3/8" = 1'-0" (11x17 SIZE)  
 3/4" = 1'-0" (22x34 SIZE)



**3 GRAVEL SURFACING TREATMENT**  
 SCALE: 1/2" = 1'-0" (11x17 SIZE)  
 1 1/2" = 1'-0" (22x34 SIZE)



**2 DOUBLE GATE DETAIL**  
 SCALE: 1/4" = 1'-0" (11x17 SIZE)  
 1/2" = 1'-0" (22x34 SIZE)



**4 CABLE BRIDGE**  
 SCALE: 1/2" = 1'-0" (11x17 SIZE)  
 1" = 1'-0" (22x34 SIZE)

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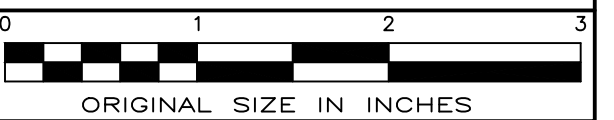
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SHEET TITLE

SITE DETAILS

SHEET NUMBER

**C-6**



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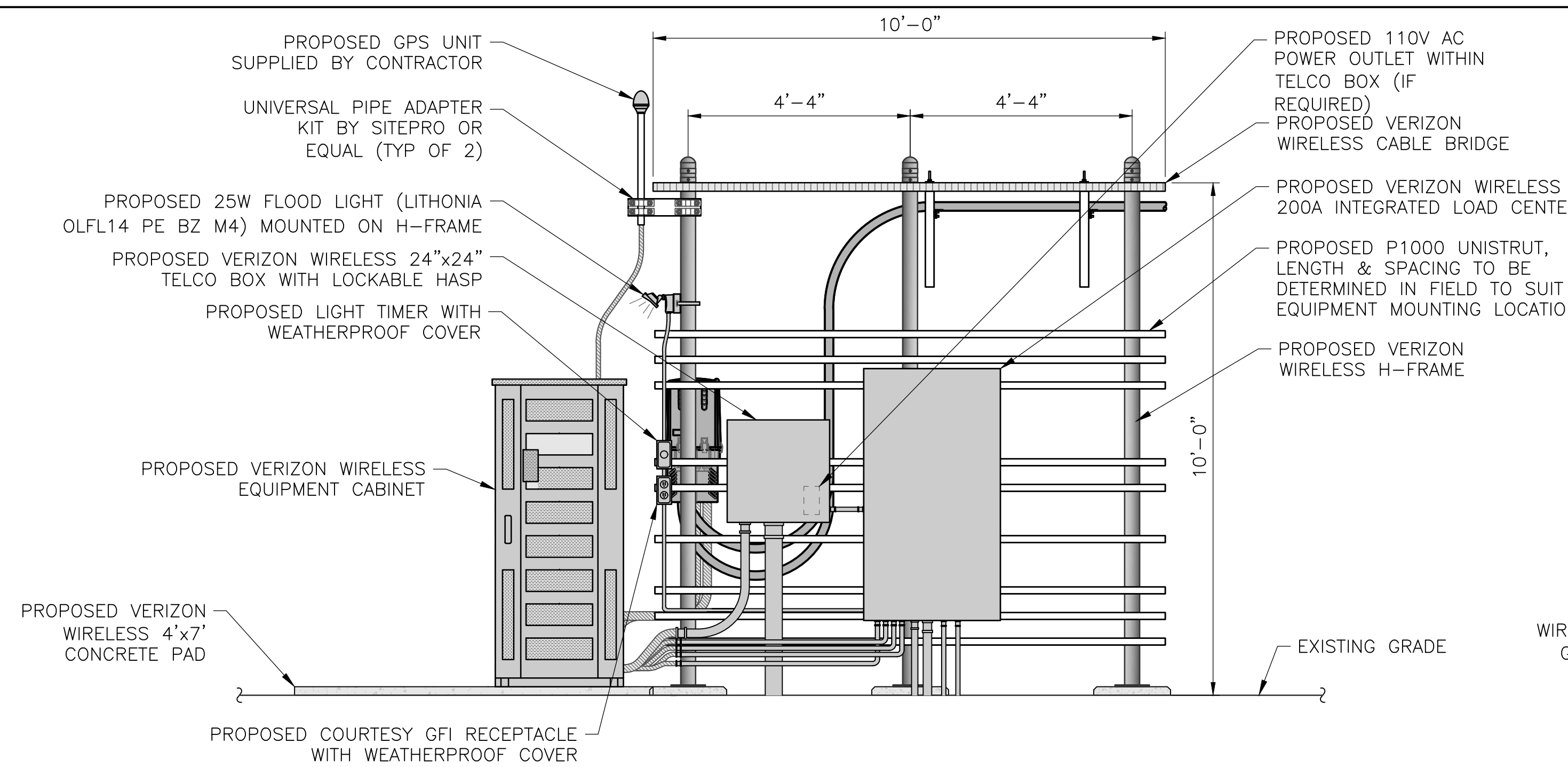
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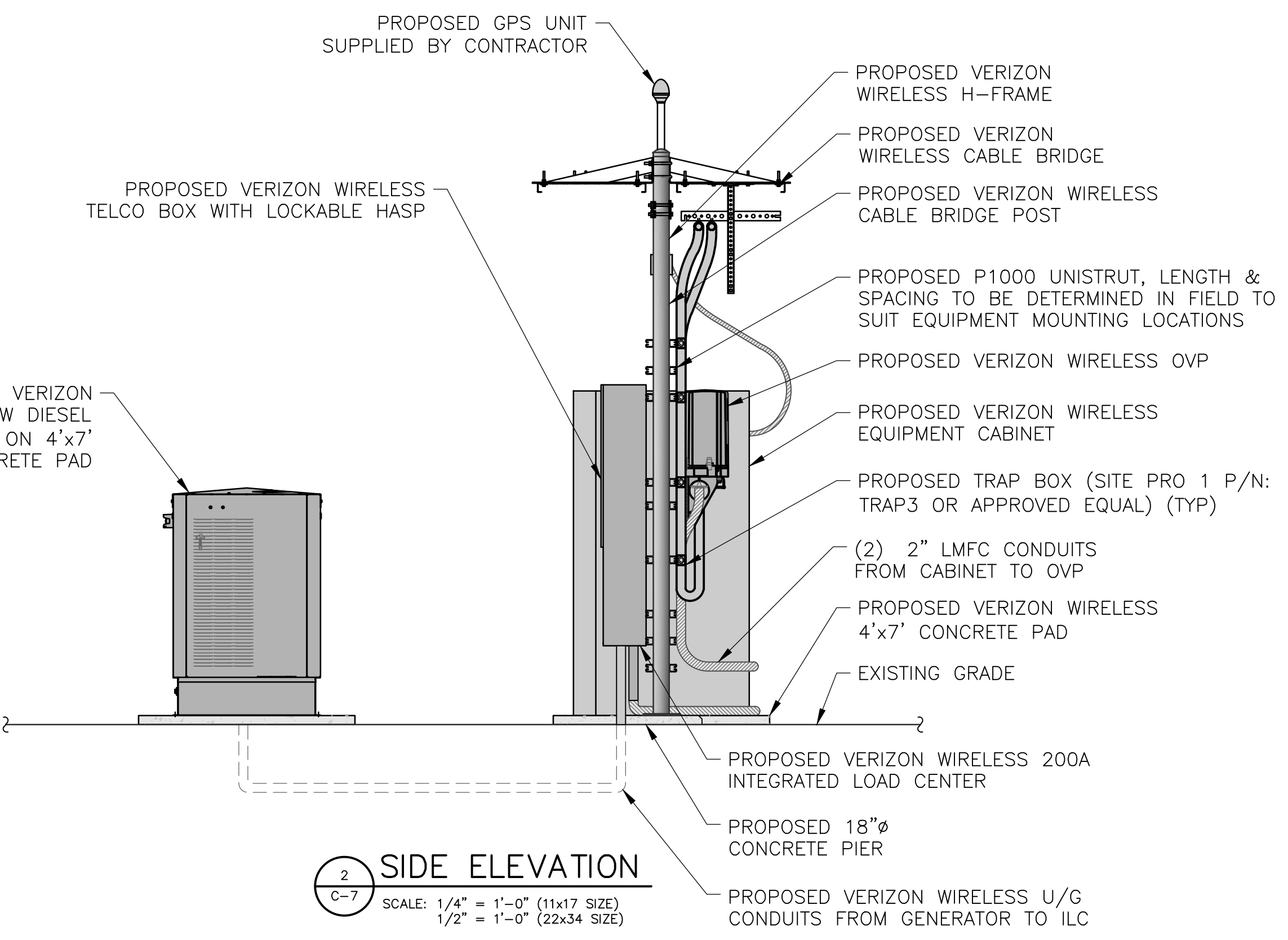
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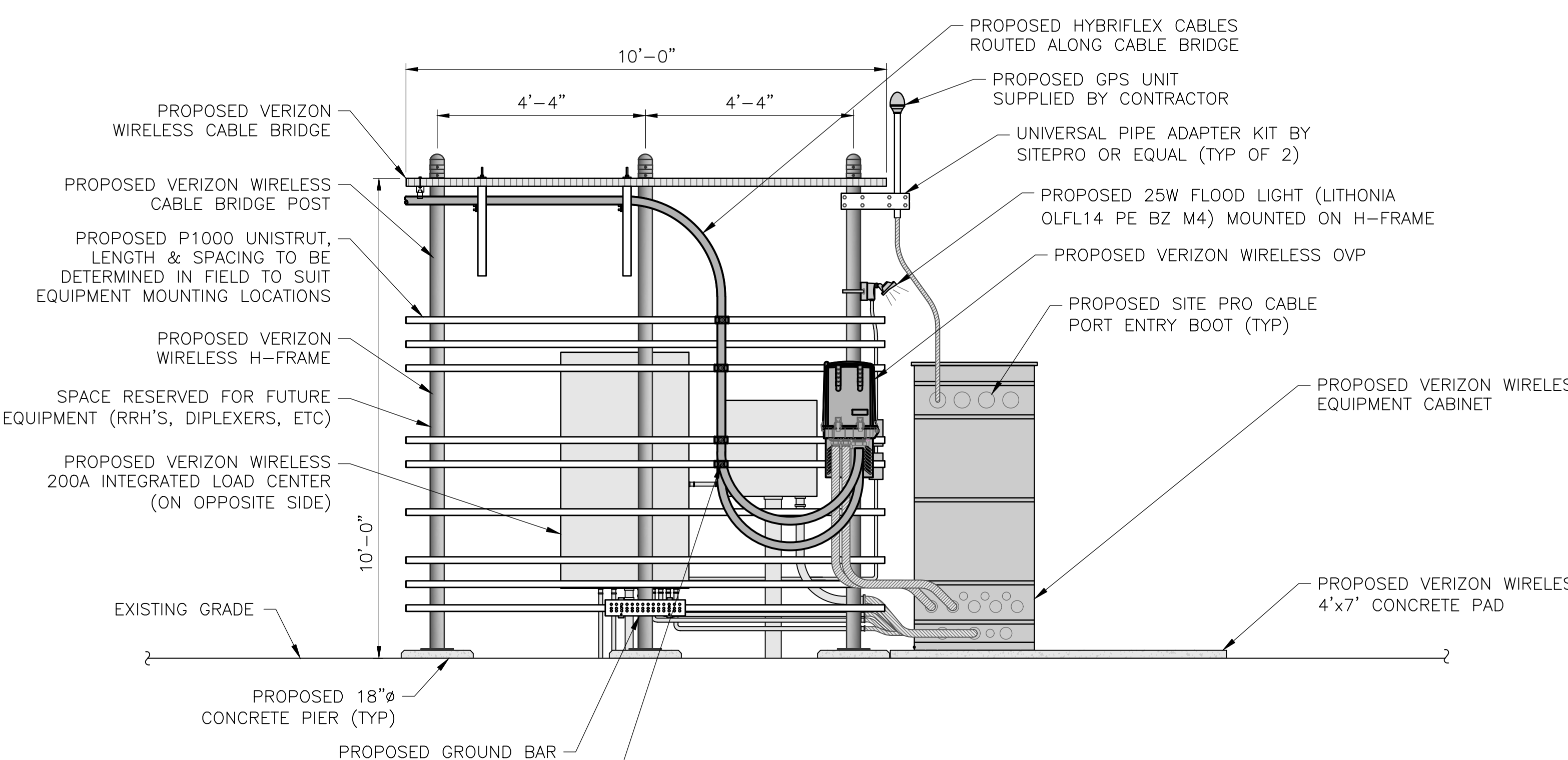
1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0" (11x17 SIZE)  
1/2" = 1'-0" (22x34 SIZE)

LEGEND

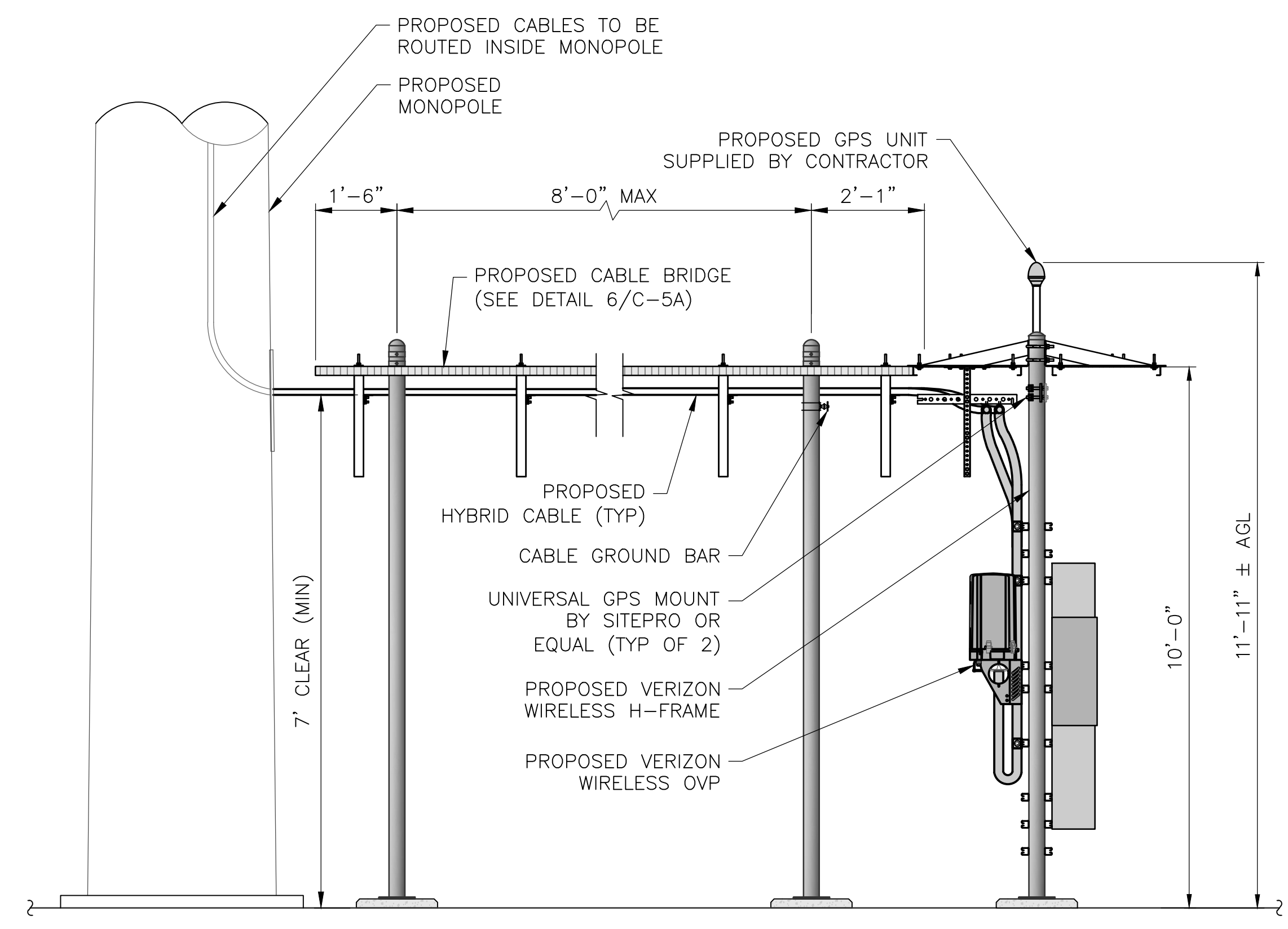
[Solid Grey Box]	EMT CONDUIT
[Hatched Box]	LMFC CONDUIT



2 SIDE ELEVATION  
SCALE: 1/4" = 1'-0" (11x17 SIZE)  
1/2" = 1'-0" (22x34 SIZE)



3 REAR ELEVATION  
SCALE: 1/4" = 1'-0" (11x17 SIZE)  
1/2" = 1'-0" (22x34 SIZE)



4 EQUIPMENT ELEVATION  
SCALE: 1/4" = 1'-0" (11x17 SIZE)  
1/2" = 1'-0" (22x34 SIZE)



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764 CHARLTON RD  
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SARATOGA COUNTY  
NY 12019

SHEET TITLE

EQUIPMENT ELEVATIONS

SHEET NUMBER

SHEET NUMBER

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C-7



1275 JOHN STREET, SUITE 100  
WEST HENRIETTA, NY 14586



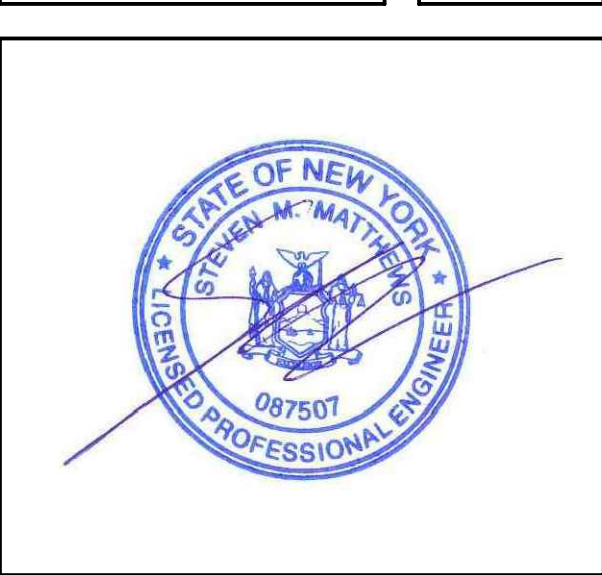
Practical Solutions. Exceptional Service.  
Tectonic Engineering & Surveying Consultants P.C.  
70 Pleasant Hill Road Phone: (845) 334-5999  
P.O. Box 37 (800) 829-6531  
Mountainville, NY 10953 www.tectonicengineering.com  
Project Contact Info  
36 British American Blvd.  
Suite 101 Latham, NY 12110 Phone: (518) 783-1630

WORK ORDER NUMBER 9725.19 DRAWN BY TRR

NO.	DATE	ISSUE
0	7/5/19	PER TOWN COMMENTS
1	7/26/19	PER COMMENTS
2	11/8/19	PER COMMENTS

NO.	DATE	ISSUE

RELEASED BY DATE



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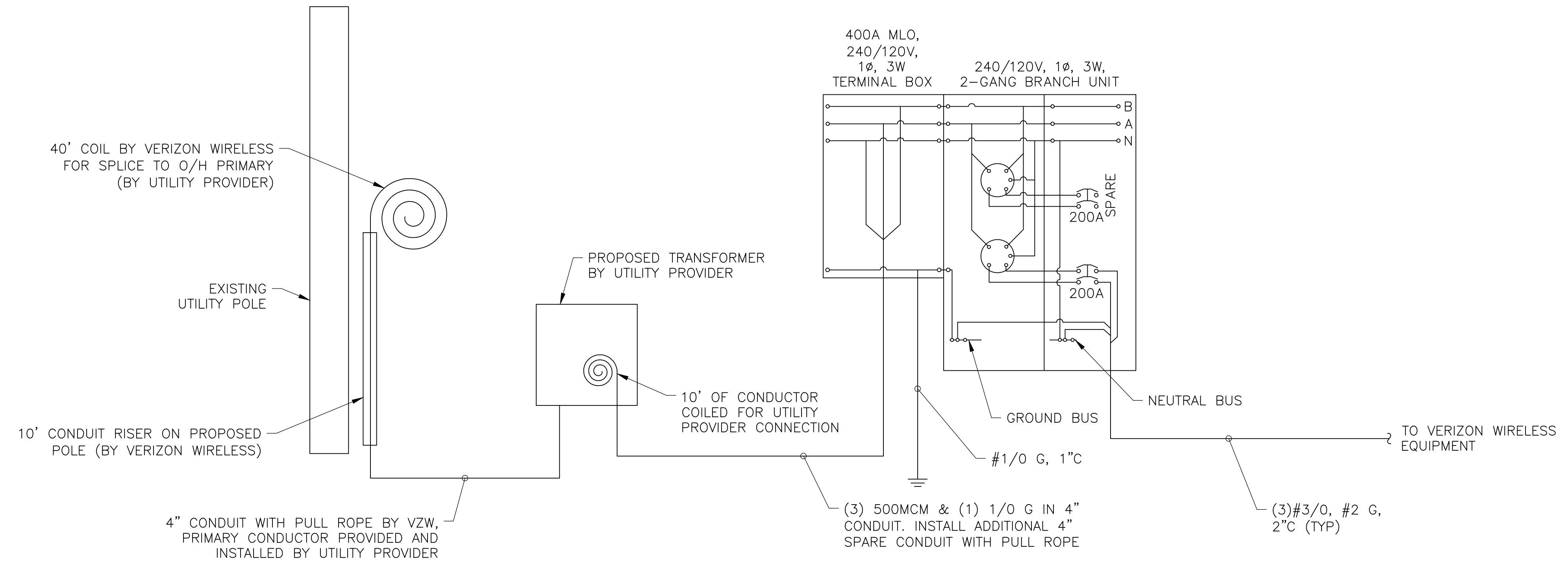
ORIGINAL SIZE IN INCHES

SITE INFORMATION  
CHARLTON CENTER  
RE PN: 20191924042  
LC: 317171

SITE ADDRESS  
764 CHARLTON RD  
TOWN OF CHARLTON  
SARATOGA COUNTY  
NY 12019

SHEET TITLE  
UTILITY DIAGRAMS &  
DETAILS

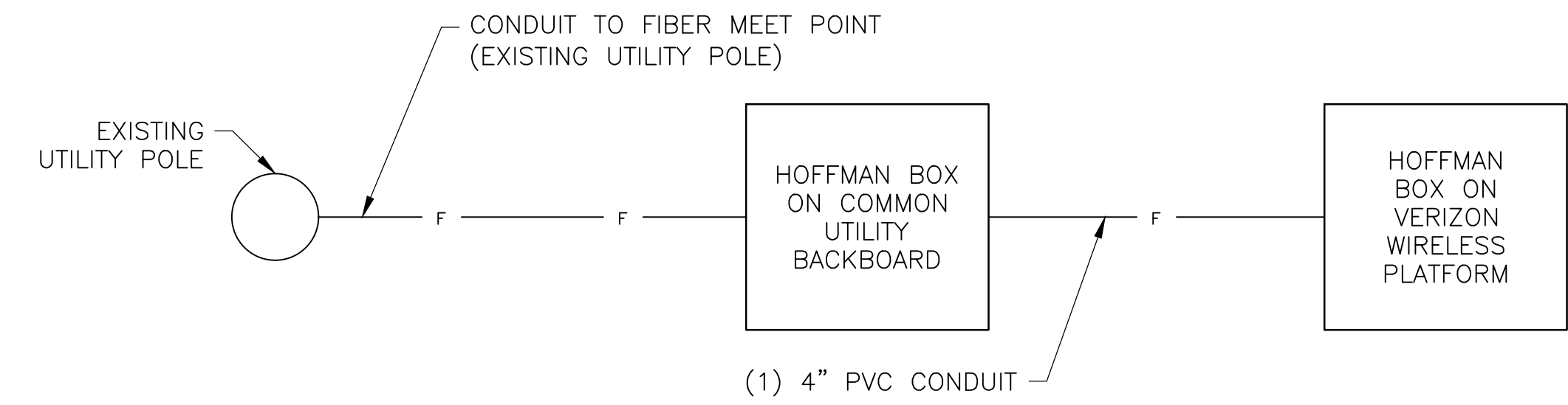
SHEET NUMBER  
E-1



NOTES:

1. EMT CONDUIT W/COMPRESSION FITTINGS SHALL BE USED ABOVE GRADE.
2. SCH 40 PVC CONDUIT SHALL BE USED BELOW GRADE.
3. SCH 80 PVC CONDUIT SHALL BE USED UNDER ROADWAY.

1 SINGLE LINE DIAGRAM SCALE: NTS



2 TELEPHONE LINE DIAGRAM SCALE: NTS



# EXHIBIT F

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Verizon Wireless - Charlton Center - Unmanned Wireless Communications Facility		
Project Location (describe, and attach a general location map): 764 CHARLTON RD, CHARLTON, NY 12019		
Brief Description of Proposed Action (include purpose or need): Cellco Partnership, d/b/a Verizon Wireless ("Verizon Wireless" or the "Applicant") proposes the installation of an unmanned wireless communications facility located along the norther portion of the existing property. Said property being located approximately 0.25 miles east of the intersection of Charlton Rd and Swaggertown Rd. Access to the proposed facility will originate from Charlton Road utilizing an existing gravel driveway and a proposed 12' wide gravel access road.  In general, the installation will consist of the following: 120' tall monopole with a 4' lightning rod; twelve (12) panel antennas and related equipment to be mounted to the monopole at a center-line height of 116'; two 4'x7' equipment pads; an emergency generator; and all related telecommunications and utility equipment, coaxial cabling and utility services (power and telephone/fiber). All equipment is to be located inside a 75' x 75' fenced enclosure within a 100' x 100' lease area."		
Name of Applicant/Sponsor: Cellco Partnership, d/b/a Verizon Wireless	Telephone: (585) 321-5435	E-Mail: Kathy.Pomponio@VerizonWireless.com
Address: 1275 John Street, Suite #100		
City/PO: West Henrietta	State: NY	Zip Code: 14586
Project Contact (if not same as sponsor; give name and title/role): David C. Brennan, Esq., Managing Member, Young/Sommer LLC	Telephone: (518) 229-8699	E-Mail: dbrennan@youngsommer.com
Address: Executive Woods, Five Palisades Drive		
City/PO: Albany	State: NY	Zip Code: 12205
Property Owner (if not same as sponsor): David Hunt	Telephone:	E-Mail:
Address: 764 Charlton Rd		
City/PO: Charlton	State: NY	Zip Code: 12019



**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board - Exceptional Use Permit	TBD
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Planning Board - referral for advisory opinion	TBD
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ZBA - referral for advisory opinion	TBD
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building department - Building Permit; Historic District Commission, ECC - for advisory opinion	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Saratoga County DPW - Highway work permit Saragoa County Planning - Section 239 referral	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC Article 24 Wetlands Buffer Permit	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?  Yes  No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)  Yes  No

If Yes, identify the plan(s):  
 NYS Heritage Areas: Mohawk Valley Heritage Corridor  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  Yes  No

If Yes, identify the plan(s):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

Residential Agriculture

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No

If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Burnt Hills-Ballston Lake Central School District, Po Box 1389, Ballston Lake, NY 12019

b. What police or other public protection forces serve the project site?

Saratoga County Sheriff's Office, Charlton Police, NYS Police

c. Which fire protection and emergency medical services serve the project site?

FD011-Charlton Fire 786 Charlton Road, Ballston Lake, NY 12019

d. What parks serve the project site?

Elmer Smith Park, Gideon Hawley Park

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial public utility

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 47.14 acres

b. Total acreage to be physically disturbed? \_\_\_\_\_ 0.70 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 0.23 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: \_\_\_\_\_ 3 months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

f. Does the project include new residential uses?  Yes  No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No

If Yes,

i. Total number of structures \_\_\_\_\_ 1

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ 120' height; \_\_\_\_\_ width; and \_\_\_\_\_ length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ 0 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No

If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_

iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

## D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No

If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

• Do existing sewer lines serve the project site?  Yes  No  
 • Will a line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)  
 ii. Describe types of new point sources. \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_  
 • Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 Construction equipment \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 N/A \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 Backup generator \_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

---

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
Minimal increase in electrical power usage as necessary to operate the facility.

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
Local utility \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

---

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 8am-5pm _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 24hrs/7 days a week (Unmanned) _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
--	--

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
 During construction, noise associated with the operation of construction equipment, once construction of the proposed facility is complete, the on-site generator will be the only contributing factor to noise levels.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

---

n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 One LED work light on switch/timer designed to illuminate the Verizon ground equipment area only.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

---

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

---

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 • Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: \_\_\_\_\_  
 • Operation: \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: \_\_\_\_\_  
 • Operation: \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.57	1.17	+0.60
• Forested	14.83	14.83	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	16.5	16.5	0
• Agricultural (includes active orchards, field, greenhouse etc.)	8.5	7.9	-0.60
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.26	1.26	0
• Wetlands (freshwater or tidal)	0.8	0.8	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____ _____	0	0	0



c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities: \_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 25 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

Mosherville silt loam	_____	35.2 %
Broadalbin silt loam	_____	30.6 %
Sun silt loam	_____	27.1 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 6 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 70 % of site  
 Moderately Well Drained: \_\_\_\_\_ 25 % of site  
 Poorly Drained \_\_\_\_\_ 5 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 100 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_  
 \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Unclassified stream Classification \_\_\_\_\_
- Lakes or Ponds: Name Unclassified ponds Classification \_\_\_\_\_
- Wetlands: Name NYSDEC B-42, Class 1 Approximate Size 15 acres
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
 \_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: Principal Aquifer, Sole Source Aquifer Names: Schenectady-Niskayuna SSA

m. Identify the predominant wildlife species that occupy or use the project site:		
Deer _____	Squirrels _____	Skunks _____
Rabbits _____	Opossums _____	Foxes _____
Birds _____	Raccoons _____	Chipmunks _____
n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If Yes:		
i. Describe the habitat/community (composition, function, and basis for designation): _____		
ii. Source(s) of description or evaluation: _____		
iii. Extent of community/habitat:		
• Currently: _____ acres		
• Following completion of project as proposed: _____ acres		
• Gain or loss (indicate + or -): _____ acres		
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If Yes:		
i. Species and listing (endangered or threatened): _____		
_____		
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If Yes:		
i. Species and listing: _____		
_____		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>		
If yes, give a brief description of how the proposed action may affect that use: _____		
No impact _____		
<b>E.3. Designated Public Resources On or Near Project Site</b>		
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If Yes, provide county plus district name/number: _____		
b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>		
i. If Yes: acreage(s) on project site? 47.14 _____		
ii. Source(s) of soil rating(s): 2019 NEW YORK AGRICULTURAL LAND CLASSIFICATION - SARATOGA _____		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If Yes:		
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature		
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____		
_____		
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If Yes:		
i. CEA name: _____		
ii. Basis for designation: _____		
iii. Designating agency and date: _____		

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: <u>Charlton Historic District</u>	
<i>iii.</i> Brief description of attributes on which listing is based:	
<u>Historic structures along Charlton Road within the designated historic district. Project poses no adverse impacts to the historic district.</u>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Steven Matthews, agent on behalf of applicant      Date 11/8/19

Signature Steven Matthews      Title Manager of Engineering

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Project :

Date :

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency’s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b>			
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>2. Impact on Geological Features</b> The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span> <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>3. Impacts on Surface Water</b> The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span> <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>4. Impact on groundwater</b> The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span> (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>5. Impact on Flooding</b> The proposed action may result in development on lands subject to flooding. <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span> (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>6. Impacts on Air</b>			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b>			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>



e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b>			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b>			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b>			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>13. Impact on Transportation</b> The proposed action may result in a change to existing transportation systems. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>14. Impact on Energy</b> The proposed action may cause an increase in the use of any form of energy. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

<b>15. Impact on Noise, Odor, and Light</b> The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>16. Impact on Human Health</b>			
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

<b>17. Consistency with Community Plans</b>			
The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>18. Consistency with Community Character</b>			
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Project :

Date :

***Full Environmental Assessment Form***  
***Part 3 - Evaluation of the Magnitude and Importance of Project Impacts***  
***and***  
***Determination of Significance***

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:             Type 1                       Unlisted

Identify portions of EAF completed for this Project:    Part 1             Part 2             Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the \_\_\_\_\_ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person:

Address:

Telephone Number:

E-mail:

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>



# EXHIBIT G



Town of Charlton  
758 Charlton Road  
Charlton, New York 12019  
Telephone: 518-384-0152  
Fax: 518-384-0385

### EXCEPTIONAL USE PERMIT (EUP) APPLICATION

**1. APPLICANT**

**Name(s)** Cellco Partnership d/b/a Verizon Wireless  
**Address** 1275 John St., Suite 100, West Henrietta, NY 14586  
**Telephone (preferred no.)** 518-438-9907 ext. 224 (David C. Brennan, Esq.)

**2. PROPERTY OWNER**

**Name(s)** David and Elizabeth Hunt (identical to current deed)  
**Address** 764 Charlton Road, Charlton NY 12019  
**Telephone (preferred no.)** huntct86@yahoo.com

**3. LOCATION: Street and Number** 764 Charlton Road

**4. EUP PROCEDURES AND REQUIREMENTS:** See Article VII, Sections 1-12, as applicable, pages 45-55 of the Zoning Ordinance for the Town of Charlton, adopted September 14, 2015.

**5. PRESENT ZONE**

Residential \_\_\_\_\_  
Residential /Agricultural  X   
Agricultural \_\_\_\_\_

**6. LOT INFORMATION**

**Acres** 47.14+/- **Sq. Ft.** 2,053,418 ft.+/- **Frontage** 280 ft.+/-  
**Wet Lands** Yes \_\_\_\_\_ **Flood Plain** No \_\_\_\_\_  
**Within 500 ft of state/county highway** Yes \_\_\_\_\_ -

**7. SIGNATURE OF OWNER(S)** \_\_\_\_\_ **DATE** \_\_\_\_\_  
Per Lease at TAB 2  
\_\_\_\_\_  
**DATE** \_\_\_\_\_  
(If more than one owner, all should sign)

**FOR TOWN USE ONLY:**

**DATE OF BOARD ACTION** \_\_\_\_\_  
**BOARD DECISION** \_\_\_\_\_

## AGRICULTURAL DATA STATEMENT

This statement is to be submitted with all applications required for a Special Use Permit, Site Plan Approval, Use Variance, or Subdivision Approval for projects occurring on property within an Agricultural District containing a farm operation, or on property with boundaries within 500 feet of a farm operation located in an Agricultural District. (Ref. Town Law 283-a)

1. Applicant's Name: Cellco Partnership d/b/a Verizon Wireless

Address: 1275 John Street, Suite 100, West Henrietta, New York 14586

Phone: c/o David C. Brennan, Esq. 518-438-9907 ext. 224

2. Description of proposed project:

Unmanned public utility/personal wireless service facility on a 100± ft. x 100± ft. (10,000± sq. ft.) portion of lands n/f owned by David Hunt and Elizabeth A. Hunt and located at 764 Charlton Road in the Town of Charlton, County of Saratoga, State of New York (Tax Map Parcel No. 246.-2-26.1) consisting of a 120± ft. monopole (124± ft. when including a 4± ft. lightning rod), an equipment cabinet on a concrete pad measuring 4.0± ft. x 7.0± ft. in size; utility and RF equipment on a "H" frame mounting structure; a 30 kW diesel generator on a concrete pad measuring 4.0± ft. x 7.0± ft. in size for emergency power, all within a 75' x 75' (5,625 s.f.) fenced compound on a lease area of 10,000 sq. ft. (100 ft. x 100 ft.). Four (4) antennas on each of three sectors (total of 12 antennas) will be mounted on the monopole. A 30± ft. wide easement area will provide the Applicant with access and utility services to and from the premises. Access to the proposed facility will originate from Charlton Road utilizing an existing gravel drive and a new gravel drive will be installed (as necessary) to connect the existing drive with the tower compound. Utilities will be installed underground in a trench adjacent to the access drive.

3. List names and addresses of farming operations \* within 500 feet of the proposed project: (attach additional sheet if necessary)

1. 236.-1-116 – William H. and Elizabeth S. Herkenham, rear of 2093 Maple Avenue (parcel north of the project site).

2. 246.-2-27.2 – Andrew K. and Theresa Swett, 2025 Maple Avenue.

3. 246.-3-35 – Ellen D. Alsdorf, Trustee, north of 828 Swaggertown Road.

4. Written description of exact location of proposed project: Please attach a tax map or clearly drawn map showing proposed project relative to all farming operations identified in the Data Statement:

See Attached Plans Describing the Project and Letter and Map Identifying Parcels in the Agricultural District.

\* Farming operations, as defined by NYS Agriculture and Markets Law. Article 25-AA, means the land used in agricultural production, farm buildings, equipment, and farm residential buildings.

# EXHIBIT H

# W-T COMMUNICATION DESIGN GROUP, LLC

WIRELESS INFRASTRUCTURE  
2675 Pratum Avenue, Hoffman Estates, IL 60192  
(224) 293-6333 Fax: (224) 293-6444  
www.wtengineering.com

October 11, 2016

**Re: Charlton Center – Agricultural Data Review**  
**764 Charlton Rd.**  
**Charlton, NY 12019**  
**W-T#: T1601043**

**To Whom It May Concern,**

Based on a review of the information provided on the Saratoga County GIS viewer the landlord's property is not within an Agricultural District.

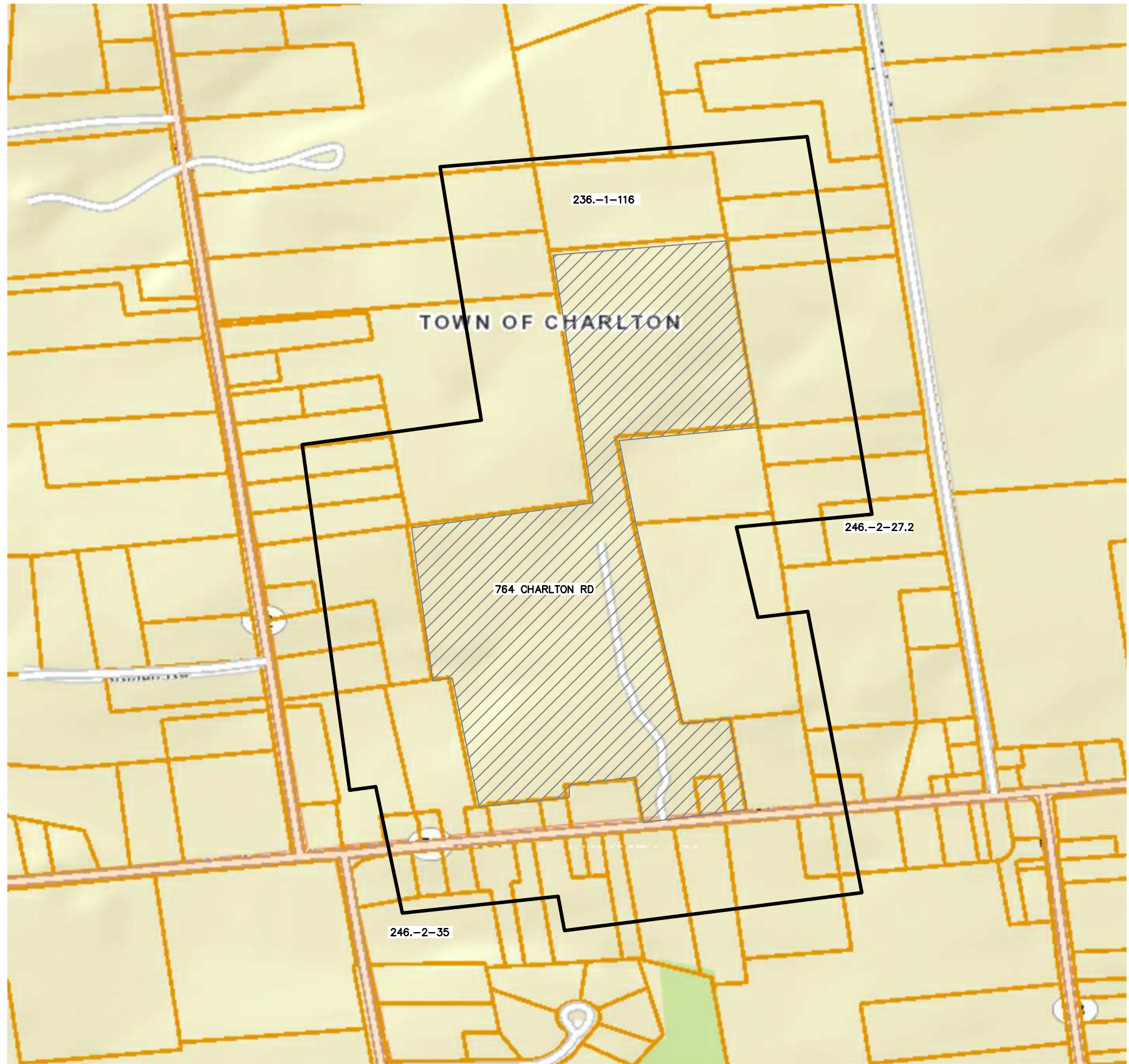
However, (3) properties within 500 feet of the landlord's property have been identified as an Agricultural District.

The attached exhibits illustrate the location of the (3) properties.

I trust this meets with your needs and if you have any questions please do not hesitate to call.

**Regards,**  
**W-T Communication Design Group, LLC**

**David Van Lieshout**  
**Senior Project Manager**



**Site Name:**  
**CHARLTON**  
**Site Number:**  
**20141151124**  
**317171**

764 CHARLTON RD.  
CHARLTON, NY 12019

ENGINEER SEAL:

SIGNED:  
EXPIRES:

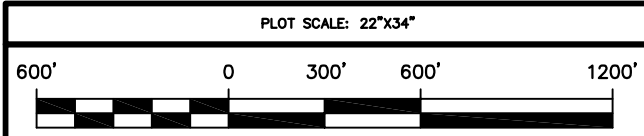

NO.	DATE	REVISION
D	10.03.16	SITE LAYOUT
C	09.20.16	ZONING DRAWINGS
B	07.19.16	REVISED
A	07.05.16	FOR LEASE REVIEW

DATE DRAWN: 09.20.16

DRAWN BY: DVL

APPROVED: JKR

PROJECT NO: T1601043



**OVERALL SITE PLAN**      SCALE: 1" = 300'-0"      **1**

SHEET NAME  
**AGRICULTURAL  
DATA REVIEW  
(500' SETBACK)**

SHEET NUMBER

**Z-2**

### Layers

County Municipalities

- NY\_County\_Saratoga
  - Agriculture
  - Soils
  - Agricultural Districts
  - Census 2000
  - Political Districts
  - Geology
  - Hydrology
  - Contours
  - Parks and Recreation
  - Regional Boundaries

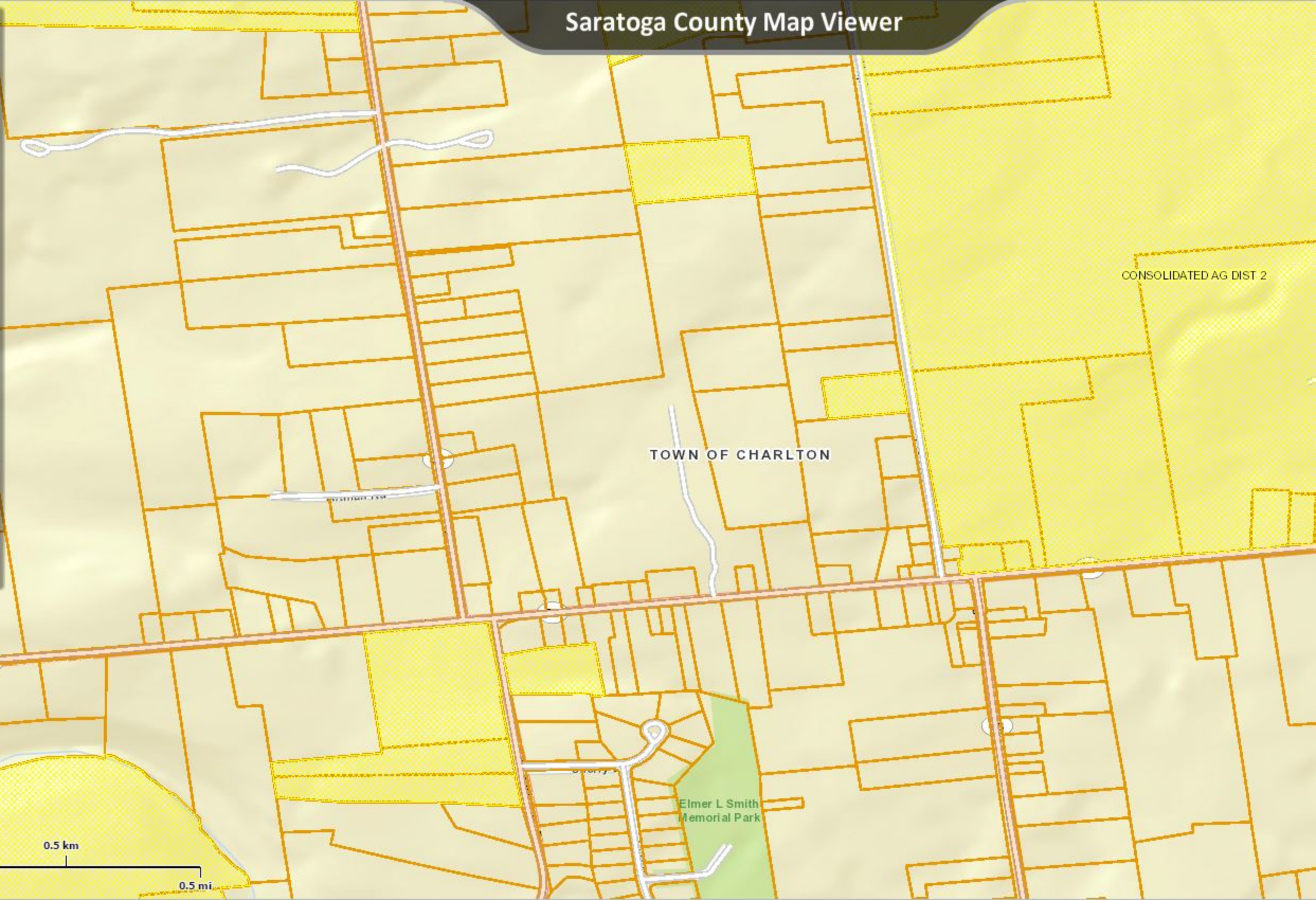
### Legend

### Labels

### Imagery

Region Building

Saratoga County



# EXHIBIT I



# APPRAISAL CONSULTING REPORT - MARKET STUDY

Of

VERIZON - PROPOSED BUELLVILLE CELL TOWER  
OFF INDIAN HILL ROAD AND POMPEY CENTER ROAD  
TOWN OF POMPEY, ONONDAGA COUNTY  
STATE OF NEW YORK

---

MADE FOR

MR. JARED C. LUSK  
NIXON PEABODY, LLP  
1300 Clinton Square  
Rochester, New York 14604-1792

PREPARED BY

DONALD A. FISHER, MAI, ARA  
POMEROY APPRAISAL ASSOCIATES, INC.  
225 West Jefferson Street, Suite 1  
Syracuse, New York 13202

DATE OF STUDY

MAY 21, 2015

DATES OF PREPARATION

MAY 2015

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**POMEROY**



**APPRAISAL ASSOCIATES, INC.**

*Real Estate Appraisers - Consultants*

POMEROY PLACE, 225 WEST JEFFERSON ST., SYRACUSE, N.Y. 13202

May 27, 2015

Mr. Jared C. Lusk  
Nixon Peabody, LLC  
1300 Clinton Square  
Rochester, New York 14604-1792

Re: Appraisal Consulting Report - Market Study for  
Proposed Buellville Cellular Tower off Indian Hill and Pompey Center Roads  
Town of Pompey, Onondaga County, New York

Dear Mr. Lusk:

At your request, we have prepared this Appraisal Consulting Report - Market Study in a Restricted Use Report format for estimating the value impact on neighboring residential properties in the viewshed of the proposed installation of a 150-foot monopole tower for cellular transmissions to be installed by Verizon Wireless. This proposed tower is to be erected at the rear of 8144 Indian Hill Road in the town of Pompey on a 24.31-acre tract of land improved with a rural residence. This location of the proposed cell tower with a half-mile radius identified in red is shown below on the aerial map.



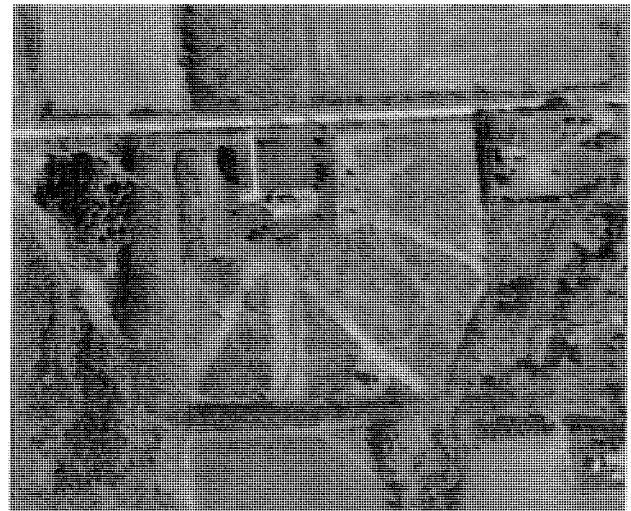
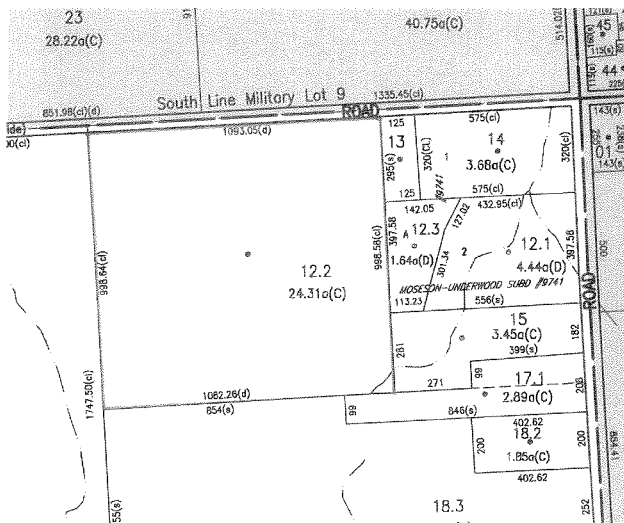
You requested that only this limited Market Study be prepared at this time for internal purposes to help evaluate the potential for damages and/or value impact of nearby residential properties as associated with a tower structure. This consulting report shall examine sale patterns of improved residential properties adjacent to cell towers within the Onondaga – Madison County area of Central New York.

This market study has been completed in May 2015.

The intended users of this Market Study are identified as the client, Verizon Wireless, and their assigns. The purpose, intended use, and Scope of Work for this Market Study is to estimate the value impact to residential properties and analyze value patterns from cell towers associated with neighboring residential properties. In this regard, we assume that you and other designated principals will be users of our report and that it may be shared with others in whatever discussions could ensue.

The proposed tower is planned to be erected near the southeastern corner of this property that neighbors residential strip development to the east with less intensive rural residential development to the north, west and south as shown in the previous photograph.

The parent property is located along the south side of Indian Hill Road, east of Pompey Center Road, south of the village of Manlius. The land is a mixture of open, wooded and brush-covered sloping terrain that is improved with a 3,267-square foot Cape Cod style residence near its northwestern corner. Following are copies of portions of the tax map and aerial photograph outlining the subject's parent property in red.

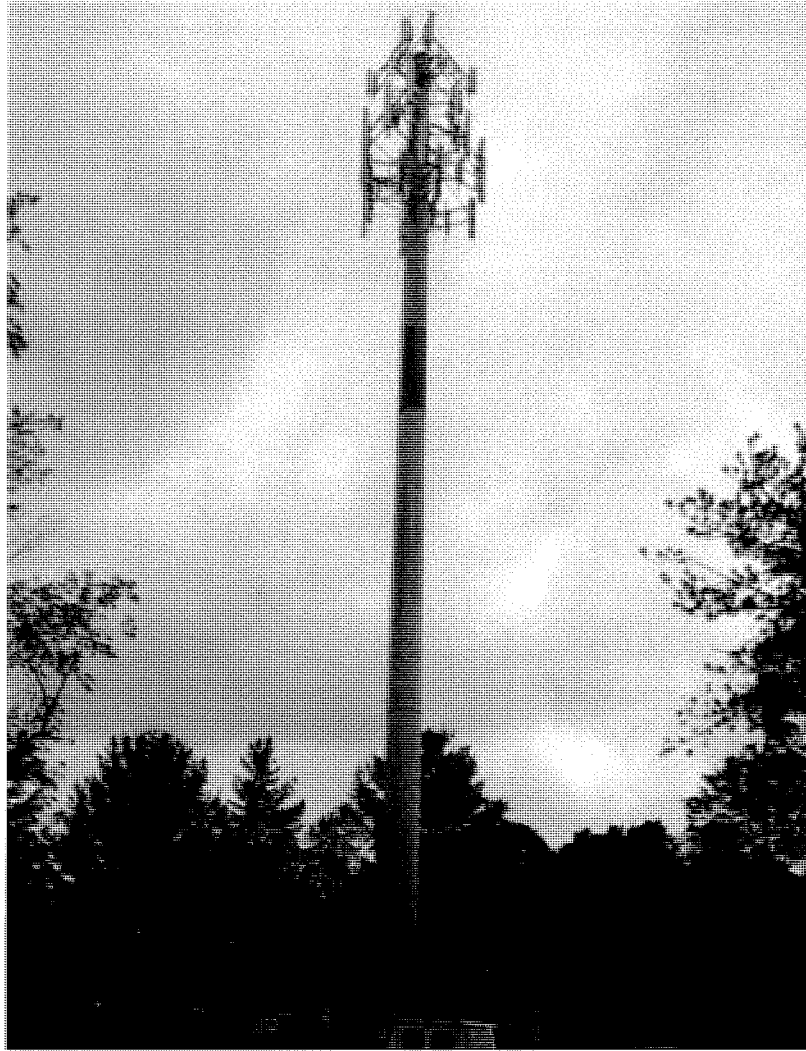


The proposed tower site is bounded on the east by residences ranging from ten to over one hundred years in age and consisting of ranch, cape cod, old style, colonial and contemporary house styles on lots ranging from less than one acre to over five acres. Pompey Pines, a residential subdivision, is located north of Indian Hill Road and Pompey Center Road, with the southern section consisting mostly of colonial-style homes (about one thousand feet north of Indian Hill Road) having been developed in the past ten years. The rural residences to the north, west and south are more scattered in location, range from relatively new to over one hundred years in age, include a mix of house styles and are on lots ranging from about one acre to several acres.

A water tower already exists along the southern boundary of Pompey Pines, south of Killarney Lane and north of Indian Hill Road, is readily visible from most of the southern portion of Pompey Pines. A transmission tower in excess of 900 feet in height, owned by Nexstar Broadcasting Group, Inc., located at 7228 Sevier Road approximately 3.5 miles southwest of the Buellville tower site, is also visible from most open areas in subject's neighborhood.



The proposed tower site was viewed from abutting road, and the neighborhood of the subject property has been inspected to evaluate the area's rural residential characteristics. The following photograph shows a typical monopole cell tower like the one that is being proposed for the Buellville site. A monopole tower consists of a single metal pole that is used for a variety of communications purposes and is the least intrusive of the various tower designs. Other tower styles include a guyed tower which secured with cables and a lattice tower that has a grid-like appearance. An example of a monopole tower is shown in the following photograph (Howlett Hill cell tower, located off Harris Road in the town of Onondaga).



This assignment is developed and in conformity with the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice as well as the appraisal guidelines required as outlined by the Office of the Comptroller of the Currency (OCC) mandating the adherence of the Uniform Standards of Professional Appraisal Practice (USPAP) issued by the Appraisal Standards Board of the Appraisal Foundation as established by Title XI of the Federal Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) of 1989, as amended since that initial date.

***This type of Market Study/Appraisal Review Report is not and cannot be used as a substitute for a qualified real estate appraisal report.*** It is intended to provide a basis for illustrating the range of market value impact of the presence of cell towers on neighboring residential properties.

**Scope of Work for Market Study:** In order to evaluate market data that will show the level of prices willing buyers will pay for residences within the viewshed of cell towers compared to residences that don't have views of cell towers, residential subdivisions with homogeneous characteristics are one of the preferable areas of study. This type of analysis is referred to as *paired data analysis* which is defined as:

*"A quantitative technique used to identify and measure adjustments to the sale prices or rents of comparable properties; to apply this technique, sales or rental data on nearly identical properties is analyzed to isolate and estimate a single characteristic's effect on value or rent. Often referred to as paired sales analysis."*<sup>1</sup>

As such, we will identify and analyze the sale prices of groups of residential sales that do not include views of cell towers to the sale prices of groups of residential sales that are similar in neighborhood and physical characteristics in all significant categories except that this latter group includes views of cell towers. The differences between the two groups of sales will reflect the market's (i.e. buyers) perception of the impact of cell tower views on residential properties.

However, the proposed Buellville tower location is in a relatively rural area with subdivisions only in part of the tower's sphere of influence. Due to the scattered and rural locations of cell towers in Central New York, we have expanded our research area to several cell towers in a variety of locations that include both rural locations and residential subdivisions. The research and analysis for this Market Study included three phases. Initial research for the first phase was conducted from our office as follows:

1. Identifying existing cellular towers in Onondaga and Madison Counties that have been erected
2. Identify sales of improved residences that were within an approximate one mile radius of the identified cell tower
  - a. A period of time from January 1, 2013 through the preparation of this Market Study was utilized to minimize time differences and which represents a period of consistent change since recovery from the Great Recession (early 2008 through mid-2012).
  - b. The [www.real-info.com](http://www.real-info.com) (a.k.a. realRecord) data base was used for sales research; this data base includes records of transactions of real property in each municipality which identify date of sale, sale price, characteristics of houses (style, age, size, limited description of rooms, basement, utilities), lot size, and other information contained in the respective assessor's files.
3. Locate identified sales on a road map

The second phase of this assignment involved field research, including:

4. Inspect the location of each sale from the road to determine if the nearby cell tower was within the parcel's viewshed or if it was obstructed or out of the viewshed
5. Evaluate quality and quantity of sales in each neighborhood to determine if there were sufficient data to analyze for comparison of sale prices of houses within and outside of the viewshed of the nearby cell towers

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<sup>1</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition (Chicago: Appraisal Institute, 2010) 142.

6. Sales or neighborhoods were eliminated from the study when the variety of residential sales was too diverse to produce viable analyses
  - a. Some rural neighborhoods do not include residential sales within similar age, style and/or size ranges
  - b. Some neighborhoods did not include a sufficient number of recent sales that could be used for a view – no view comparison

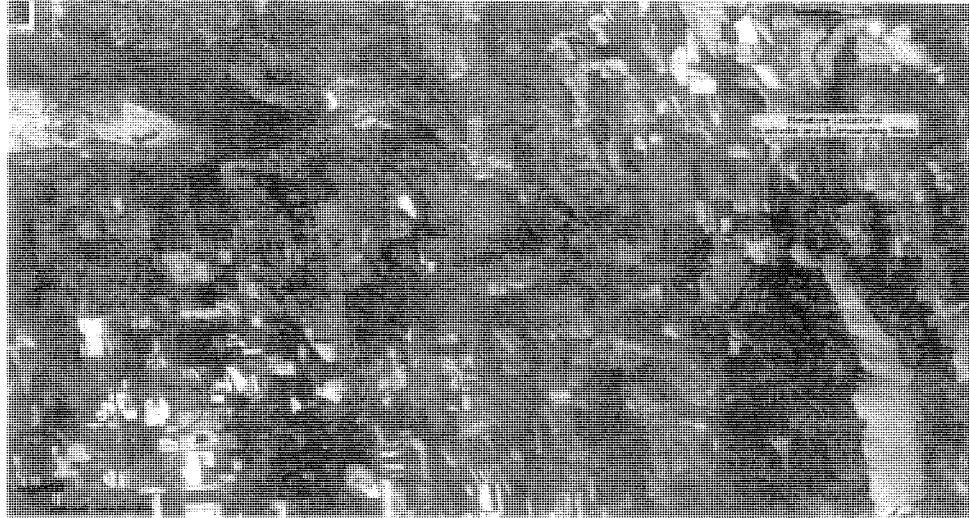
The third phase of this assignment including inserting the sale data into a series of Excel spreadsheets that could be used for limited statistical analysis to compare sales prices of residential properties that were within the viewshed of a cell tower compared to residential properties in the same neighborhoods that did not have views of the same cell tower.

7. The sale data included in the spreadsheets includes the location of the test tower site, identification of the town, and address, house age and style, sale date, sale price, house size and unit price (sale price divided by house size).
8. Unit price (sale price divided by house size) is the best unit of measure for this type of market study because it reflects overall prices of the sale properties, evening out the fluctuations in size, rooms and associated features.
9. Average and median unit prices for each group of sales – SALES WITH VIEWS OF TOWERS and SALES WITHOUT VIEWS OF TOWERS – were then compared to measure the difference in unit prices paid by typical residential buyers in each neighborhood
10. Due to the diversity of sale data in some neighborhoods, multiple sets of comparisons could be completed to demonstrate the trends reflected by different house styles, different sub-neighborhoods, different age ranges, etc.
11. A table compiling all of the data analyzed in each cell tower location studied is compiled at the end of this section.

### **Market Study – Price Analysis**

Tower sites within Onondaga and Madison Counties were identified that were located in suburban/village, rural/subdivision and rural/open space locations. Sales were researched for each location, with some of the rural locations dropped from the study due to insufficient numbers of sales and/or too great a diversity of property types among the sales found. Most of the cell towers that were utilized in this Market Study included residential subdivisions that were generally homogenous in age and house style, allowing for reliable comparisons of residential properties with and without tower views.

The Buellville Tower site is in a relatively rural area with the dominant land usage being agricultural and forest, but with strip residential development along most roads and some residential subdivisions to the north. The following aerial photograph identifies three existing cell towers (red circles near the north-central, southwest and southeast areas) and the proposed Buellville Tower site (red circle near the center of the photograph).



**Extent and Description of Market Data Research:** This Market Study has included an investigation of recent improved residential sales exhibiting characteristics similar to the subject area. The data accumulated from this research was assimilated to project a range of value trends associated with improved residential properties located near cell tower sites.

Our search identified the following cellular towers that were used as focus points for residential sales research. After reviewing these tower sites and their neighborhoods, several were acknowledged as having sufficient sales data that could be used for analysis purposes. Reasons for the elimination of some of the tower sites are referenced in this table.

Cell Site Name	Street	Town	Tower Type	Tower Height	Comments
<i>Cell tower sites with sufficient residential sale data for market study</i>					
Chittenango	1326 Kinderhook Road	Sullivan	Guyed	180 ft.	North of village; visible from parts of some subdivisions; 4 sets of paired sales analyses; some houses have views of a different tower which are included in the second paired sales analyses
Howlett Hill	5077 Harris Road	Onondaga	Monopole	140 ft.	Near subdivisions; low height powerline; 2 neighborhoods with 5 sets of paired sales analyses, 1 paired sale analysis with powerline
Peck Hill	Peck Hill Road	Dewitt	Monopole	96 ft.	Near water tower; homogeneous residential area east of Peck Hill Road; 1 paired sale analysis
Radisson	8803 N. Entry Road	Lysander	Monopole	152 ft.	Residential development to east; partly influenced by golf course; 3 paired sales analyses
Lake Shore	6270 Route 31	Cicero	Guyed	160 ft.	Homogeneous residential development to north and east; 3 neighborhoods with 10 paired sales analyses; 1 neighborhood along Thompson Road contaminated by existing powerline corridor and is not used





<i>Cell tower sites without sufficient sale data for market study with reasons for exclusions</i>					
Lake Shore					
Manlius	1 Arkie Albanese Ave.	Manlius	Lattice	160 ft.	Village location, mixed house styles
Cazenovia	4466 Woodfield Rd.	Cazenovia	Guyed	185 ft.	Rural location, few sales
Pompey	7245 Sevier Rd.	Pompey	Lattice	180 ft.	Rural location, few sales, cell tower dwarfed by TV 900+-ft. tower, 9 additional towers close by
Mandana	Hencoop Road	Skaneateles	Lattice	195 ft.	Rural location; few sales
East Manlius	5350 Townsend Rd.	Manlius	Lattice	145 ft.	No recent sales with tower views

Each of these tower sites has been inspected and the surrounding residential properties have been viewed from their respective road frontage for the purpose of determining if the residence had a view of the nearby cell tower structure. Adjustment for time is the only adjustment made to the comparable sales as this can be done from external sources and New York State Office of Real Property Services database records. As reported in the May 24, 2015 edition of The Post-Standard (page H-3), the Greater Syracuse Association of Realtors data for Onondaga and Madison Counties shows an overall change in average improved residential sale prices from \$168,000 to \$173,100 (\$5,100 or 3% annual trend) for Onondaga County, and for Madison County a change from \$189,200 to \$170,300 (-\$18,900 or -9.99% annual trend). Since the Buellville tower site is in Onondaga County, and because most of the towers identified in this Market Study are located in Onondaga County, more weight is given to the time trend reflected by the Onondaga County sale data than the Madison County data. As a result, an overall rate of 2% per year is utilized as the annual time trend that will be applied to all sales in each of the paired sales analyses, trending each sale to the approximate date of this Market Study (May 1, 2015). Further adjustment would require additional data from field inspections not included in our Scope of Work.

Explanation of Data Included in Paired Sales Tables: Following are a series of tables that lists groupings of single-family residential sales that don't have cell towers visible from the house locations (shown first) and similar single-family residential sales with nearby cell towers in sight (shown second). Each table is entitled with the name of the tower (from the above table) with its address, tower height and tower type on the first line; and with the neighborhood and identification of the group of sales analyzed on the second line. The tables show the street number and street address, house style, year constructed, house size in square feet, sale date, sale price, time adjustment, time-adjusted sale price and price per square foot (time-adjusted sale price divided by house size). The average and median sizes, time-adjusted sale prices and unit prices are shown for each group of sales (e.g. for paired sales analyses), using the first group (residential sales without tower views) as the base level for analysis, and comparing the average and median unit prices (sale price per square foot) of the first group to the second group (residential sales with tower views). The last column in each table shows the differences between the average and median unit prices of the sales without tower views (first group) compared to the respective average and median unit prices of the sales with tower view (second group). A negative number in the last column indicates that residential properties with tower views sell for less than similar residential properties without tower views. Contrarily, a positive number in the last column shows that residential properties with tower views sell for higher unit prices than residential properties without tower views. The numerical amount of each percentage number shows the magnitude of difference between the two groups of sales.



### Chittenango Tower, Town of Sullivan

<b>Chittenango Tower - 1326 Kinderhook Road, Town of Sullivan - 180-ft. guyed tower</b>										
<b>Kinderhook - Bolivar - Rt. 5 Neighborhood - All Sales (c.1960-2014) 2013-2015</b>										
Time Trend		2%								
Date of Market Study		5/1/2015								
<u>Street #</u>	<u>Street</u>	<u>House Style</u>	<u>Year</u>	<u>House SF</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Time Adj.</u>	<u>Adj. Sale Price</u>	<u>Price / SF</u>	<u>% Diff.</u>
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
530	Tuscarora Rd	Colonial	1989	1748	7/30/2014	\$148,900	1.5%	\$151,134	\$86.46	
103	Richmond Cir.	Colonial	1993	1824	6/27/2013	\$157,000	3.7%	\$162,840	\$89.28	
106	Richmond Cir.	Colonial	2001	1816	9/3/2013	\$170,000	3.3%	\$175,661	\$96.73	
1007	Margot Ave	Ra'd Ranch	1980	2324	7/24/2014	\$150,500	1.5%	\$152,818	\$65.76	
1005	Rondo Ave	Ra'd Ranch	1984	1508	12/23/2013	\$126,000	2.7%	\$129,415	\$85.82	
4013	Brick Kiln Dr	Colonial	2013	2980	7/12/2013	\$278,730	3.6%	\$288,848	\$96.93	
		<b>AVERAGE</b>	<b>1993</b>	<b>2033</b>				<b>\$176,786</b>	<b>\$86.94</b>	8%
		<b>MEDIAN</b>	<b>1991</b>	<b>1820</b>				<b>\$157,829</b>	<b>\$87.87</b>	0%
<b>TOWER IN SIGHT OF HOUSE</b>										
102	Burning Hollow Dr.	Colonial	2009	1736	5/27/2014	\$170,000	1.9%	\$173,145	\$99.74	
103	Burning Hollow Dr.	Colonial	2009	2224	9/19/2013	\$182,000	3.2%	\$187,897	\$84.49	
111	Burning Hollow Dr.	Colonial	2008	2248	6/13/2013	\$216,500	3.8%	\$224,705	\$99.96	
112	Burning Hollow Dr.	Colonial	2009	2224	12/9/2013	\$170,000	2.8%	\$174,743	\$78.57	
300	Bialek Way	Colonial	2007	2098	10/15/2013	\$180,000	3.1%	\$185,580	\$88.46	
306	Bialek Way	Colonial	2007	2224	10/23/2013	\$187,000	3.1%	\$192,704	\$86.65	
202	Horizon Dr.	Colonial	2006	2530	5/31/2013	\$190,000	3.9%	\$197,353	\$78.01	
145	Naymik Dr.	Colonial	2007	2748	6/17/2013	\$235,000	3.8%	\$243,860	\$88.74	
116	Richmond Cir.	Colonial	1992	1952	1/23/2013	\$155,100	4.6%	\$162,219	\$83.10	
132	Richmond Cir.	Colonial	2004	2041	4/17/2014	\$178,000	2.1%	\$181,702	\$89.03	
1335	Kinderhook Rd	Ra'd Ranch	1960	1890	5/28/2014	\$148,300	1.9%	\$151,044	\$79.92	
802	Tuscarora Rd	Ranch	1987	1464	4/22/2014	\$85,000	2.1%	\$86,743	\$59.25	
925	Tuscarora Rd	Ra'd Ranch	1968	2200	6/26/2014	\$154,900	1.7%	\$157,518	\$71.60	
4006	Brick Kiln Dr	Ranch	2013	1704	6/17/2014	\$259,900	1.7%	\$264,422	\$155.18	
4014	Brick Kiln Dr	Ranch	2014	1704	8/14/2014	\$254,843	1.4%	\$258,462	\$151.68	
4016	Brick Kiln Dr	Ranch	2013	1896	7/30/2013	\$250,000	3.5%	\$258,825	\$136.51	
		<b>AVERAGE</b>	<b>2001</b>	<b>2055</b>				<b>\$193,808</b>	<b>\$94.30</b>	
		<b>MEDIAN</b>	<b>2007</b>	<b>2070</b>				<b>\$186,738</b>	<b>\$87.55</b>	



Chittenango Tower - 1326 Kinderhook Road, Town of Sullivan - 180-ft. guyed tower										
Kinderhook - Bolivar - Rt. 5 Neighborhood - All Two-Story Residence Style Sales (c.1960-2014) 2013-2015										
Time Trend		2%								
Date of Market Study		5/1/2015								
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
530	Tuscarora Rd	Colonial	1989	1748	7/30/2014	\$148,900	1.5%	\$151,134	\$86.46	
103	Richmond Cir.	Colonial	1993	1824	6/27/2013	\$157,000	3.7%	\$162,840	\$89.28	
106	Richmond Cir.	Colonial	2001	1816	9/3/2013	\$170,000	3.3%	\$175,661	\$96.73	
1007	Margot Ave	Raised Ranch	1980	2324	7/24/2014	\$150,500	1.5%	\$152,818	\$65.76	
1005	Rondo Ave	Raised Ranch	1984	1508	12/23/2013	\$126,000	2.7%	\$129,415	\$85.82	
4013	Brick Kiln Dr	Colonial	2013	2980	7/12/2013	\$278,730	3.6%	\$288,848	\$96.93	
		<b>AVERAGE</b>	<b>1993</b>	<b>2033</b>				<b>\$176,786</b>	<b>\$86.94</b>	-2%
		<b>MEDIAN</b>	<b>1991</b>	<b>1820</b>				<b>\$157,829</b>	<b>\$87.87</b>	-3%
<b>TOWER IN SIGHT OF HOUSE</b>										
102	Burning Hollow Dr.	Colonial	2009	1736	5/27/2014	\$170,000	1.9%	\$173,145	\$99.74	
103	Burning Hollow Dr.	Colonial	2009	2224	9/19/2013	\$182,000	3.2%	\$187,897	\$84.49	
111	Burning Hollow Dr.	Colonial	2008	2248	6/13/2013	\$216,500	3.8%	\$224,705	\$99.96	
112	Burning Hollow Dr.	Colonial	2009	2224	12/9/2013	\$170,000	2.8%	\$174,743	\$78.57	
300	Bialek Way	Colonial	2007	2098	10/15/2013	\$180,000	3.1%	\$185,580	\$88.46	
306	Bialek Way	Colonial	2007	2224	10/23/2013	\$187,000	3.1%	\$192,704	\$86.65	
202	Horizon Dr.	Colonial	2006	2530	5/31/2013	\$190,000	3.9%	\$197,353	\$78.01	
145	Naymik Dr.	Colonial	2007	2748	6/17/2013	\$235,000	3.8%	\$243,860	\$88.74	
116	Richmond Cir.	Colonial	1992	1952	1/23/2013	\$155,100	4.6%	\$162,219	\$83.10	
132	Richmond Cir.	Colonial	2004	2041	4/17/2014	\$178,000	2.1%	\$181,702	\$89.03	
1335	Kinderhook Rd	Raised Ranch	1960	1890	5/28/2014	\$148,300	1.9%	\$151,044	\$79.92	
925	Tuscarora Rd	Raised Ranch	1968	2200	6/26/2014	\$154,900	1.7%	\$157,518	\$71.60	
		<b>AVERAGE</b>	<b>1999</b>	<b>2176</b>				<b>\$186,039</b>	<b>\$85.49</b>	
		<b>MEDIAN</b>	<b>2007</b>	<b>2212</b>				<b>\$183,641</b>	<b>\$85.57</b>	

Chittenango Tower - 1326 Kinderhook Road, Town of Sullivan - 180-ft. guyed tower										
Kinderhook - Bolivar - Rt. 5 Neighborhood - Raised Ranch Style Sales (c.1960-1984) 2013-2015										
Time Trend		2%								
Date of Market Study		5/1/2015								
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
1007	Margot Ave	Raised Ranch	1980	2324	7/24/2014	\$150,500	1.5%	\$152,818	\$65.76	
1005	Rondo Ave	Raised Ranch	1984	1508	12/23/2013	\$126,000	2.7%	\$129,415	\$85.82	
		<b>AVERAGE</b>	<b>1982</b>	<b>1916</b>				<b>\$141,116</b>	<b>\$73.65</b>	2%
		<b>MEDIAN</b>	<b>1982</b>	<b>1916</b>				<b>\$141,116</b>	<b>\$75.79</b>	0%
<b>TOWER IN SIGHT OF HOUSE</b>										
1335	Kinderhook Rd	Raised Ranch	1960	1890	5/28/2014	\$148,300	1.9%	\$151,044	\$79.92	
925	Tuscarora Rd	Raised Ranch	1968	2200	6/26/2014	\$154,900	1.7%	\$157,518	\$71.60	
		<b>AVERAGE</b>	<b>1964</b>	<b>2045</b>				<b>\$154,281</b>	<b>\$75.44</b>	
		<b>MEDIAN</b>	<b>1964</b>	<b>2045</b>				<b>\$154,281</b>	<b>\$75.76</b>	



Chittenango Tower - 1326 Kinderhook Road, Town of Sullivan - 180-ft. guyed tower										
Kinderhook - Bolivar - Rt. 5 Neighborhood - Colonial Style Sales (c.1989-2009) 2013-2015										
Time Trend		2%								
Date of Market Study		5/1/2015								
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
530	Tuscarora Rd	Colonial	1989	1748	7/30/2014	\$148,900	1.5%	\$151,134	\$86.46	
103	Richmond Cir.	Colonial	1993	1824	6/27/2013	\$157,000	3.7%	\$162,840	\$89.28	
106	Richmond Cir.	Colonial	2001	1816	9/3/2013	\$170,000	3.3%	\$175,661	\$96.73	
		<b>AVERAGE</b>	<b>1994</b>	<b>1796</b>				<b>\$163,212</b>	<b>\$90.88</b>	<b>-4%</b>
		<b>MEDIAN</b>	<b>1993</b>	<b>1816</b>				<b>\$162,840</b>	<b>\$89.28</b>	<b>-2%</b>
<b>TOWER IN SIGHT OF HOUSE</b>										
102	Burning Hollow Dr.	Colonial	2009	1736	5/27/2014	\$170,000	1.9%	\$173,145	\$99.74	
103	Burning Hollow Dr.	Colonial	2009	2224	9/19/2013	\$182,000	3.2%	\$187,897	\$84.49	
111	Burning Hollow Dr.	Colonial	2008	2248	6/13/2013	\$216,500	3.8%	\$224,705	\$99.96	
112	Burning Hollow Dr.	Colonial	2009	2224	12/9/2013	\$170,000	2.8%	\$174,743	\$78.57	
300	Bialek Way	Colonial	2007	2098	10/15/2013	\$180,000	3.1%	\$185,580	\$88.46	
306	Bialek Way	Colonial	2007	2224	10/23/2013	\$187,000	3.1%	\$192,704	\$86.65	
202	Horizon Dr.	Colonial	2006	2530	5/31/2013	\$190,000	3.9%	\$197,353	\$78.01	
145	Naymik Dr.	Colonial	2007	2748	6/17/2013	\$235,000	3.8%	\$243,860	\$88.74	
116	Richmond Cir.	Colonial	1992	1952	1/23/2013	\$155,100	4.6%	\$162,219	\$83.10	
132	Richmond Cir.	Colonial	2004	2041	4/17/2014	\$178,000	2.1%	\$181,702	\$89.03	
		<b>AVERAGE</b>	<b>2006</b>	<b>2203</b>				<b>\$192,391</b>	<b>\$87.35</b>	
		<b>MEDIAN</b>	<b>2007</b>	<b>2224</b>				<b>\$186,738</b>	<b>\$87.55</b>	



**Howlett Hill Tower, Town of Onondaga**

Howlett Hill Tower - 5077 Harris Road, Town of Onondaga - 150-foot monopole tower										
West Side Harris Road - All Sales (c.1968-1990) 2013-2015										
Time Trend	2%									
Date of Market Study	5/1/2015									
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
3994	Foothill Path	Raised Ranch	1971	1725	12/27/2013	\$122,000	2.7%	\$125,282	\$72.63	
3998	Foothill Path	Colonial	1976	2104	9/12/2014	\$142,500	1.3%	\$144,296	\$68.58	
4876	Coventry Rd.	Colonial	1996	1996	5/6/2013	\$185,500	4.0%	\$192,939	\$96.66	
4896	Coventry Rd.	Colonial	1968	2144	6/26/2013	\$202,500	3.7%	\$210,033	\$97.96	
4908	Westview Dr.	Colonial	1968	1908	3/25/2013	\$205,000	4.3%	\$213,713	\$112.01	
4848	Pembridge Cir	Colonial	1975	2247	3/31/2014	\$175,000	2.2%	\$178,798	\$79.57	
4849	Pembridge Cir	Colonial	1975	2157	4/18/2013	\$201,000	4.1%	\$209,261	\$97.01	
4850	Glinden Ln.	Colonial	1980	1481	8/2/2013	\$215,000	3.5%	\$222,547	\$150.27	
3938	Stetson Circle	Contemporary	1985	1829	7/19/2013	\$229,900	3.6%	\$238,153	\$130.21	
		<b>AVERAGE</b>	<b>1977</b>	<b>1955</b>				<b>\$192,780</b>	<b>\$98.63</b>	-6%
		<b>MEDIAN</b>	<b>1975</b>	<b>1996</b>				<b>\$209,261</b>	<b>\$97.01</b>	-12%
<b>TOWER IN SIGHT OF HOUSE</b>										
5067	Stagecoach Rd	Colonial	1990	2342	7/2/2014	\$261,000	1.7%	\$265,333	\$113.29	
4864	Copperfield Rd	Contemporary	1986	2328	11/10/2014	\$182,000	0.9%	\$183,711	\$78.91	
4888	Copperfield Rd	Split Level	1980	1808	9/26/2014	\$152,000	1.2%	\$153,794	\$85.06	
		<b>AVERAGE</b>	<b>1985</b>	<b>2159</b>				<b>\$200,946</b>	<b>\$93.06</b>	
		<b>MEDIAN</b>	<b>1986</b>	<b>2328</b>				<b>\$183,711</b>	<b>\$85.06</b>	

Howlett Hill Tower - 5077 Harris Road, Town of Onondaga - 150-foot monopole tower										
West Side Harris Road - Colonial House Style Sales (c.1968-1990) 2013-2015										
Time Trend	2%									
Date of Market Study	5/1/2015									
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
3998	Foothill Path	Colonial	1976	2104	9/12/2014	\$142,500	1.3%	\$144,296	\$68.58	
4876	Coventry Rd.	Colonial	1996	1996	5/6/2013	\$185,500	4.0%	\$192,939	\$96.66	
4896	Coventry Rd.	Colonial	1968	2144	6/26/2013	\$202,500	3.7%	\$210,033	\$97.96	
4908	Westview Dr.	Colonial	1968	1908	3/25/2013	\$205,000	4.3%	\$213,713	\$112.01	
4848	Pembridge Cir	Colonial	1975	2247	3/31/2014	\$175,000	2.2%	\$178,798	\$79.57	
4849	Pembridge Cir	Colonial	1975	2157	4/18/2013	\$201,000	4.1%	\$209,261	\$97.01	
4850	Glinden Ln.	Colonial	1980	1481	8/2/2013	\$215,000	3.5%	\$222,547	\$150.27	
		<b>AVERAGE</b>	<b>1977</b>	<b>2005</b>				<b>\$195,941</b>	<b>\$97.71</b>	16%
		<b>MEDIAN</b>	<b>1975</b>	<b>2104</b>				<b>\$209,261</b>	<b>\$97.01</b>	17%
<b>TOWER IN SIGHT OF HOUSE</b>										
5067	Stagecoach Rd	Colonial	1990	2342	7/2/2014	\$261,000	1.7%	\$265,333	\$113.29	
		<b>AVERAGE</b>	<b>1990</b>	<b>2342</b>				<b>\$265,333</b>	<b>\$113.29</b>	
		<b>MEDIAN</b>	<b>1990</b>	<b>2342</b>				<b>\$265,333</b>	<b>\$113.29</b>	



Howlett Hill Tower - 5077 Harris Road, Town of Onondaga - 150-foot monopole tower										
West Side Harris Road - Colonial House Style Sales (c.1985-1996) 2013-2015										
Time Trend		2%								
Date of Market Study		5/1/2015								
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
4876	Coventry Rd.	Colonial	1996	1996	5/6/2013	\$185,500	4.0%	\$192,939	\$96.66	
3938	Stetson Cir	Contemporary	1985	1829	7/19/2013	\$229,900	3.6%	\$238,153	\$130.21	
		<b>AVERAGE</b>	<b>1991</b>	<b>1913</b>				<b>\$215,546</b>	<b>\$112.70</b>	1%
		<b>MEDIAN</b>	<b>1991</b>	<b>1913</b>				<b>\$215,546</b>	<b>\$113.44</b>	0%
<b>TOWER IN SIGHT OF HOUSE</b>										
5067	Stagecoach Rd	Colonial	1990	2342	7/2/2014	\$261,000	1.7%	\$265,333	\$113.29	
		<b>AVERAGE</b>	<b>1990</b>	<b>2342</b>				<b>\$265,333</b>	<b>\$113.29</b>	
		<b>MEDIAN</b>	<b>1990</b>	<b>2342</b>				<b>\$265,333</b>	<b>\$113.29</b>	

Howlett Hill Tower - 5077 Harris Road, Town of Onondaga - 150-foot monopole tower										
East Side Harris Road - All Sales (c.1965-2007) 2013-2015										
Time Trend		2%								
Date of Market Study		5/1/2015								
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
5132	Harris Rd.	Colonial	1961	2334	1/7/2013	\$181,000	4.7%	\$189,471	\$81.18	
4168	Saint John Dr.	Colonial	1965	1914	6/27/2014	\$196,000	1.7%	\$199,293	\$104.12	
4175	Saint John Dr.	Colonial	1965	2008	11/12/2013	\$167,000	2.9%	\$171,910	\$85.61	
4868	Burrstone Rd.	Colonial	1980	1904	7/29/2013	\$193,000	3.5%	\$199,832	\$104.95	
4274	Woodstock Way	Colonial	1993	2356	5/22/2014	\$269,900	1.9%	\$274,974	\$116.71	
4724	Rushmore Dr.	Colonial	2007	2092	5/20/2014	\$280,000	1.9%	\$285,292	\$136.37	
4725	Rushmore Dr.	Colonial	2007	3498	11/26/2013	\$434,560	2.9%	\$446,988	\$127.78	
4370	Barford Rd.	Colonial	1969	2191	5/21/2014	\$167,200	1.9%	\$170,360	\$77.75	
4375	Barford Rd.	Colonial	1970	1720	1/28/2014	\$136,000	2.5%	\$139,414	\$81.05	
4906	Crestwod Ln.	Colonial	1964	1888	5/31/2013	\$175,000	3.9%	\$181,773	\$96.28	
4865	Manor Hill Dr.	Colonial	1977	1616	7/2/2014	\$199,500	1.7%	\$202,812	\$125.50	
4900	Manor Hill Dr.	Colonial	1976	2100	9/2/2014	\$170,000	1.3%	\$172,244	\$82.02	
4963	Manor Hill Dr.	Colonial	1968	1680	3/9/2014	\$160,000	2.3%	\$163,664	\$97.42	
		<b>AVERAGE</b>	<b>1977</b>	<b>2100</b>				<b>\$215,233</b>	<b>\$102.49</b>	-9%
		<b>MEDIAN</b>	<b>1970</b>	<b>2008</b>				<b>\$189,471</b>	<b>\$97.42</b>	-13%
<b>TOWER IN SIGHT OF HOUSE</b>										
5067	Stagecoach Rd	Colonial	1990	2342	7/2/2014	\$261,000	1.7%	\$265,333	\$113.29	
4864	Copperfield Rd	Contemporary	1986	2328	11/10/2014	\$182,000	0.9%	\$183,711	\$78.91	
4888	Copperfield Rd	Split Level	1980	1808	9/26/2014	\$152,000	1.2%	\$153,794	\$85.06	
		<b>AVERAGE</b>	<b>1985</b>	<b>2159</b>				<b>\$200,946</b>	<b>\$93.06</b>	
		<b>MEDIAN</b>	<b>1986</b>	<b>2328</b>				<b>\$183,711</b>	<b>\$85.06</b>	



Howlett Hill Tower - 5077 Harris Road, Town of Onondaga - 150-foot monopole tower										
East Side Harris Road - All Sales (c.1980-1993) 2013-2015										
Time Trend		2%								
Date of Market Study		5/1/2015								
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
4868	Burrstone Rd.	Colonial	1980	1904	7/29/2013	\$193,000	3.5%	\$199,832	\$104.95	
4274	Woodstock Way	Colonial	1993	2356	5/22/2014	\$269,900	1.9%	\$274,974	\$116.71	
		<b>AVERAGE</b>	<b>1987</b>	<b>2130</b>				<b>\$237,403</b>	<b>\$111.46</b>	2%
		<b>MEDIAN</b>	<b>1987</b>	<b>2130</b>				<b>\$237,403</b>	<b>\$110.83</b>	2%
<b>TOWER IN SIGHT OF HOUSE</b>										
5067	Stagecoach Rd	Colonial	1990	2342	7/2/2014	\$261,000	1.7%	\$265,333	\$113.29	
		<b>AVERAGE</b>	<b>1990</b>	<b>2342</b>				<b>\$265,333</b>	<b>\$113.29</b>	
		<b>MEDIAN</b>	<b>1990</b>	<b>2342</b>				<b>\$265,333</b>	<b>\$113.29</b>	

### Alternative Stigma Analysis Howlett Hill Powerline

As a check on the reasonableness of this Market Study, we also analyzed the differences in residential unit prices for a house in the same Howlett Hill subdivision that was adjacent to a powerline corridor to measure for the value impact of powerline on residential properties. The sales found applicable for this supplemental analysis are shown in the following table:

Howlett Hill Powerline - 4189 Saint John Dr., Town of Onondaga - Distribution Transmission Line										
East Side Harris Road - All Sales 2013-2015										
Time Trend		2%								
Date of Market Study		5/1/2015								
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>POWERLINE NOT IN SIGHT OF HOUSE</b>										
5132	Harris Rd.	Colonial	1961	2334	1/7/2013	\$181,000	4.7%	\$189,471	\$81.18	
4168	Saint John Dr.	Colonial	1965	1914	6/27/2014	\$196,000	1.7%	\$199,293	\$104.12	
4175	Saint John Dr.	Colonial	1965	2008	11/12/2013	\$167,000	2.9%	\$171,910	\$85.61	
4868	Burrstone Rd.	Colonial	1980	1904	7/29/2013	\$193,000	3.5%	\$199,832	\$104.95	
4274	Woodstock Way	Colonial	1993	2356	5/22/2014	\$269,900	1.9%	\$274,974	\$116.71	
4724	Rushmore Dr.	Colonial	2007	2092	5/20/2014	\$280,000	1.9%	\$285,292	\$136.37	
4725	Rushmore Dr.	Colonial	2007	3498	11/26/2013	\$434,560	2.9%	\$446,988	\$127.78	
4370	Barford Rd.	Colonial	1969	2191	5/21/2014	\$167,200	1.9%	\$170,360	\$77.75	
4375	Barford Rd.	Colonial	1970	1720	1/28/2014	\$136,000	2.5%	\$139,414	\$81.05	
4906	Crestwod Ln.	Colonial	1964	1888	5/31/2013	\$175,000	3.9%	\$181,773	\$96.28	
4865	Manor Hill Dr.	Colonial	1977	1616	7/2/2014	\$199,500	1.7%	\$202,812	\$125.50	
4900	Manor Hill Dr.	Colonial	1976	2100	9/2/2014	\$170,000	1.3%	\$172,244	\$82.02	
4963	Manor Hill Dr.	Colonial	1968	1680	3/9/2014	\$160,000	2.3%	\$163,664	\$97.42	
		<b>AVERAGE</b>	<b>1977</b>	<b>2100</b>				<b>\$215,233</b>	<b>\$102.49</b>	-30%
		<b>MEDIAN</b>	<b>1970</b>	<b>2008</b>				<b>\$189,471</b>	<b>\$97.42</b>	-26%
<b>POWERLINE ADJACENT TO HOUSE</b>										
4189	Saint John Dr.	Raised Ranch	1965	2282	3/28/2014	\$160,000	2.2%	\$163,504	\$71.65	
		<b>AVERAGE</b>	<b>1965</b>	<b>2282</b>				<b>\$163,504</b>	<b>\$71.65</b>	
		<b>MEDIAN</b>	<b>1965</b>	<b>2282</b>				<b>\$163,504</b>	<b>\$71.65</b>	

The negative difference reflected by this supplemental study is similar to what we have observed with powerline corridors adjacent to residences and supports the credibility of this Market Study analysis.



### Peck Hill Tower, Town of DeWitt

Peck Hill Tower - 5026 Peck Hill Road, Town of DeWitt - 96-Foot Monopole Tower & Water Tank										
Peck Hill Road - Jamesville Road Neighborhood - All Sales (c.1968-1990) 2013-2015										
Time Trend			2%							
Date of Market Study			5/1/2015							
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
6362	Tulipwood Ln.	Colonial	2002	2915	9/17/2013	\$350,000	3.3%	\$361,410	\$123.98	
4986	Yellow Wood Pkwy	Colonial	2004	2590	7/12/2013	\$300,000	3.6%	\$310,890	\$120.03	
		<b>AVERAGE</b>	<b>2003</b>	<b>2753</b>				<b>\$336,150</b>	<b>\$122.13</b>	-1%
		<b>MEDIAN</b>	<b>2003</b>	<b>2753</b>				<b>\$336,150</b>	<b>\$122.01</b>	0%
<b>TOWER IN SIGHT OF HOUSE</b>										
5004	Yellow Wood Pkwy	Colonial	2003	2997	2/11/2014	\$347,000	2.4%	\$355,467	\$118.61	
4997	Yellow Wood Pkwy	Colonial	2004	3412	6/21/2013	\$360,000	3.8%	\$373,500	\$109.47	
5019	Yellow Wood Pkwy	Colonial	2004	2975	3/29/2013	\$282,000	4.2%	\$293,900	\$98.79	
6443	River Birchfield Rd.	Colonial	2002	3010	6/14/2013	\$365,000	3.8%	\$378,834	\$125.86	
6434	River Birchfield Rd.	Colonial	2001	2786	8/9/2013	\$330,000	3.5%	\$341,451	\$122.56	
6421	Tulipwood Ln.	Colonial	2000	2757	4/10/2013	\$355,000	4.2%	\$369,768	\$134.12	
5103	Hardstone Rd.	Colonial	1999	2787	6/25/2013	\$350,000	3.7%	\$363,055	\$130.27	
5126	Greenbank Dr.	Colonial	1999	3145	10/2/2014	\$350,000	1.2%	\$354,025	\$112.57	
5135	Greenbank Dr.	Colonial	1999	3571	5/30/2013	\$372,000	3.9%	\$386,396	\$108.20	
5066	Azalea Dr.	Colonial	2003	2347	7/28/2014	\$322,000	1.5%	\$326,862	\$139.27	
5071	Azalea Dr.	Colonial	2002	2568	4/4/2013	\$345,000	4.2%	\$359,456	\$139.97	
		<b>AVERAGE</b>	<b>2001</b>	<b>2941</b>				<b>\$354,792</b>	<b>\$120.62</b>	
		<b>MEDIAN</b>	<b>2002</b>	<b>2975</b>				<b>\$359,456</b>	<b>\$122.56</b>	

### Radisson Tower, Town of Lysander

Radisson Tower - 8803 North Entry Road, Town of Radisson - 152-Foot Monopole Tower & Golf Course										
North Entry Road - Willett Parkway - Potter Road Neighborhood - All Sales (c.1979-1982) 2013-2015										
Time Trend			2%							
Date of Market Study			5/1/2015							
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
8767	Vallingby Cir	Townhouse	1979	1784	11/1/2013	\$156,000	3.0%	\$160,680	\$90.07	
8772	Radburn Dr.	Colonial	1979	1976	9/22/2014	\$180,000	1.2%	\$182,178	\$92.20	
8769	Vallingby Cir	Townhouse	1979	1738	1/28/2013	\$135,000	4.6%	\$141,156	\$81.22	
8742	Radburn Dr.	Contemporary	1979	1560	5/29/2014	\$147,900	1.8%	\$150,621	\$96.55	
		<b>AVERAGE</b>	<b>1979</b>	<b>1765</b>				<b>\$158,659</b>	<b>\$89.92</b>	20%
		<b>MEDIAN</b>	<b>1979</b>	<b>1761</b>				<b>\$155,651</b>	<b>\$91.13</b>	6%
<b>TOWER IN SIGHT OF HOUSE</b>										
8726	Radburn Dr.	Colonial	1981	2280	1/2/2013	\$200,000	4.7%	\$209,420	\$91.85	
8724	Radburn Dr.	Colonial	1979	2016	10/29/2014	\$192,500	1.0%	\$194,425	\$96.44	
8714	Radburn Dr.	Contemporary	1982	2080	10/24/2014	\$282,000	1.0%	\$284,905	\$136.97	
		<b>AVERAGE</b>	<b>1981</b>	<b>2125</b>				<b>\$229,583</b>	<b>\$108.02</b>	
		<b>MEDIAN</b>	<b>1981</b>	<b>2080</b>				<b>\$209,420</b>	<b>\$96.44</b>	





Radisson Tower - 8803 North Entry Road, Town of Radisson - 152-Foot Monopole Tower & Golf Course										
North Entry Road - Willett Parkway - Potter Road Neighborhood - Colonial Style Sales (c.1979-1981)										
2013-2015										
Time Trend		2%								
Date of Market Study		5/1/2015								
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
8772	Radburn Dr.	Colonial	1979	1976	9/22/2014	\$180,000	1.2%	\$182,178	\$92.20	
		<b>AVERAGE</b>	<b>1979</b>	<b>1976</b>				<b>\$182,178</b>	<b>\$92.20</b>	2%
		<b>MEDIAN</b>	<b>1979</b>	<b>1976</b>				<b>\$182,178</b>	<b>\$92.20</b>	2%
<b>TOWER IN SIGHT OF HOUSE</b>										
8726	Radburn Dr.	Colonial	1981	2280	1/2/2013	\$200,000	4.7%	\$209,420	\$91.85	
8724	Radburn Dr.	Colonial	1979	2016	10/29/2014	\$192,500	1.0%	\$194,425	\$96.44	
		<b>AVERAGE</b>	<b>1980</b>	<b>2148</b>				<b>\$201,923</b>	<b>\$94.00</b>	
		<b>MEDIAN</b>	<b>1980</b>	<b>2148</b>				<b>\$201,923</b>	<b>\$94.15</b>	

Radisson Tower - 8803 North Entry Road, Town of Radisson - 152-Foot Monopole Tower & Golf Course										
North Entry Road - Willett Parkway - Potter Road Neighborhood - Contemporary Style Sales (c.1979-1982)										
2013-2015										
Time Trend		2%								
Date of Market Study		5/1/2015								
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
8742	Radburn Dr.	Contemporary	1979	1560	5/29/2014	\$147,900	1.8%	\$150,621	\$96.55	
		<b>AVERAGE</b>	<b>1979</b>	<b>1560</b>				<b>\$150,621</b>	<b>\$96.55</b>	42%
		<b>MEDIAN</b>	<b>1979</b>	<b>1560</b>				<b>\$150,621</b>	<b>\$96.55</b>	42%
<b>TOWER IN SIGHT OF HOUSE</b>										
8714	Radburn Dr.	Contemporary	1982	2080	10/24/2014	\$282,000	1.0%	\$284,905	\$136.97	
		<b>AVERAGE</b>	<b>1982</b>	<b>2080</b>				<b>\$284,905</b>	<b>\$136.97</b>	
		<b>MEDIAN</b>	<b>1982</b>	<b>2080</b>				<b>\$284,905</b>	<b>\$136.97</b>	



### Lake Shore Tower, Town of Cicero

Lake Shore Tower - 6270 NYS Route 31, Town of Cicero - 160-Foot Guyed Tower										
W/S Button Road - Rt. 31 - Lakeshore Road Neighborhood - All Sales (c.1979-1996) 2013-2015										
Time Trend		2%								
Date of Market Study		5/1/2015								
<u>Street #</u>	<u>Street</u>	<u>House Style</u>	<u>Year</u>	<u>House SF</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Time Adj.</u>	<u>Adj. Sale Price</u>	<u>Price / SF</u>	<u>% Diff.</u>
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
6216	Wynmoor Dr.	Split Level	1985	1620	8/28/2013	\$136,400	3.4%	\$140,997	\$87.03	
6228	Wynmoor Dr.	Ra'd Ranch	1985	1608	9/9/2014	\$127,440	1.3%	\$129,071	\$80.27	
8452	Baybridge Rd.	Split Level	1979	1568	11/18/2014	\$138,500	0.9%	\$139,733	\$89.12	
8453	Baybridge Rd.	Colonial	1983	1722	5/30/2013	\$140,000	3.9%	\$145,418	\$84.45	
8485	Baybridge Rd.	Split Level	1979	1520	4/3/2013	\$127,000	4.2%	\$132,334	\$87.06	
8488	Baybridge Rd.	Split Level	1983	1368	8/28/2013	\$125,000	3.4%	\$129,213	\$94.45	
8496	Baybridge Rd.	Split Level	1989	1368	2/28/2014	\$100,000	2.3%	\$102,340	\$74.81	
8504	Baybridge Rd.	Colonial	1980	1704	12/24/2013	\$119,927	2.7%	\$123,177	\$72.29	
8458	Torchwood Ln.	Split Level	1986	1428	12/8/2014	\$119,500	0.8%	\$120,432	\$84.34	
8466	Torchwood Ln.	Split Level	1986	1428	7/31/2013	\$127,500	3.5%	\$132,001	\$92.44	
8478	Torchwood Ln.	Split Level	1983	1568	12/27/2013	\$125,000	2.7%	\$128,363	\$81.86	
6170	Pinion Dr.	Split Level	1980	1520	10/7/2013	\$137,000	3.1%	\$141,302	\$92.96	
6153	Palisades Dr.	Ra'd Ranch	1987	1820	6/18/2014	\$130,000	1.7%	\$132,249	\$72.66	
6128	Palisades Dr.	Split Level	1987	1444	7/1/2013	\$127,900	3.7%	\$132,620	\$91.84	
6136	Palisades Dr.	Ra'd Ranch	1986	1800	10/16/2014	\$126,500	1.1%	\$127,854	\$71.03	
6252	Tartan Dr. S	Ra'd Ranch	1996	1460	5/24/2013	\$139,900	3.9%	\$145,370	\$99.57	
6247	Tartan Dr. S	Ra'd Ranch	1987	1368	2/12/2014	\$135,000	2.4%	\$138,281	\$101.08	
		<b>AVERAGE</b>	<b>1985</b>	<b>1548</b>				<b>\$131,809</b>	<b>\$85.15</b>	-8%
		<b>MEDIAN</b>	<b>1985</b>	<b>1520</b>				<b>\$132,249</b>	<b>\$87.03</b>	-10%
<b>TOWER IN SIGHT OF HOUSE</b>										
8449	Chinkapin Cir	Split Level	1984	1368	8/21/2014	\$123,000	1.4%	\$124,697	\$91.15	
6190	Wynmoor Dr.	Split Level	1983	1754	9/15/2014	\$136,300	1.2%	\$137,990	\$78.67	
6198	Wynmoor Dr.	Ra'd Ranch	1984	1660	10/21/2013	\$110,000	3.1%	\$113,377	\$68.30	
		<b>AVERAGE</b>	<b>1984</b>	<b>1594</b>				<b>\$125,355</b>	<b>\$78.64</b>	
		<b>MEDIAN</b>	<b>1984</b>	<b>1660</b>				<b>\$124,697</b>	<b>\$78.67</b>	



Lake Shore Tower - 6270 NYS Route 31, Town of Cicero - 160-Foot Guyed Tower										
W/S Button Road - Rt. 31 - Lakeshore Road Neighborhood - Raised Ranch Style Sales (c.1979-1987) 2013-2015										
Time Trend		2%								
Date of Market Study		5/1/2015								
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
6216	Wynmoor Dr.	Split Level	1985	1620	8/28/2013	\$136,400	3.4%	\$140,997	\$87.03	
8485	Baybridge Rd.	Split Level	1979	1520	4/3/2013	\$127,000	4.2%	\$132,334	\$87.06	
8488	Baybridge Rd.	Split Level	1983	1368	8/28/2013	\$125,000	3.4%	\$129,213	\$94.45	
8496	Baybridge Rd.	Split Level	1989	1368	2/28/2014	\$100,000	2.3%	\$102,340	\$74.81	
8458	Torchwood Ln.	Split Level	1986	1428	12/8/2014	\$119,500	0.8%	\$120,432	\$84.34	
8466	Torchwood Ln.	Split Level	1986	1428	7/31/2013	\$127,500	3.5%	\$132,001	\$92.44	
8478	Torchwood Ln.	Split Level	1983	1568	12/27/2013	\$125,000	2.7%	\$128,363	\$81.86	
6170	Pinion Dr.	Split Level	1980	1520	10/7/2013	\$137,000	3.1%	\$141,302	\$92.96	
6128	Palisades Dr.	Split Level	1987	1444	7/1/2013	\$127,900	3.7%	\$132,620	\$91.84	
		<b>AVERAGE</b>	<b>1984</b>	<b>1474</b>				<b>\$128,844</b>	<b>\$87.42</b>	-4%
		<b>MEDIAN</b>	<b>1985</b>	<b>1444</b>				<b>\$132,001</b>	<b>\$87.06</b>	-2%
<b>TOWER IN SIGHT OF HOUSE</b>										
8449	Chinkapin Cir	Split Level	1984	1368	8/21/2014	\$123,000	1.4%	\$124,697	\$91.15	
6190	Wynmoor Dr.	Split Level	1983	1754	9/15/2014	\$136,300	1.2%	\$137,990	\$78.67	
		<b>AVERAGE</b>	<b>1984</b>	<b>1561</b>				<b>\$131,344</b>	<b>\$84.14</b>	
		<b>MEDIAN</b>	<b>1984</b>	<b>1561</b>				<b>\$131,344</b>	<b>\$84.91</b>	

Lake Shore Tower - 6270 NYS Route 31, Town of Cicero - 160-Foot Guyed Tower										
E/S Button Road - Rt. 31 - Lakeshore Road Neighborhood - All Sales (c.1979-1996) 2013-2015										
Time Trend		2%								
Date of Market Study		5/1/2015								
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
8460	Flat Car Cir.	Raised Ranch	1993	1660	8/23/2013	\$145,000	3.4%	\$149,930	\$90.32	
6293	Locomotive Ln.	Split Level	1991	1304	7/1/2013	\$123,000	3.7%	\$127,539	\$97.81	
6394	Jane Ln.	Ranch	2011	1500	12/19/2013	\$193,000	2.7%	\$198,288	\$132.19	
6306	Jane Ln.	Ranch	1960	990	4/30/2014	\$92,000	2.0%	\$93,840	\$94.79	
6303	Wooderton Pa	Contemporary	1990	2314	11/10/2014	\$194,500	0.9%	\$196,328	\$84.84	
		<b>AVERAGE</b>	<b>1989</b>	<b>1554</b>				<b>\$153,185</b>	<b>\$98.60</b>	-11%
		<b>MEDIAN</b>	<b>1991</b>	<b>1500</b>				<b>\$149,930</b>	<b>\$94.79</b>	-8%
<b>TOWER IN SIGHT OF HOUSE</b>										
6303	Tanker Trl	Split Level	1993	1471	8/12/2013	\$124,500	3.5%	\$128,808	\$87.56	
		<b>AVERAGE</b>	<b>1993</b>	<b>1471</b>				<b>\$128,808</b>	<b>\$87.56</b>	
		<b>MEDIAN</b>	<b>1993</b>	<b>1471</b>				<b>\$128,808</b>	<b>\$87.56</b>	



Lake Shore Tower - 6270 NYS Route 31, Town of Cicero - 160-Foot Guyed Tower										
E/S Button Road - Rt. 31 - Lakeshore Road Neighborhood - Two-Story Style Sales (c.1979-1996) 2013-2015										
Time Trend		2%								
Date of Market Study		5/1/2015								
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
8460	Flat Car Cir.	Raised Ranch	1993	1660	8/23/2013	\$145,000	3.4%	\$149,930	\$90.32	
6293	Locomotive Ln.	Split Level	1991	1304	7/1/2013	\$123,000	3.7%	\$127,539	\$97.81	
6303	Wooderton Pa	Contemporary	1990	2314	11/10/2014	\$194,500	0.9%	\$196,328	\$84.84	
		<b>AVERAGE</b>	<b>1991</b>	<b>1759</b>				<b>\$157,932</b>	<b>\$89.77</b>	-2%
		<b>MEDIAN</b>	<b>1991</b>	<b>1660</b>				<b>\$149,930</b>	<b>\$90.32</b>	-3%
<b>TOWER IN SIGHT OF HOUSE</b>										
6303	Tanker Trl	Split Level	1993	1471	8/12/2013	\$124,500	3.5%	\$128,808	\$87.56	
		<b>AVERAGE</b>	<b>1993</b>	<b>1471</b>				<b>\$128,808</b>	<b>\$87.56</b>	
		<b>MEDIAN</b>	<b>1993</b>	<b>1471</b>				<b>\$128,808</b>	<b>\$87.56</b>	

Lake Shore Tower - 6270 NYS Route 31, Town of Cicero - 160-Foot Guyed Tower										
S/S Rt. 31 Neighborhood - All Sales (c.1963-2013) 2013-2015										
Time Trend		2%								
Date of Market Study		5/1/2015								
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
6257	Addison Loomis	Colonial	2002	2904	4/18/2013	\$259,000	4.1%	\$269,645	\$92.85	
6280	Addison Loomis	Colonial	2002	3178	7/31/2013	\$324,950	3.5%	\$336,421	\$105.86	
6307	Matilda Gage	Colonial	2003	2212	6/10/2013	\$230,000	3.8%	\$238,763	\$107.94	
6319	Matilda Gage	Colonial	2003	2618	4/26/2013	\$240,000	4.1%	\$249,768	\$95.40	
6325	Matilda Gage	Colonial	2003	1968	6/21/2013	\$217,000	3.8%	\$225,138	\$114.40	
6295	Asa Eastwood	Ranch	2002	1970	9/26/2014	\$234,500	1.2%	\$237,267	\$120.44	
6317	Asa Eastwood	Ranch	2003	1688	5/22/2013	\$217,000	3.9%	\$225,506	\$133.59	
6455	Electric Railway	Ranch	2002	3200	1/17/2014	\$345,000	2.6%	\$353,901	\$110.59	
8421	Anglers Clb	Colonial	2003	2878	5/1/2013	\$329,000	4.0%	\$342,292	\$118.93	
8381	Anglers Clb	Colonial	2004	2668	6/7/2013	\$285,000	3.8%	\$295,916	\$110.91	
		<b>AVERAGE</b>	<b>2003</b>	<b>2528</b>				<b>\$277,462</b>	<b>\$109.74</b>	3%
		<b>MEDIAN</b>	<b>2003</b>	<b>2643</b>				<b>\$259,706</b>	<b>\$110.75</b>	4%
<b>TOWER IN SIGHT OF HOUSE</b>										
6381	Electric Railway	Colonial	2002	2056	11/4/2014	\$234,000	1.0%	\$236,270	\$114.92	
6384	Electric Railway	Colonial	2002	1970	7/22/2014	\$237,000	1.6%	\$240,674	\$122.17	
6385	Electric Railway	Colonial	2004	2018	6/10/2014	\$212,500	1.8%	\$216,283	\$107.18	
8329	Anglers Clb	Colonial	2004	2992	10/23/2013	\$294,000	3.1%	\$302,967	\$101.26	
8392	Cicero Stage	Colonial	2004	2472	9/19/2014	\$210,000	1.2%	\$212,562	\$85.99	
8376	Cicero Stage	Colonial	2003	2126	11/26/2014	\$263,000	0.9%	\$265,236	\$124.76	
8305	Sandra Ave	Split Level	1963	1416	5/17/2013	\$119,000	4.0%	\$123,701	\$87.36	
8322	Nates Lane	Colonial	2005	2326	7/9/2013	\$232,000	3.7%	\$240,468	\$103.38	
8345	Nates Lane	Colonial	2013	2508	5/6/2013	\$330,000	4.0%	\$343,233	\$136.86	
8337	Nates Lane	Ranch	2013	1796	8/7/2013	\$203,900	3.5%	\$211,016	\$117.49	
8325	Nates Lane	Ranch	2005	1680	12/8/2014	\$237,000	0.8%	\$238,849	\$142.17	
		<b>AVERAGE</b>	<b>2002</b>	<b>2124</b>				<b>\$239,205</b>	<b>\$112.64</b>	
		<b>MEDIAN</b>	<b>2004</b>	<b>2056</b>				<b>\$238,849</b>	<b>\$114.92</b>	



Lake Shore Tower - 6270 NYS Route 31, Town of Cicero - 160-Foot Guyed Tower										
S/S Rt. 31 Neighborhood - All Sales (c.2002-2013) 2013-2015										
Time Trend		2%								
Date of Market Study		5/1/2015								
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
6257	Addison Loomis	Colonial	2002	2904	4/18/2013	\$259,000	4.1%	\$269,645	\$92.85	
6280	Addison Loomis	Colonial	2002	3178	7/31/2013	\$324,950	3.5%	\$336,421	\$105.86	
6307	Matilda Gage	Colonial	2003	2212	6/10/2013	\$230,000	3.8%	\$238,763	\$107.94	
6319	Matilda Gage	Colonial	2003	2618	4/26/2013	\$240,000	4.1%	\$249,768	\$95.40	
6325	Matilda Gage	Colonial	2003	1968	6/21/2013	\$217,000	3.8%	\$225,138	\$114.40	
6295	Asa Eastwood	Ranch	2002	1970	9/26/2014	\$234,500	1.2%	\$237,267	\$120.44	
6317	Asa Eastwood	Ranch	2003	1688	5/22/2013	\$217,000	3.9%	\$225,506	\$133.59	
6455	Electric Railway	Ranch	2002	3200	1/17/2014	\$345,000	2.6%	\$353,901	\$110.59	
8421	Anglers Clb	Colonial	2003	2878	5/1/2013	\$329,000	4.0%	\$342,292	\$118.93	
8381	Anglers Clb	Colonial	2004	2668	6/7/2013	\$285,000	3.8%	\$295,916	\$110.91	
		<b>AVERAGE</b>	<b>2003</b>	<b>2528</b>				<b>\$277,462</b>	<b>\$109.74</b>	4%
		<b>MEDIAN</b>	<b>2003</b>	<b>2643</b>				<b>\$259,706</b>	<b>\$110.75</b>	5%
<b>TOWER IN SIGHT OF HOUSE</b>										
6381	Electric Railway	Colonial	2002	2056	11/4/2014	\$234,000	1.0%	\$236,270	\$114.92	
6384	Electric Railway	Colonial	2002	1970	7/22/2014	\$237,000	1.6%	\$240,674	\$122.17	
6385	Electric Railway	Colonial	2004	2018	6/10/2014	\$212,500	1.8%	\$216,283	\$107.18	
8329	Anglers Clb	Colonial	2004	2992	10/23/2013	\$294,000	3.1%	\$302,967	\$101.26	
8392	Cicero Stage	Colonial	2004	2472	9/19/2014	\$210,000	1.2%	\$212,562	\$85.99	
8376	Cicero Stage	Colonial	2003	2126	11/26/2014	\$263,000	0.9%	\$265,236	\$124.76	
8322	Nates Lane	Colonial	2005	2326	7/9/2013	\$232,000	3.7%	\$240,468	\$103.38	
8345	Nates Lane	Colonial	2013	2508	5/6/2013	\$330,000	4.0%	\$343,233	\$136.86	
8337	Nates Lane	Ranch	2013	1796	8/7/2013	\$203,900	3.5%	\$211,016	\$117.49	
8325	Nates Lane	Ranch	2005	1680	12/8/2014	\$237,000	0.8%	\$238,849	\$142.17	
		<b>AVERAGE</b>	<b>2006</b>	<b>2194</b>				<b>\$250,756</b>	<b>\$114.27</b>	
		<b>MEDIAN</b>	<b>2004</b>	<b>2091</b>				<b>\$239,658</b>	<b>\$116.20</b>	



Lake Shore Tower - 6270 NYS Route 31, Town of Cicero - 160-Foot Guyed Tower										
S/S Rt. 31 Neighborhood - All Sales (c.2002-2005) 2013-2015										
Time Trend		2%								
Date of Market Study		5/1/2015								
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
6257	Addison Loomis	Colonial	2002	2904	4/18/2013	\$259,000	4.1%	\$269,645	\$92.85	
6280	Addison Loomis	Colonial	2002	3178	7/31/2013	\$324,950	3.5%	\$336,421	\$105.86	
6307	Matilda Gage	Colonial	2003	2212	6/10/2013	\$230,000	3.8%	\$238,763	\$107.94	
6319	Matilda Gage	Colonial	2003	2618	4/26/2013	\$240,000	4.1%	\$249,768	\$95.40	
6325	Matilda Gage	Colonial	2003	1968	6/21/2013	\$217,000	3.8%	\$225,138	\$114.40	
6295	Asa Eastwood	Ranch	2002	1970	9/26/2014	\$234,500	1.2%	\$237,267	\$120.44	
6317	Asa Eastwood	Ranch	2003	1688	5/22/2013	\$217,000	3.9%	\$225,506	\$133.59	
6455	Electric Railway	Ranch	2002	3200	1/17/2014	\$345,000	2.6%	\$353,901	\$110.59	
8421	Anglers Clb	Colonial	2003	2878	5/1/2013	\$329,000	4.0%	\$342,292	\$118.93	
8381	Anglers Clb	Colonial	2004	2668	6/7/2013	\$285,000	3.8%	\$295,916	\$110.91	
		<b>AVERAGE</b>	<b>2003</b>	<b>2528</b>				<b>\$277,462</b>	<b>\$109.74</b>	1%
		<b>MEDIAN</b>	<b>2003</b>	<b>2643</b>				<b>\$259,706</b>	<b>\$110.75</b>	0%
<b>TOWER IN SIGHT OF HOUSE</b>										
6381	Electric Railway	Colonial	2002	2056	11/4/2014	\$234,000	1.0%	\$236,270	\$114.92	
6384	Electric Railway	Colonial	2002	1970	7/22/2014	\$237,000	1.6%	\$240,674	\$122.17	
6385	Electric Railway	Colonial	2004	2018	6/10/2014	\$212,500	1.8%	\$216,283	\$107.18	
8329	Anglers Clb	Colonial	2004	2992	10/23/2013	\$294,000	3.1%	\$302,967	\$101.26	
8392	Cicero Stage	Colonial	2004	2472	9/19/2014	\$210,000	1.2%	\$212,562	\$85.99	
8376	Cicero Stage	Colonial	2003	2126	11/26/2014	\$263,000	0.9%	\$265,236	\$124.76	
8322	Nates Lane	Colonial	2005	2326	7/9/2013	\$232,000	3.7%	\$240,468	\$103.38	
8325	Nates Lane	Ranch	2005	1680	12/8/2014	\$237,000	0.8%	\$238,849	\$142.17	
		<b>AVERAGE</b>	<b>2004</b>	<b>2205</b>				<b>\$244,163</b>	<b>\$110.73</b>	
		<b>MEDIAN</b>	<b>2004</b>	<b>2091</b>				<b>\$239,658</b>	<b>\$111.05</b>	

Lake Shore Tower - 6270 NYS Route 31, Town of Cicero - 160-Foot Guyed Tower										
S/S Rt. 31 Neighborhood - Colonial Style Sales (c.2002-2013) 2013-2015										
Time Trend		2%								
Date of Market Study		5/1/2015								
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
6257	Addison Loomis	Colonial	2002	2904	4/18/2013	\$259,000	4.1%	\$269,645	\$92.85	
6280	Addison Loomis	Colonial	2002	3178	7/31/2013	\$324,950	3.5%	\$336,421	\$105.86	
6307	Matilda Gage	Colonial	2003	2212	6/10/2013	\$230,000	3.8%	\$238,763	\$107.94	
6319	Matilda Gage	Colonial	2003	2618	4/26/2013	\$240,000	4.1%	\$249,768	\$95.40	
6325	Matilda Gage	Colonial	2003	1968	6/21/2013	\$217,000	3.8%	\$225,138	\$114.40	
8421	Anglers Clb	Colonial	2003	2878	5/1/2013	\$329,000	4.0%	\$342,292	\$118.93	
8381	Anglers Clb	Colonial	2004	2668	6/7/2013	\$285,000	3.8%	\$295,916	\$110.91	
		<b>AVERAGE</b>	<b>2003</b>	<b>2632</b>				<b>\$279,706</b>	<b>\$106.26</b>	5%
		<b>MEDIAN</b>	<b>2003</b>	<b>2668</b>				<b>\$269,645</b>	<b>\$107.94</b>	3%
<b>TOWER IN SIGHT OF HOUSE</b>										
6381	Electric Railway	Colonial	2002	2056	11/4/2014	\$234,000	1.0%	\$236,270	\$114.92	
6384	Electric Railway	Colonial	2002	1970	7/22/2014	\$237,000	1.6%	\$240,674	\$122.17	
6385	Electric Railway	Colonial	2004	2018	6/10/2014	\$212,500	1.8%	\$216,283	\$107.18	
8329	Anglers Clb	Colonial	2004	2992	10/23/2013	\$294,000	3.1%	\$302,967	\$101.26	
8392	Cicero Stage	Colonial	2004	2472	9/19/2014	\$210,000	1.2%	\$212,562	\$85.99	
8376	Cicero Stage	Colonial	2003	2126	11/26/2014	\$263,000	0.9%	\$265,236	\$124.76	
8322	Nates Lane	Colonial	2005	2326	7/9/2013	\$232,000	3.7%	\$240,468	\$103.38	
8345	Nates Lane	Colonial	2013	2508	5/6/2013	\$330,000	4.0%	\$343,233	\$136.86	
		<b>AVERAGE</b>	<b>2005</b>	<b>2309</b>				<b>\$257,211</b>	<b>\$111.42</b>	
		<b>MEDIAN</b>	<b>2004</b>	<b>2226</b>				<b>\$240,571</b>	<b>\$111.05</b>	



Lake Shore Tower - 6270 NYS Route 31, Town of Cicero - 160-Foot Guyed Tower										
S/S Rt. 31 Neighborhood - Colonial Style Sales (c.2002-2005) 2013-2015										
Time Trend	2%									
Date of Market Study	5/1/2015									
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
6257	Addison Loomis	Colonial	2002	2904	4/18/2013	\$259,000	4.1%	\$269,645	\$92.85	
6280	Addison Loomis	Colonial	2002	3178	7/31/2013	\$324,950	3.5%	\$336,421	\$105.86	
6307	Matilda Gage	Colonial	2003	2212	6/10/2013	\$230,000	3.8%	\$238,763	\$107.94	
6319	Matilda Gage	Colonial	2003	2618	4/26/2013	\$240,000	4.1%	\$249,768	\$95.40	
6325	Matilda Gage	Colonial	2003	1968	6/21/2013	\$217,000	3.8%	\$225,138	\$114.40	
8421	Anglers Clb	Colonial	2003	2878	5/1/2013	\$329,000	4.0%	\$342,292	\$118.93	
8381	Anglers Clb	Colonial	2004	2668	6/7/2013	\$285,000	3.8%	\$295,916	\$110.91	
		<b>AVERAGE</b>	<b>2003</b>	<b>2632</b>				<b>\$279,706</b>	<b>\$106.26</b>	1%
		<b>MEDIAN</b>	<b>2003</b>	<b>2668</b>				<b>\$269,645</b>	<b>\$107.94</b>	-1%
<b>TOWER IN SIGHT OF HOUSE</b>										
6381	Electric Railway	Colonial	2002	2056	11/4/2014	\$234,000	1.0%	\$236,270	\$114.92	
6384	Electric Railway	Colonial	2002	1970	7/22/2014	\$237,000	1.6%	\$240,674	\$122.17	
6385	Electric Railway	Colonial	2004	2018	6/10/2014	\$212,500	1.8%	\$216,283	\$107.18	
8329	Anglers Clb	Colonial	2004	2992	10/23/2013	\$294,000	3.1%	\$302,967	\$101.26	
8392	Cicero Stage	Colonial	2004	2472	9/19/2014	\$210,000	1.2%	\$212,562	\$85.99	
8376	Cicero Stage	Colonial	2003	2126	11/26/2014	\$263,000	0.9%	\$265,236	\$124.76	
8322	Nates Lane	Colonial	2005	2326	7/9/2013	\$232,000	3.7%	\$240,468	\$103.38	
		<b>AVERAGE</b>	<b>2003</b>	<b>2280</b>				<b>\$244,923</b>	<b>\$107.42</b>	
		<b>MEDIAN</b>	<b>2004</b>	<b>2126</b>				<b>\$240,468</b>	<b>\$107.18</b>	

Lake Shore Tower - 6270 NYS Route 31, Town of Cicero - 160-Foot Guyed Tower										
S/S Rt. 31 Neighborhood - Ranch Style Sales (c.2002-2013) 2013-2015										
Time Trend	2%									
Date of Market Study	5/1/2015									
Street #	Street	House Style	Year	House SF	Sale Date	Sale Price	Time Adj.	Adj. Sale Price	Price / SF	% Diff.
<b>TOWER NOT IN SIGHT OF HOUSE</b>										
6295	Asa Eastwood	Ranch	2002	1970	9/26/2014	\$234,500	1.2%	\$237,267	\$120.44	
6317	Asa Eastwood	Ranch	2003	1688	5/22/2013	\$217,000	3.9%	\$225,506	\$133.59	
6455	Electric Railway	Ranch	2002	3200	1/17/2014	\$345,000	2.6%	\$353,901	\$110.59	
		<b>AVERAGE</b>	<b>2002</b>	<b>2286</b>				<b>\$272,225</b>	<b>\$119.08</b>	9%
		<b>MEDIAN</b>	<b>2002</b>	<b>1970</b>				<b>\$237,267</b>	<b>\$120.44</b>	8%
<b>TOWER IN SIGHT OF HOUSE</b>										
8337	Nates Lane	Ranch	2013	1796	8/7/2013	\$203,900	3.5%	\$211,016	\$117.49	
8325	Nates Lane	Ranch	2005	1680	12/8/2014	\$237,000	0.8%	\$238,849	\$142.17	
		<b>AVERAGE</b>	<b>2009</b>	<b>1738</b>				<b>\$224,932</b>	<b>\$129.42</b>	
		<b>MEDIAN</b>	<b>2009</b>	<b>1738</b>				<b>\$224,932</b>	<b>\$129.83</b>	



**Summary of Paired Sales Groupings:** The following table summarizes the results of each set of paired sales' comparisons, including both groups of "paired" sales and single-sale match-ups. This table includes data from all of the preceding Market Data tables, including the Tower name, Tower Type, Neighborhood (sub-set of sales in the vicinity of each designated Tower), House Style, House Age (shown by year of construction), and the Average and Median Prices Per Square Foot (Time-Adjusted Sale Price divided by House Square Foot) - all as shown in the previous tables:

<u>Tower</u>	<u>Tower Type</u>	<u>Neighborhood</u>	<u>House Style</u>	<u>House Age</u>	<u>Average \$/SF</u>	<u>Median \$/SF</u>
Chittenango	Guyed	Kinderhook-Bolivar-Rt. 5	Mixed	1960-2014	8%	0%
		Kinderhook-Bolivar	Two-Story	1960-2014	-2%	-3%
		Kinderhook-Bolivar-Rt. 5	Raised Ranch	1960-1984	2%	0%
		Kinderhook-Bolivar-Rt. 5	Colonial	1989-2002	-4%	-2%
Howlett Hill	Monopole	W/S Harris Road	Mixed	1968-1990	-6%	-12%
		W/S Harris Road	Colonial	1968-1990	16%	17%
		W/S Harris Road	Colonial	1985-1996	1%	0%
		E/S Harris Road	Mixed	1965-2007	-9%	-13%
		E/S Harris Road	Mixed	1980-1993	2%	2%
Peck Hill	Monopole	Peck Hill-Jamesville Roads	Mixed	1968-1990	-1%	0%
Radisson	Monopole	N Entry-Willet Pkwy-Potter	Mixed	1979-1982	20%	6%
		N Entry-Willet Pkwy-Potter	Colonial	1979-1981	2%	2%
		N Entry-Willet Pkwy-Potter	Contemporary	1979-1982	42%	42%
Lake Shore	Guyed	W/S Button-Rt. 31-Lakeshore	Mixed	1979-1996	-8%	-10%
		W/S Button-Rt. 31-Lakeshore	Raised Ranch	1979-1987	-4%	-2%
		E/S Button-Rt. 31-Lakeshore	Mixed	1979-1996	-11%	-8%
		E/S Button-Rt. 31-Lakeshore	2-Story	1979-1996	-2%	-3%
		S/S Rt. 31	Mixed	1963-2013	3%	4%
		S/S Rt. 31	Mixed	2002-2013	4%	5%
		S/S Rt. 31	Mixed	2002-2005	1%	0%
		S/S Rt. 31	Colonial	2002-2013	5%	3%
		S/S Rt. 31	Colonial	2002-2005	1%	-1%
S/S Rt. 31	Ranch	2002-2013	9%	8%		
				<b>AVERAGE</b>	<b>3%</b>	<b>2%</b>
				<b>MEDIAN</b>	<b>1%</b>	<b>0%</b>

The average price per square foot calculations for each analysis range from an 11% discount from the residential sales without tower views compared to residential sale prices of tower-view properties to a 42% positive difference, with overall average and median positive differences of 3% and 2%, respectively. ***These overall differences show that buyers pay slightly higher prices for residential properties that have cell towers within their respective viewsheds compared to residences in the same neighborhoods without cell tower views.***

The median price per square foot calculations for each analysis range from a 13% discount from residential sales without tower views compared to residential sale prices of tower-view properties to a 42% positive difference, with overall average and median differences of 1% and 0%, respectively. ***In summary, the median unit prices show that buyers pay about the same to a slightly higher price for residences with cell tower views compared to residences in the same neighborhood without cell tower views.***

We recognize that these comparisons include analyses with mixed house styles which could tend to mis-represent actual market trends for residential sales with views of cell towers. Therefore, we removed the sale comparisons involving mixed house styles, with the following table showing matched pair comparisons with Colonial, Raised Ranch, Contemporary and Two-Story house styles.

<u>Tower</u>	<u>Tower Type</u>	<u>Neighborhood</u>	<u>House Style</u>	<u>House Age</u>	<u>Average \$/SF</u>	<u>Median \$/SF</u>
Chittenango	Guyed	Kinderhook-Bolivar	Two-story	1960-2014	-2%	-3%
		Kinderhook-Bolivar-Rt. 5	Raised Ranch	1960-1984	2%	0%
		Kinderhook-Bolivar-Rt. 5	Colonial	1989-2002	-4%	-2%
		W/S Harris Road	Colonial	1968-1990	16%	17%
Howlett Hill	Monopole	W/S Harris Road	Colonial	1985-1996	1%	0%
Radisson	Monopole	N Entry-Willet Pkwy-Potter	Colonial	1979-1981	2%	2%
		N Entry-Willet Pkwy-Potter	Contemporary	1979-1982	42%	42%
		W/S Button-Rt. 31-Lakeshore	Raised Ranch	1979-1987	-4%	-2%
Lake Shore	Guyed	E/S Button-Rt. 31-Lakeshore	2-Story	1979-1996	-2%	-3%
		S/S Rt. 31	Colonial	2002-2013	5%	3%
		S/S Rt. 31	Colonial	2002-2005	1%	-1%
		S/S Rt. 31	Ranch	2002-2013	9%	8%
				<b>AVERAGE</b>	<b>6%</b>	<b>5%</b>
				<b>MEDIAN</b>	<b>2%</b>	<b>0%</b>

The one paired sale comparison for the Contemporary house style included a single pair of house sales, and represented a large positive change from the house without a cell tower view compared to the house with a cell tower view. Due to the magnitude of this single comparison, it is also eliminated from the final summary table, resulting in the following:

<u>Tower</u>	<u>Tower Type</u>	<u>Neighborhood</u>	<u>House Style</u>	<u>House Age</u>	<u>Average \$/SF</u>	<u>Median \$/SF</u>
Chittenango	Guyed	Kinderhook-Bolivar	Two-story	1960-2014	-2%	-3%
		Kinderhook-Bolivar-Rt. 5	Raised Ranch	1960-1984	2%	0%
		Kinderhook-Bolivar-Rt. 5	Colonial	1989-2002	-4%	-2%
		W/S Harris Road	Colonial	1968-1990	16%	17%
Howlett Hill	Monopole	W/S Harris Road	Colonial	1985-1996	1%	0%
Radisson	Monopole	N Entry-Willet Pkwy-Potter	Colonial	1979-1981	2%	2%
		W/S Button-Rt. 31-Lakeshore	Raised Ranch	1979-1987	-4%	-2%
Lake Shore	Guyed	E/S Button-Rt. 31-Lakeshore	2-Story	1979-1996	-2%	-3%
		S/S Rt. 31	Colonial	2002-2013	5%	3%
		S/S Rt. 31	Colonial	2002-2005	1%	-1%
		S/S Rt. 31	Ranch	2002-2013	9%	8%
				<b>AVERAGE</b>	<b>2%</b>	<b>2%</b>
				<b>MEDIAN</b>	<b>1%</b>	<b>0%</b>

The average price per square foot calculations derived from the analyses in the above table range from a **4% discount** in unit prices for residences without tower views to the unit prices of residences with tower views up to a **16% positive** difference in unit prices for residences with tower views. The overall average and median positive differences from this summary are **2% and 2%**, respectively, *showing that buyers are paying slightly higher prices for residences with cell tower views compared to similar residences in the same neighborhoods that lack tower views.*

The **median price per square foot** calculations resulting from the analyses in the last table range from a **3% discount** in unit prices for residences without tower views compared to the unit prices of residences with tower views up to a **17% positive** difference in unit prices for residences with tower views. The overall average and median differences from this summary are **1% and 0%**, respectively, *showing that buyers are paying about the same price to slightly higher prices for residences with cell tower views compared to similar residences in the same neighborhoods that lack tower views.*

These twenty-three sets of paired sales analyses, and the eleven sets of paired sales analyses of single house styles, show that buyers are paying about the same to slightly higher prices for residences with cell tower views compared to similar residences without tower views in the same neighborhoods. As a result of this Market Study, it is our opinion that residential properties do not suffer from a stigma or adverse affect when located within the viewshed of a cell tower.

We recognize that the real estate market is imprecise. However, while there are some variations in the paired sales data analysis contained in this Market Study, the overwhelming definitive conclusion is that the presence of a neighboring cell tower does not result in a loss of market value. This Market Study report strongly shows that a cell tower has no adverse influence in the overall price paid for improved residential property.

We conclude that significant market data exists which confirms that cell towers *do not* negatively impact improved residential sale prices. We acknowledge that a stigma can be present in certain sales just as a kitchen that is an undesirable color or a house with undersized rooms. Our experience in other studies has also shown that initial “stigma” impacts tend to vanish after a relatively short period of time has passed and the “presence” of a tower starts blending in with the rest of the landscape. This report has analyzed several sets of paired sales within and outside the view of a cell tower. *Our conclusion from analysis of this market data clearly shows that cell towers do not negatively affect nearby residential values.*

*\*Note: as stated previously, our research is based on a review of area sale prices without making adjustments for any significant differences other than time / market conditions. This appraisal consulting report / market study is subject to revision if significant physical changes (e.g. added improvements, decrease in physical condition, change in area development potential) have occurred to any subject property and/or if a detailed investigation of current comparable sales is conducted and utilized in a full appraisal analysis.*

If you have any questions, please contact us.

Respectfully submitted,

POMEROY APPRAISAL ASSOCIATES, INC.



Donald A. Fisher, MAI, ARA

NYS Certified General Appraiser #46-0060

For his help in the development of the factual material and analyses of this report, I hereby acknowledge the assistance of William H. Benedict, NYS Real Estate Appraiser Assistant #48-46541.



## CERTIFICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions, limiting conditions, and legal instructions, and are the personal, unbiased professional analyses, opinions, and conclusions of the appraisers.
- We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
- We have not performed services as appraisers, for the property that is the subject of this report, within the three-year period immediately preceding acceptance of this assignment.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The compensation received by the appraiser for the appraisal is not contingent on the analyses, opinions, or conclusions reached or reported.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value, or direction in value, that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The appraisal was made and the appraisal report prepared in conformity with the Appraisal Foundation's *Uniform Standards for Professional Appraisal Practice (USPAP)*.
- The appraisers have made a personal inspection of the property appraised from the street and that the property owner, or his/her designated representative, was given the opportunity to accompany the appraisers on the property inspection.
- For their help in the development of the factual material and analyses of this report, I hereby acknowledge the assistance of William H. Benedict, NYS Real Estate Appraiser Assistant #48-46541.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report Donald A. Fisher, MAI, ARA has completed the requirements under the continuing education programs of the Appraisal Institute, the American Society of Farm Managers and Rural Appraisers, and the State of New York.
- Past experience includes appraisals of this property type and purpose.
- We are not responsible for the electronic sharing, or sharing in any form, of this appraisal report.
- The client should note that the report prepared for this assignment is an opinion of value by the appraisers; that a Court, State or Federal agency that reviews this report may disagree with or reject this opinion; and that the appraiser cannot guarantee the outcome of, or be financially responsible to the client for, any taxes, penalties or interest imposed that may result from such review.
- We have made a personal inspection of the property that is the subject of this report as well as the control cell tower sites used for the paired sales analyses referenced in this Market Study.
- **Our conclusion from the market data analyzed in this Market Study is that cell towers do not adversely affect the values of nearby residential properties.**



DONALD A. FISHER, MAI, ARA  
NYS Certified General Appraiser #46-0060  
POMEROY APPRAISAL ASSOCIATES, INC.

Date of Preparation: May 2015

## DEFINITIONS & TERMINOLOGY

### Appraisal Terms:

**Arm's Length Transaction:** *"A transaction between unrelated parties who are each acting in his or her own best interest."*<sup>2</sup>

**As Is Market Value:** *"The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date."*<sup>3</sup>

**Bundle Of Rights Theory:** *"The concept that compares property ownership to a bundle of sticks with each stick representing a distinct and separate right of the property owner, e.g., the right to use real estate, to sell it, to lease it, to give it away, or to choose to exercise all or none of these rights."*<sup>4</sup>

### **Economic Unit:**

- "1. A portion of a larger (parent) parcel, vacant or improved, that can be described and valued as a separate and independent parcel. Physical characteristics such as location, access, size, shape, existing improvements, and current use are considered when identifying an economic unit. The economic unit should reflect marketability characteristics similar to other properties in the market area. In appraisal, the identification of economic units is essential in highest and best use analysis of a property.*
- 2. A combination of parcels in which land and improvements are used for mutual economic benefit. An economic unit may comprise properties that are neither contiguous nor owned by the same owner. However, they must be managed and operated on a unitary basis and each parcel must make a positive economic contribution to the operation of the unit."*<sup>5</sup>

**Elements of Comparison:** *"The characteristics or attributes of properties and transactions that cause the prices of real property to vary; include real property rights conveyed, financing terms, conditions of sale, expenditures made immediately after purchase, market conditions, location, physical characteristics, and other characteristics such as economic characteristics, use and non-realty components of value."*<sup>6</sup>

**Extraordinary assumption:** *"An assumption, directly related to a specific assignment, as of the effective date of the assignment, results, which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis."*<sup>7</sup>

<sup>2</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition (Chicago: Appraisal Institute, 2010) 6.

<sup>3</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition (Chicago: Appraisal Institute, 2010) 12.

<sup>4</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition (Chicago: Appraisal Institute, 2010) 24.

<sup>5</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition (Chicago: Appraisal Institute, 2010) 64-65.

<sup>6</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition (Chicago: Appraisal Institute, 2010) 66.

<sup>7</sup> The Appraisal Foundation, USPAP 2012-2013 Edition (Washington: Appraisal Foundation) U-3.

**Fee simple estate:** *"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*<sup>8</sup>

**Hypothetical condition:** *"A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis."*<sup>9</sup>

**Market Value:** *"The major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined.\**

1. *The most widely accepted components of market value are incorporated in the following definition: The most probable price that the specified property interest should sell for in a competitive market after a reasonable exposure time, as of a specified date, in cash, or in terms equivalent to cash, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, for self-interest, and assuming that neither is under duress.*
2. *Market value is described in the Uniform Standards of Professional Appraisal Practice (USPAP) as follows: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal. (USPAP, 2010-2011 ed.) USPAP also requires that certain items be included in every appraisal report. Among these items, the following are directly related to the definition of market value:*
  - *Identification of the specific property rights to be appraised.*
  - *Statement of the effective date of the value opinion.*
  - *Specification as to whether cash, terms equivalent to cash, or other precisely described financing terms are assumed as the basis of the appraisal.*
  - *If the appraisal is conditioned upon financing or other terms, specification as to whether the financing or terms are at, below, or above market interest rates and/or contain unusual conditions or incentives. The terms of above- or below-market interest rates and/or other special incentives must be clearly set forth; their contribution to, or negative influence on, value must be described and estimated; and the market data supporting the opinion of value must be described and explained."*<sup>10</sup>

<sup>8</sup> Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Fifth Edition (Chicago: Appraisal Institute, 2010) 78.

<sup>9</sup> The Appraisal Foundation, *USPAP 2012-2013 Edition*, (Washington: Appraisal Foundation 2012) U-3.

<sup>10</sup> Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Fifth Edition (Chicago: Appraisal Institute, 2010) 122-123.

**Mean:** *"A measure of central tendency. The sum of values for a variable in a sample or population divided by the number of items in the sample or population. The arithmetic average."*<sup>11</sup>

**Median:** *"A measure of central tendency identified as the middle value in an ordered array of numerical values, e.g., 7 is the median of (1, 4, 6, 6, 7, 9, 11, 22, 41). If the ordered array contains an even number of values, then the median is the mean of the two values on either side of the middle."*<sup>12</sup>

**Midpoint:** *"The arithmetic mean of the upper and lower limits of a class interval."*<sup>13</sup>

**Retrospective Value Opinion:** *"A value opinion effective as of a specified historical date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion."*<sup>14</sup>

**Subject Property:** *"The property that is appraised in an assignment."*<sup>15</sup>

**USPAP (Uniform Standards of Professional Appraisal Practice):** *"Current standards of the appraisal profession, developed for appraisers and the users of appraisal services by the Appraisal Standards Board of The Appraisal Foundation. The standards are endorsed by the Appraisal Institute and by other professional appraisal organizations, and state and federal regulatory authorities enforce the content of the current or applicable editions of the standards."*<sup>16</sup>

<sup>11</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition (Chicago: Appraisal Institute, 2010) 316.

<sup>12</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition (Chicago: Appraisal Institute, 2010) 316.

<sup>13</sup> Webster's Third New International Dictionary, Unabridged (Merriam-Webster Inc., 1986) 1431.

<sup>14</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition (Chicago: Appraisal Institute, 2010) 171.

<sup>15</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition (Chicago: Appraisal Institute, 2010) 188.

<sup>16</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition (Chicago: Appraisal Institute, 2010) 202.

**Descriptive Terms:** The following terms used for descriptive purposes reflect ratings regarding structure/improvement condition or observed trends from economic and/or market activities. In order for the reader to properly understand the relationships among affiliated adjectives, the definitions of these terms, as related to real property description and valuation, taken from Webster's Illustrated Encyclopedic Dictionary, published by Tormont Publications, Inc., 1990, are:

- **Excellent** indicates that the component/building is of the highest quality, exceptionally good of its kind, and indicates a ranking superior to all other rankings.
- **Good** reflects high quality, is superior to "average" but is inferior to "excellent."
- **Average** is defined as something that is considered typical, normal, or representative of its age, style, and/or usage; is inferior to "good" but is superior to "fair."
- **Fair** means moderately good, is inferior to "good" or "average" but superior to "poor."
- **Poor** reflects inferior, inadequate or inefficient characteristics, lacking in desirable elements, and is considered inferior to all other rankings.
- **High** is defined as being of relatively great quantity, magnitude, value, or degree.
- **Low** means below average in quantity, degree, or intensity.
- **Strong** indicates being economically or financially sound or thriving; showing firmness and a tendency to rise in price or value.
- **Weak** is defined as lacking physical strength; having or showing less than average resources; marked by or showing lack of firmness and a falling tendency in prices or value.





## UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

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1. No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. All engineering is assumed to be correct. Any maps, plats, plot plans, drawings and/or exhibits reproduced and included in this report are intended only for the purpose of showing spatial relationships and to assist the reader in visualizing the property unless otherwise stated. The reliability of the information contained on any such map or drawing is assumed by the appraiser and cannot be guaranteed to be correct. A surveyor should be consulted if there is any concern about boundaries, setbacks, encroachments, or other survey matters.
2. No responsibility is assumed for matters of a legal nature that affect title to the property nor is an opinion of title rendered. The title is assumed to be good and marketable. The value estimate is given without regard to any questions of title, boundaries, encumbrances, or encroachments unless otherwise stated. We are not usually provided an abstract of the property being appraised and we are not qualified to render any legal opinion concerning such a document.
3. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the appraisal report. A comprehensive examination of laws and regulations affecting the subject property was not performed for this appraisal by the appraiser.
4. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the appraisal report. Information and analysis shown in this report concerning these items are based on a reasonable investigation, but any significant question should be addressed to local zoning or land use officials and/or an attorney.
5. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based unless otherwise stated. This includes permits to emit any regulated substances into the air or water or onto or into the ground. Appropriate government officials and/or an attorney should be consulted if an interested party has any questions or concerns on these items since we have not made a comprehensive examination of laws and regulations affecting the subject property.
6. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
7. The information furnished by others is believed to be reliable but its accuracy is not warranted.

8. Responsible ownership and competent property management is assumed unless otherwise stated in this report.
9. This appraisal should not be considered a report on the physical items that are a part of this property. Although the appraisal may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed physical report. The appraisers are not construction, engineering, environmental, or legal experts, and any statement given on these matters in this report should be considered in that context.
10. Observed condition of the foundation, roof, exterior walls, interior walls, floors, heating system, plumbing, insulation, electrical service, and all mechanicals and construction is based on a reasonable inspection unless otherwise stated. However, we are not licensed building inspectors. The structures and mechanicals were not checked for building code violations, and it is assumed that all buildings meet applicable building codes unless so stated in report.
11. Some items such as conditions behind walls, above ceilings, behind locked doors, or under the ground are not readily apparent nor easily accessible and therefore were not inspected. The existence of insulation, if any is mentioned, was found by conversation with others and/or circumstantial evidence. Since it is not exposed to view, the accuracy of any statements about insulation cannot be guaranteed.
12. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that would render it more or less valuable unless so stated. No responsibility is assumed for such conditions, or for the engineering that may be required to discover such factors. Since no engineering or percolation tests were made by the appraiser, no liability is assumed for soil conditions. Sub-surface rights (mineral, gas, oil, etc.) were not considered in making this appraisal unless so stated.
13. Portions of the United States are considered to be located within designated earthquake hazard zones. Such classification, if present in subject case, may be shared by the comparables considered in this appraisal, and would be reflected in any impact on value.
14. Wells and septic systems, if any, are assumed to be in good working condition and of sufficient size and capacity for the stated highest and best use unless otherwise stated.
15. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

16. We are not environmental experts, and we do not have the expertise necessary to determine the existence of environmental hazards including but not limited to mechanical equipment or structures, or presence of chemical or toxic substances, urea-formaldehyde foam insulation, toxic or hazardous waste, asbestos or hazardous building materials, polychlorinated biphenyls, petroleum leakage, fire-retardant-treated substances (FRT), contaminated drywall or other building materials, lead-contaminated plumbing, soil and subsoil contamination, groundwater contamination, agricultural chemicals, electro-magnetic fields (EMFs), radon or other indoor air contamination which may or may not be present on the property, or other environmental hazards or conditions on the subject or surrounding properties. None were called to our attention nor did we become aware of such during the inspection unless so stated. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. Non-disclosure should not be taken as an indication that such a problem does not exist, however. The appraiser, however, is not qualified to test such substances or conditions. Based on visual inspection, there appear to be no conditions, including but not limited to the above-referenced items, which would render the property more or less valuable, except as noted. The client is urged to retain an expert in that field, if certainty is desired.
17. No chemical or scientific tests were performed by the appraiser on subject property, and it is assumed that the air, water, ground, and general environment associated with the property present no physical or health hazard of any kind unless otherwise noted in the report. It is further assumed that the lot does not contain any type of dump site and that there are no underground tanks (or any underground source) leaking toxic or hazardous chemicals into the groundwater or the environment unless otherwise noted in the report.
18. The appraiser is not qualified to judge whether the property complies with laws such as the Americans With Disabilities Act of 1990, Clean Air Act of 1990, Clean Water Act, Endangered Species Act, etc. or any subsequent revisions to any of these laws. Employee health and safety concerns as per the Occupational Safety & Health Administration (OSHA) and other agencies are also assumed to be in compliance with current regulations and standards unless specifically addressed in this report. Such categories can consist of operational procedures, storage of hazardous materials, building/property safety or protection devices, safeguards for utility entrances and distribution areas, anti-smoking legislation, etc.
19. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the owner's submitted plans and specifications unless stated otherwise.
20. The value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that would cause a loss in value unless otherwise stated. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in that field, if certainty is desired.



21. The comparable sales and other market data relied upon in the appraisal are believed to be from reliable sources. Though all the comparables were examined, it was not possible to inspect them all in detail. The value conclusions are subject to the accuracy of said data.
22. The appraisal is an estimate of value based on an analysis of information known to us at the time the appraisal was made. We do not assume any responsibility for incorrect analysis because of erroneous or incomplete information. If new information of significance comes to light, the value given in this report is subject to change without notice.
23. Any claims, lawsuits, etc. filed against this firm and/or author(s) are limited in monetary damages to the amount of the fee charged and collected for the completion of this appraisal report.
24. Possession of this report or a copy thereof does not carry with it the right of publication nor may it be used for any purpose by anyone but the client and/or an identified intended user without the previous written consent of the appraiser and the client, and in any event, only with proper written qualification and only in its entirety.
25. The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in Court with reference to the property in question unless arrangements have been previously made therefore.
26. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate valuations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
27. Personal property has not been included in this report unless otherwise stated.
28. Disclosure of the contents of this report is governed by the Bylaws and Regulations of the Appraisal Institute and other professional organizations to which the appraiser belongs as a member. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or the MAI designation or other professional appraisal organizations and their respective designations) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the author(s).
29. This report is null and void if used in any connection with a real estate syndicate or syndication, defined as a general or limited partnership, joint venture, un-incorporated association or similar organization formed for or engaged in investment or gain from an interest in real property, including but not limited to a sale, exchange, trade, development or lease of property on behalf of others, or which is required to be registered with the U.S. Securities & Exchange Commission or any Federal or State agency which regulates investments made as a public offering.



## DONALD A. FISHER, MAI, ARA

voice-mail: 315-422-7106, ext. 302

e-mail: [dfisher@pomeroyappraisal.com](mailto:dfisher@pomeroyappraisal.com)

Pomeroy Place, 225 West Jefferson Street, Syracuse, New York 13202-2334

Page 1 of 3

### EMPLOYMENT HISTORY:

1994-Current: President - Pomeroy Appraisal Associates, Inc.  
 1986-1994: Executive Vice-President - Pomeroy Appraisal Associates, Inc.  
 1984-1986: Vice-President / Secretary - Pomeroy Appraisal Associates, Inc.  
 1974-1984: Staff Appraiser - Pomeroy Appraisal Associates, Inc.

### EDUCATION:

Cornell University: Bachelor of Science – College of Agriculture & Life Sciences  
 Syracuse University: graduate studies  
 Appraisal Institute: appraisal valuation courses and seminars  
 American Society of Farm Managers & Rural Appraisers: appraisal valuation courses & seminars  
 International Right-of-Way Association: appraisal courses and seminars  
 NYS Assessors Association: appraisal courses and seminars

### PROFESSIONAL DESIGNATIONS:

MAI #6935 Appraisal Institute  
*Member, Appraisal Institute (MAI) designation is awarded by the Appraisal Institute to those members who have years of experience, are technically trained, have passed a rigid examination and subscribe to a high code of ethics.*

ARA #623 American Society of Farm Managers & Rural Appraisers [ASFMRA]  
*I hold the Accredited Rural Appraiser (ARA) designation which is awarded by the American Society of Farm Managers & Rural Appraisers to those members who have years of experience, are technically trained, have passed a rigid examination and subscribe to a high code of ethics.*

### PROFESSIONAL AFFILIATIONS:

#### Appraisal Institute (1979-present)

Chapter Committees: AIREA/SREA Unification (1991-92), Regional Standards Panel (1986-91), Chapter Admissions, Chairperson (1987-89), Admissions (1985-1989)

Chapter Offices: President (1/1/2011-12/31/2012 [2-yr. term]), President-Elect (2010), Treasurer (2009), Secretary (2008), Treasurer (1992), Secretary (1991), Director (1990)

#### American Society of Farm Managers & Rural Appraisers (1975-present)

National Committees: Editorial Co-Chair (1998-2002) and Chair (2002-2015); National Appraisal Review Committee Chair (1988-94); Executive Council (1995-98); Ethics & Standards Task Force (2009-2010); Publications Commission Chair, Valuation 2000 (1998-2000); By-Laws (1980-81); Young Professionals (1981-84); Appraisal Manual (1984-85); Regional Membership (1985-1988); Rural Appraisal Book (1993-1995); Long Range Planning (1995); Annual Meeting (1997 & 1999); The Appraisal Foundation Advisory Council (2002-04); Strategic Planning Task Force (2003-04);

National Office: District I Vice President (1995-1998)

Chapter (Northeast) Offices: Secretary-Treasurer (1979-89); Vice-President (1989-91); President (1991-93); Director (1993-96)

#### International Right-of-Way Association - Chapter #18 (1982-present)

#### International Association of Assessing Officers (1999-present)



## DONALD A. FISHER, MAI, ARA

Page 2 of 3

### PROFESSIONAL AFFILIATIONS: (continued)

New York State Society of Real Estate Appraisers  
 New York State Assessors Association, Inc.  
 Empire State Forest Products Association  
 Past Regional Advisor - State Board of Real Estate Appraisal

### LICENSES and CERTIFICATIONS:

Certified by Appraisal Institute through December 31, 2018  
 Certified by ASFMRA through December 31, 2016  
 NYS Certified General Appraiser #46-000000060 (1991 to present)  
     Certified by NY Department of State through October 7, 2015  
 NYS Consultant Appraiser - New York State (1978 to present)  
 NYS Qualified Appraisal Course Instructor – all appraisal course levels (1991 to present)  
 NYS Notary Public

### AWARDS:

G. Richard Kelley Memorial Award - 2014, presented by Upstate New York Chapter, Appraisal Institute  
 Appraisal Professional of the Year by ASFMRA - 2012  
 Gold Quill Awards for Journalism from ASFMRA – 1985 and 2011  
 Silver Plow Award - 10+ years as Chapter Secretary/Treasurer from ASFMRA  
 Certificate of Completion – Valuation of Conservation Easements course (2008)  
 Certificate of Appreciation - Appraisal Review Committee Chairman  
 Silver Cow Award for Contribution to Dairy Agribusiness from Onondaga County Dairy Promotion Committee

### PUBLICATIONS:

“An Environmental Trade Case Study: Agricultural Conservation Easement Pays Off Environmental Penalty”  
     –Journal of the ASFMRA, June 2011 (ASFMRA 2011 Gold Quill Award)  
 “Is Your Forest Land Fairly Assessed?” – Empire Envoy, Empire State Forest Products Association, Vol. 97,  
 No. 5, August 2004  
 “Conservation Easements: a Review of Alternative Valuation Methods” – Journal of Property Economics, co-  
 published by American Society of Appraisers, American Society of Farm Managers and Rural  
 Appraisers, International Association of Assessing Officers and National Association of Independent  
 Fee Appraisers, Volume 1, Issue 1, 2004  
The Appraisal of Rural Property, 2<sup>nd</sup> Edition, 2000, co-published by ASFMRA and Appraisal Institute – Dairy  
 Farm Chapter  
 “Timberland Assessments” – Farming, January 2001  
 “Gas Pipelines: Are They a Detriment or an Enhancement for Crops?” Journal of ASFMRA, 2000;  
 republished in International Right-of-Way Magazine, Dec. 2000  
 “Timberland Valuation” – CFA News, Catskill Forest Association, Inc., Fall 1999  
 “Understanding Development Rights from Both the Appraiser and Consultant Perspective” Seminar for  
 ASFMRA, May 1997  
 “Farm Assessment Problems” (5-part series) - New York Farmer, 1996-1997  
 “Conservation Easements & Valuation Issues” - Appraisal Views, Valuation International, Ltd., 2<sup>nd</sup> Quarter,  
 1996  
 Rural Appraisal Manual, ASFMRA, 6<sup>th</sup> Edition, 1986 - Revision Committee  
 “Using the Income Approach for Specialized Agricultural Properties”-Journal of the ASFMRA, April 1985  
 (ASFMRA 1985 Gold Quill Award)  
 “Do You Need a Professional Appraiser?” - American Agriculturist, January 1983



## DONALD A. FISHER, MAI, ARA

Page 3 of 3

### TEACHING AND LECTURING EXPERIENCE:

Upstate NY Chapter (Appraisal Institute): Valuations in Indian Land Claims, Eminent Domain Analysis, Catastrophic Event, Natural (Tourist) Attraction, Current Use v. Highest and Best Use, Land Under Elevated Highway, Avigation Easements, Wind Development Rights, Utility Easements, Determination of Economic Units

ASFMR & Northeast Chapter: Agricultural Valuation, Conservation Easements, Avigation Easements, Wind Development Rights, Dairy Farms, Utility Easements

ASFMR Ohio Chapter: Conservation Easements

International Right-of-Way Association Chapter 18: Conservation Easement Valuation, Avigation Easements, Wind Development Rights

NYS Assessors Association: Farm Valuation, Income Capitalization Approach, Conservation Easement Valuation, Waterfront Valuation, Mini-Marts and Convenience Stores, Partial Interests Valuation, Appraisal Report Review, Mixed-Use Property Valuation

NYS Association of County Directors: Conservation Easements: Alternative Valuation Methods

Cornell Cooperative Extension: Farm Assessment Problems, Agricultural Conservation Easements

Cornell University: Appraisal Issues, Eminent Domain, Conservation Easements, Indian Land Claims

Federal Land Bank: Highest & Best Use Analysis

US Army/Tug Hill Tomorrow Land Trust/Ducks Unlimited: Fort Drum Army Compatible Use Buffer Program (2012): Conservation Easements

New York Farm Show / Woodsmen's Field Days (2010, 2011, 2012): Conservation Easements

Ohio State University: Conservation Easement Valuation

Onondaga Community College: Real Estate Principles

Onondaga County Assessors Assoc.: Farm Valuation, Conservation Easements, Convenience Stores

### COURT EXPERIENCE:

Testified before US Federal District Court\*; NY State Court of Claims; NY State Supreme Court^; Massachusetts Court; Commissions and Hearings throughout NY State;

^2010 NY Court of Appeals favorable decision on current use valuation certiorari project

\*1981 Oneida Nation Land Claim was reviewed and upheld by the US Supreme Court (March 1984)

### PROFESSIONAL EXPERIENCE:

Career responsibilities bridge a wide scope of public, institutional and private assignments dealing with eminent domain, mortgage financing, tax matters, zoning, easements, estate planning, and general valuation questions. Projects include Indian land claims, rights-of-way acquisition, railroad valuation, urban redevelopment, waste disposal, water use and hydro-power valuation matters, watersheds, airports, pipeline and powerline corridors, agricultural crop analysis, and environmental analysis. Assignments have dealt with office buildings, shopping centers, most types of commercial and industrial properties, apartment complexes, hotels and motels, churches, schools, all types of agricultural properties, timberland, freshwater and tidal wetlands, all types of recreational and residential properties, conservation easements, and utility line easements.

### COMMUNITY ACTIVITIES:

Onondaga County Waste-to-Energy Facility: Citizens Advisory Committee (1991-2000), Chairman (1993-1994); Property Value Stabilization, Sub-Committee Chairman (1991-2000)

Town of Onondaga: Environmental Advisory Council (1976-81); Fire Training Center Bylaws (Chairman 1986); Length Of Service Awards Program (Chairman 1989-91, 2000-02, 2004-05)

Onondaga Central Schools Committees: Facilities Advisory (1989-90); Citizens Advisory (1994-96); Building Planning (1994-96); Facilities Development (1997); Academic/Building Advisory (2000-2003); Capital Project Advisory (2005-12)

St. Camillus Health & Rehabilitation Center: Trustee (1987-1992); Development Comm. (1990-1992)

Cornell University: Alumni Admissions Ambassador Network (1989-2006); Alumni Career Link (1989-present)

South Onondaga Fire Department: Member (1970-present); President (1978-85, 1989-94, 2000-2014); Director (1985-87; 1988-89; 1994-2000; 2014-16); supervised new fire station construction (1990-91); Life Member (since 2004)

Onondaga County Volunteer Firemen's Association Red Jacket Distinction Award - 2012

New York State Emergency Medical Technician for over 30 years

Corpus Christi Catholic Church: Building Committee (1991-92); Lector (2006-present)

South Onondaga Water District – proposed and approved (2000-01)

**WILLIAM H. BENEDICT**

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e-mail: [bbenedict@pomeroyappraisal.com](mailto:bbenedict@pomeroyappraisal.com)

Pomeroy Place, 225 West Jefferson Street, Syracuse, New York 13202-2334

**EMPLOYMENT HISTORY:**

Current: Appraiser Assistant, Pomeroy Appraisal Associates, Inc.  
2006-2013: Appraiser, Advanced Appraisals, Inc.  
1989-2006: Residential Design Build Services  
1988: Summer Intern – Delaware County Planning Board

**EDUCATION:**

University of Buffalo – BS Architecture (1989)  
Appraisal Institute – Appraisal Valuation Courses and Seminars

**SPECIAL STUDY EXPERIENCE:**

2006: Basic Appraisal Principles & Procedures, Basic Income Capitalization  
2007: General & Advanced Applications  
2008: Appraising Historic Preservation Easements  
2012: Fundamentals of Separating Real Property, Personal Property  
& Intangible Business Assets  
2014: Introduction to Green Buildings  
2014: Case Studies In Appraising Green Residential Buildings  
2014: Residential and Commercial Valuation of Solar

**PROFESSIONAL LICENSES:**

NYS Real Estate Appraiser Assistant #48-000046541 (4/12-Present)

**ACTIVITIES/AWARDS:**

Secretary – Canadarago Snowtoppers Organization (2005-Present)



# APPENDIX A

HOME & REAL ESTATE

RECORD

HOME SALES

Address	2015 TOTAL SALES		2014 SALES		12 MONTH AVERAGE	
	MAY 15	MAY 20	JAN 1 - MAY 20	MAY 20, 2014	MAY 20, 2014	MAY 20, 2014
Chambers	5	64	\$165,100	\$161,000		
Cicero	3	91	\$157,900	\$163,300		
City	17	175	\$163,960	\$181,800		
DeWitt	6	64	\$203,250	\$277,100		
Elbridge	1	20	\$132,000	\$128,700		
Fabius	0	7	\$144,700	\$173,300		
Goshen	3	40	\$130,850	\$125,300		
LaFayette	0	12	\$172,500	\$246,800		
Lysander	5	80	\$215,500	\$235,700		
Mannus	6	99	\$227,800	\$228,100		
Marcellus	0	17	\$190,700	\$192,700		
Oranoga	3	57	\$184,200	\$187,700		
Oriskany	0	7	\$144,800	\$197,700		
Pompey	4	23	\$333,800	\$254,600		
Sardin	9	57	\$507,200	\$101,800		
Scherburne	1	29	\$593,100	\$477,900		
Spartan	0	3	\$287,400	\$471,100		
Syracuse	15	259	\$96,800	\$94,000		
Tully	1	9	\$174,500	\$217,500		
Van Buren	4	46	\$193,900	\$140,000		
Washington	4	155	\$148,100	\$138,800		
Warren	6	101	\$123,800	\$132,100		
Webster	12	145	\$170,300	\$189,200		
West	6	107	\$44,900	\$138,300		
Westmoreland	84	258	\$153,000	\$183,000		
Westville	21	273	\$209,500	\$117,300		

Compiled by the Greater Syracuse Association of Realtors and the Onondaga Board of Realtors. The chart doesn't necessarily reflect all property sales. Source: Central New York Information Service, Inc. © Reproduced with permission from Central New York Information Service, Inc.

**1000 Ave. — \$57,000 —** S. Kelley to Joshua A. & M. Cruz on May 8.

**Butternut St. — \$85,630 —** Martin, Esq., as Referee in Law, also known as National Mortgage Association on March 3.

**100 Ridge Drive —** J. Anthony G. and Giglio to Jonathan T. and Gallang on May 8.

**1st. — \$2,000 —** Greater Property Development LLC to Samina Chisafull on March 3.

**1000 Street E —** 120 — Anthony Balletter, as Referee to U.S. Bank National Association, as Trustee on May 15.

**100 Terrace — \$79,000 —** S. Feldman to Guido J. and Heather Law on May 15.

**1000 Blvd — \$85,000 —** Erin, by Ellen C. West, Referee to Deutsche National Trust Company, Inc. on April 8.

**1000 Wood Ave. — \$23,814 —** Fargo Bank, N.A. to Secretary of Veterans on May 15.

**1000 St. — \$95,400 —** Thomas P. Rogers to Denise on May 8.

**1000 Ring Place — \$74,200 —** J. Cass to Megan E. Black on May 15.

**1000 Hillman St. — \$69,907 —** Beth Ann, Esq., as Referee in Law, also known as National Mortgage Association on April 27.

**1000 View Ave. — \$12,800 —** and Antonio H. Callipari, Esq. to John W. Gemmey to Secretary of Housing and Urban Development on May 7.

**1000 Hill Ave. — \$20,000 —** in E. and Frank J. Guido,

# US home sales slide in April amid listing shortage

By Josh Bank  
AP Economics Writer

Washington — Sales of existing U.S. homes slipped in April due mainly to relatively few listings and rising prices, providing evidence of the housing sector's uneven recovery.

The National Association of Realtors said Thursday that sales of existing homes fell 1.3 percent to a seasonally adjusted annual rate of 5.04 million. April marked the second straight month of the sales rate topping 5 million homes. Purchases have recovered from a disappointing 2014 because strong job growth and low mortgage rates have generated more would-be buyers.

But that positive sign for the economy has also exposed a problem. Not enough people are listing their properties for sale to meet the demand. Only 5.3 months' supply of homes is on the market, versus an average of six months in a healthy market. The number of listings actually tumbled 0.9 percent in April compared to a year ago.

The tight supplies have

caused properties to fly off the market and prices to rocket upward. The median home sold in just 39 days last month, versus 52 days in March and 62 days in February. Sales levels dropped in the Northeast, South and West, but they edged up 1.7 percent in the Midwest.

The median home price climbed 8.9 percent over the past 12 months to \$219,400. That's more than four times faster than average hourly wage growth. The median home value is now just \$2,300 shy of the 2006 peak.

"With steady job growth, low mortgage rates, and easier credit conditions, there is fundamental support for housing," said Jennifer Lee, a senior economist at BMO Capital Markets. "But with prices heading up again, and inventories still tight, potential buyers may be a little more choosy in the buying process."

Unless more homes come onto the market, there is a cap on how much sales can rise as more buyers face bidding wars and are priced out of the market.

**4607 James St. — \$150,000 —** Phillip A. and Elaine E. Faso to Steven A. Stechen on May 11. Kaverones on May 7.

**2077 Pompey Center Road — \$580,000 —** Julie A. Miller to Ian Kaverones on May 7.

**2837 Route 91 — \$308,000 —** Michael McAndrew to Soren Lowell and Harry Kaiser May 11.

**2639 Route 91 — \$126,500 —** Leta C. Patterson to Denise R. Herlihy and Mark S. Kostarik on May 11.

**4607 James St. — \$150,000 —** Phillip A. and Elaine E. Faso to Steven A. Stechen on May 11.

**210 Waterfront Drive — \$58,000 —** Faith F. Schmeiser to Anthony J. Pugliese on May 6.

**Elbridge — \$151,000 —** Brian and Samantha Demko to Eric Schuler and Brian Monroe on April 30.

**967 Old Route 31 & Old Route 31 — \$320,000 —** Barry C. — \$145,000 —



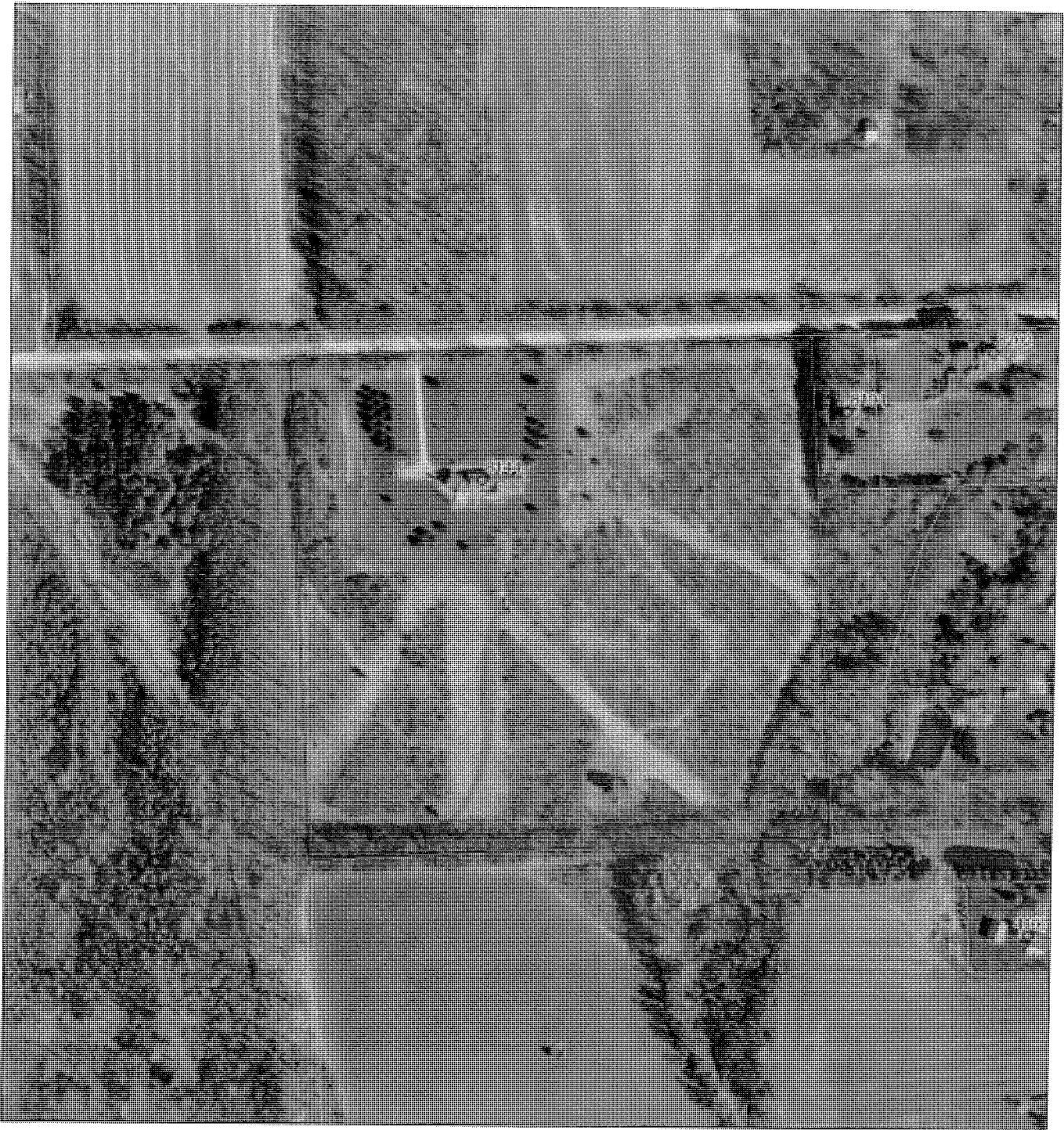
Neighborhood within 1/2 Mile of the Proposed Buellville tower

**Legend**

One half mile Radius



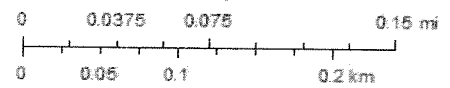
# Indian Hill Road



May 21, 2015

1:4,514

- Municipalities
- Address Points
- Parcels





cell tower site

**OWNERSHIP INFORMATION**

**ALCONE, TRUDY A**  
**8144 INDIAN HILL RD**  
**POMPEY NY 13104-8759**

**PARCEL NO: 008.-01-12.2**

**Mail:** 8144 INDIAN HILL RD  
 MANLIUS NY 13104-8759

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 240 - RURAL RESIDENCE WITH  
 ACREAGE

**CENSUS TRACT:** 0157.00

**SALE INFORMATION**

<b>Sale Date</b> 08/06/1998	<b>Price \$</b> 0	<b>Deed Date</b> 08/11/1998
<b>Arms Length</b> N	<b>Libre</b> 4259	<b>Page</b> 300
<b>Seller</b> UNKNOWN	<b>Buyer</b> UNKNOWN	<b># Total Parcels</b> 1
	<b>Personal Property</b> 0	

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
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No sale history in database for this parcel.

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 3,267  
**Sqft. 1st Floor** 2,178  
**Sqft. 2nd Floor** 1,089  
**Fin. Basement Sqft.** 0  
**Year Built** 1985  
**Bldg Style** CAPE COD  
**# Units** 1  
**# Stories** 1.50  
**# Baths** 2 FULL  
**Bedrooms** 3  
**# Fireplaces** 2  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1985, 676 SQFT, DIMENSIONS: (26 X 26), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (OIL)  
**Exterior Condition** WOOD NORMAL  
**Basement Type** FULL

**Lot Size Dim.:** 0.00x0.00  
**Land SQFT** 1,058,944  
**Lot Size Acres** 24.31  
**Zoning** 07  
**Nbhd Code** 3  
**School District** FAYETTEVILLE-MANLIUS  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** PRIVATE  
**Water** PRIVATE  
**Utilities** ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 314600

**Tax ID#** 008.-01-12.2  
**Assessed Value \$** 365,000  
**Land Assesment \$** 86,900  
**School Tax \$** 10,311  
**County/Town Tax \$** 3,033  
**City/Village Tax \$**  
**Total Tax \$** 13,344  
**Full Tax Value \$** 365,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 86,900

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/03/2015 5:09 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

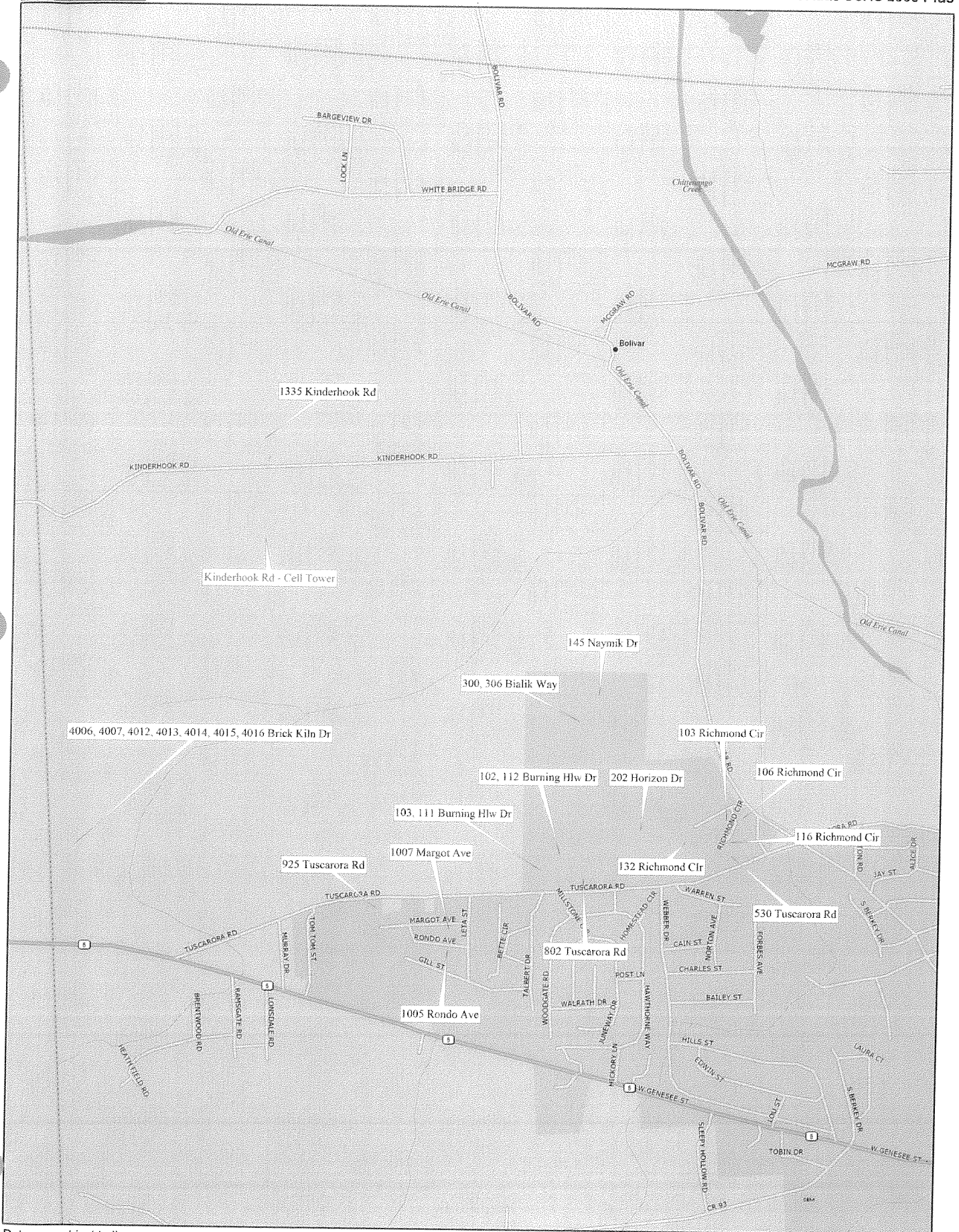
**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1985, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1985, 42.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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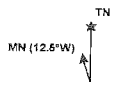
# APPENDIX B



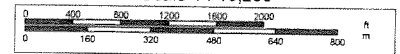
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www.delorme.com



Scale 1 : 19,200



1" = 1,600.0 ft

Data Zoom 14-0





**OWNERSHIP INFORMATION**

**CROWN ATLANTIC CO. LLC**  
**1326 KINDERHOOK RD**  
**SULLIVAN NY 13037-0000**

**PARCEL NO: 40.-1-57.14**

**Mail:** PMB 353 4017 WASHINGTON RD  
 15317-0000

**PHONE NUMBER:**

**COUNTY:** MADISON  
**PROPERTY CLASS:** 831 - TELEPHONE FACILITY

**CENSUS TRACT:** 9407.00  
**SWIS\_SBL:** 25488904000000010570140000

SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS
-----------	-------	-----------	-------	------	-------------	--------	-------	------------	-----------

No sale history in database for this parcel.

**STRUCTURAL INFORMATION**

**Overall Eff. Yr Built** 0  
**Overall Grade**  
**Overall Condition**  
**Construction Type**

**LOT INFORMATION**

**Lot Size Dim.:** 0.00x0.00  
**Land SQFT** 241,322  
**Lot Size Acres** 5.54  
**Zoning** RES  
**Nbhd Code** 48040  
**School District** 254801 - CHITTENANGO  
**Desirability** SUPERIOR  
**Water Front** N  
**Sewer** PRIVATE  
**Water** PRIVATE  
**Utilities** ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 0  
**# Comm. Sites** 1  
**Swis Code** 254889

**TAX INFORMATION**

**SBL(Tax ID)#:** 40.-1-57.14  
**Assessed Value \$** 167,800  
**Land Assesment \$** 38,600  
**School Tax \$** 3,494  
**County/Town Tax \$** 1,424  
**City/Village Tax \$**  
**Total Tax \$** 4,918  
**Full Tax Value \$** 167,800  
**Equalization Rate** 1.00  
**Prior Tax ID#** 40.-1-57  
**Full Land Value \$** 38,600

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:42 pm

**BUILDING USAGE**

USE AS: NON-CONTRIB

**BUILDING BREAKDOWN**

#	IDENT.	BOECKH	YR.	GROSS	STORY	BSMT.	BSMT.							
	BLDS.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SQ.FT.	STORIES	HEIGHT	AC%	SPRINKLER%	ALARM%	TYPE	SQ.FT.
														UNKNOWN

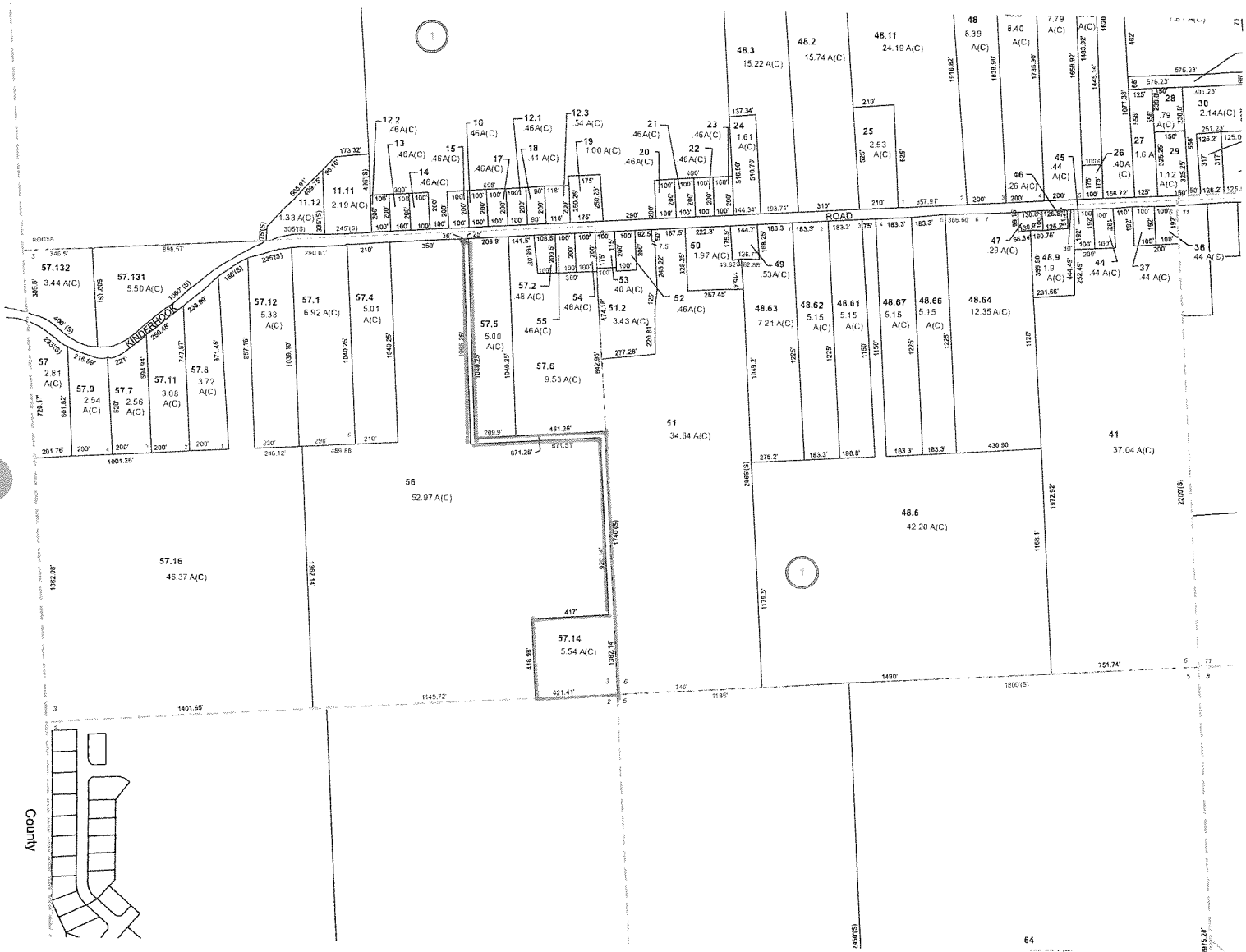
**IMPROVEMENTS :**

- (1) FENCE-CHN LK, BUILT 2003, 312.00 SQFT, CONDITION FAIR
- (1) , BUILT 2003, 24.00 SQFT, CONDITION FAIR
- (3) , BUILT 2003, 1.80 SQFT, CONDITION FAIR
- (1) , BUILT 2003, 185.00 SQFT, CONDITION FAIR

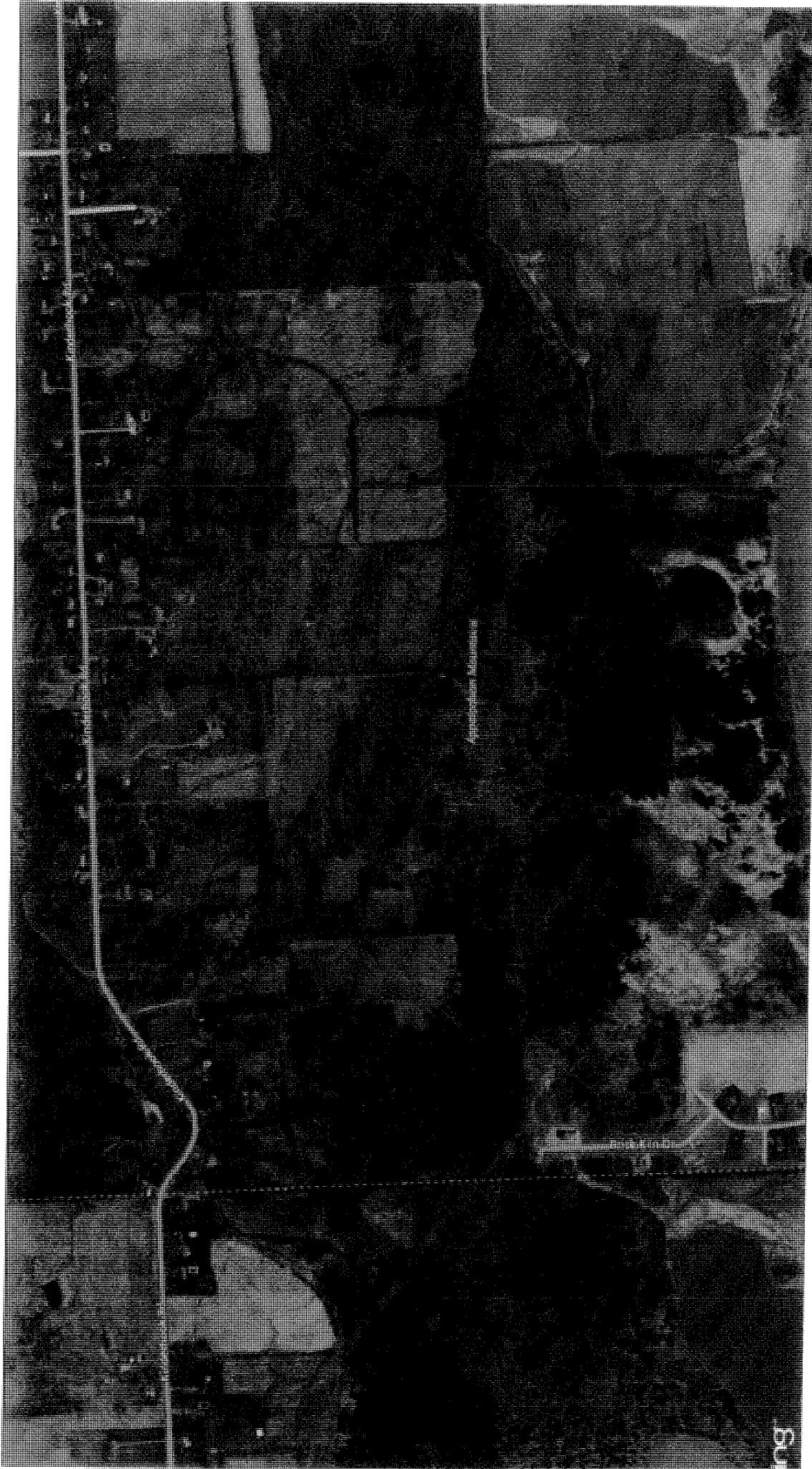
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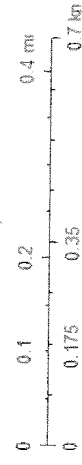
B



# Kinderhook Road



1:9,080

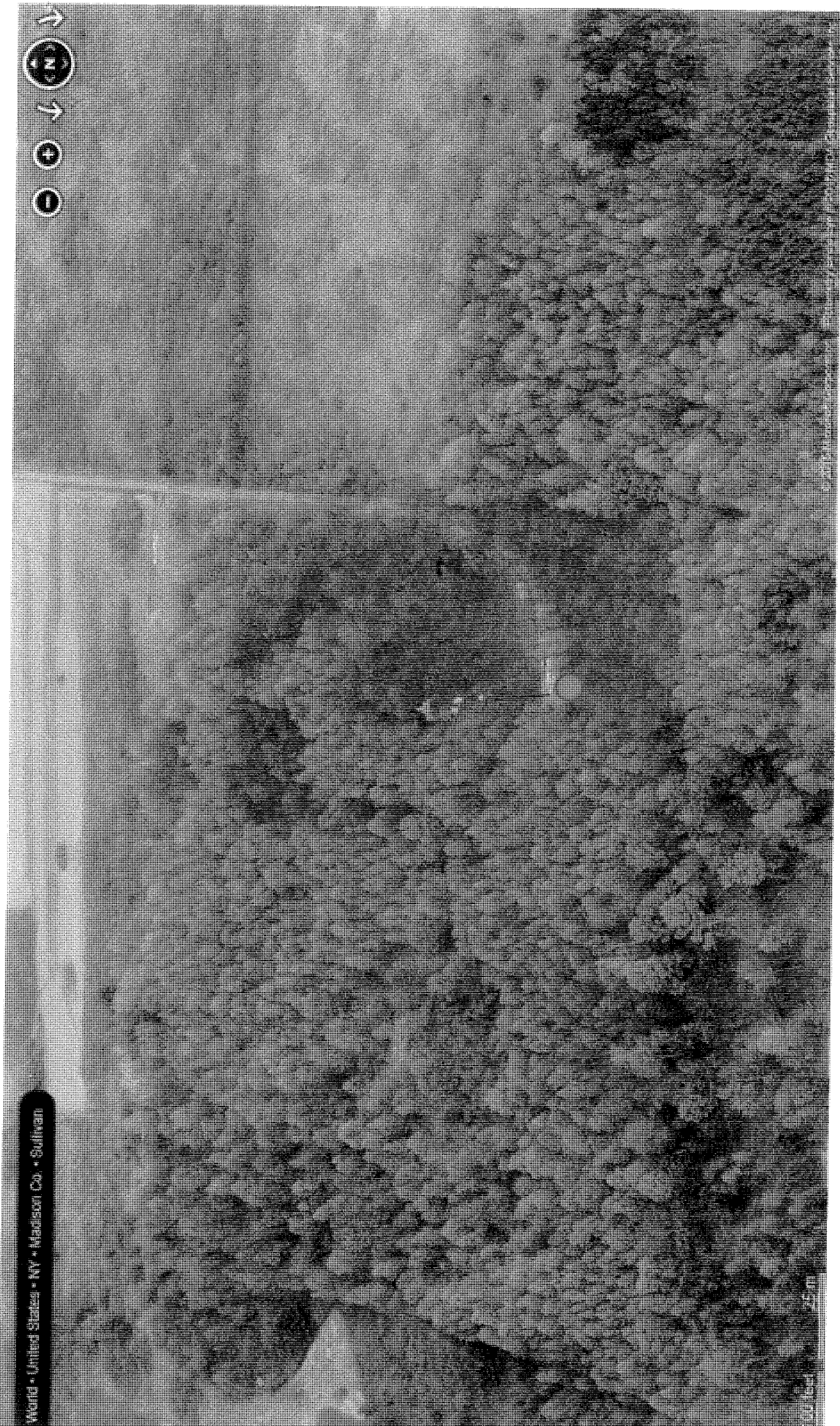


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124, 2015

- Infiltration Test Pits
- All
- ESCGP-2 Boundary
- Limits of Cultural Resources and Biological Survey
- Approved Variance Workspace
- Permanent Workspace
- Temporary Workspace
- Additional Temporary Workspaces

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Y

**OWNERSHIP INFORMATION**

**GOODHINES MICHAEL**  
**102 BURNING HOLLOW DR**  
**CHITTENANGO NY 13037-9651**

**PARCEL NO: 41.17-1-5.30**

**Mail:** CHITTENANGO NY 00000-0000

**PHONE NUMBER:**

**COUNTY:** MADISON  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:**

**SALE INFORMATION**

**Sale Date** 05/27/2014 **Price \$** 170,000 **Deed Date** 05/28/2014  
**Arms Length** N **Libre** 2014 **Page** 2606 **# Total Parcels** 1  
**Seller** UNKNOWN **Buyer** UNKNOWN **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 165,000	05/27/2014	Y	HAGEN RANDAL	GOODHINES MICHAEL
2	\$ 150,790	12/21/2009	Y	NVR, INC.	HAGEN RANDAL
3	\$ 31,500	09/21/2009	Y	BURNING HOLLOW DEV. CORP.	NVR, INC.

**STRUCTURAL INFORMATION**

**Square Feet** 1,736  
**Sqft. 1st Floor** 728  
**Sqft. 2nd Floor** 1,008  
**Fin. Basement Sqft.** 0  
**Year Built** 2009  
**Bldg Style** COLONIAL  
**# Units**  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type**  
**Garage Bays** 0  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 0.00x0.00  
**Land SQFT**  
**Lot Size Acres** 0.35  
**Zoning**  
**Nbhd Code** 48051  
**School District** 254801 - CHITTENANGO  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 254801

**TAX INFORMATION**

**Tax ID#** 41.17-1-5.30  
**Assessed Value \$** 146,200  
**Land Assesment \$** 30,900  
**School Tax \$** 3,865  
**County/Town Tax \$** 1,575  
**City/Village Tax \$**  
**Total Tax \$** 5,440  
**Full Tax Value \$** 146,200  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 30,900

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/02/2015 1:12 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (0) GAR-1.0 ATT, BUILT 2009, 440.00 SQFT, CONDITION NORMAL
- (0) PORCH-OPEN, BUILT 2009, 16.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 2010, 160.00 SQFT, CONDITION NORMAL

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**OWNERSHIP INFORMATION**

**GREGORY ERICA**  
**103 BURNING HOLLOW DR**  
**CHITTENANGO NY 13037-9649**

**PARCEL NO: 41.17-1-5.27**

**Mail:** 103 BURNING HOLLOW DR  
 CHITTENANGO NY 13037-9649

**PHONE NUMBER:**

**COUNTY:** MADISON  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:**

**SALE INFORMATION**

**Sale Date** 09/19/2013 **Price \$** 182,000 **Deed Date** 09/23/2013  
**Arms Length** Y **Libre** 2013 **Page** 6452 **# Total Parcels** 1  
**Seller** WOLTERDING VALERIE **Buyer** GREGORY ERICA **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 166,755	09/25/2009	Y	NVR, INC.	WOLTERDING VALERIE L,DENNY V
2	\$ 31,500	06/29/2009	Y	BURNING HOLLOW DEVEL. COR P.	NVR, INC.

**STRUCTURAL INFORMATION**

**Square Feet** 2,224  
**Sqft. 1st Floor** 932  
**Sqft. 2nd Floor** 1,292  
**Fin. Basement Sqft.** 0  
**Year Built** 2009  
**Bldg Style** COLONIAL  
**# Units**  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type**  
**Garage Bays** 0  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior Condition** NORMAL  
**Basement Type** UNKNOWN

**LOT INFORMATION**

**Lot Size Dim.:** 0.00x0.00  
**Land SQFT**  
**Lot Size Acres** 0.47  
**Zoning**  
**Nbhd Code** 48051  
**School District** 254801 - CHITTENANGO  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 254801

**TAX INFORMATION**

**Tax ID#** 41.17-1-5.27  
**Assessed Value \$** 170,400  
**Land Assesment \$** 32,600  
**School Tax \$** 4,540  
**County/Town Tax \$** 1,850  
**City/Village Tax \$**  
**Total Tax \$** 6,390  
**Full Tax Value \$** 170,400  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 32,600

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/02/2015 1:12 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

(0) GAR-1.0 ATT, BUILT 2009, 440.00 SQFT, CONDITION NORMAL  
 (0) PORCH-OPEN, BUILT 2009, 24.00 SQFT, CONDITION NORMAL

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**OWNERSHIP INFORMATION**

**REALE JENNIFER**  
**111 BURNING HOLLOW DR**  
**CHITTENANGO NY 13037-9649**

**PARCEL NO: 41.17-1-5.19**

**Mail:** 111 BURNING HOLLOW DR  
 CHITTENANGO NY 13037-9649

**PHONE NUMBER:**

**COUNTY:** MADISON

**CENSUS TRACT:**

**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**SALE INFORMATION**

**Sale Date** 06/13/2013 **Price \$** 216,500 **Deed Date** 06/14/2013

**Arms Length Y** **Libre** 2013 **Page** 3800 **# Total Parcels** 1

**Seller** MONTGOMERY BRIEN AND THERESA **Buyer** REALE JENNIFER **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 208,370	02/29/2008	Y	NVR INC	MONTGOMERY BRIEN H/THERESA
2	\$ 31,500	11/29/2007	Y	BURWINE HOLLOW DEVEL. COR P.	NVR INC

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 2,248  
**Sqft. 1st Floor** 1,086  
**Sqft. 2nd Floor** 1,162  
**Fin. Basement Sqft.** 0  
**Year Built** 2008  
**Bldg Style** COLONIAL  
**# Units**  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type**  
**Garage Bays** 0  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior Condition** NORMAL  
**Basement Type** FULL

**Lot Size Dim.:** 0.00x0.00  
**Land SQFT**  
**Lot Size Acres** 0.43  
**Zoning**  
**Nbhd Code** 48051  
**School District** 254801 - CHITTENANGO  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 254801

**Tax ID#** 41.17-1-5.19  
**Assessed Value \$** 179,200  
**Land Assesment \$** 32,100  
**School Tax \$** 5,330  
**County/Town Tax \$** 2,172  
**City/Village Tax \$**  
**Total Tax \$** 7,502  
**Full Tax Value \$** 179,200  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 32,100

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/02/2015 1:12 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

(0) GAR-1.0 ATT, BUILT 2008, 480.00 SQFT, CONDITION NORMAL  
 (0) PORCH-OPEN, BUILT 2008, 44.00 SQFT, CONDITION NORMAL

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**OWNERSHIP INFORMATION**

**DEVENDORF STEVEN DEVENDORF**  
**112 BURNING HOLLOW DR**  
**CHITTENANGO NY 13037-9651**

**PARCEL NO: 41.17-1-5.20**

**Mail:** 112 BURNING HOLLOW DR  
 CHITTENANGO NY 13037-9651

**PHONE NUMBER:**

**COUNTY:** MADISON

**CENSUS TRACT:**

**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**SALE INFORMATION**

**Sale Date** 12/09/2013 **Price \$** 170,000 **Deed Date** 02/03/2014

**Arms Length Y** Libre 2014 **Page** 553 **# Total Parcels** 1

**Seller** BLOUET HELEN **Buyer** DEVENDORF STEVEN **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 180,695	12/22/2009	Y	NVR, INC.	BLOUET HELEN
2	\$ 31,500	10/09/2009	Y	BURNING HOLLOW DEV. CORP.	NVR, INC.

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 2,224  
**Sqft. 1st Floor** 932  
**Sqft. 2nd Floor** 1,292  
**Fin. Basement Sqft.** 0  
**Year Built** 2009  
**Bldg Style** COLONIAL  
**# Units**  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2009, 420 SQFT, DIMENSIONS: (20 X 21), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** NORMAL  
**Basement Type** FULL

**Lot Size Dim.:** 0.00x0.00  
**Land SQFT**  
**Lot Size Acres** 0.31  
**Zoning**  
**Nbhd Code** 48051  
**School District** 254801 - CHITTENANGO  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 254801

**Tax ID#** 41.17-1-5.20  
**Assessed Value \$** 167,800  
**Land Assesment \$** 29,500  
**School Tax \$** 4,657  
**County/Town Tax \$** 1,898  
**City/Village Tax \$**  
**Total Tax \$** 6,555  
**Full Tax Value \$** 167,800  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 29,500

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/02/2015 1:12 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

(0) PORCH-COVERD, BUILT 2009, 24.00 SQFT, CONDITION NORMAL  
 (1) GAR-1.0 ATT, BUILT 2009, 420.00 SQFT, CONDITION NORMAL

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**OWNERSHIP INFORMATION**

**SCALZO ANTHONY CHAMBERLIN**  
**300 BIALEK WAY**  
**CHITTENANGO NY 13037-1431**

**PARCEL NO: 41.13-1-1.20**

**Mail:** 300 BIALEK WAY  
 CHITTENANGO NY 13037-1431

**PHONE NUMBER:**

**COUNTY:** MADISON

**CENSUS TRACT:**

**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**SALE INFORMATION**

**Sale Date** 10/15/2013 **Price \$** 180,000 **Deed Date** 10/16/2013

**Arms Length Y** **Libre** 2013 **Page** 7108 **# Total Parcels** 1

**Seller** BUNCE GRAEME **Buyer** SCALZO ANTHONY **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 206,050	11/09/2007	Y	NVR INC	BUNCE GRAEME
2	\$ 30,000	08/28/2007	Y	BURNING HOLLOW DEVELOPMENT CORPO	NVR INC

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 2,098  
**Sqft. 1st Floor** 1,090  
**Sqft. 2nd Floor** 1,008  
**Fin. Basement Sqft.** 0  
**Year Built** 2007  
**Bldg Style** COLONIAL  
**# Units**  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type**  
**Garage Bays** 0  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior Condition** NORMAL  
**Basement Type** FULL

**Lot Size Dim.:** 0.00x0.00  
**Land SQFT**  
**Lot Size Acres** 0.34  
**Zoning**  
**Nbhd Code** 48051  
**School District** 254801 - CHITTENANGO  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 254801

**Tax ID#** 41.13-1-1.20  
**Assessed Value \$** 173,300  
**Land Assesment \$** 30,600  
**School Tax \$** 5,067  
**County/Town Tax \$** 2,065  
**City/Village Tax \$**  
**Total Tax \$** 7,132  
**Full Tax Value \$** 173,300  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 30,600

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/02/2015 1:12 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (0) GAR-1.0 ATT, BUILT 2007, 519.00 SQFT, CONDITION NORMAL
- (0) PORCH-COVERD, BUILT 2007, 30.00 SQFT, CONDITION NORMAL

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**OWNERSHIP INFORMATION**

MCCABE PATRICK WHITTON  
306 BIALEK WAY  
CHITTENANGO NY 13037-1431

**PARCEL NO: 41.13-1-1.12**

Mail: 306 BIALEK WAY  
CHITTENANGO NY 13037-1431

PHONE NUMBER:

COUNTY: MADISON

CENSUS TRACT:

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**SALE INFORMATION**

Sale Date 10/23/2013 Price \$ 187,000 Deed Date 11/25/2013

Arms Length Y Libre 2013 Page 7980 # Total Parcels 1

Seller HELSEL CHRISTOPHER Buyer MCCABE PATRICK Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 192,940	10/09/2007	Y	NVR, INC.	HELSEL CHRISTOPHER R
2	\$ 30,000	07/25/2007	Y	BURNING HLLW DEVL P CORP	NVR INC

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

Square Feet	2,224	Lot Size Dim.:	0.00x0.00	Tax ID#	41.13-1-1.12
Sqft. 1st Floor	932	Land SQFT		Assessed Value \$	174,700
Sqft. 2nd Floor	1,292	Lot Size Acres	0.31	Land Assesment \$	29,500
Fin. Basement Sqft.	0	Zoning		School Tax \$	5,049
Year Built	2007	Nbhd Code	48051	County/Town Tax \$	2,058
Bldg Style	COLONIAL	School District	254801 - CHITTENANGO	City/Village Tax \$	
# Units		Desirability	TYPICAL	Total Tax \$	7,107
# Stories	2.00	Water Front	N	Full Tax Value \$	174,700
# Baths	2 FULL, 1 HALF	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	1.00
# Bedrooms	4	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	
# Fireplaces	1	Utilities	GAS/ELECTRIC	Full Land Value \$	29,500
# Kitchens	1	Nbhd. Rating	UNKNOWN	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type		Nbhd. Type	UNKNOWN		
Garage Bays	0	# Res. Sites	1		
Cooling Detail	CENTRAL	# Comm. Sites	0		
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)	Swis Code	254801	Updated:05/02/2015 1:12 pm	
Exterior					
Condition	NORMAL				
Basement Type	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (0) GAR-1.0 ATT, BUILT 2007, 440.00 SQFT, CONDITION NORMAL
- (0) PORCH-OPEN, BUILT 2007, 30.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 2009, 346.00 SQFT, CONDITION NORMAL

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**OWNERSHIP INFORMATION**

**MOORE LINDSEY B AND JORDAN SAMU**  
 202 HORIZON DR  
 CHITTENANGO NY 13037-9647

**PARCEL NO: 41.17-1-3.24**

**Mail:** 202 HORIZON DR  
 CHITTENANGO NY 13037-9647

**PHONE NUMBER:**

**COUNTY:** MADISON  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 9407.00

**SALE INFORMATION**

**Sale Date** 05/31/2013 **Price \$** 190,000 **Deed Date** 06/05/2013

**Arms Length Y** **Libre** 2013

**Page** 3531 **# Total Parcels** 1

**Seller** FRIEDMAN DAVID M AND COLLEEN J  
**Buyer** MOORE LINDSEY B AND JORDAN SAMU

**Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 232,790	10/27/2006	Y	NVR, INC.	FRIEDMAN DAVID
2	\$ 28,500	08/16/2006	Y	BURNING HOLLOW DEVL P CORP	NVR INC

**STRUCTURAL INFORMATION**

**Square Feet** 2,530  
**Sqft. 1st Floor** 1,330  
**Sqft. 2nd Floor** 1,200  
**Fin. Basement Sqft.** 0  
**Year Built** 2006  
**Bldg Style** COLONIAL  
**# Units**  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type**  
**Garage Bays** 0  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 0.00x0.00  
**Land SQFT**  
**Lot Size Acres** 0.32  
**Zoning**  
**Nbhd Code** 48051  
**School District** 254801 - CHITTENANGO  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 254801

**TAX INFORMATION**

**Tax ID#** 41.17-1-3.24  
**Assessed Value \$** 204,000  
**Land Assesment \$** 29,900  
**School Tax \$** 5,620  
**County/Town Tax \$** 2,291  
**City/Village Tax \$**  
**Total Tax \$** 7,911  
**Full Tax Value \$** 204,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 29,900

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/02/2015 1:12 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (0) PORCH-OPEN, BUILT 2006, 32.00 SQFT, CONDITION NORMAL
- (0) GAR-1.0 ATT, BUILT 2006, 480.00 SQFT, CONDITION NORMAL
- (1) PAVNG-CONCR, BUILT 2009, 262.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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**OWNERSHIP INFORMATION**

**PAGE CHARLES E AND KATHLEEN**  
**145 NAYMIK DR**  
**CHITTENANGO NY 13037-1081**

**PARCEL NO: 41.13-1-1.8**

**Mail:** 145 NAYMIK DR  
 CHITTENANGO NY 13037-1081

**PHONE NUMBER:**

**COUNTY:** MADISON

**CENSUS TRACT:**

**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**SALE INFORMATION**

**Sale Date** 06/17/2013      **Price \$** 235,000      **Deed Date** 06/17/2013  
**Arms Length Y**      **Libre** 2013      **Page** 3875      **# Total Parcels** 1  
**Seller** SHYNE SCOTT S AND HEATHER L      **Buyer** PAGE CHARLES E AND KATHLEEN      **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 230,922	06/29/2007	Y	NVR INC	SHYNE SCOTT
2	\$ 30,000	04/04/2007	N	BURNING HOLLOW	NVR INC

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

<p><b>Square Feet</b> 2,748  <b>Sqft. 1st Floor</b> 1,452  <b>Sqft. 2nd Floor</b> 1,296  <b>Fin. Basement Sqft.</b> 516  <b>Year Built</b> 2007  <b>Bldg Style</b> COLONIAL  <b># Units</b>  <b># Stories</b> 2.00  <b># Baths</b> 2 FULL  <b># Bedrooms</b> 4  <b># Fireplaces</b> 1  <b># Kitchens</b> 1  <b>Garage Type</b>  <b>Garage Bays</b> 0  <b>Cooling Detail</b> CENTRAL  <b>Heat Type</b> HEAT: (HOT AIR)                  FUEL: (GAS)  <b>Exterior Condition</b> NORMAL  <b>Basement Type</b> FULL</p>	<p><b>Lot Size Dim.:</b> 0.00x0.00  <b>Land SQFT</b>  <b>Lot Size Acres</b> 0.27  <b>Zoning</b>  <b>Nbhd Code</b> 48051  <b>School District</b> 254801 - CHITTENANGO  <b>Desirability</b> TYPICAL  <b>Water Front</b> N  <b>Sewer</b> COMMERCIAL/PUBLIC  <b>Water</b> COMMERCIAL/PUBLIC  <b>Utilities</b> GAS/ELECTRIC  <b>Nbhd. Rating</b> UNKNOWN  <b>Nbhd. Type</b> UNKNOWN  <b># Res. Sites</b> 1  <b># Comm. Sites</b> 0  <b>Swis Code</b> 254801</p>	<p><b>Tax ID#</b> 41.13-1-1.8  <b>Assessed Value \$</b> 219,200  <b>Land Assesment \$</b> 28,100  <b>School Tax \$</b> 5,971  <b>County/Town Tax \$</b> 2,433  <b>City/Village Tax \$</b>  <b>Total Tax \$</b> 8,404  <b>Full Tax Value \$</b> 219,200  <b>Equalization Rate</b> 1.00  <b>Prior Tax ID#</b>  <b>Full Land Value \$</b> 28,100</p> <p>*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.</p> <p>Updated:05/02/2015 1:12 pm</p>
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**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (0) GAR-1.0 ATT, BUILT 2007, 399.00 SQFT, CONDITION NORMAL
- (0) PORCH-OPEN, BUILT 2007, 528.00 SQFT, CONDITION NORMAL
- (0) PORCH-OPEN, BUILT 2007, 32.00 SQFT, CONDITION NORMAL
- (0) PORCH-OPEN, BUILT 2009, 16.00 SQFT, CONDITION NORMAL

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**OWNERSHIP INFORMATION**

**FRENCH BRIAN**  
**116 RICHMOND CIR**  
**CHITTENANGO NY 13037-9442**

**PARCEL NO: 41.17-2-1.28**

**Mail:** CHITTENANGO NY 00000-0000

**PHONE NUMBER:**

**COUNTY:** MADISON  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 9407.00

**SALE INFORMATION**

**Sale Date** 01/23/2013 **Price \$** 155,100 **Deed Date** 01/24/2013  
**Arms Length Y** Libre 2013 **Page** 506 **# Total Parcels** 1  
**Seller** TERRITO CHARLOTTE **Buyer** FRENCH BRIAN **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
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No sale history in database for this parcel.

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

<b>Square Feet</b>	1,952	<b>Lot Size Dim.:</b>	0.00x0.00	<b>Tax ID#</b>	41.17-2-1.28
<b>Sqft. 1st Floor</b>	1,040	<b>Land SQFT</b>	15,246	<b>Assessed Value \$</b>	154,900
<b>Sqft. 2nd Floor</b>	912	<b>Lot Size Acres</b>	0.35	<b>Land Assesment \$</b>	30,900
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	02	<b>School Tax \$</b>	4,294
<b>Year Built</b>	1992	<b>Nbhd Code</b>	48051	<b>County/Town Tax \$</b>	1,750
<b>Bldg Style</b>	COLONIAL	<b>School District</b>	254801 - CHITTENANGO	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	6,044
<b># Stories</b>	2.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	154,900
<b># Baths</b>	2 FULL, 1 HALF	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	3	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	41.17-1-1.28
<b># Fireplaces</b>	1	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	30,900
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	UNKNOWN	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	GAR-1.0 ATT, BUILT: 1992, 440 SQFT, DIMENSIONS: (22 X 20), CNDTN: NORMAL, GRADE: C	<b>Nbhd. Type</b>	UNKNOWN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1		
<b>Cooling Detail</b>	CENTRAL	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	254801	Updated:05/02/2015 1:12 pm	
<b>Exterior Condition</b>	ALUM/VINYL NORMAL				
<b>Basement Type</b>	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PORCH-COVERD, BUILT 1992, 32.00 SQFT, CONDITION NORMAL
- (1) PORCH-SCREEN, BUILT 1992, 160.00 SQFT, CONDITION NORMAL
- (1) GAR-1.0 ATT, BUILT 1992, 440.00 SQFT, CONDITION NORMAL
- (1) SHED-MACHINE, BUILT 2009, 140.00 SQFT, CONDITION NORMAL

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**OWNERSHIP INFORMATION**

**FLINT JOSEPH FLINT**  
**132 RICHMOND CIR**  
**CHITTENANGO NY 13037-9442**

**PARCEL NO: 41.17-2-1.134**

**Mail:** 132 RICHMOND CIR  
 CHITTENANGO NY 13037-9442

**PHONE NUMBER:**

**COUNTY:** MADISON  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 9407.00

**SALE INFORMATION**

**Sale Date** 04/17/2014 **Price \$** 178,000 **Deed Date** 04/21/2014  
**Arms Length Y** Libre 2014 **Page** 1872 **# Total Parcels** 1  
**Seller** LIVINGSTON DAVID **Buyer** FLINT JOSEPH **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 0	05/21/2009	N	LIVINGSTON DAVID - SURV SPOUSE/I	LIVINGSTON DAVID
2	\$ 202,625	06/29/2004	Y	NVR INC	LIVINGSTON DAVID N/CAROL J

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

<b>Square Feet</b>	2,041	<b>Lot Size Dim.:</b>	0.00x0.00	<b>Tax ID#</b>	41.17-2-1.134
<b>Sqft. 1st Floor</b>	1,119	<b>Land SQFT</b>	47,916	<b>Assessed Value \$</b>	178,000
<b>Sqft. 2nd Floor</b>	922	<b>Lot Size Acres</b>	1.10	<b>Land Assesment \$</b>	39,400
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>		<b>School Tax \$</b>	5,241
<b>Year Built</b>	2004	<b>Nbhd Code</b>	48051	<b>County/Town Tax \$</b>	2,136
<b>Bldg Style</b>	COLONIAL	<b>School District</b>	254801 - CHITTENANGO	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	7,377
<b># Stories</b>	2.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	178,000
<b># Baths</b>	2 FULL, 1 HALF	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	3	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	41.17-1-1.134
<b># Fireplaces</b>	1	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	39,400
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	UNKNOWN	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	GAR-1.0 ATT, BUILT: 2004, DIMENSIONS: (20.00 X 21.00), CNDTN: NORMAL, GRADE: B	<b>Nbhd. Type</b>	UNKNOWN		
<b>Garage Bays</b>	2	<b># Res. Sites</b>	1		
<b>Cooling Detail</b>	CENTRAL	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	254801	Updated:05/02/2015 1:12 pm	
<b>Exterior</b>	ALUM/VINYL				
<b>Condition</b>	NORMAL				
<b>Basement Type</b>	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (0) GAR-1.0 ATT, BUILT 2004, 0 SQFT, CONDITION NORMAL
- (0) PORCH-OPEN, BUILT 2004, 0 SQFT, CONDITION NORMAL
- (1) PATIO-CONCR, BUILT 2005, 210.00 SQFT, CONDITION NORMAL

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**OWNERSHIP INFORMATION**

ROMAN JAMES P ROMAN  
802 TUSCARORA RD  
CHITTENANGO NY 13037-9724

**PARCEL NO: 41.17-1-3.3**

Mail: 7400 BOLIVAR RD  
CHITTENANGO NY 13037-9427

**PHONE NUMBER:**

COUNTY: MADISON  
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 9407.00

**SALE INFORMATION**

Sale Date 04/22/2014 Price \$ 85,000 Deed Date 04/23/2014  
Arms Length Y Libre 2014 Page 1915 # Total Parcels 1  
Seller MUIR FRANK L Buyer ROMAN JAMES P Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
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No sale history in database for this parcel.

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

Square Feet 1,464  
Sqft. 1st Floor 1,464  
Sqft. 2nd Floor 0  
Fin. Basement Sqft. 0  
Year Built 1987  
Bldg Style RANCH  
# Units 1  
# Stories 1.00  
# Baths 2 FULL  
# Bedrooms 3  
# Fireplaces 0  
# Kitchens 1  
  
GAR-1.0 ATT, BUILT: 1987, DIMENSIONS: (20.00 X 20.00), CNDTN: NORMAL, GRADE: C  
Garage Type  
  
Garage Bays 2  
Cooling Detail NONE  
Heat Type HEAT: (HOT AIR) FUEL: (GAS)  
Exterior WOOD  
Condition NORMAL  
Basement Type FULL

Lot Size Dim.: 0.00x0.00  
Land SQFT 31,799  
Lot Size Acres 0.73  
Zoning 02  
Nbhd Code 48041  
School District 254801 - CHITTENANGO  
Desirability INFERIOR  
Water Front N  
Sewer COMMERCIAL/PUBLIC  
Water COMMERCIAL/PUBLIC  
Utilities GAS/ELECTRIC  
Nbhd. Rating UNKNOWN  
Nbhd. Type UNKNOWN  
# Res. Sites 1  
# Comm. Sites 0  
Swis Code 254801

Tax ID# 41.17-1-3.3  
Assessed Value \$ 137,000  
Land Assesment \$ 29,600  
School Tax \$ 3,097  
County/Town Tax \$ 1,262  
City/Village Tax \$  
Total Tax \$ 4,359  
Full Tax Value \$ 137,000  
Equalization Rate 1.00  
Prior Tax ID# 41 17 1 3  
Full Land Value \$ 29,600

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:41 pm

**EXEMPTIONS:**

**IMPROVEMENTS:**

- (0) PORCH-COVERD, BUILT 1987, 80.00 SQFT, CONDITION NORMAL
- (0) PORCH-COVERD, BUILT 1987, 16.00 SQFT, CONDITION NORMAL
- (0) GAR-1.0 ATT, BUILT 1987, 400.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1990, 120.00 SQFT, CONDITION NORMAL
- (1) PATIO-FLGSTN, BUILT 1990, 312.00 SQFT, CONDITION NORMAL
- (1) SHED-MACHINE, BUILT 1990, 384.00 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1995, 77.00 SQFT, CONDITION NORMAL

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**OWNERSHIP INFORMATION**

**JONES TIFFANY JONES**  
 925 TUSCARORA RD  
 CHITTENANGO NY 13037-9717

**PARCEL NO: 40.20-1-8**

**Mail:** 925 TUSCARORA RD  
 CHITTENANGO NY 13037-9717

**PHONE NUMBER:**

**COUNTY:** MADISON  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 9407.00

**SALE INFORMATION**

**Sale Date** 06/26/2014 **Price \$** 154,900 **Deed Date** 06/27/2014  
**Arms Length** Y **Libre** 2014 **Page** 3268 **# Total Parcels** 1  
**Seller** CAPPELLO SUSAN **Buyer** JONES TIFFANY **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 127,900	04/16/2004	Y	GALLATIN PROPERTIES, LLC	CAPPELLO SUSAN M
2	\$ 80,100	11/25/2003	Y	DEVINE JAMES J JR, REFEREE	GALLATIN PROPERTIES LLC
3	\$ 126,000	06/16/2000	Y	TUCKER AUDREY A	LONERGAN LAWRENCE J
4	\$ 4,000	08/01/1993	Y	NUKAZA JOHN	TUCKER AUDREY
5	\$ 84,900	05/03/1990	Y	BUSH DANIEL & PAMELA	TUCKER AUDREY

**STRUCTURAL INFORMATION**

**Square Feet** 2,200  
**Sqft. 1st Floor** 1,144  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 1,056  
**Year Built** 1968  
**Bldg Style** RAISED RANCH  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 2 FULL  
**# Bedrooms** 4  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1968, DIMENSIONS: (18.00 X 24.00), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 2  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 100.00x300.00  
**Land SQFT** 29,621  
**Lot Size Acres** 0.68  
**Zoning**  
**Nbhd Code** 48041  
**School District** 254801 - CHITTENANGO  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** PRIVATE  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 254801

**TAX INFORMATION**

**Tax ID#** 40.20-1-8  
**Assessed Value \$** 138,500  
**Land Assesment \$** 28,500  
**School Tax \$** 3,370  
**County/Town Tax \$** 1,373  
**City/Village Tax \$**  
**Total Tax \$** 4,743  
**Full Tax Value \$** 138,500  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 28,500

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:41 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (0) PORCH-OPEN, BUILT 2000, 252.00 SQFT, CONDITION NORMAL
- (0) GAR-1.0 ATT, BUILT 1968, 432.00 SQFT, CONDITION NORMAL
- (1) POOL-ST/VNYL, BUILT 1994, 512.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1968, 24.00 SQFT, CONDITION NORMAL
- (1) PORCH-UP OPN, BUILT 2000, 56.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.







**OWNERSHIP INFORMATION**

LAMPERT DOUGLAS LAMPERT  
4016 BRICK KILN DR  
SULLIVAN NY 13037-8555

COUNTY: MADISON  
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**PARCEL NO: 40.4-1-1.60**

Mail: 4016 BRICK KILN DR  
CHITTENANGO NY 13037-8555

PHONE NUMBER:

CENSUS TRACT:

**SALE INFORMATION**

Sale Date 07/30/2013 Price \$ 250,000 Deed Date 08/01/2013  
Arms Length Y Libre 2013 Page 4991 # Total Parcels 1  
Seller ZELLAR HOMES LTD. Buyer LAMPERT DOUGLAS  
Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 45,000	11/26/2012	Y	OOT BROS INC	ZELLAR HOMES LTD

**STRUCTURAL INFORMATION**

Square Feet 1,896  
Sqft. 1st Floor 1,896  
Sqft. 2nd Floor 0  
Fin. Basement Sqft. 0  
Year Built 2013  
Bldg Style RANCH  
# Units  
# Stories 1.00  
# Baths 2 FULL  
# Bedrooms 4  
# Fireplaces 1  
# Kitchens 1  
Garage Type GAR-1.0 ATT, BUILT: 2013, 462 SQFT, DIMENSIONS: (21 X 22), CNDTN: NORMAL, GRADE: C  
Garage Bays 1  
Cooling Detail NONE  
Heat Type HEAT: (HOT AIR) FUEL: (GAS)  
Exterior Condition NORMAL  
Basement Type FULL

**LOT INFORMATION**

Lot Size Dim.: 0.00x0.00  
Land SQFT  
Lot Size Acres 0.48  
Zoning  
Nbhd Code 48060  
School District 254801 - CHITTENANGO  
Desirability TYPICAL  
Water Front N  
Sewer COMMERCIAL/PUBLIC  
Water COMMERCIAL/PUBLIC  
Utilities GAS/ELECTRIC  
Nbhd. Rating UNKNOWN  
Nbhd. Type UNKNOWN  
# Res. Sites 1  
# Comm. Sites 0  
Swis Code 254889

**TAX INFORMATION**

Tax ID# 40.4-1-1.60  
Assessed Value \$ 248,500  
Land Assesment \$ 40,000  
School Tax \$ 130  
County/Town Tax \$ 53  
City/Village Tax \$  
Total Tax \$ 183  
Full Tax Value \$ 248,500  
Equalization Rate 1.00  
Prior Tax ID#  
Full Land Value \$ 40,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PORCH-COVERD, BUILT 2013, 66.00 SQFT, CONDITION NORMAL
- (1) GAR-1.0 ATT, BUILT 2013, 462.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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*Handwritten initials: E N*

**OWNERSHIP INFORMATION**

**PRATT ANTHONY PRATT**  
**103 RICHMOND CIR**  
**CHITTENANGO NY 13037-9441**

**PARCEL NO: 41.17-2-1.23**

**Mail:** 103 RICHMOND CIR  
 CHITTENANGO NY 13037-9441

**PHONE NUMBER:**

**COUNTY:** MADISON  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 9407.00

**SALE INFORMATION**

**Sale Date** 06/27/2013 **Price \$** 157,000 **Deed Date** 07/01/2013  
**Arms Length Y** Libre 2013 **Page** 4234 **# Total Parcels** 1  
**Seller** NOBLE JOHN T JR **Buyer** PRATT ANTHONY **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 150,000	06/27/2013	Y	NOBLE JOHN T JR	PRATT ANTHONY
2	\$ 161,500	01/26/2007	Y	GREER DAVID	NOBLE JOHN

**STRUCTURAL INFORMATION**

**Square Feet** 1,824  
**Sqft. 1st Floor** 912  
**Sqft. 2nd Floor** 912  
**Fin. Basement Sqft.** 0  
**Year Built** 1993  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1993, 528 SQFT, DIMENSIONS: (22 X 24), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** ALUM/VINYL  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 0.00x0.00  
**Land SQFT** 15,246  
**Lot Size Acres** 0.35  
**Zoning** 02  
**Nbhd Code** 48051  
**School District** 254801 - CHITTENANGO  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 254801

**TAX INFORMATION**

**Tax ID#** 41.17-2-1.23  
**Assessed Value \$** 149,200  
**Land Assesment \$** 30,900  
**School Tax \$** 3,982  
**County/Town Tax \$** 1,623  
**City/Village Tax \$**  
**Total Tax \$** 5,605  
**Full Tax Value \$** 149,200  
**Equalization Rate** 1.00  
**Prior Tax ID#** 41.17-1-1.23  
**Full Land Value \$** 30,900

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/02/2015 1:12 pm

**EXEMPTIONS:**

ALT VET EX-WAR PERIOD-COMBAT

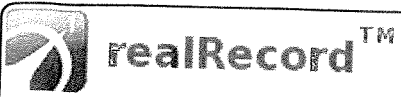
**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1993, 528.00 SQFT, CONDITION NORMAL
- (1) PORCH-SCREEN, BUILT 1993, 168.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 2007, 196.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1994, 24.00 SQFT, CONDITION NORMAL

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N



**OWNERSHIP INFORMATION**

**DELONG MICHAEL**  
**106 RICHMOND CIR**  
**CHITTENANGO NY 13037-9442**

**PARCEL NO: 41.17-2-1.19**

**Mail:** 106 RICHMOND CIR  
 CHITTENANGO NY 13037-9442

**PHONE NUMBER:**

**COUNTY:** MADISON  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 9407.00

**SALE INFORMATION**

**Sale Date:** 09/03/2013  
**Price \$:** 170,000  
**Deed Date:** 09/04/2013  
**Arms Length Y:** Libre 2013  
**Page:** 6015  
**# Total Parcels:** 1  
**Seller:** CULLEN LUCAS  
**Buyer:** DELONG MICHAEL  
**Personal Property:** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 170,000	06/07/2004	Y	JULIAN THOMAS W JR	CULLEN LUCAS B
2	\$ 164,585	04/30/2002	Y	NVR INC	JULIAN THOMAS W JR

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet:** 1,816  
**Sqft. 1st Floor:** 1,088  
**Sqft. 2nd Floor:** 728  
**Fin. Basement Sqft.:** 0  
**Year Built:** 2001  
**Bldg Style:** COLONIAL  
**# Units:** 1  
**# Stories:** 2.00  
**# Baths:** 2 FULL, 1 HALF  
**# Bedrooms:** 3  
**# Fireplaces:** 1  
**# Kitchens:** 1  
**Garage Type:** GAR-1.0 ATT, BUILT: 2001, DIMENSIONS: (20.00 X 22.00), CNDTN: NORMAL, GRADE: B  
**Garage Bays:** 2  
**Cooling Detail:** CENTRAL  
**Heat Type:** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior:** ALUM/VINYL  
**Condition:** NORMAL  
**Basement Type:** FULL

**Lot Size Dim.:** 0.00x0.00  
**Land SQFT:** 21,780  
**Lot Size Acres:** 0.50  
**Zoning:** 02  
**Nbhd Code:** 48051  
**School District:** 254801 - CHITTENANGO  
**Desirability:** TYPICAL  
**Water Front:** N  
**Sewer:** COMMERCIAL/PUBLIC  
**Water:** COMMERCIAL/PUBLIC  
**Utilities:** GAS/ELECTRIC  
**Nbhd. Rating:** UNKNOWN  
**Nbhd. Type:** UNKNOWN  
**# Res. Sites:** 1  
**# Comm. Sites:** 0  
**Swis Code:** 254801

**Tax ID#:** 41.17-2-1.19  
**Assessed Value \$:** 157,200  
**Land Assesment \$:** 33,000  
**School Tax \$:** 4,644  
**County/Town Tax \$:** 1,893  
**City/Village Tax \$:** 6,537  
**Total Tax \$:** 157,200  
**Full Tax Value \$:** 157,200  
**Equalization Rate:** 1.00  
**Prior Tax ID#:** 41.17-1-1.19  
**Full Land Value \$:** 33,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/02/2015 1:12 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (0) PORCH-OPEN, BUILT 2001, 28.00 SQFT, CONDITION NORMAL
- (0) GAR-1.0 ATT, BUILT 2001, 440.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 2001, 180.00 SQFT, CONDITION NORMAL

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4

**OWNERSHIP INFORMATION**

**BARNARD SCOTT BARNARD**  
**530 TUSCARORA RD**  
**CHITTENANGO NY 13037-9731**

**PARCEL NO: 41.17-2-1.4**

**Mail:** 530 TUSCARORA RD  
 CHITTENANGO NY 13037-9731

**PHONE NUMBER:**

**COUNTY:** MADISON  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 9407.00

\$85.18

**SALE INFORMATION**

**Sale Date** 07/30/2014 **Price \$** 148,900 **Deed Date** 07/31/2014  
**Arms Length Y** Libre 2014 **Page** 3976 **# Total Parcels** 1  
**Seller** DUINK ROBERT **Buyer** BARNARD SCOTT **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 117,500	08/28/2001	Y	PFOHL JEFFREY A/STACEY L	DUINK ROBERT L/BETH A

**STRUCTURAL INFORMATION**

**Square Feet** 1,748  
**Sqft. 1st Floor** 983  
**Sqft. 2nd Floor** 765  
**Fin. Basement Sqft.** 0  
**Year Built** 1989  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1989, 420 SQFT, DIMENSIONS: (20 X 21), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** ALUM/VINYL NORMAL  
**Basement Type** PARTIAL

**LOT INFORMATION**

**Lot Size Dim.:** 0.00x0.00  
**Land SQFT** 16,117  
**Lot Size Acres** 0.37  
**Zoning** 02  
**Nbhd Code** 48041  
**School District** 254801 - CHITTENANGO  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 254801

**TAX INFORMATION**

**Tax ID#** 41.17-2-1.4  
**Assessed Value \$** 151,700  
**Land Assesment \$** 25,100  
**School Tax \$** 3,422  
**County/Town Tax \$** 1,394  
**City/Village Tax \$**  
**Total Tax \$** 4,816  
**Full Tax Value \$** 151,700  
**Equalization Rate** 1.00  
**Prior Tax ID#** 41.17-1-1.4  
**Full Land Value \$** 25,100

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:41 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1989, 420.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1989, 192.00 SQFT, CONDITION POOR
- (1) PORCH-COVERD, BUILT 1989, 55.00 SQFT, CONDITION NORMAL
- (1) SHED-MACHINE, BUILT 2002, 96.00 SQFT, CONDITION NORMAL

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**OWNERSHIP INFORMATION**

**BUSA PAULA**  
**1007 MARGOT AVE**  
**CHITTENANGO NY 13037-9747**

**PARCEL NO: 40.20-1-35**

**Mail:** 1007 MARGOT LN  
 CHITTENANGO NY 13037-9727

**PHONE NUMBER:**

**COUNTY:** MADISON  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 9407.00

*564.54*

**SALE INFORMATION**

**Sale Date** 07/24/2014 **Price \$** 150,500 **Deed Date** 07/24/2014  
**Arms Length** Y **Libre** 2014 **Page** 3842 **# Total Parcels** 1  
**Seller** CAMPBELL TODD **Buyer** BUSA PAULA **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 145,000	10/15/2012	Y	MARSHALL DONNA	CAMPBELL TODD H

**STRUCTURAL INFORMATION**

**Square Feet** 2,324  
**Sqft. 1st Floor** 1,604  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 720  
**Year Built** 1980  
**Bldg Style** RAISED RANCH  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 1 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type** GAR-2.0 ATT, BUILT: 1999, DIMENSIONS: (24.00 X 24.00), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 2  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** ALUM/VINYL  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 100.00x150.00  
**Land SQFT** 14,810  
**Lot Size Acres** 0.34  
**Zoning**  
**Nbhd Code** 48041  
**School District** 254801 - CHITTENANGO  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 254801

**TAX INFORMATION**

**Tax ID#** 40.20-1-35  
**Assessed Value \$** 138,500  
**Land Assesment \$** 25,000  
**School Tax \$** 3,053  
**County/Town Tax \$** 1,244  
**City/Village Tax \$**  
**Total Tax \$** 4,297  
**Full Tax Value \$** 138,500  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 25,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:41 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (0) GAR-2.0 ATT, BUILT 1999, 576.00 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1997, 216.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1997, 555.00 SQFT, CONDITION NORMAL
- (1) SHED-MACHINE, BUILT 2000, 96.00 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1980, 24.00 SQFT, CONDITION NORMAL

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**OWNERSHIP INFORMATION**

MURPHY SEAN  
4013 BRICK KILN DR  
SULLIVAN NY 13037-8556

**PARCEL NO: 40.4-1-1.58**

Mail: 4013 BRICK KILN DR  
CHITTENANGO NY 13037-8556

PHONE NUMBER:

COUNTY: MADISON  
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT:

**SALE INFORMATION**

Sale Date 07/12/2013 Price \$ 278,730 Deed Date 07/16/2013  
Arms Length Y Libre 2013 Page 4570 # Total Parcels 1  
Seller NVR, INC Buyer MURPHY SEAN Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 45,000	04/12/2013	Y	OOT BROS INC	NVR INC

**STRUCTURAL INFORMATION**

Square Feet 2,980  
Sqft. 1st Floor 1,870  
Sqft. 2nd Floor 1,110  
Fin. Basement Sqft. 532  
Year Built 2013  
Bldg Style COLONIAL  
# Units  
# Stories 2.00  
# Baths 2 FULL, 1 HALF  
# Bedrooms 4  
# Fireplaces 1  
# Kitchens 1

**LOT INFORMATION**

Lot Size Dim.: 0.00x0.00  
Land SQFT  
Lot Size Acres 0.33  
Zoning  
Nbhd Code 48060  
School District 254801 - CHITTENANGO  
Desirability TYPICAL  
Water Front N  
Sewer COMMERCIAL/PUBLIC  
Water COMMERCIAL/PUBLIC  
Utilities GAS/ELECTRIC  
Nbhd. Rating UNKNOWN  
Nbhd. Type UNKNOWN  
# Res. Sites 1  
# Comm. Sites 0  
Swis Code 254889

**TAX INFORMATION**

Tax ID# 40.4-1-1.58  
Assessed Value \$ 277,900  
Land Assesment \$ 45,000  
School Tax \$ 130  
County/Town Tax \$ 53  
City/Village Tax \$  
Total Tax \$ 183  
Full Tax Value \$ 277,900  
Equalization Rate 1.00  
Prior Tax ID#  
Full Land Value \$ 45,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**Garage Type**

TOTAL GAR: 2,  
GAR-1.0 ATT,  
BUILT: 2013,  
420 SQFT,  
DIMENSIONS:  
(20 X 21),  
CNDTN:  
NORMAL,  
GRADE: C  
GAR-1.0 ATT,  
BUILT: 2013,  
240 SQFT,  
DIMENSIONS:  
(12 X 20),  
CNDTN:  
NORMAL,  
GRADE: C

**Garage Bays**

2

**Cooling Detail**

NONE

**Heat Type**

HEAT: (HOT AIR)  
FUEL: (GAS)

**Exterior**

**Condition**

NORMAL

**Basement Type**

FULL

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2013, 420.00 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 2013, 28.00 SQFT, CONDITION NORMAL
- (1) GAR-1.0 ATT, BUILT 2013, 240.00 SQFT, CONDITION NORMAL



**OWNERSHIP INFORMATION**

**ZEHEL DEBORAH**  
**4015 BRICK KILN DR**  
**SULLIVAN NY 13037-8556**

**PARCEL NO: 40.4-1-1.61**

**Mail:** 4015 BRICK KILN DR  
 CHITTENANGO NY 13037-8556

**PHONE NUMBER:**

**COUNTY:** MADISON  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:**

**SALE INFORMATION**

**Sale Date** 07/21/2014 **Price \$** 45,000 **Deed Date** 09/26/2014  
**Arms Length** Y **Libre** 2014 **Page** 5218 **# Total Parcels** 1  
**Seller** OOT SUSAN **Buyer** ZEHEL DEBORAH **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
No sale history in database for this parcel.					

**STRUCTURAL INFORMATION**

**Square Feet** 1,897  
**Sqft. 1st Floor** 1,385  
**Sqft. 2nd Floor** 512  
**Fin. Basement Sqft.** 0  
**Year Built** 2014  
**Bldg Style** COLONIAL  
**# Units**  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2014, 484 SQFT, DIMENSIONS: (22 X 22), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 0.00x0.00  
**Land SQFT**  
**Lot Size Acres** 0.33  
**Zoning**  
**Nbhd Code** 48060  
**School District** 254801 - CHITTENANGO  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 254889

**TAX INFORMATION**

**Tax ID#** 40.4-1-1.61  
**Assessed Value \$** 5,000  
**Land Assesment \$** 5,000  
**School Tax \$** 130  
**County/Town Tax \$** 53  
**City/Village Tax \$**  
**Total Tax \$** 183  
**Full Tax Value \$** 5,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 5,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2014, 484.00 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 2014, 32.00 SQFT, CONDITION NORMAL

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**OWNERSHIP INFORMATION**

CISU CEZAR CISU  
4012 BRICK KILN DR  
SULLIVAN NY 13037-8555

**PARCEL NO:** 40.4-1-1.57

Mail: 7305 DARTMOOR XING  
FAYETTEVILLE NY 13066-2477

**PHONE NUMBER:****COUNTY:** MADISON**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE**CENSUS TRACT:****SALE INFORMATION**

<b>Sale Date</b>	09/05/2013	<b>Price \$</b>	45,000	<b>Deed Date</b>	10/02/2013
<b>Arms Length</b>	Y	<b>Libre</b>	2013	<b>Page</b>	6700
<b>Seller</b>	OOT SUSAN	<b>Buyer</b>	CISU CEZAR	<b>Personal Property</b>	0
				<b># Total Parcels</b>	1

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
No sale history in database for this parcel.					

**STRUCTURAL INFORMATION****LOT INFORMATION****TAX INFORMATION**

Square Feet	1,878	Lot Size Dim.:	0.00x0.00	Tax ID#	40.4-1-1.57		
Sqft. 1st Floor	1,290	Land SQFT		Assessed Value \$	235,000		
Sqft. 2nd Floor	588	Lot Size Acres	0.29	Land Assessment \$	39,000		
Fin. Basement Sqft.	0	Zoning		School Tax \$	130		
Year Built	2013	Nbhd Code	48060	County/Town Tax \$	53		
Bldg Style	COLONIAL	School District	254801 - CHITTENANGO	City/Village Tax \$			
# Units		Desirability	TYPICAL	Total Tax \$	183		
# Stories	2.00	Water Front	N	Full Tax Value \$	235,000		
# Baths	2 FULL, 1 HALF	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	1.00		
# Bedrooms	3	Water	COMMERCIAL/PUBLIC	Prior Tax ID#			
# Fireplaces	1	Utilities	GAS/ELECTRIC	Full Land Value \$	39,000		
# Kitchens	1	Nbhd. Rating	UNKNOWN	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.			
Garage Type	GAR-1.0 ATT, BUILT: 2013, 390 SQFT, CNDTN: NORMAL, GRADE: C	Nbhd. Type	UNKNOWN				
Garage Bays	1	# Res. Sites	1				
Cooling Detail	NONE	# Comm. Sites	0				
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)	Swis Code	254889				
Exterior Condition	NORMAL						
Basement Type	FULL						
						Updated:04/10/2015 11:11 am	

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2013, 390.00 SQFT, CONDITION NORMAL  
(1) PORCH-COVERD, BUILT 2013, 123.00 SQFT, CONDITION NORMAL

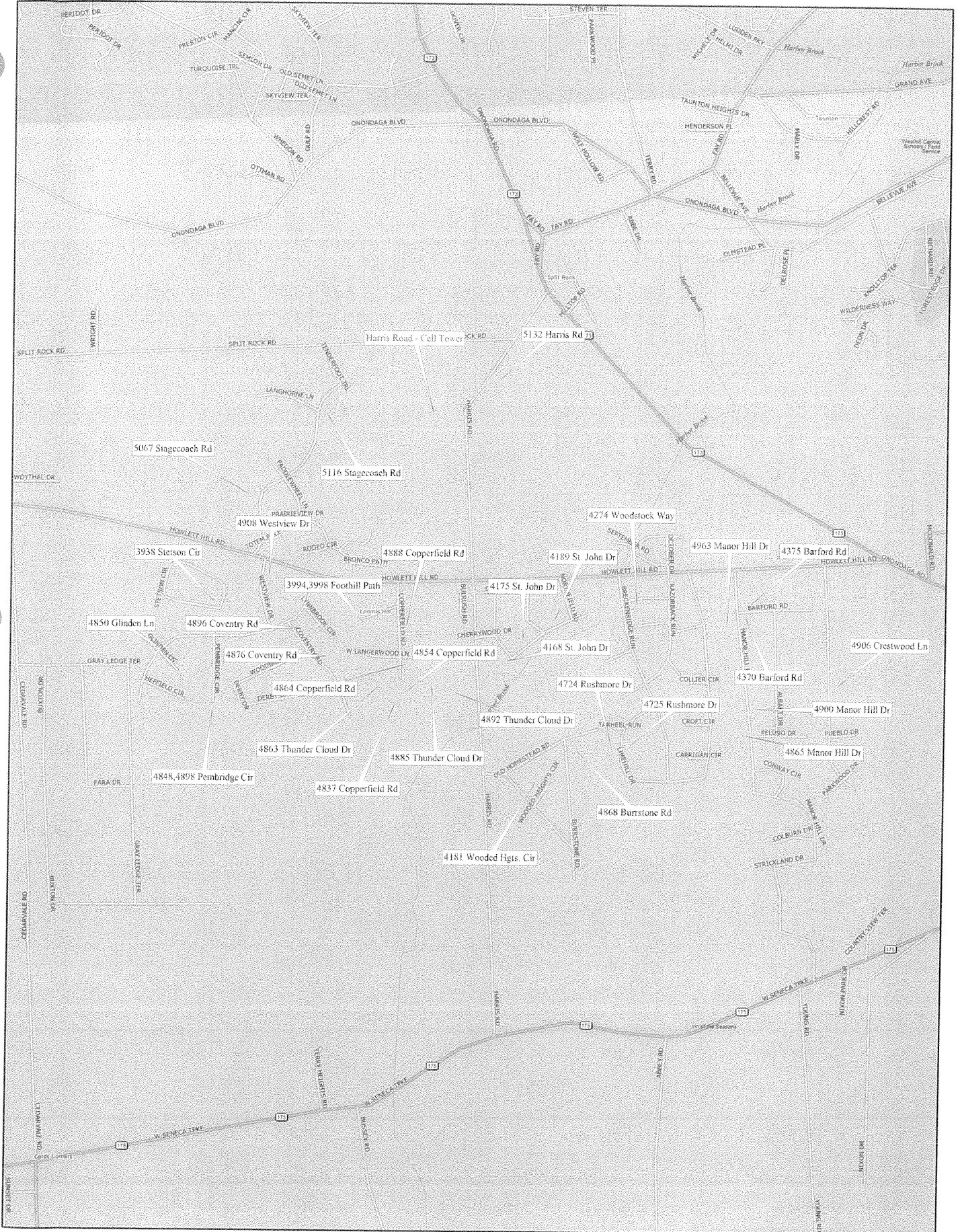
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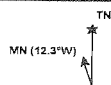
# APPENDIX C



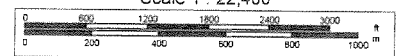
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www.delorme.com



Scale 1 : 22,400



Data Zoom 14-0



**OWNERSHIP INFORMATION**

**SBA TOWERS II LLC**  
**5077 HARRIS RD**  
**ONONDAGA NY 00000-0000**

**PARCEL NO: 009.-01-01.0/1**

**Mail:** 5900 BROKEN SOUND PKWY  
 BOCA RATON FL 33487-2797

**PHONE NUMBER:**

**COUNTY:** ONONDAGA

**CENSUS TRACT:** 0164.00

**PROPERTY CLASS:** 837 - CELLULAR TELEPHONE TOWERS

**SALE INFORMATION**

<b>Sale Date</b>	<b>Price \$</b>	<b>0</b>	<b>Deed Date</b>
<b>Arms Length</b>	<b>Libre</b>	<b>Page</b>	<b># Total Parcels</b>
<b>Seller</b>	<b>Buyer</b>	<b>Personal Property</b>	

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
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No sale history in database for this parcel.

**STRUCTURAL INFORMATION**

**Square Feet** 800  
**Sqft. 1st Floor**  
**Sqft. 2nd Floor**  
**Fin. Basement Sqft.**  
**Year Built** 1980  
**Bldg Style** UNKNOWN  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 0  
**# Bedrooms** 0  
**# Fireplaces**  
**# Kitchens**  
**Garage Type**  
**Garage Bays** 0  
**Cooling Detail** NONE  
**Heat Type** UNKNOWN  
**Exterior Condition**  
**Basement Type**

**LOT INFORMATION**

**Lot Size Dim.:** 0.00x0.00  
**Land SQFT** 1,555,093  
**Lot Size Acres** 0.01  
**Zoning** 02  
**Nbhd Code** 42002  
**School District** 312001 - WEST GENESEE  
**Desirability** SUPERIOR  
**Water Front** N  
**Sewer** NONE  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 0  
**# Comm. Sites** 1  
**Swis Code** 314200

**TAX INFORMATION**

**Tax ID#** 009.-01-01.0/1  
**Assessed Value \$** 350,000  
**Land Assesment \$** 0  
**School Tax \$** 7,158  
**County/Town Tax \$** 2,751  
**City/Village Tax \$**  
**Total Tax \$** 9,909  
**Full Tax Value \$** 350,000  
**Equalization Rate** 1.00  
**Prior Tax ID#** 009.-01-01.0  
**Full Land Value \$** 0

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:52 pm

**EXEMPTIONS:**

**IMPROVEMENTS:**

- (1) SHED-MACHINE, BUILT 1970, 160.00 SQFT, CONDITION NORMAL
- (1) FENCE-CHN LK, BUILT 1970, 0 SQFT, CONDITION NORMAL
- (0) TOWER- MONO, BUILT 2008, 150.00 SQFT, CONDITION NORMAL
- (0) SHED-MACHINE, BUILT 2010, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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# Property Description Report For: 5077 Harris Rd, Municipality of Town of Onondaga

*No Photo  
Available*

**Total Acreage/Size:** 0.01  
**Land Assessment:** 2014 - \$0  
**Full Market Value:** 2014 - \$350,000  
**Equalization Rate:** ----

**Deed Book:**  
**Grid East:** 594115

**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 314200  
**Tax Map ID #:** 009.-01-01.0/1  
**Property #:**  
**Property Class:** 837 - Cell Tower  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 837 - Cell Tower  
**Zoning Code:** 02  
**Neighborhood Code:** 42002  
**School District:** West Genesee  
**Total Assessment:** 2014 - \$350,000  
**Legal Property Desc:** Location #813235  
Harris Rd Sub Es-235  
**Deed Page:**  
**Grid North:** 1099710

## Owners

SBA Towers II LLC  
5900 Broken Sound Pkwy  
NW  
Boca Raton FL 33487

## Sales

*No Sales Information Available*

## Utilities

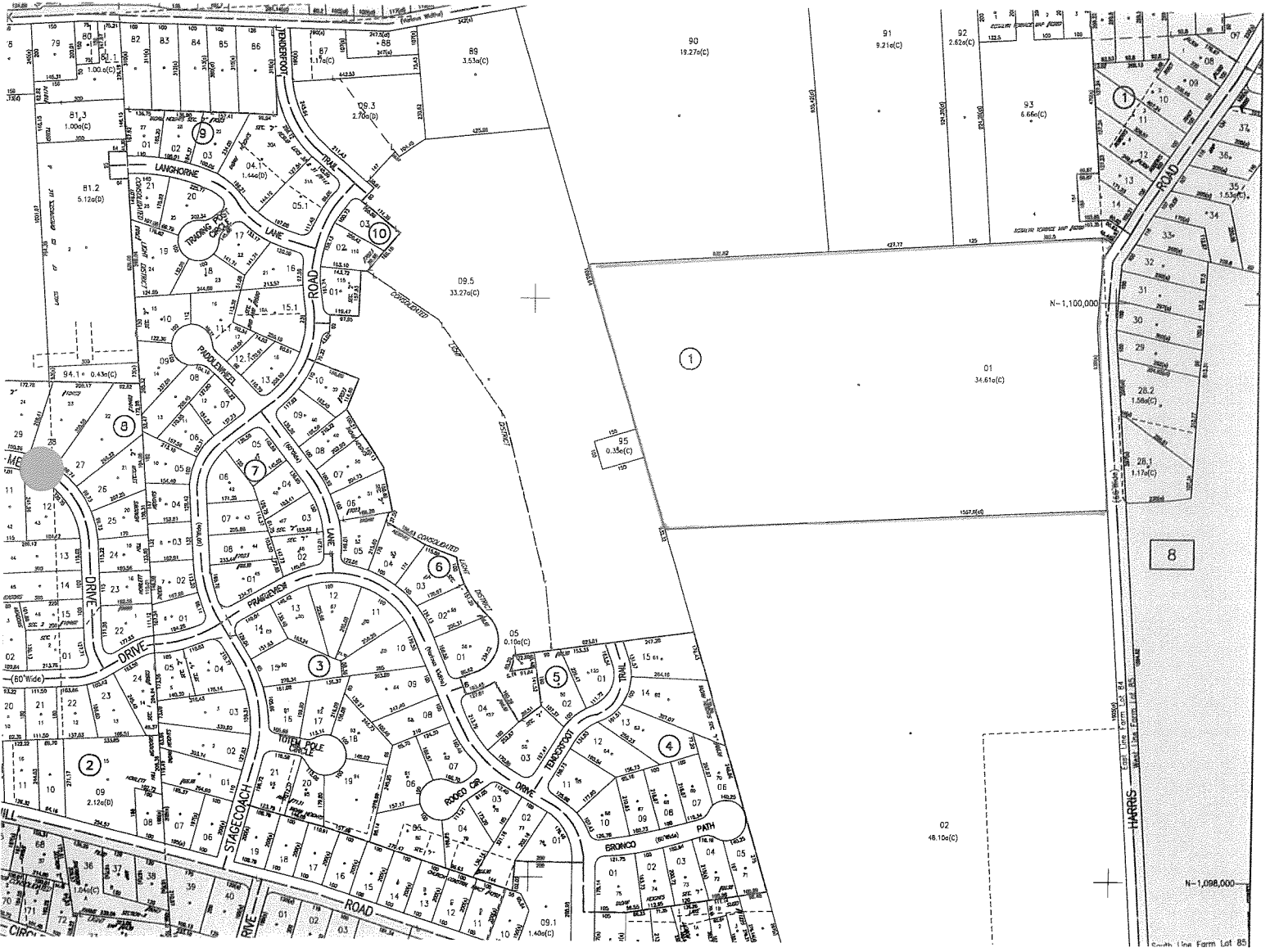
**Sewer Type:** None  
**Utilities:** Gas & elec  
**Water Supply:** Comm/public

## Inventory

**Overall Eff Year Built:** 0  
**Overall Condition:** 0  
**Overall Grade:** 3  
**Overall Desirability:** 3

## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
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# Harris Road



24, 2015

Infiltration Test Pits

All

ESCCP-2 Boundary

Limits of Cultural Resources and Biological Survey

Approved Variance Workspace

Permanent Workspace

Temporary Workspace

Additional Temporary Workspace

1:4,540



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Harris Rd







**OWNERSHIP INFORMATION**

**PROCOPIO DOMINICK PROCOPIO**  
**4864 COPPERFIELD RD**  
**ONONDAGA NY 13215-1100**

**PARCEL NO: 015.-02-01.0**

**Mail:** 4864 COPPERFIELD RD  
 SYRACUSE NY 13215-1100

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0160.02

**SALE INFORMATION**

**Sale Date** 11/10/2014 **Price \$** 182,000 **Deed Date** 11/10/2014  
**Arms Length Y** **Libre** 5303 **Page** 635 **# Total Parcels** 1  
**Seller** GRAHAM DONNA **Buyer** PROCOPIO DOMINICK **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 0	03/27/2006	N	GRAHAM RONALD	GRAHAM DONNA
2	\$ 127,500	08/29/1996	Y	KORBAS PATRICIA	GRAHAM RONALD

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

<b>Square Feet</b>	2,328	<b>Lot Size Dim.:</b>	93.00x113.00	<b>Tax ID#</b>	015.-02-01.0
<b>Sqft. 1st Floor</b>	1,688	<b>Land SQFT</b>	10,509	<b>Assessed Value \$</b>	201,000
<b>Sqft. 2nd Floor</b>	640	<b>Lot Size Acres</b>	0.24	<b>Land Assesment \$</b>	21,300
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	02	<b>School Tax \$</b>	4,326
<b>Year Built</b>	1986	<b>Nbhd Code</b>	42261	<b>County/Town Tax \$</b>	1,662
<b>Bldg Style</b>	CONTEMPORARY	<b>School District</b>	312001 - WEST GENESEE	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	5,988
<b># Stories</b>	2.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	201,000
<b># Baths</b>	2 FULL, 1 HALF	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	4	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	
<b># Fireplaces</b>	1	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	21,300
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	ABOVE AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	2 BSMT GARAGE	<b>Nbhd. Type</b>	SUBURBAN		
<b>Garage Bays</b>	2	<b># Res. Sites</b>	1		
<b>Cooling Detail</b>	CENTRAL	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	314200	Updated:05/03/2015 5:09 am	
<b>Exterior Condition</b>	ALUM/VINYL NORMAL				
<b>Basement Type</b>	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PORCH-UP COV, BUILT 1986, 0 SQFT, CONDITION NORMAL
- (1) POOL-ST/VNYL, BUILT 1996, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1986, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1986, 48.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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**OWNERSHIP INFORMATION**

**NABEWANIEC BENJAMIN NABEWANIEC**  
**4888 COPPERFIELD RD**  
**ONONDAGA NY 13215-1112**

**PARCEL NO: 015.-02-18.0**

**Mail:** 3488 WARNERS RD  
 CAMILLUS NY 13031-9676

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0160.02

**SALE INFORMATION**

**Sale Date** 09/26/2014 **Price \$** 152,000 **Deed Date** 09/26/2014  
**Arms Length Y** **Libre** 5297 **Page** 682 **# Total Parcels** 1  
**Seller** SWEENIE WILLIAM **Buyer** NABEWANIEC BENJAMIN **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
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No sale history in database for this parcel.

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 1,808  
**Sqft. 1st Floor** 1,232  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 576  
**Year Built** 1980  
**Bldg Style** SPLIT LEVEL  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 2 FULL  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1980, 462 SQFT, DIMENSIONS: (21 X 22), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** ALUM/VINYL  
**Condition** NORMAL  
**Basement Type** FULL

**Lot Size Dim.:** 94.00x170.00  
**Land SQFT** 15,980  
**Lot Size Acres** 0.37  
**Zoning** 02  
**Nbhd Code** 42261  
**School District** 312001 - WEST GENESEE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 314200

**Tax ID#** 015.-02-18.0  
**Assessed Value \$** 163,800  
**Land Assesment \$** 25,600  
**School Tax \$** 3,525  
**County/Town Tax \$** 1,355  
**City/Village Tax \$**  
**Total Tax \$** 4,880  
**Full Tax Value \$** 163,800  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 25,600

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/03/2015 5:09 am

**EXEMPTIONS:**

ENHANCED STAR

**IMPROVEMENTS:**

- (0) GAR-1.0 ATT, BUILT 1980, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1980, 36.00 SQFT, CONDITION NORMAL
- (0) GAR-1.0 DET, BUILT 2010, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.



**OWNERSHIP INFORMATION**

**MARZIALE JOHN MARZIALE**  
**5116 STAGECOACH RD**  
**ONONDAGA NY 13031-9793**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND  
 RESIDENCE

**PARCEL NO: 009.-10-02.0**

**Mail:** 5116 STAGECOACH RD  
 CAMILLUS NY 13031-9793

**PHONE NUMBER:**  
**CENSUS TRACT:** 0164.00

**SALE INFORMATION**

**Sale Date** 09/06/2013 **Price \$** 375,000 **Deed Date** 09/09/2013  
**Arms Length Y** **Libre** 5252 **Page** 36 **# Total Parcels** 1  
**Seller** WISEMAN GREGORY **Buyer** MARZIALE JOHN **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 353,000	08/30/2011	Y	COLE MARY KAY	WISEMAN GREGORY
2	\$ 30,000	10/30/2001	N	BSB NEWPRO INC	COLE MARY KAY
3	\$ 0	10/30/2001	N	BSB BANK & TRUST COMPANY	BSB NEWPRO INC

**STRUCTURAL INFORMATION**      **LOT INFORMATION**      **TAX INFORMATION**

**Square Feet** 2,822  
**Sqft. 1st Floor** 2,822  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 1,800  
**Year Built** 2002  
**Bldg Style** RANCH  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 3 FULL, 1 HALF  
**# Bedrooms** 5  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT,  
 BUILT: 2002,  
 778 SQFT,  
 CNDTN: GOOD,  
 GRADE: B  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT  
 AIR)  
 FUEL: (GAS)  
**Exterior** WOOD  
**Condition** GOOD  
**Basement Type** FULL

**Lot Size Dim.:** 158.13x200.42  
**Land SQFT** 31,692  
**Lot Size Acres** 0.73  
**Zoning** 02  
**Nbhd Code** 42262  
**School District** 312001 - WEST  
 GENESEE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 314200

**Tax ID#** 009.-10-02.0  
**Assessed Value \$** 360,000  
**Land Assesment \$** 34,000  
**School Tax \$** 7,470  
**County/Town Tax \$** 2,871  
**City/Village Tax \$**  
**Total Tax \$** 10,341  
**Full Tax Value \$** 360,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 34,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2002, 778.00 SQFT, CONDITION GOOD
- (1) PORCH-COVERD, BUILT 2002, 64.00 SQFT, CONDITION GOOD
- (1) POOL-ST/VNYL, BUILT 2002, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.







**OWNERSHIP INFORMATION**

**GEISS GERALD L AND MARGUERITE K**  
**4885 THUNDER CLOUD DR**  
**ONONDAGA NY 13215-1264**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**PARCEL NO: 015.-02-41.0**

**Mail:** 4885 THUNDER CLOUD DR  
 SYRACUSE NY 13215-1264

**PHONE NUMBER:**

**CENSUS TRACT:**

**SALE INFORMATION**

**Sale Date** 06/18/2013 **Price \$** 365,000 **Deed Date** 06/18/2013  
**Arms Length Y** **Libre** 5242 **Page** 227 **# Total Parcels** 1  
**Seller** BUCK PETER AND ANDREA L **Buyer** GEISS GERALD L AND MARGUERITE K **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 335,000	10/27/2006	Y	SIGNATRUE CREST DEVEL. CORP	BUCK PETER
2	\$ 50,000	07/14/2004	N	GREEN LAKE ASSOCIATES LLC	AD-CAMP DEVELOPMENT CORP

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 2,904  
**Sqft. 1st Floor** 1,508  
**Sqft. 2nd Floor** 1,396  
**Fin. Basement Sqft.** 0  
**Year Built** 2006  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2006, 452 SQFT, CNDTN: GOOD, GRADE: B  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** UNKNOWN GOOD  
**Basement Type** FULL

**Lot Size Dim.:** 153.54x209.99  
**Land SQFT** 32,242  
**Lot Size Acres** 0.74  
**Zoning** 02  
**Nbhd Code** 42272  
**School District** 312001 - WEST GENESEE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 314200

**Tax ID#** 015.-02-41.0  
**Assessed Value \$** 345,000  
**Land Assesment \$** 45,000  
**School Tax \$** 7,209  
**County/Town Tax \$** 2,770  
**City/Village Tax \$**  
**Total Tax \$** 9,979  
**Full Tax Value \$** 345,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 45,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/03/2015 5:09 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2006, 452.00 SQFT, CONDITION GOOD
- ( ) PORCH-COVERD, BUILT 2006, 0 SQFT, CONDITION GOOD
- ( ) POOL-ST/VNYL, BUILT 2007, 0 SQFT, CONDITION NORMAL

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**OWNERSHIP INFORMATION**

**CAPPELLA JOSEPH CAPPELLA**  
**4892 THUNDER CLOUD DR**  
**ONONDAGA NY 13215-1263**

**PARCEL NO: 015.-25-05.0**

**Mail:** SYRACUSE NY 00000-0000  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:**

**SALE INFORMATION**

**Sale Date** 11/08/2013 **Price \$** 365,000 **Deed Date** 11/08/2013  
**Arms Length Y** Libre 5259 **Page** 627 **# Total Parcels** 1  
**Seller** LIPARI JOHN **Buyer** CAPPELLA JOSEPH **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 1	08/23/2013	N	LIPARI JOHN	LIPARI JOHN
2	\$ 0	12/08/2004	N	GREEN LAKE ASSOCIATES LLC	SUMMERSET HOMES LLC

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 3,207  
**Sqft. 1st Floor** 1,994  
**Sqft. 2nd Floor** 1,026  
**Fin. Basement Sqft.** 0  
**Year Built** 2005  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 3 FULL  
**# Bedrooms** 5  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2005, 750.00 SQFT, CNDTN: GOOD, GRADE: C  
**Garage Bays** 3  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR)  
**Exterior Condition** FUEL: (GAS) ALUM/VINYL  
**Basement Type** GOOD FULL

**Lot Size Dim.:** 218.14x190.09  
**Land SQFT** 41,466  
**Lot Size Acres** 0.95  
**Zoning**  
**Nbhd Code** 42272  
**School District** 312001 - WEST GENESEE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 314200

**Tax ID#** 015.-25-05.0  
**Assessed Value \$** 269,000  
**Land Assesment \$** 45,000  
**School Tax \$** 5,789  
**County/Town Tax \$** 2,225  
**City/Village Tax \$**  
**Total Tax \$** 8,014  
**Full Tax Value \$** 269,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 45,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/03/2015 5:09 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (0) GAR-1.0 ATT, BUILT 2005, 750.00 SQFT, CONDITION GOOD
- (0) POOL-ST/VNYL, BUILT 2007, 0 SQFT, CONDITION NORMAL

te: Display indicates first residential site and up to four improvements.

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**OWNERSHIP INFORMATION**

**BERGIN JEFFREY SHUERT**  
**4837 COPPERFIELD RD**  
**ONONDAGA NY 13215-1105**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**PARCEL NO: 015.-24-06.0**

**Mail:** SYRACUSE NY 00000-0000  
**PHONE NUMBER:**

**CENSUS TRACT:**

**SALE INFORMATION**

**Sale Date** 08/16/2013 **Price \$** 355,000 **Deed Date** 08/19/2013  
**Arms Length Y** **Libre** 5249 **Page** 436 **# Total Parcels** 1  
**Seller** DRURY MARTIN **Buyer** BERGIN JEFFREY **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 315,000	06/27/2008	Y	SIGNATURE CREST DEVELOPMENT CORP	DRURY MARTIN V
2	\$ 55,000	01/24/2008	N	STERWOOD PARTNERS LLC	SIGNATURE CREST DEVEL. CO RP.

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 2,764  
**Sqft. 1st Floor** 1,540  
**Sqft. 2nd Floor** 1,224  
**Fin. Basement Sqft.** 0  
**Year Built** 2008  
**Bldg Style** COLONIAL  
**# Units**  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2008, 614 SQFT, CNDTN: GOOD, GRADE: B  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** GOOD  
**Basement Type** FULL

**Lot Size Dim.:** 130.00x252.51  
**Land SQFT**  
**Lot Size Acres** 0.74  
**Zoning** 02  
**Nbhd Code** 42272  
**School District** 312001 - WEST GENESEE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 314200

**Tax ID#** 015.-24-06.0  
**Assessed Value \$** 335,000  
**Land Assesment \$** 45,000  
**School Tax \$** 6,564  
**County/Town Tax \$** 2,522  
**City/Village Tax \$**  
**Total Tax \$** 9,086  
**Full Tax Value \$** 335,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 45,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/03/2015 5:09 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2008, 614.00 SQFT, CONDITION GOOD
- (2) PORCH-COVERD, BUILT 2008, 0 SQFT, CONDITION GOOD

Note: Display indicates first residential site and up to four improvements.

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**OWNERSHIP INFORMATION**

**PURDY DAVID W PURDY**  
**4854 COPPERFIELD RD**  
**ONONDAGA NY 13215-1100**

**PARCEL NO: 015.-25-01.0**

**Mail:** 4854 COPPERFIELD RD  
 SYRACUSE NY 13215-1100

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0160.02

**SALE INFORMATION**

**Sale Date** 05/02/2013 **Price \$** 365,000 **Deed Date** 05/08/2013  
**Arms Length Y** **Libre** 5237 **Page** 910 **# Total Parcels** 1  
**Seller** GABRIEL REGINA E **Buyer** PURDY DAVID W **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 1	06/01/2007	N	ESHELMAN REGINA	GABRIEL REGINA
2	\$ 279,950	07/15/2005	Y	SUMMERSET HOMES LLC	ESHELMAN REGINA E

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 3,408  
**Sqft. 1st Floor** 1,889  
**Sqft. 2nd Floor** 1,519  
**Fin. Basement Sqft.** 0  
**Year Built** 2005  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 3 FULL  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type**  
**Garage Bays** 0  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior Condition** UNKNOWN  
 GOOD  
**Basement Type** FULL

**Lot Size Dim.:** 233.62x117.93  
**Land SQFT** 27,551  
**Lot Size Acres** 0.63  
**Zoning**  
**Nbhd Code** 42272  
**School District** 312001 - WEST GENESEE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 314200

**Tax ID#** 015.-25-01.0  
**Assessed Value \$** 348,000  
**Land Assesment \$** 45,000  
**School Tax \$** 6,198  
**County/Town Tax \$** 2,382  
**City/Village Tax \$**  
**Total Tax \$** 8,580  
**Full Tax Value \$** 348,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 45,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/03/2015 5:09 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (0) GAR-1.0 ATT, BUILT 2005, 771.00 SQFT, CONDITION GOOD
- (0) PORCH-COVERD, BUILT 2005, 0 SQFT, CONDITION GOOD
- (0) PORCH-OPEN, BUILT 2005, 231.00 SQFT, CONDITION GOOD
- (0) PORCH-OPEN, BUILT 2005, 65.00 SQFT, CONDITION GOOD
- (0) POOL-CONCRET, BUILT 2007, 0 SQFT, CONDITION GOOD

Note: Display indicates first residential site and up to four improvements.

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**OWNERSHIP INFORMATION**

**CHESTNUT RICHARD CHESTNUT**  
**3994 FOOTHILL PATH**  
**ONONDAGA NY 13215-1102**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**PARCEL NO: 015.-01-11.0**

**Mail:** 3994 FOOTHILL PATH  
 SYRACUSE NY 13215-1102

**PHONE NUMBER:**

**CENSUS TRACT:** 0160.02

**SALE INFORMATION**

**Sale Date** 12/27/2013 **Price \$** 122,000 **Deed Date** 01/02/2014  
**Arms Length Y** Libre 5266 **Page** 509 **# Total Parcels** 1  
**Seller** COLLINS JOHN **Buyer** CHESTNUT RICHARD **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
-------------	-------	------	-------------	--------	-------

No sale history in database for this parcel.

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

<b>Square Feet</b>	1,725	<b>Lot Size Dim.:</b>	0.00x0.00	<b>Tax ID#</b>	015.-01-11.0
<b>Sqft. 1st Floor</b>	1,400	<b>Land SQFT</b>	13,958	<b>Assessed Value \$</b>	139,400
<b>Sqft. 2nd Floor</b>	0	<b>Lot Size Acres</b>	0.80	<b>Land Assesment \$</b>	31,500
<b>Fin. Basement Sqft.</b>	325	<b>Zoning</b>	02	<b>School Tax \$</b>	3,000
<b>Year Built</b>	1971	<b>Nbhd Code</b>	42261	<b>County/Town Tax \$</b>	1,153
<b>Bldg Style</b>	RAISED RANCH	<b>School District</b>	312001 - WEST GENESEE	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	4,153
<b># Stories</b>	1.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	139,400
<b># Baths</b>	1 FULL, 1 HALF	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	3	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	
<b># Fireplaces</b>	1	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	31,500
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	UNKNOWN	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	2 BSMT GARAGE	<b>Nbhd. Type</b>	UNKNOWN		
<b>Garage Bays</b>	2	<b># Res. Sites</b>	1	Updated:05/03/2015 5:09 am	
<b>Cooling Detail</b>	CENTRAL	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	314200		
<b>Exterior</b>	WOOD				
<b>Condition</b>	NORMAL				
<b>Basement Type</b>	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

Note: Display indicates first residential site and up to four improvements.

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**OWNERSHIP INFORMATION**

**BAKOWSKI DANA BAKOWSKI**  
**3998 FOOTHILL PATH**  
**ONONDAGA NY 13215-1102**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**PARCEL NO: 015.-01-12.0**

**Mail:** SYRACUSE NY 00000-0000

**PHONE NUMBER:**

**CENSUS TRACT:** 0160.02

**SALE INFORMATION**

**Sale Date** 09/12/2014 **Price \$** 142,500 **Deed Date** 09/15/2014  
**Arms Length Y** **Libre** 5296 **Page** 207 **# Total Parcels** 1  
**Seller** KALLFELZ TIMOTHY **Buyer** BAKOWSKI DANA **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 149,500	10/21/2005	Y	BELL CATHERINE	KALLFELZ TIMOTHY
2	\$ 139,900	08/08/2003	Y	INFANTINO LAURA L	BELL CATHERINE
3	\$ 1	04/11/1996	N	UNKNOWN	UNKNOWN

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

<b>Square Feet</b> 2,104	<b>Lot Size Dim.:</b> 0.00x0.00	<b>Tax ID#</b> 015.-01-12.0
<b>Sqft. 1st Floor</b> 1,220	<b>Land SQFT</b> 9,998	<b>Assessed Value \$</b> 148,400
<b>Sqft. 2nd Floor</b> 884	<b>Lot Size Acres</b> 0.60	<b>Land Assesment \$</b> 27,500
<b>Fin. Basement Sqft.</b> 0	<b>Zoning</b> 02	<b>School Tax \$</b> 3,194
<b>Year Built</b> 1976	<b>Nbhd Code</b> 42261	<b>County/Town Tax \$</b> 1,227
<b>Bldg Style</b> COLONIAL	<b>School District</b> 312001 - WEST GENESEE	<b>City/Village Tax \$</b>
<b># Units</b> 1	<b>Desirability</b> TYPICAL	<b>Total Tax \$</b> 4,421
<b># Stories</b> 2.00	<b>Water Front</b> N	<b>Full Tax Value \$</b> 148,400
<b># Baths</b> 2 FULL, 1 HALF	<b>Sewer</b> COMMERCIAL/PUBLIC	<b>Equalization Rate</b> 1.00
<b># Bedrooms</b> 4	<b>Water</b> COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>
<b># Fireplaces</b> 1	<b>Utilities</b> GAS/ELECTRIC	<b>Full Land Value \$</b> 27,500
<b># Kitchens</b> 1	<b>Nbhd. Rating</b> UNKNOWN	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.
<b>Garage Type</b> GAR-1.0 ATT, BUILT: 1976, 528 SQFT, DIMENSIONS: (22 X 24), CNDTN: NORMAL, GRADE: C	<b>Nbhd. Type</b> UNKNOWN	
<b>Garage Bays</b> 1	<b># Res. Sites</b> 1	
<b>Cooling Detail</b> NONE	<b># Comm. Sites</b> 0	
<b>Heat Type</b> HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b> 314200	Updated:05/03/2015 5:09 am
<b>Exterior Condition</b> ALUM/VINYL NORMAL		
<b>Basement Type</b> FULL		

**EXEMPTIONS:**

ASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PORCH-OPEN, BUILT 1976, 0 SQFT, CONDITION NORMAL
- (1) GAR-1.0 ATT, BUILT 1976, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1976, 120.00 SQFT, CONDITION NORMAL
- (0) POOL-ABV GRN, BUILT 2007, 0 SQFT, CONDITION NORMAL



**OWNERSHIP INFORMATION**

**VRABEL MICHAEL**  
**4876 COVENTRY RD**  
**ONONDAGA NY 13215-1002**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**PARCEL NO: 013.-03-11.0**

**Mail:** 4876 COVENTRY RD  
 SYRACUSE NY 13215-1002

**PHONE NUMBER:**

**CENSUS TRACT:** 0160.02

**SALE INFORMATION**

**Sale Date** 05/06/2013 **Price \$** 185,500 **Deed Date** 05/06/2013  
**Arms Length Y** **Libre** 5237 **Page** 621 **# Total Parcels** 1  
**Seller** CASPER CHRISTA **Buyer** VRABEL MICHAEL **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 185,400	05/03/2013	Y	CASPER CHRISTA	VRABEL MICHAEL
2	\$ 1	08/19/2003	N	CASPER JAY	CASPER CHRISTA
3	\$ 129,000	04/30/1998	Y	WALTERS JOHN C/ROBERTA C	CASPER JAY V JR/CHRISTA M

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 1,996  
**Sqft. 1st Floor** 1,078  
**Sqft. 2nd Floor** 918  
**Fin. Basement Sqft.** 0  
**Year Built** 1996  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1967, 440 SQFT, DIMENSIONS: (20 X 22), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** WOOD NORMAL  
**Basement Type** FULL

**Lot Size Dim.:** 95.00x276.00  
**Land SQFT** 26,220  
**Lot Size Acres** 0.55  
**Zoning** 02  
**Nbhd Code** 42261  
**School District** 312001 - WEST GENESEE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 314200

**Tax ID#** 013.-03-11.0  
**Assessed Value \$** 201,700  
**Land Assesment \$** 32,000  
**School Tax \$** 4,341  
**County/Town Tax \$** 1,668  
**City/Village Tax \$**  
**Total Tax \$** 6,009  
**Full Tax Value \$** 201,700  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 32,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/03/2015 5:09 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1967, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1975, 0 SQFT, CONDITION NORMAL
- (1) POOL-ST/VNYL, BUILT 1982, 756.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1967, 120.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.





**OWNERSHIP INFORMATION**

**HURLEY SCHOLL ANNE**  
**4896 COVENTRY RD**  
**ONONDAGA NY 13215-1002**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**PARCEL NO: 013.-03-16.0**

**Mail:** 2713 LAKE RD  
 SKANEATELES NY 13152-9029

**PHONE NUMBER:**

**CENSUS TRACT:** 0160.02

**SALE INFORMATION**

**Sale Date** 06/26/2013      **Price \$** 202,500      **Deed Date** 06/27/2013  
**Arms Length Y**      **Libre** 5243      **Page** 221      **# Total Parcels** 1  
**Seller** HOGEL WILBUR      **Buyer** HURLEY SCHOLL ANNE      **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 0	10/07/2002	N	HOGEL WILBUR R	HOGEL WILBUR R JR

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 2,144  
**Sqft. 1st Floor** 1,064  
**Sqft. 2nd Floor** 1,080  
**Fin. Basement Sqft.** 0  
**Year Built** 1968  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1968, 484 SQFT, DIMENSIONS: (22 X 22), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** FULL

**Lot Size Dim.:** 130.00x169.00  
**Land SQFT** 21,970  
**Lot Size Acres** 0.42  
**Zoning** 02  
**Nbhd Code** 42261  
**School District** 312001 - WEST GENESEE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 314200

**Tax ID#** 013.-03-16.0  
**Assessed Value \$** 190,000  
**Land Assesment \$** 27,700  
**School Tax \$** 3,865  
**County/Town Tax \$** 1,485  
**City/Village Tax \$**  
**Total Tax \$** 5,350  
**Full Tax Value \$** 190,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 27,700

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/03/2015 5:09 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (0) GAR-1.0 ATT, BUILT 1968, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1968, 336.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.



**OWNERSHIP INFORMATION**

**MURPHY CONOR MURPHY**  
**4908 WESTVIEW DR**  
**ONONDAGA NY 13215-1048**

**PARCEL NO: 013.-02-16.0**

**Mail:** 4908 WESTVIEW DR  
 SYRACUSE NY 13215-1048  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0160.02

**SALE INFORMATION**

**Sale Date** 03/25/2013 **Price \$** 205,000 **Deed Date** 04/01/2013  
**Arms Length Y** **Libre** 5233 **Page** 857 **# Total Parcels** 1  
**Seller** BIVENS TIMOTHY **Buyer** MURPHY CONOR **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 135,600	05/08/2001	Y	MICHAELS WILLIAM R/SHARON T	BIVENS TIMOTHY R/SUSAN M

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 1,908  
**Sqft. 1st Floor** 1,076  
**Sqft. 2nd Floor** 832  
**Fin. Basement Sqft.** 0  
**Year Built** 1968  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1968, 440 SQFT, DIMENSIONS: (20 X 22), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** WOOD NORMAL  
**Basement Type** FULL

**Lot Size Dim.:** 100.00x213.00  
**Land SQFT** 21,300  
**Lot Size Acres** 0.45  
**Zoning** 02  
**Nbhd Code** 42261  
**School District** 312001 - WEST GENESEE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 314200

**Tax ID#** 013.-02-16.0  
**Assessed Value \$** 195,000  
**Land Assesment \$** 28,300  
**School Tax \$** 3,658  
**County/Town Tax \$** 1,406  
**City/Village Tax \$**  
**Total Tax \$** 5,064  
**Full Tax Value \$** 195,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 28,300

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/03/2015 5:09 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1968, 0 SQFT, CONDITION NORMAL
- (0) PORCH-SCREEN, BUILT 1968, 384.00 SQFT, CONDITION NORMAL
- (0) PORCH-OPEN, BUILT 2008, 0 SQFT, CONDITION NORMAL
- (0) PORCH-OPEN, BUILT 2008, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.



**OWNERSHIP INFORMATION**

**LEDGENWOOD ADAM D DESMIET**  
**4848 PEMBRIDGE CIR**  
**ONONDAGA NY 13215-1024**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**PARCEL NO: 013.-05-32.0**

**Mail:** 4848 PEMBRIDGE CIR  
 SYRACUSE NY 13215-1024  
**PHONE NUMBER:**

**CENSUS TRACT:** 0160.02

**SALE INFORMATION**

**Sale Date** 03/31/2014

**Price \$** 175,000 **Deed Date** 03/31/2014

**Arms Length Y**

**Libre** 5275

**Page** 150 **# Total Parcels** 1

**Seller** KEUCHLER CHARLES J

**Buyer** LEDGENWOOD ADAM D

**Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 157,500	03/14/2012	Y	BUCKMAN WALTER	KEUCHLER CHARLES
2	\$ 157,500	03/07/2012	N	BUCKMAN WALTER	KEUCHLER CHARLES

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 2,247  
**Sqft. 1st Floor** 1,160  
**Sqft. 2nd Floor** 952  
**Fin. Basement Sqft.** 0  
**Year Built** 1975  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.5 ATT, BUILT: 1975, 528 SQFT, DIMENSIONS: (22 X 24), CNDTN: GOOD, GRADE: B  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** WOOD NORMAL  
**Basement Type** FULL

**Lot Size Dim.:** 0.00x0.00  
**Land SQFT** 10,920  
**Lot Size Acres** 0.78  
**Zoning** 02  
**Nbhd Code** 42261  
**School District** 312001 - WEST GENESEE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 314200

**Tax ID#** 013.-05-32.0  
**Assessed Value \$** 199,700  
**Land Assesment \$** 29,300  
**School Tax \$** 4,298  
**County/Town Tax \$** 1,652  
**City/Village Tax \$**  
**Total Tax \$** 5,950  
**Full Tax Value \$** 199,700  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 29,300

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/03/2015 5:09 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (0) PORCH-COVERD, BUILT 1975, 0 SQFT, CONDITION NORMAL
- (1) GAR-1.5 ATT, BUILT 1975, 0 SQFT, CONDITION GOOD
- (1) PORCH-OPEN, BUILT 1975, 148.00 SQFT, CONDITION NORMAL
- (1) PORCH-ENCLSD, BUILT 1985, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1975, 24.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.



**OWNERSHIP INFORMATION**

**BROWN THOMAS BROWN**  
**4849 PEMBRIDGE CIR**  
**ONONDAGA NY 13215-1023**

**PARCEL NO: 013.-05-31.0**

**Mail:** 4849 PEMBRIDGE CIR  
 SYRACUSE NY 13215-1023

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0160.02

**SALE INFORMATION**

**Sale Date** 04/18/2013

**Price \$**

201,000

**Deed Date**

04/22/2013

**Arms Length Y**

**Libre**

5235

**Page**

801

**# Total Parcels** 1

**Seller**

BARRETT TIMOTHY

**Buyer**

BROWN THOMAS **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
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No sale history in database for this parcel.

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 2,157  
**Sqft. 1st Floor** 1,205  
**Sqft. 2nd Floor** 952  
**Fin. Basement Sqft.** 0  
**Year Built** 1975  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 975, 525 SQFT, DIMENSIONS: (21 X 25), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** ALUM/VINYL NORMAL  
**Basement Type** FULL

**Lot Size Dim.:** 0.00x0.00  
**Land SQFT** 12,740  
**Lot Size Acres** 0.77  
**Zoning** 02  
**Nbhd Code** 42261  
**School District** 312001 - WEST GENESEE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 314200

**Tax ID#** 013.-05-31.0  
**Assessed Value \$** 192,900  
**Land Assesment \$** 29,300  
**School Tax \$** 4,151  
**County/Town Tax \$** 1,595  
**City/Village Tax \$**  
**Total Tax \$** 5,746  
**Full Tax Value \$** 192,900  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 29,300

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/03/2015 5:09 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 975, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1990, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1975, 180.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.



**OWNERSHIP INFORMATION**

**KELLEY DAMON C KELLEY**  
**4850 GLINDEN LN**  
**ONONDAGA NY 13215-1010**

**PARCEL NO: 013.-05-18.0**

**Mail:** 4850 GLINDEN LN  
 SYRACUSE NY 13215-1010

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0160.02

**SALE INFORMATION**

**Sale Date** 08/02/2013 **Price \$** 215,000 **Deed Date** 08/05/2013  
**Arms Length Y** **Libre** 5247 **Page** 769 **# Total Parcels** 1  
**Seller** WALTERS MARK L **Buyer** KELLEY DAMON C **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 165,000	12/08/2010	Y	WYNYARD PETER	WALTERS MARK

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 1,481  
**Sqft. 1st Floor** 845  
**Sqft. 2nd Floor** 636  
**Fin. Basement Sqft.** 800  
**Year Built** 1980  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1980, 462 SQFT, DIMENSIONS: (21 X 22), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** ALUM/VINYL NORMAL  
**Basement Type** PARTIAL

**Lot Size Dim.:** 0.00x0.00  
**Land SQFT** 9,800  
**Lot Size Acres** 0.48  
**Zoning** 02  
**Nbhd Code** 42261  
**School District** 312001 - WEST GENESEE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 314200

**Tax ID#** 013.-05-18.0  
**Assessed Value \$** 195,000  
**Land Assesment \$** 26,000  
**School Tax \$** 3,359  
**County/Town Tax \$** 1,291  
**City/Village Tax \$**  
**Total Tax \$** 4,650  
**Full Tax Value \$** 195,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 26,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/03/2015 5:09 am

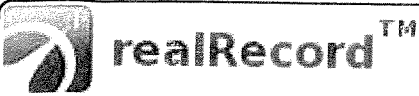
**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1980, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1988, 0 SQFT, CONDITION NORMAL
- (1) PORCH-ENCLSD, BUILT 1988, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1988, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1980, 60.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.



**OWNERSHIP INFORMATION**

**DRISCOLL MATTHEW DRISCOLL**  
 3938 STETSON CIR  
 ONONDAGA NY 13215-1028

**PARCEL NO: 013.-06-06.0**

**Mail:** SYRACUSE NY 00000-0000

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0160.02

**SALE INFORMATION**

<b>Sale Date</b>	07/19/2013	<b>Price \$</b>	229,900	<b>Deed Date</b>	07/22/2013
<b>Arms Length Y</b>	Libre 5245	<b>Page</b>	848	<b># Total Parcels</b>	1
<b>Seller</b>	MILLER THEODORE	<b>Buyer</b>	DRISCOLL MATTHEW	<b>Personal Property 0</b>	

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
No sale history in database for this parcel.					

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 1,829  
**Sqft. 1st Floor** 993  
**Sqft. 2nd Floor** 836  
**Fin. Basement Sqft.** 0  
**Year Built** 1985  
**Bldg Style** CONTEMPORARY  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1987, 360 SQFT, DIMENSIONS: (18 X 20), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior Condition** WOOD  
**Basement Type** FULL

**Lot Size Dim.:** 0.00x0.00  
**Land SQFT** 34,365  
**Lot Size Acres** 0.42  
**Zoning** 02  
**Nbhd Code** 42272  
**School District** 312001 - WEST GENESEE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 314200

**Tax ID#** 013.-06-06.0  
**Assessed Value \$** 215,000  
**Land Assesment \$** 40,000  
**School Tax \$** 4,100  
**County/Town Tax \$** 1,575  
**City/Village Tax \$**  
**Total Tax \$** 5,675  
**Full Tax Value \$** 215,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 40,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/03/2015 5:09 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- ( ) GAR-1.0 ATT, BUILT 1987, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1985, 416.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1985, 240.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.



*Power line*

**OWNERSHIP INFORMATION**

**PORCELLO THOMAS**  
 4189 SAINT JOHN DR  
 ONONDAGA NY 13215-1248

**PARCEL NO: 015.-03-13.0**

**Mail:** SYRACUSE NY 00000-0000  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0163.00

**SALE INFORMATION**

**Sale Date** 03/28/2014  
**Arms Length Y** Libre 5274  
**Seller** KINGSTON RONALD  
**Buyer** PORCELLO THOMAS

**Price \$** 160,000 **Deed Date** 03/28/2014  
**Page** 934 **# Total Parcels** 1  
**Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 110,900	03/10/2000	Y	BYARS DAVID L/MARIA S P	KINGSTON RONALD J/ELIZA M
2	\$ 115,900	08/30/1996	Y	RESCIGNANO DONALD	BYARS DAVID L & MARIA S P

**STRUCTURAL INFORMATION**

**Square Feet** 2,282  
**Sqft. 1st Floor** 1,470  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 812  
**Year Built** 1965  
**Bldg Style** RAISED RANCH  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 3 FULL  
**# Bedrooms** 4  
**# Fireplaces** 2  
**# Kitchens** 1  
**Garage Type** 2 BSMT GARAGE  
**Garage Bays** 2  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT WATER/STEAM) FUEL: (GAS)  
**Exterior Condition** ALUM/VINYL NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 119.00x212.00  
**Land SQFT** 25,228  
**Lot Size Acres** 0.58  
**Zoning** 02  
**Nbhd Code** 42261  
**School District** 312001 - WEST GENESEE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 314200

**TAX INFORMATION**

**Tax ID#** 015.-03-13.0  
**Assessed Value \$** 152,100  
**Land Assesment \$** 30,000  
**School Tax \$** 3,273  
**County/Town Tax \$** 1,258  
**City/Village Tax \$**  
**Total Tax \$** 4,531  
**Full Tax Value \$** 152,100  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 30,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/03/2015 5:09 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

(1) PORCH-OPEN, BUILT 1965, 200.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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**OWNERSHIP INFORMATION**

HELAK ADAM GLADSTONE HELAK  
5132 HARRIS RD  
ONONDAGA NY 13031-9718

**PARCEL NO: 008.-02-37.0**

Mail: 5132 HARRIS RD  
CAMILLUS NY 13031-9718

PHONE NUMBER:

COUNTY: ONONDAGA  
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0164.00

**SALE INFORMATION**

Sale Date 01/07/2013 Price \$ 181,000 Deed Date 01/08/2013  
Arms Length Y Libre 5226 Page 204 # Total Parcels 1  
Seller PECORI HANNELORE Buyer HELAK ADAM Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 179,000	01/07/2013	Y	PECORI HANNELORE	HELAK ADAM
2	\$ 0	10/05/2008	N	WOLFRAM GERHARD	WOLFRAM GERHARDT

**STRUCTURAL INFORMATION**

Square Feet 2,334  
Sqft. 1st Floor 1,348  
Sqft. 2nd Floor 986  
Fin. Basement Sqft. 0  
Year Built 1961  
Bldg Style COLONIAL  
# Units 1  
# Stories 2.00  
# Baths 2 FULL  
# Bedrooms 4  
# Fireplaces 1  
# Kitchens 1  
Garage Type GAR-1.0 ATT, BUILT: 1961, 484 SQFT, DIMENSIONS: (22 X 22), CNDTN: NORMAL, GRADE: C  
Garage Bays 1  
Cooling Detail NONE  
Heat Type HEAT: (HOT WATER/STEAM) FUEL: (GAS)  
Exterior ALUM/VINYL  
Condition NORMAL  
Basement Type FULL

**LOT INFORMATION**

Lot Size Dim.: 124.00x193.00  
Land SQFT 23,932  
Lot Size Acres 0.60  
Zoning 02  
Nbhd Code 42341  
School District 312001 - WEST GENESEE  
Desirability TYPICAL  
Water Front N  
Sewer PRIVATE  
Water COMMERCIAL/PUBLIC  
Utilities GAS/ELECTRIC  
Nbhd. Rating UNKNOWN  
Nbhd. Type UNKNOWN  
# Res. Sites 1  
# Comm. Sites 0  
Swis Code 314200

**TAX INFORMATION**

Tax ID# 008.-02-37.0  
Assessed Value \$ 169,800  
Land Assesment \$ 13,500  
School Tax \$ 3,654  
County/Town Tax \$ 1,404  
City/Village Tax \$  
Total Tax \$ 5,058  
Full Tax Value \$ 169,800  
Equalization Rate 1.00  
Prior Tax ID#  
Full Land Value \$ 13,500

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1961, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1964, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1961, 96.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.





**OWNERSHIP INFORMATION**

**HUDSON ANDREW CASWELL**  
4168 SAINT JOHN DR  
ONONDAGA NY 13215-1229

**PARCEL NO: 015.-08-25.0**

**Mail:** 4168 SAINT JOHN DR  
SYRACUSE NY 13215-1229

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0163.00

**SALE INFORMATION**

**Sale Date** 06/27/2014 **Price \$** 196,000 **Deed Date** 06/30/2014  
**Arms Length Y** **Libre** 5286 **Page** 411 **# Total Parcels** 1  
**Seller** WHITESIDE DAVID **Buyer** HUDSON ANDREW **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 195,770	06/27/2014	Y	WHITESIDE DAVID	HUDSON ANDREW
2	\$ 179,900	08/16/2013	Y	VANBEVEREN KEVIN	WHITESIDE DAVID
3	\$ 169,900	08/06/2004	Y	EVANS NORBERT	VANBEVEREN KEVIN

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 1,914  
**Sqft. 1st Floor** 1,074  
**Sqft. 2nd Floor** 840  
**Fin. Basement Sqft.** 0  
**Year Built** 1965  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1965, 420 SQFT, DIMENSIONS: (20 X 21), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR)  
FUEL: (GAS)  
**Exterior Condition** WOOD NORMAL  
**Basement Type** PARTIAL

**Lot Size Dim.:** 0.00x0.00  
**Land SQFT** 20,000  
**Lot Size Acres** 0.73  
**Zoning** 02  
**Nbhd Code** 42261  
**School District** 312001 - WEST GENESEE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 314200

**Tax ID#** 015.-08-25.0  
**Assessed Value \$** 180,000  
**Land Assesment \$** 35,000  
**School Tax \$** 3,874  
**County/Town Tax \$** 1,489  
**City/Village Tax \$**  
**Total Tax \$** 5,363  
**Full Tax Value \$** 180,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 35,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/03/2015 5:09 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1965, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1978, 280.00 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1965, 180.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.





**OWNERSHIP INFORMATION**

**COLWELL JON COLWELL**  
**4868 BURRSTONE RD**  
**ONONDAGA NY 13215-1204**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**PARCEL NO: 015.-05-14.0**

**Mail:** SYRACUSE NY 00000-0000  
**PHONE NUMBER:**

**CENSUS TRACT:** 0163.00

**SALE INFORMATION**

**Sale Date** 07/29/2013 **Price \$** 193,000 **Deed Date** 07/30/2013  
**Arms Length Y** **Libre** 5246 **Page** 925 **# Total Parcels** 1  
**Seller** HERRINGTON DAVID **Buyer** COLWELL JON **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 0	11/09/2007	N	HERRINGTON DAVID	HERRINGTON DAVID
2	\$ 97,500	10/26/1993	Y	PALMER ROBERT D	HERRINGTON DAVID P

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 1,904  
**Sqft. 1st Floor** 1,008  
**Sqft. 2nd Floor** 896  
**Fin. Basement Sqft.** 0  
**Year Built** 1980  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1980, 400 SQFT, DIMENSIONS: (20 X 20), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** ALUM/VINYL NORMAL  
**Basement Type** FULL

**Lot Size Dim.:** 100.00x283.00  
**Land SQFT** 28,300  
**Lot Size Acres** 0.65  
**Zoning** 02  
**Nbhd Code** 42261  
**School District** 312001 - WEST GENESEE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 314200

**Tax ID#** 015.-05-14.0  
**Assessed Value \$** 190,400  
**Land Assesment \$** 31,000  
**School Tax \$** 4,097  
**County/Town Tax \$** 1,575  
**City/Village Tax \$**  
**Total Tax \$** 5,672  
**Full Tax Value \$** 190,400  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 31,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/03/2015 5:09 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1980, 0 SQFT, CONDITION NORMAL
- (1) POOL-ST/VNYL, BUILT 1996, 0 SQFT, CONDITION NORMAL
- (1) FENCE-STOCKD, BUILT 1996, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1996, 656.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1980, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1980, 24.00 SQFT, CONDITION NORMAL

**OWNERSHIP INFORMATION**

**WHITE JOHN WHITE**  
**4274 WOODSTOCK WAY**  
**ONONDAGA NY 13215-1354**

**PARCEL NO: 015.-16-10.0**

**Mail:** 4274 WOODSTOCK WAY  
 SYRACUSE NY 13215-1354

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND  
 RESIDENCE

**CENSUS TRACT:** 0163.00**SALE INFORMATION**

**Sale Date** 05/22/2014 **Price \$** 269,900 **Deed Date** 05/23/2014  
**Arms Length** Y **Libre** 5281 **Page** 364 **# Total Parcels** 1  
**Seller** THROWER ALAN **Buyer** WHITE JOHN **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 162,000	03/22/1994	Y	TAROLLI CONSTR CO	THROWER ALAN K & ANN M

**STRUCTURAL INFORMATION****LOT INFORMATION****TAX INFORMATION**

<b>Square Feet</b>	2,356	<b>Lot Size Dim.:</b>	110.00x200.00	<b>Tax ID#</b>	015.-16-10.0
<b>Sqft. 1st Floor</b>	1,288	<b>Land SQFT</b>	22,000	<b>Assessed Value \$</b>	244,200
<b>Sqft. 2nd Floor</b>	1,068	<b>Lot Size Acres</b>	0.51	<b>Land Assesment \$</b>	39,400
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	02	<b>School Tax \$</b>	5,255
<b>Year Built</b>	1993	<b>Nbhd Code</b>	42272	<b>County/Town Tax \$</b>	2,020
<b>Bldg Style</b>	COLONIAL	<b>School District</b>	312001 - WEST GENESEE	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	7,275
<b># Stories</b>	2.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	244,200
<b># Baths</b>	2 FULL, 1 HALF	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	4	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	015-04-08.0
<b># Fireplaces</b>	1	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	39,400
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	UNKNOWN	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	GAR-1.0 ATT, BUILT: 1993, 484 SQFT, DIMENSIONS: (22 X 22), CNDTN: NORMAL, GRADE: B	<b>Nbhd. Type</b>	UNKNOWN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1	Updated:05/03/2015 5:09 am	
<b>Cooling Detail</b>	NONE	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	314200		
<b>Exterior Condition</b>	WOOD NORMAL				
<b>Basement Type</b>	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1993, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1993, 0 SQFT, CONDITION NORMAL
- (1) PORCH-ENCLSD, BUILT 2002, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 2002, 572.00 SQFT, CONDITION GOOD
- (0) POOL-ST/VNYL, BUILT 2004, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.









**OWNERSHIP INFORMATION**

**STURICK TIMOTHY**  
**4375 BARFORD RD**  
**ONONDAGA NY 13215-1309**

**PARCEL NO: 016.-02-02.0**

**Mail:** 4375 BARFORD RD  
 SYRACUSE NY 13215-1309

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0163.00

**SALE INFORMATION**

<b>Sale Date</b> 01/28/2014	<b>Price \$</b> 136,000	<b>Deed Date</b> 02/04/2014
<b>Arms Length N</b> Libre 5269	<b>Page</b> 470	<b># Total Parcels</b> 1
<b>Seller</b> ROMANO ANTHONY	<b>Buyer</b> STURICK TIMOTHY	<b>Personal Property</b> 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 0	05/07/2003	N	ROMANO ANTHONY	ROMANO ANTHONY

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 1,720  
**Sqft. 1st Floor** 940  
**Sqft. 2nd Floor** 780  
**Fin. Basement Sqft.** 0  
**Year Built** 1970  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**Baths** 1 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1970, 484 SQFT, DIMENSIONS: (22 X 22), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** ALUM/VINYL NORMAL  
**Basement Type** PARTIAL

**Lot Size Dim.:** 100.00x177.00  
**Land SQFT** 17,700  
**Lot Size Acres** 0.40  
**Zoning** 02  
**Nbhd Code** 42261  
**School District** 312001 - WEST GENESEE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 314200

**Tax ID#** 016.-02-02.0  
**Assessed Value \$** 136,000  
**Land Assesment \$** 25,300  
**School Tax \$** 3,260  
**County/Town Tax \$** 1,253  
**City/Village Tax \$**  
**Total Tax \$** 4,513  
**Full Tax Value \$** 136,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 25,300

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/03/2015 5:09 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (0) GAR-1.0 ATT, BUILT 1970, 0 SQFT, CONDITION NORMAL
- (1) PATIO-CONCR, BUILT 1972, 400.00 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1970, 64.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.







**OWNERSHIP INFORMATION**

**DAVIS JEROME BENTER**  
**4865 MANOR HILL DR**  
**ONONDAGA NY 13215-1336**

**PARCEL NO: 016.-01-28.0**

**Mail:** SYRACUSE NY 00000-0000  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0163.00

**SALE INFORMATION**

**Sale Date** 07/02/2014 **Price \$** 199,500 **Deed Date** 07/03/2014  
**Arms Length Y** Libre 5287 **Page** 179 **# Total Parcels** 1  
**Seller** COST MICHAEL **Buyer** DAVIS JEROME **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
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No sale history in database for this parcel.

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 1,616  
**Sqft. 1st Floor** 1,016  
**Sqft. 2nd Floor** 600  
**Fin. Basement Sqft.** 600  
**Year Built** 1977  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1977, 528 SQFT, DIMENSIONS: (24 X 22), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** WOOD NORMAL  
**Basement Type** PARTIAL

**Lot Size Dim.:** 130.00x200.00  
**Land SQFT** 26,000  
**Lot Size Acres** 0.60  
**Zoning** 02  
**Nbhd Code** 42261  
**School District** 312001 - WEST GENESEE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 314200

**Tax ID#** 016.-01-28.0  
**Assessed Value \$** 175,000  
**Land Assesment \$** 36,000  
**School Tax \$** 3,452  
**County/Town Tax \$** 1,327  
**City/Village Tax \$**  
**Total Tax \$** 4,779  
**Full Tax Value \$** 175,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 36,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:05/03/2015 5:09 am

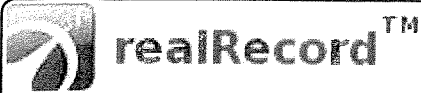
**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1977, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 2010, 540.00 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1977, 60.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

**OWNERSHIP INFORMATION**

**ARLISS MATTHEW ARLISS**  
**4900 MANOR HILL DR**  
**ONONDAGA NY 13215-1321**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**PARCEL NO: 016.-04-21.0**

**Mail:** SYRACUSE NY 00000-0000

**PHONE NUMBER:****CENSUS TRACT:** 0163.00**SALE INFORMATION****Sale Date** 09/02/2014**Price \$** 170,000 **Deed Date** 09/02/2014**Arms Length Y** Libre 5294**Page** 739 **# Total Parcels** 1**Seller** KELLER DAVID **Buyer** ARLISS MATTHEW **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
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No sale history in database for this parcel.

**STRUCTURAL INFORMATION****LOT INFORMATION****TAX INFORMATION**

<b>Square Feet</b>	2,100	<b>Lot Size Dim.:</b>	140.00x152.00	<b>Tax ID#</b>	016.-04-21.0
<b>Sqft. 1st Floor</b>	1,148	<b>Land SQFT</b>	21,280	<b>Assessed Value \$</b>	175,300
<b>Sqft. 2nd Floor</b>	952	<b>Lot Size Acres</b>	0.49	<b>Land Assesment \$</b>	30,000
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	02	<b>School Tax \$</b>	3,772
<b>Year Built</b>	1976	<b>Nbhd Code</b>	42261	<b>County/Town Tax \$</b>	1,450
<b>Bldg Style</b>	COLONIAL	<b>School District</b>	312001 - WEST GENESEE	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	5,222
<b># Stories</b>	2.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	175,300
<b># Baths</b>	2 FULL, 1 HALF	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	3	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	
<b># Fireplaces</b>	1	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	30,000
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	UNKNOWN	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	GAR-1.0 ATT, BUILT: 1976, 484 SQFT, DIMENSIONS: (22 X 22), CNDTN: NORMAL, GRADE: C	<b>Nbhd. Type</b>	UNKNOWN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1	Updated:05/03/2015 5:09 am	
<b>Cooling Detail</b>	NONE	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	314200		
<b>Exterior Condition</b>	ALUM/VINYL NORMAL				
<b>Basement Type</b>	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1976, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1982, 419.00 SQFT, CONDITION NORMAL
- (1) SHED-MACHINE, BUILT 1988, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1976, 60.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

**OWNERSHIP INFORMATION**

MASNYY VIKTOR MASNA  
4963 MANOR HILL DR  
ONONDAGA NY 13215-1320

COUNTY: ONONDAGA  
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**PARCEL NO: 016.-01-11.0**

Mail: SYRACUSE NY 00000-0000

PHONE NUMBER:

CENSUS TRACT: 0163.00

**SALE INFORMATION**

Sale Date 03/09/2014 Price \$ 160,000 Deed Date 04/17/2014  
Arms Length Y Libre 5277 Page 248 # Total Parcels 1  
Seller CAMUGLIA ROBERT Buyer MASNYY VIKTOR Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 111,000	10/15/1998	Y	DRUCE GEROG E	CAMUGLIA ROBERT & CHRIS

**STRUCTURAL INFORMATION****LOT INFORMATION****TAX INFORMATION**

<b>Square Feet</b>	1,680	<b>Lot Size Dim.:</b>	100.00x183.00	<b>Tax ID#</b>	016.-01-11.0
<b>Sqft. 1st Floor</b>	980	<b>Land SQFT</b>	18,300	<b>Assessed Value \$</b>	158,100
<b>Sqft. 2nd Floor</b>	700	<b>Lot Size Acres</b>	0.42	<b>Land Assesment \$</b>	28,300
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	02	<b>School Tax \$</b>	3,402
<b>Year Built</b>	1968	<b>Nbhd Code</b>	42261	<b>County/Town Tax \$</b>	1,307
<b>Bldg Style</b>	COLONIAL	<b>School District</b>	312001 - WEST GENESEE	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	4,709
<b># Stories</b>	2.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	158,100
<b># Baths</b>	1 FULL, 1 HALF	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	3	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	
<b># Fireplaces</b>	1	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	28,300
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	UNKNOWN	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	GAR-1.0 ATT, BUILT: 1970, 484 SQFT, DIMENSIONS: (22 X 22), CNDTN: NORMAL, GRADE: C	<b>Nbhd. Type</b>	UNKNOWN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1	Updated:05/03/2015 5:09 am	
<b>Cooling Detail</b>	CENTRAL	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	314200		
<b>Exterior Condition</b>	ALUM/VINYL NORMAL				
<b>Basement Type</b>	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1970, 0 SQFT, CONDITION NORMAL  
(1) PORCH-COVERD, BUILT 1968, 64.00 SQFT, CONDITION NORMAL  
(1) PORCH-ENCLSD, BUILT 2003, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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<b>OWNERSHIP INFORMATION</b>		<b>PARCEL NO: 015.-06-26.0</b>	
CHASE ROBERT J & ELLEN MCCAULY 4181 WOODED HEIGHTS CIR ONONDAGA NY 13215-1233		Mail:	4181 WOODED HEIGHTS CIR SYRACUSE NY 13215-1233
COUNTY: ONONDAGA		PHONE NUMBER:	
PROPERTY CLASS:	210 - ONE FAMILY YEAR-ROUND RESIDENCE	CENSUS TRACT:	0163.00

<b>SALE INFORMATION</b>		Sale Date	08/09/1994	Price \$	127,900	Deed Date	08/09/1994
Arms Length Y	Libre	3944		Page	181	# Total Parcels	1
Seller	DALEY JOHN N	Buyer	CHASE ROBERT J & ELLEN MCCAULY	Personal Property	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
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No sale history in database for this parcel.

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	2,307	Lot Size Dim.:	107.00x231.00	Tax ID#	015.-06-26.0
Sqft. 1st Floor	1,219	Land SQFT	24,717	Assessed Value \$	196,100
Sqft. 2nd Floor	1,088	Lot Size Acres	0.53	Land Assesment \$	31,000
Fin. Basement Sqft.	0	Zoning	02	School Tax \$	4,220
Year Built	1980	Nbhd Code	42261	County/Town Tax \$	1,622
Bldg Style	COLONIAL	School District	312001 - WEST GENESEE	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	5,842
# Stories	2.00	Water Front	N	Full Tax Value \$	196,100
# Baths	2 FULL, 1 HALF	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	1.00
# Bedrooms	4	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	
# Fireplaces	1	Utilities	GAS/ELECTRIC	Full Land Value \$	31,000
# Kitchens	1	Nbhd. Rating	UNKNOWN	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type	GAR-1.0 ATT, BUILT: 1980, 560 SQFT, DIMENSIONS: (20 X 28), CNDTN: NORMAL, GRADE: C	Nbhd. Type	UNKNOWN		
Garage Bays	1	# Res. Sites	1		
Cooling Detail	NONE	# Comm. Sites	0		
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)	Swis Code	314200		
Exterior	WOOD			Updated:05/03/2015 5:09 am	
Condition	NORMAL				
Basement Type	FULL				

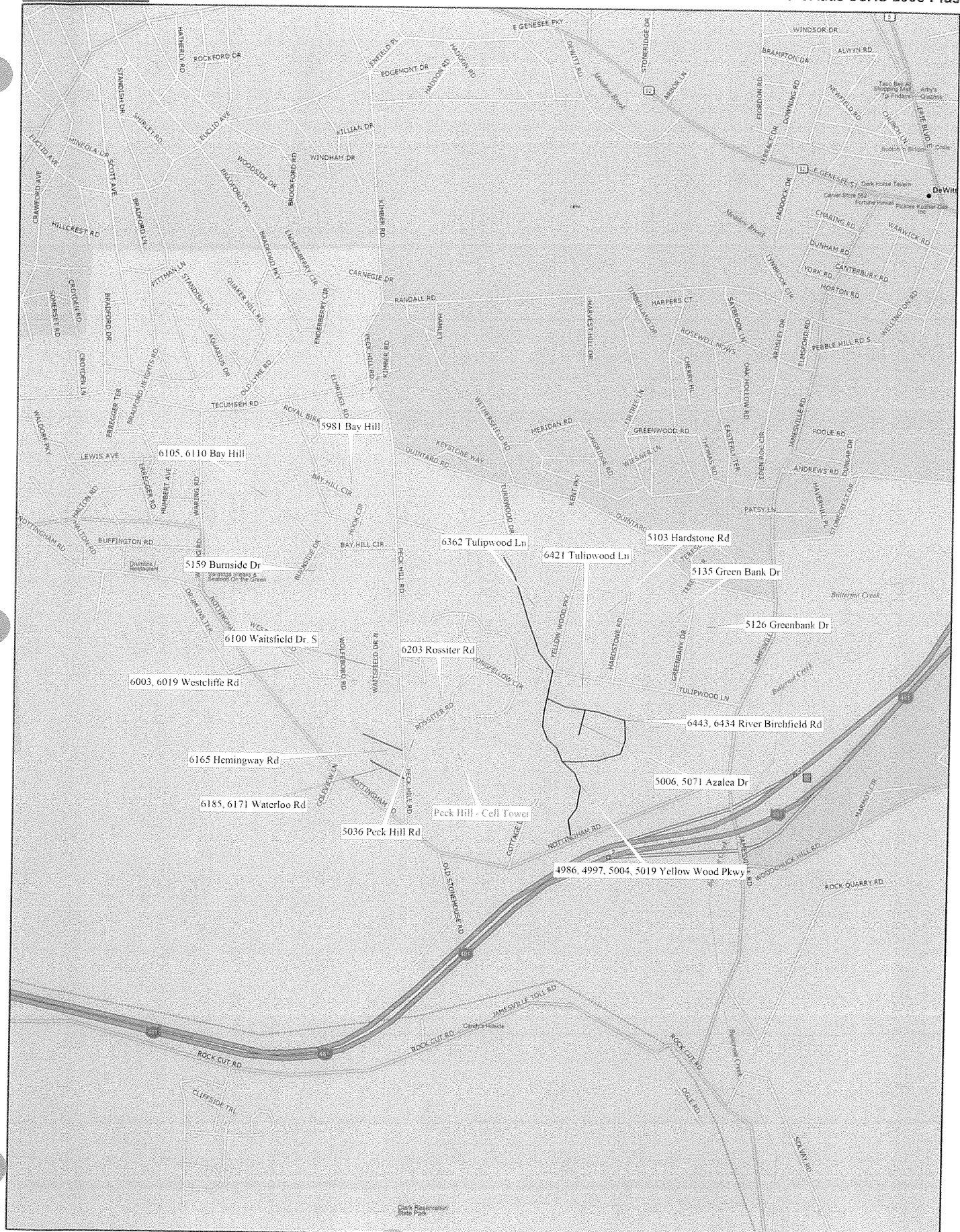
**EXEMPTIONS:**  
BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PORCH-COVERD, BUILT 1980, 0 SQFT, CONDITION NORMAL
- (1) GAR-1.0 ATT, BUILT 1980, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1986, 0 SQFT, CONDITION NORMAL
- (1) POOL-ST/VNYL, BUILT 1986, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1980, 28.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

# APPENDIX D



- 6105, 6110 Bay Hill
- 5981 Bay Hill
- 5159 Burnside Dr
- 6100 Waitsfield Dr. S
- 6003, 6019 Westcliffe Rd
- 6165 Hemingway Rd
- 6185, 6171 Waterloo Rd
- 5036 Peck Hill Rd
- 6203 Rossiter Rd
- 6362 Tulipwood Ln
- 6421 Tulipwood Ln
- 5103 Hardstone Rd
- 5135 Green Bank Dr
- 5126 Greenbank Dr
- 6443, 6434 River Birchfield Rd
- 5006, 5071 Azalea Dr
- 4986, 4997, 5004, 5019 Yellow Wood Pkwy

Cell tower site



**OWNERSHIP INFORMATION**

TOWN OF DEWITT  
5026 PECK HILL RD  
DEWITT NY 00000-0000

**PARCEL NO: 071.-02-09.4**

Mail: 5400 BUTTERNUT DR  
EAST SYRACUSE NY 13057-8510

PHONE NUMBER:

COUNTY: ONONDAGA  
PROPERTY CLASS: 822 - WATER SUPPLY

CENSUS TRACT: 0147.00  
SWIS\_SBL: 31268907100000020090040000

SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS
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No sale history in database for this parcel.

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

Overall Eff. Yr Built 0  
Overall Grade  
Overall Condition AVERAGE  
Construction Type

Lot Size Dim.: 0.00x0.00  
Land SQFT 43,560  
Lot Size Acres 1.00  
Zoning 02  
Nbhd Code 26006  
School District 312611 - JAMESVILLE-DEWITT  
Desirability SUPERIOR  
Water Front N  
Sewer COMMERCIAL/PUBLIC  
Water COMMERCIAL/PUBLIC  
Utilities GAS/ELECTRIC  
Nbhd. Rating UNKNOWN  
Nbhd. Type UNKNOWN  
# Res. Sites 0  
# Comm. Sites 1  
Swis Code 312689

**TAX INFORMATION**

SBL(Tax ID)#: 071.-02-09.4  
Assessed Value \$ 41,000  
Land Assesment \$ 10,800  
School Tax \$ 908  
County/Town Tax \$ 415  
City/Village Tax \$  
Total Tax \$ 1,323  
Full Tax Value \$ 41,000  
Equalization Rate 1.00  
Prior Tax ID#  
Full Land Value \$ 10,800

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:52 pm

**BUILDING USAGE**

USE AS: NON-CONTRIB

**BUILDING BREAKDOWN**

#	IDENT.	BOECKH	YR.	GROSS	STORY	BSMT.	BSMT.							
	BLDS.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SQ.FT.	STORIES	HEIGHT	AC%	SPRINKLER%	ALARM%	TYPE	SQ.FT.
														UNKNOWN

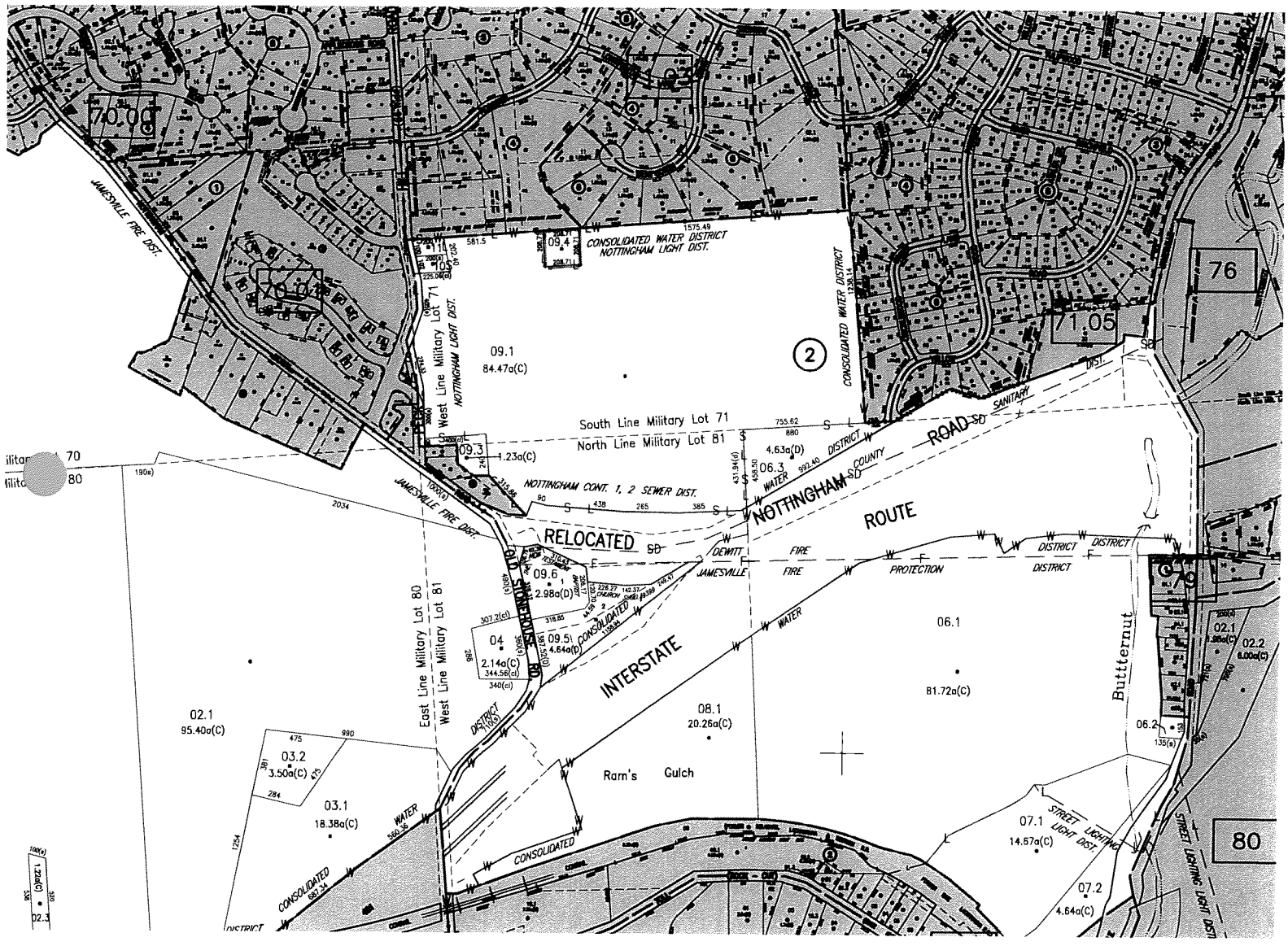
**IMPROVEMENTS :**

- (0) MISC. IMPRV., BUILT 2002, 0 SQFT, CONDITION NORMAL
- (0) MISC. IMPRV., BUILT 2003, 0 SQFT, CONDITION NORMAL
- (0) MISC. IMPRV., BUILT 2004, 0 SQFT, CONDITION NORMAL
- (0) MISC. IMPRV., BUILT 2004, 0 SQFT, CONDITION NORMAL
- (1) MISC. IMPRV., BUILT 2010, 0 SQFT, CONDITION NORMAL
- (1) MISC. IMPRV., BUILT 2013, 0 SQFT, CONDITION NORMAL

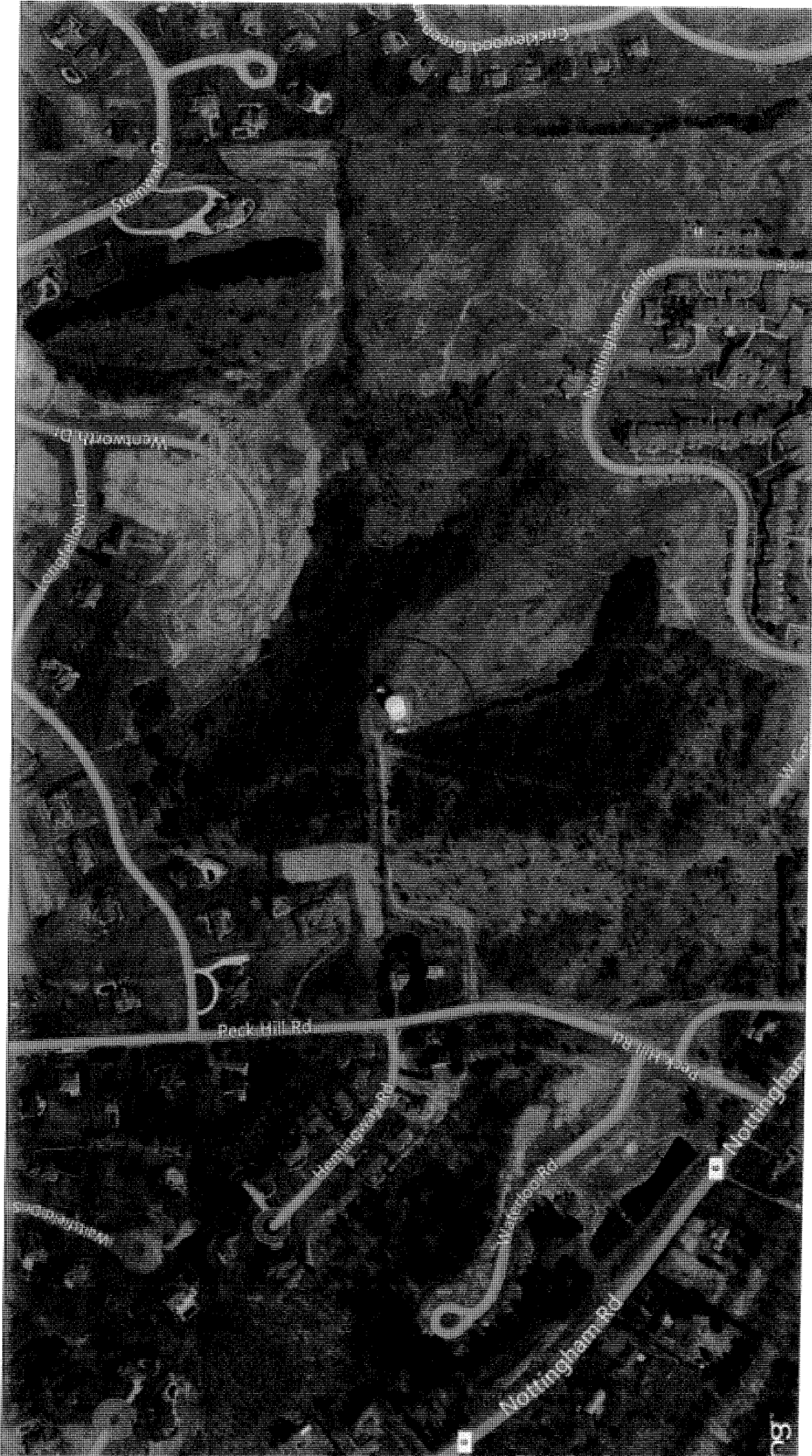
Note: Display indicates first residential site and up to four improvements.

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# Peck Hill Road



24, 2015

Infiltration Test Pits

All

ESCGP-2 Boundary

Limits of Cultural Resources and Biological Survey

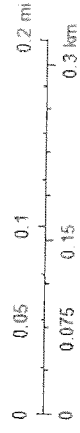
Approved Variance Workspace

Permanent Workspace

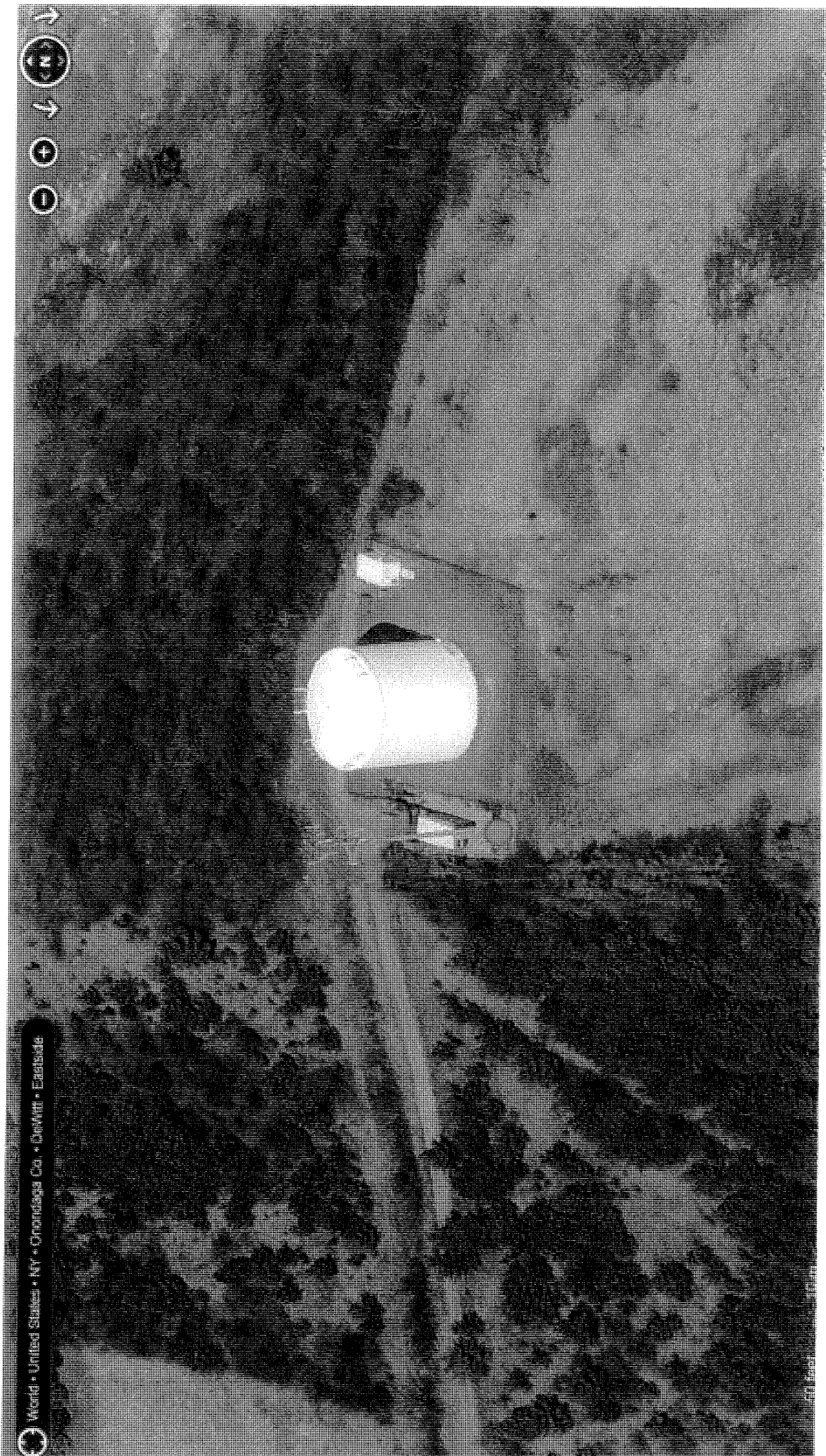
Temporary Workspace

Additional Temporary Workspace

1:4,540



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~~18~~ Yes

**OWNERSHIP INFORMATION**

NIKOLAVSKY DMITRIY NIKOLAVSKY  
6421 TULIPWOOD LN  
DEWITT NY 13078-8400

**PARCEL NO: 071.5-03-07.0**

Mail: 6421 TULIPWOOD LN  
JAMESVILLE NY 13078-8400  
PHONE NUMBER:

COUNTY: ONONDAGA  
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0147.00

**SALE INFORMATION**

Sale Date 04/10/2013 Price \$ 355,000 Deed Date 04/10/2013  
Arms Length Y Libre 5234 Page 794 # Total Parcels 1  
Seller KIRCHOFF WILLIAM Buyer NIKOLAVSKY DMITRIY Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 355,000	04/09/2013	Y	KIRCHOFF WILLIAM	NIKOLAVSKY DMITRIY
2	\$ 317,500	02/27/2004	Y	KARDJIAN PAUL M/CHERYL	KIRCHOFF WM E/JENNIFER J
3	\$ 39,950	11/17/2000	Y	THE LINBROOK GROUP	KARDJIAN PAUL & CHERYL

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

Square Feet	2,757	Lot Size Dim.:	112.00x200.00	Tax ID#	071.5-03-07.0
Sqft. 1st Floor	1,447	Land SQFT	22,400	Assessed Value \$	314,000
Sqft. 2nd Floor	1,193	Lot Size Acres	0.51	Land Assesment \$	40,000
Fin. Basement Sqft.	0	Zoning	02	School Tax \$	6,952
Year Built	2000	Nbhd Code	26269	County/Town Tax \$	3,178
Bldg Style	COLONIAL	School District	312611 - JAMESVILLE-DEWITT	City/Village Tax \$	
Units	1	Desirability	TYPICAL	Total Tax \$	10,130
# Stories	2.00	Water Front	N	Full Tax Value \$	314,000
# Baths	2 FULL, 1 HALF	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	1.00
# Bedrooms	4	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	
# Fireplaces	1	Utilities	GAS/ELECTRIC	Full Land Value \$	40,000
# Kitchens	1	Nbhd. Rating	ABOVE AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type	GAR-1.0 ATT, BUILT: 2000, 621 SQFT, CNDTN: GOOD, GRADE: B	Nbhd. Type	SUBURBAN		
Garage Bays	1	# Res. Sites	1	Updated: 04/10/2015 11:11 am	
Cooling Detail	NONE	# Comm. Sites	0		
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)	Swis Code	312689		
Exterior Condition	ALUM/VINYL GOOD				
Basement Type	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PORCH-COVERD, BUILT 2000, 228.00 SQFT, CONDITION GOOD
- (1) GAR-1.0 ATT, BUILT 2000, 621.00 SQFT, CONDITION GOOD

Note: Display indicates first residential site and up to four improvements.

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~~NO~~ Yes

**OWNERSHIP INFORMATION**

**LIU HAIZHU P**  
**5103 HARDSTONE RD**  
**DEWITT NY 13078-9672**

**PARCEL NO: 071.5-02-28.0**

**Mail:** 5103 HARDSTONE RD  
 JAMESVILLE NY 13078-9672

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND  
 RESIDENCE

**CENSUS TRACT:** 0147.00**SALE INFORMATION**

**Sale Date** 06/25/2013 **Price \$** 350,000 **Deed Date** 06/28/2013  
**Arms Length Y** Libre 5243 **Page** 104 **# Total Parcels** 1  
**Seller** MAZUMDAR TRIDIB AND CHANDRIME **Buyer** LIU HAIZHU P **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
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No sale history in database for this parcel.

**STRUCTURAL INFORMATION****LOT INFORMATION****TAX INFORMATION**

<b>Square Feet</b>	2,787	<b>Lot Size Dim.:</b>	130.02x198.20	<b>Tax ID#</b>	071.5-02-28.0
<b>Sqft. 1st Floor</b>	1,529	<b>Land SQFT</b>	25,770	<b>Assessed Value \$</b>	321,800
<b>Sqft. 2nd Floor</b>	1,146	<b>Lot Size Acres</b>	0.52	<b>Land Assesment \$</b>	44,000
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	02	<b>School Tax \$</b>	7,125
<b>Year Built</b>	1999	<b>Nbhd Code</b>	26269	<b>County/Town Tax \$</b>	3,257
<b>Bldg Style</b>	COLONIAL	<b>School District</b>	312611 - JAMESVILLE-DEWITT	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	10,382
<b># Stories</b>	2.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	321,800
<b>Baths</b>	2 FULL, 1 HALF	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	4	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	071.-02-04.2
<b># Fireplaces</b>	1	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	44,000
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	GAR-1.0 ATT, BUILT: 1999, 477 SQFT, CNDTN: GOOD, GRADE: B	<b>Nbhd. Type</b>	SUBURBAN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1	Updated:04/10/2015 11:11 am	
<b>Cooling Detail</b>	NONE	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	312689		
<b>Exterior Condition</b>	ALUM/VINYL GOOD				
<b>Basement Type</b>	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1999, 477.00 SQFT, CONDITION GOOD
- (1) PORCH-COVERD, BUILT 1999, 0 SQFT, CONDITION GOOD
- (1) PORCH-OPEN, BUILT 1999, 102.00 SQFT, CONDITION GOOD

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~~4~~ Yes

**OWNERSHIP INFORMATION**

**GROAT JOHN GROAT**  
**5126 GREENBANK DR**  
**DEWITT NY 13078-9493**

**PARCEL NO: 071.5-02-06.0**

**Mail:** 528 PLUM ST  
 SYRACUSE NY 13204-1452

**PHONE NUMBER:****COUNTY:** ONONDAGA**CENSUS TRACT:** 0147.00**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE**SALE INFORMATION****Sale Date** 10/02/2014 **Price \$** 350,000 **Deed Date** 10/02/2014**Arms Length** Y **Libre** 5298 **Page** 529 **# Total Parcels** 1**Seller** DEXTER JUSTIN **Buyer** GROAT JOHN **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 338,000	09/19/2011	Y	HETZ ROBERT	DEXTER JUSTIN
2	\$ 338,000	09/16/2011	Y	HETZ ROBERT	DEXTER JUSTIN
3	\$ 242,900	07/06/1999	Y	J.M.G. INC D/B/A JMG CUST OM HOM	HETZ ROBERT E

**STRUCTURAL INFORMATION****LOT INFORMATION****TAX INFORMATION**

<b>Square Feet</b>	3,145	<b>Lot Size Dim.:</b>	100.00x260.79	<b>Tax ID#</b>	071.5-02-06.0
<b>Sqft. 1st Floor</b>	1,656	<b>Land SQFT</b>	26,079	<b>Assessed Value \$</b>	343,900
<b>Sqft. 2nd Floor</b>	1,072	<b>Lot Size Acres</b>	0.64	<b>Land Assesment \$</b>	33,000
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	02	<b>School Tax \$</b>	7,614
<b>Year Built</b>	1999	<b>Nbhd Code</b>	26269	<b>County/Town Tax \$</b>	3,480
<b>Bldg Style</b>	COLONIAL	<b>School District</b>	312611 - JAMESVILLE-DEWITT	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	11,094
<b># Stories</b>	2.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	343,900
<b># Baths</b>	2 FULL, 1 HALF	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	4	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	071.-02-04.2
<b># Fireplaces</b>	2	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	33,000
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	GAR-1.0 ATT, BUILT: 1999, 665 SQFT, CNDTN: GOOD, GRADE: B	<b>Nbhd. Type</b>	SUBURBAN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1	Updated:04/10/2015 11:11 am	
<b>Cooling Detail</b>	CENTRAL	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	312689		
<b>Exterior Condition</b>	ALUM/VINYL GOOD				
<b>Basement Type</b>	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

(1) GAR-1.0 ATT, BUILT 1999, 665.00 SQFT, CONDITION GOOD

(1) PORCH-OPEN, BUILT 1999, 0 SQFT, CONDITION GOOD

(1) PORCH-OPEN, BUILT 1999, 106.00 SQFT, CONDITION GOOD

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**OWNERSHIP INFORMATION**

JONES CHRISTOPHER JONES  
5135 GREENBANK DR  
DEWITT NY 13078-9494

**PARCEL NO: 071.5-02-10.0**

Mail: 5135 GREENBANK DR  
JAMESVILLE NY 13078-9494

PHONE NUMBER:

COUNTY: ONONDAGA  
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0147.00

**SALE INFORMATION**

Sale Date 05/30/2013 Price \$ 372,000 Deed Date 05/30/2013  
Arms Length Y Libre 5240 Page 9 # Total Parcels 1  
Seller CUMMINGS MICHAEL Buyer JONES CHRISTOPHER Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 372,000	05/29/2013	Y	CUMMINGS MICHAEL	JONES CHRISTOPHER

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

Square Feet 3,571  
Sqft. 1st Floor 2,409  
Sqft. 2nd Floor 684  
Fin. Basement Sqft. 0  
Year Built 1999  
Bldg Style COLONIAL  
# Units 1  
# Stories 2.00  
# Baths 2 FULL, 1 HALF  
# Bedrooms 4  
# Fireplaces 2  
# Kitchens 1  
Garage Type GAR-1.0 ATT, BUILT: 1999, 528 SQFT, DIMENSIONS: (22 X 24), CNDTN: GOOD, GRADE: B  
Garage Bays 1  
Cooling Detail CENTRAL  
Heat Type HEAT: (HOT AIR) FUEL: (GAS)  
Exterior ALUM/VINYL  
Condition GOOD  
Basement Type FULL

Lot Size Dim.: 0.00x0.00  
Land SQFT 43,996  
Lot Size Acres 1.01  
Zoning 02  
Nbhd Code 26269  
School District 312611 - JAMESVILLE-DEWITT  
Desirability TYPICAL  
Water Front N  
Sewer COMMERCIAL/PUBLIC  
Water COMMERCIAL/PUBLIC  
Utilities GAS/ELECTRIC  
Nbhd. Rating AVERAGE  
Nbhd. Type SUBURBAN  
# Res. Sites 1  
# Comm. Sites 0  
Swis Code 312689

Tax ID# 071.5-02-10.0  
Assessed Value \$ 376,000  
Land Assessment \$ 38,000  
School Tax \$ 8,325  
County/Town Tax \$ 3,805  
City/Village Tax \$  
Total Tax \$ 12,130  
Full Tax Value \$ 376,000  
Equalization Rate 1.00  
Prior Tax ID# 071.-02-04.2  
Full Land Value \$ 38,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1999, 0 SQFT, CONDITION GOOD
- (1) PORCH-COVERD, BUILT 1999, 161.00 SQFT, CONDITION GOOD

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YES

**OWNERSHIP INFORMATION**

**DOUGHERTY JAMES DOUGHERTY**  
**5004 YELLOW WOOD PKWY**  
**DEWITT NY 13078-8528**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**PARCEL NO: 071.5-03-40.0**

**Mail:** JAMESVILLE NY 00000-0000

**PHONE NUMBER:**

**CENSUS TRACT:** 0147.00

**SALE INFORMATION**

**Sale Date** 02/11/2014 **Price \$** 347,000 **Deed Date** 02/12/2014  
**Arms Length Y** **Libre** 5270 **Page** 294 **# Total Parcels** 1  
**Seller** LANCE SCOTT **Buyer** DOUGHERTY JAMES **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 283,290	11/20/2003	Y	NVR INC	LANCE SCOTT A/COLLEEN M
2	\$ 51,000	07/21/2003	Y	BOULDER HTS ASOC	NVR INC

**STRUCTURAL INFORMATION**

**Square Feet** 2,997  
**Sqft. 1st Floor** 1,574  
**Sqft. 2nd Floor** 1,293  
**Fin. Basement Sqft.** 0  
**Year Built** 2003  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2003, 666 SQFT, CNDTN: GOOD, GRADE: B  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior Condition** ALUM/VINYL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 71.64x307.85  
**Land SQFT** 22,054  
**Lot Size Acres** 0.98  
**Zoning** 02  
**Nbhd Code** 26269  
**School District** 312611 - JAMESVILLE-DEWITT  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312689

**TAX INFORMATION**

**Tax ID#** 071.5-03-40.0  
**Assessed Value \$** 337,400  
**Land Assesment \$** 50,000  
**School Tax \$** 7,470  
**County/Town Tax \$** 3,414  
**City/Village Tax \$**  
**Total Tax \$** 10,884  
**Full Tax Value \$** 337,400  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 50,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PORCH-COVERD, BUILT 2003, 106.00 SQFT, CONDITION GOOD
- (1) GAR-1.0 ATT, BUILT 2003, 666.00 SQFT, CONDITION GOOD
- (1) FENCE-STOCKD, BUILT 2004, 0 SQFT, CONDITION GOOD
- (1) FENCE-PICKET, BUILT 2004, 0 SQFT, CONDITION GOOD
- (1) POOL-ST/VNYL, BUILT 2005, 0 SQFT, CONDITION GOOD
- (1) PORCH-OPEN, BUILT 2005, 0 SQFT, CONDITION GOOD

Note: Display indicates first residential site and up to four improvements.





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**OWNERSHIP INFORMATION**

**RANJBARAN JAHROMI HOOMAN HADISERAJI**  
**4997 YELLOW WOOD PKWY**  
**DEWITT NY 13078-8559**

**PARCEL NO: 071.5-06-05.0**

**Mail:** 4997 YELLOW WOOD PKWY  
 JAMESVILLE NY 13078-8559

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0147.00

**SALE INFORMATION**

**Sale Date** 06/21/2013 **Price \$** 360,000 **Deed Date** 06/25/2013  
**Arms Length Y** **Libre** 5242 **Page** 868 **# Total Parcels** 1  
**Seller** GIRNIK CHRISTINE **Buyer** RANJBARAN JAHROMI HOOMAN **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 317,519	03/31/2004	Y	NVR INC	GIRNIK CHRISTINE E
2	\$ 51,000	01/23/2003	Y	BOULDER HTS ASSOC	NVR INC

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

<b>Square Feet</b> 3,412	<b>Lot Size Dim.:</b> 296.12x208.98	<b>Tax ID#</b> 071.5-06-05.0
<b>Sqft. 1st Floor</b> 1,793	<b>Land SQFT</b> 61,883	<b>Assessed Value \$</b> 360,000
<b>Sqft. 2nd Floor</b> 1,416	<b>Lot Size Acres</b> 0.63	<b>Land Assesment \$</b> 51,000
<b>Fin. Basement Sqft.</b> 0	<b>Zoning</b> 02	<b>School Tax \$</b> 8,362
<b>Year Built</b> 2004	<b>Nbhd Code</b> 26269	<b>County/Town Tax \$</b> 3,822
<b>Bldg Style</b> COLONIAL	<b>School District</b> 312611 - JAMESVILLE-DEWITT	<b>City/Village Tax \$</b>
<b># Units</b> 1	<b>Desirability</b> TYPICAL	<b>Total Tax \$</b> 12,184
<b>Stories</b> 2.00	<b>Water Front</b> N	<b>Full Tax Value \$</b> 360,000
<b># Baths</b> 2 FULL, 1 HALF	<b>Sewer</b> COMMERCIAL/PUBLIC	<b>Equalization Rate</b> 1.00
<b># Bedrooms</b> 4	<b>Water</b> COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>
<b># Fireplaces</b> 1	<b>Utilities</b> GAS/ELECTRIC	<b>Full Land Value \$</b> 51,000
<b># Kitchens</b> 1	<b>Nbhd. Rating</b> AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.
<b>Garage Type</b>	<b>Nbhd. Type</b> SUBURBAN	
<b>Garage Bays</b> 1	<b># Res. Sites</b> 1	
<b>Cooling Detail</b> CENTRAL	<b># Comm. Sites</b> 0	
<b>Heat Type</b>	<b>Swis Code</b> 312689	Updated:04/10/2015 11:11 am
<b>Exterior</b> WOOD		
<b>Condition</b> GOOD		
<b>Basement Type</b> FULL		

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PORCH-OPEN, BUILT 2004, 35.00 SQFT, CONDITION GOOD
- (1) GAR-1.0 ATT, BUILT 2004, 487.00 SQFT, CONDITION GOOD

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**OWNERSHIP INFORMATION**

**CHILCOTE JEFF A CHILCOTE**  
**5019 YELLOW WOOD PKWY**  
**DEWITT NY 13078-8521**

**PARCEL NO: 071.5-06-03.0**

**Mail:** 5019 YELLOW WOOD PKWY  
 JAMESVILLE NY 13078-8521

**PHONE NUMBER:****COUNTY:** ONONDAGA**CENSUS TRACT:** 0147.00**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE**SALE INFORMATION**

**Sale Date** 03/29/2013 **Price \$** 282,000 **Deed Date** 04/02/2013  
**Arms Length Y** **Libre** 5234 **Page** 85 **# Total Parcels** 1  
**Seller** SINGH VINTA **Buyer** CHILCOTE JEFF A **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 251,200	05/28/2004	Y	NVR, INC.	SINGH VINITA
2	\$ 51,000	03/18/2004	Y	BOULDER HTS ASSOC	NVR INC

**STRUCTURAL INFORMATION****LOT INFORMATION****TAX INFORMATION**

**Square Feet** 2,975  
**Sqft. 1st Floor** 1,417  
**Sqft. 2nd Floor** 1,558  
**Fin. Basement Sqft.** 0  
**Year Built** 2004  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2004, 480 SQFT, DIMENSIONS: (20 X 24), CNDTN: GOOD, GRADE: B  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** ALUM/VINYL GOOD  
**Basement Type** FULL

**Lot Size Dim.:** 100.00x210.00  
**Land SQFT** 21,000  
**Lot Size Acres** 0.48  
**Zoning** 02  
**Nbhd Code** 26269  
**School District** 312611 - JAMESVILLE-DEWITT  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312689

**Tax ID#** 071.5-06-03.0  
**Assessed Value \$** 300,000  
**Land Assesment \$** 51,000  
**School Tax \$** 6,301  
**County/Town Tax \$** 2,880  
**City/Village Tax \$**  
**Total Tax \$** 9,181  
**Full Tax Value \$** 300,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 51,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

(1) PORCH-OPEN, BUILT 2004, 28.00 SQFT, CONDITION GOOD  
 GAR-1.0 ATT, BUILT 2004, 0 SQFT, CONDITION GOOD  
 (1) PORCH-OPEN, BUILT 2005, 0 SQFT, CONDITION GOOD

Note: Display indicates first residential site and up to four improvements.



YES

**OWNERSHIP INFORMATION**

**REED FREDERICK REED**  
**6443 RIVER BIRCHFIELD RD**  
**DEWITT NY 13078-8401**

**PARCEL NO: 071.5-03-15.0****Mail:**

JAMESVILLE NY 00000-0000

**PHONE NUMBER:****COUNTY:** ONONDAGA**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE**CENSUS TRACT:** 0147.00**SALE INFORMATION****Sale Date** 06/14/2013**Price \$**

356,000

**Deed Date**

06/17/2013

**Arms Length Y****Libre** 5242**Page**

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**# Total Parcels** 1**Seller**

ZUKHER DAVID

**Buyer**

REED FREDERICK

**Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 285,000	09/13/2002	Y	J M G INC	ZUKHER DAVID E
2	\$ 46,000	08/21/2002	Y	BOUDLER HTS ASSOC	J M G INC

**STRUCTURAL INFORMATION****LOT INFORMATION****TAX INFORMATION**

**Square Feet** 3,010  
**Sqft. 1st Floor** 1,709  
**Sqft. 2nd Floor** 1,103  
**Fin. Basement Sqft.** 0  
**Year Built** 2002  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2002, 684 SQFT, CNDTN: GOOD, GRADE: B  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior Condition** WOOD  
 GOOD  
**Basement Type** FULL

**Lot Size Dim.:** 100.00x202.15  
**Land SQFT** 20,215  
**Lot Size Acres** 0.46  
**Zoning** 02  
**Nbhd Code** 26269  
**School District** 312611 - JAMESVILLE-DEWITT  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** PRIVATE  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312689

**Tax ID#** 071.5-03-15.0  
**Assessed Value \$** 348,200  
**Land Assesment \$** 48,500  
**School Tax \$** 7,709  
**County/Town Tax \$** 3,524  
**City/Village Tax \$**  
**Total Tax \$** 11,233  
**Full Tax Value \$** 348,200  
**Equalization Rate** 1.00  
**Prior Tax ID#** 071.-02-04.2  
**Full Land Value \$** 48,500

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PORCH-OPEN, BUILT 2002, 244.00 SQFT, CONDITION GOOD
- (1) PORCH-COVERD, BUILT 2002, 30.00 SQFT, CONDITION GOOD
- (1) GAR-1.0 ATT, BUILT 2002, 684.00 SQFT, CONDITION GOOD
- (1) PORCH-OPEN, BUILT 2004, 160.00 SQFT, CONDITION GOOD

Note: Display indicates first residential site and up to four improvements.

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**OWNERSHIP INFORMATION**

**CABILES RYAN AND KARA**  
**6434 RIVER BIRCHFIELD RD**  
**DEWITT NY 13078-8403**

**PARCEL NO: 071.5-05-02.0**

**Mail:** 116 KINGSPORT DRIVE, B  
 JAMESVILLE NY 13090-0000

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND  
 RESIDENCE

**CENSUS TRACT:** 0147.00**SALE INFORMATION**

**Sale Date** 08/09/2013 **Price \$** 330,000 **Deed Date** 08/12/2013  
**Arms Length Y** **Libre** 5248 **Page** 581 **# Total Parcels** 1  
**Seller** KANG CHARLIE AND MIMI **Buyer** CABILES RYAN AND KARA **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 235,500	01/16/2002	Y	SCIUGA CORP	KANG CHARLIE/MIMI
2	\$ 50,900	08/30/2001	Y	BOULDER HEIGHTS ASSOC	SCIUGA CORP

**STRUCTURAL INFORMATION****LOT INFORMATION****TAX INFORMATION**

<b>Square Feet</b>	2,786	<b>Lot Size Dim.:</b>	130.00x155.00	<b>Tax ID#</b>	071.5-05-02.0
<b>Sqft. 1st Floor</b>	1,506	<b>Land SQFT</b>	20,150	<b>Assessed Value \$</b>	329,300
<b>Sqft. 2nd Floor</b>	1,091	<b>Lot Size Acres</b>	0.46	<b>Land Assesment \$</b>	51,000
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	02	<b>School Tax \$</b>	7,291
<b>Year Built</b>	2001	<b>Nbhd Code</b>	26269	<b>County/Town Tax \$</b>	3,333
<b>Bldg Style</b>	COLONIAL	<b>School District</b>	312611 - JAMESVILLE-DEWITT	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	10,624
<b>Stories</b>	2.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	329,300
<b># Baths</b>	2 FULL, 1 HALF	<b>Sewer</b>	PRIVATE	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	4	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	071.-02-04.2
<b># Fireplaces</b>	1	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	51,000
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	AVERAGE		
<b>Garage Type</b>	GAR-1.0 ATT, BUILT: 2002, 533 SQFT, CNDTN: GOOD, GRADE: B	<b>Nbhd. Type</b>	SUBURBAN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1		
<b>Cooling Detail</b>	CENTRAL	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	312689		
<b>Exterior Condition</b>	ALUM/VINYL GOOD				
<b>Basement Type</b>	FULL				

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

(1) GAR-1.0 ATT, BUILT 2002, 533.00 SQFT, CONDITION GOOD  
 (1) PORCH-COVERD, BUILT 2002, 30.00 SQFT, CONDITION GOOD

Legend: Display indicates first residential site and up to four improvements.

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YES

**OWNERSHIP INFORMATION**

**WANG LI PHOHA**  
**5066 AZALEA DR**  
**DEWITT NY 13078-8402**

**PARCEL NO: 071.5-05-04.0**

**Mail:** 5066 AZALEA DR  
 JAMESVILLE NY 13078-8402

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0147.00

**SALE INFORMATION**

**Sale Date** 07/28/2014 **Price \$** 322,000 **Deed Date** 07/29/2014  
**Arms Length** Y **Libre** 5290 **Page** 123 **# Total Parcels** 1  
**Seller** PLATENIK SCOTT **Buyer** WANG LI **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 240,300	03/20/2003	Y	J M G INC	PLATENIK SCOTT P/NIKKI R
2	\$ 53,900	03/07/2003	Y	BOULDER HTS ASSOC	J M G INC

**STRUCTURAL INFORMATION**

**Square Feet** 2,347  
**Sqft. 1st Floor** 1,398  
**Sqft. 2nd Floor** 949  
**Fin. Basement Sqft.** 0  
**Year Built** 2003  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2003, 552 SQFT, CNDTN: GOOD, GRADE: B  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior Condition** ALUM/VINYL  
 GOOD  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 118.31x227.47  
**Land SQFT** 26,912  
**Lot Size Acres** 0.50  
**Zoning** 02  
**Nbhd Code** 26269  
**School District** 312611 - JAMESVILLE-DEWITT  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** PRIVATE  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312689

**TAX INFORMATION**

**Tax ID#** 071.5-05-04.0  
**Assessed Value \$** 282,000  
**Land Assesment \$** 47,000  
**School Tax \$** 6,243  
**County/Town Tax \$** 2,854  
**City/Village Tax \$**  
**Total Tax \$** 9,097  
**Full Tax Value \$** 282,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 47,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PORCH-COVERD, BUILT 2003, 212.00 SQFT, CONDITION GOOD
- (1) GAR-1.0 ATT, BUILT 2003, 552.00 SQFT, CONDITION GOOD

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YEL

**OWNERSHIP INFORMATION**

**CHEUNG WING CHAN**  
**5071 AZALEA DR**  
**DEWITT NY 13078-8402**

**PARCEL NO: 071.5-05-07.0****Mail:**

JAMESVILLE NY 00000-0000

**PHONE NUMBER:****COUNTY:** ONONDAGA**CENSUS TRACT:** 0147.00**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE**SALE INFORMATION****Sale Date** 04/04/2013**Price \$**

345,000

**Deed Date**

07/01/2013

**Arms Length** Y**Libre**

5243

**Page**

568

**# Total Parcels** 1**Seller**

BOWEN RAY

**Buyer**

CHEUNG WING

**Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 318,000	09/30/2009	Y	HOLST JOHN	BOWEN RAY
2	\$ 269,900	06/03/2002	Y	CROMP DAVID S	HOLST JOHN R/ANITA L
3	\$ 55,900	08/16/2001	Y	BOULDER HEIGHTS ASSOC	CROMP DAVID S

**STRUCTURAL INFORMATION****LOT INFORMATION****TAX INFORMATION**

**Square Feet** 2,568  
**Sqft. 1st Floor** 1,442  
**Sqft. 2nd Floor** 1,126  
**Fin. Basement Sqft.** 0  
**Year Built** 2002  
**Bldg Style** COLONIAL  
**# Units** 1  
**Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2002, 472 SQFT, CNDTN: GOOD, GRADE: B  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior Condition** ALUM/VINYL  
 GOOD  
**Basement Type** FULL

**Lot Size Dim.:** 54.55x209.65  
**Land SQFT** 11,436  
**Lot Size Acres** 0.65  
**Zoning** 02  
**Nbhd Code** 26269  
**School District** 312611 - JAMESVILLE-DEWITT  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** PRIVATE  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312689

**Tax ID#** 071.5-05-07.0  
**Assessed Value \$** 318,000  
**Land Assesment \$** 55,900  
**School Tax \$** 7,041  
**County/Town Tax \$** 3,218  
**City/Village Tax \$**  
**Total Tax \$** 10,259  
**Full Tax Value \$** 318,000  
**Equalization Rate** 1.00  
**Prior Tax ID#** 071.-02-04.2  
**Full Land Value \$** 55,900

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PORCH-COVERD, BUILT 2002, 0 SQFT, CONDITION GOOD  
 (1) GAR-1.0 ATT, BUILT 2002, 472.00 SQFT, CONDITION GOOD  
 SHED-MACHINE, BUILT 2009, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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NO

**OWNERSHIP INFORMATION**

**SAVAGE ALAN SAUNDERS**  
**6362 TULIPWOOD LN**  
**DEWITT NY 13078-8404**

**PARCEL NO: 071.5-02-46.0**

**Mail:** 6362 TULIPWOOD LN  
 JAMESVILLE NY 13078-8404  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0147.00

**SALE INFORMATION**

**Sale Date** 09/17/2013 **Price \$** 350,000 **Deed Date** 09/17/2013  
**Arms Length Y** **Libre** 5253 **Page** 139 **# Total Parcels** 1  
**Seller** MCKENNA PATRICK **Buyer** SAVAGE ALAN **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 350,000	08/13/2013	Y	MCKENNA PATRICK	SAVAGE ALAN
2	\$ 286,820	11/15/2002	Y	THE LINBROOK GROUP LLC DB A HARR	MCKENNA PATRICK J
3	\$ 49,900	07/09/2002	Y	BOULDER HTS ASSOC	THE LINBROOK GRP LLC

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 2,915  
**Sqft. 1st Floor** 1,632  
**Sqft. 2nd Floor** 1,083  
**Fin. Basement Sqft.** 0  
**Year Built** 2002  
**Bldg Style** COLONIAL  
**# Units** 1  
**Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type**  
**Garage Bays** 0  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior Condition** WOOD  
 GOOD  
**Basement Type** FULL

**Lot Size Dim.:** 135.00x195.97  
**Land SQFT** 26,456  
**Lot Size Acres** 0.58  
**Zoning** 02  
**Nbhd Code** 26269  
**School District** 312611 - JAMESVILLE-DEWITT  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312689

**Tax ID#** 071.5-02-46.0  
**Assessed Value \$** 318,000  
**Land Assesment \$** 50,000  
**School Tax \$** 7,041  
**County/Town Tax \$** 3,218  
**City/Village Tax \$**  
**Total Tax \$** 10,259  
**Full Tax Value \$** 318,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 50,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PORCH-COVERD, BUILT 2002, 35.00 SQFT, CONDITION GOOD
- (1) PORCH-OPEN, BUILT 2002, 644.00 SQFT, CONDITION GOOD

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NO

**OWNERSHIP INFORMATION**

**QUACKENBUSH GARRETT QUACKENBUSH**  
**4986 YELLOW WOOD PKWY**  
**DEWITT NY 13078-8516**

**PARCEL NO: 071.5-03-36.0**

**Mail:** 4986 YELLOW WOOD PKWY  
 JAMESVILLE NY 13078-8516

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0147.00

**SALE INFORMATION**

**Sale Date** 07/12/2013

**Price \$** 300,000 **Deed Date** 07/16/2013

**Arms Length Y** Libre 5245  
**Seller** MUTANGA TEURAI **Buyer** QUACKENBUSH GARRETT

**Page** 193 **# Total Parcels** 1

**Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 253,500	07/14/2004	Y	NVR INC	MUTANGA TEURAL AND EDELIN
2	\$ 51,000	04/26/2004	Y	BULDER HEIGHTS ASSOC	NVR INC

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 2,590  
**Sqft. 1st Floor** 1,314  
**Sqft. 2nd Floor** 1,276  
**Fin. Basement Sqft.** 0  
**Year Built** 2004  
**Bldg Style** COLONIAL  
**# Units** 1  
**Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2004, 480 SQFT, DIMENSIONS: (20 X 24), CNDTN: GOOD, GRADE: B  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** ALUM/VINYL GOOD  
**Basement Type** FULL

**Lot Size Dim.:** 126.30x195.09  
**Land SQFT** 24,640  
**Lot Size Acres** 0.59  
**Zoning** 02  
**Nbhd Code** 26269  
**School District** 312611 - JAMESVILLE-DEWITT  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** ABOVE AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312689

**Tax ID#** 071.5-03-36.0  
**Assessed Value \$** 287,300  
**Land Assesment \$** 51,000  
**School Tax \$** 6,361  
**County/Town Tax \$** 2,907  
**City/Village Tax \$**  
**Total Tax \$** 9,268  
**Full Tax Value \$** 287,300  
**Equalization Rate** 1.00  
**Prior Tax ID#** 071.5-03-35.0  
**Full Land Value \$** 51,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- PORCH-OPEN, BUILT 2004, 0 SQFT, CONDITION GOOD
- (1) GAR-1.0 ATT, BUILT 2004, 0 SQFT, CONDITION GOOD
- (1) PORCH-ENCLSD, BUILT 2006, 0 SQFT, CONDITION GOOD
- (1) PORCH-OPEN, BUILT 2008, 0 SQFT, CONDITION GOOD

Note: Display indicates first residential site and up to four improvements.





**OWNERSHIP INFORMATION**

**IANNO CECILE IANNO**  
**6185 WATERLOO RD**  
**DEWITT NY 13078-6408**

**PARCEL NO: 070.1-01-33.0**

**Mail:** 6185 WATERLOO RD  
 JAMESVILLE NY 13078-6408

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:**

**SALE INFORMATION**

**Sale Date** 08/14/2014 **Price \$** 1 **Deed Date** 08/22/2014  
**Arms Length** N **Libre** 5293 **Page** 396 **# Total Parcels** 1  
**Seller** IANNO CECILE **Buyer** IANNO CECILE **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 80,000	01/05/2012	Y	PECK HILL DEVELOPMENT, LL	IANNO CECILE

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 3,201  
**Sqft. 1st Floor** 3,201  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 0  
**Year Built** 2012  
**Bldg Style** RANCH  
**# Units**  
**# Stories** 1.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2012, 618 SQFT, CNDTN: GOOD, GRADE: B  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** GOOD  
**Basement Type** FULL

**Lot Size Dim.:** 74.91x169.28  
**Land SQFT**  
**Lot Size Acres** 0.00  
**Zoning** 01  
**Nbhd Code** 26273  
**School District** 312611 - JAMESVILLE-DEWITT  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312689

**Tax ID#** 070.1-01-33.0  
**Assessed Value \$** 456,000  
**Land Assesment \$** 75,000  
**School Tax \$** 2,214  
**County/Town Tax \$** 1,012  
**City/Village Tax \$**  
**Total Tax \$** 3,226  
**Full Tax Value \$** 456,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 75,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2012, 618.00 SQFT, CONDITION GOOD
- (1) PORCH-COVERD, BUILT 2012, 59.00 SQFT, CONDITION GOOD

Note: Display indicates first residential site and up to four improvements.

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**OWNERSHIP INFORMATION**

**GHIMIRE ANIL GHIMIRE**  
**6171 WATERLOO RD**  
**DEWITT NY 13078-0000**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**PARCEL NO: 070.1-01-37.1**

**Mail:** FAYETTEVILLE NY 00000-0000  
**PHONE NUMBER:**

**CENSUS TRACT:**

**SALE INFORMATION**

**Sale Date** 06/13/2014 **Price \$** 450,000 **Deed Date** 06/13/2014  
**Arms Length** N **Libre** 5284 **Page** 143 **# Total Parcels** 1  
**Seller** PAUL M. FOWLER **Buyer** GHIMIRE ANIL **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
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No sale history in database for this parcel.

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

<b>Square Feet</b>	0	<b>Lot Size Dim.:</b>	121.34x192.92	<b>Tax ID#</b>	070.1-01-37.1
<b>Sqft. 1st Floor</b>		<b>Land SQFT</b>		<b>Assessed Value \$</b>	100,000
<b>Sqft. 2nd Floor</b>		<b>Lot Size Acres</b>	0.54	<b>Land Assesment \$</b>	50,000
<b>Fin. Basement Sqft.</b>		<b>Zoning</b>	01	<b>School Tax \$</b>	
<b>Year Built</b>	0	<b>Nbhd Code</b>	26273	<b>County/Town Tax \$</b>	
<b>Bldg Style</b>	UNKNOWN	<b>School District</b>	312611 - JAMESVILLE-DEWITT	<b>City/Village Tax \$</b>	
<b># Units</b>		<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	
<b># Stories</b>	0.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	100,000
<b># Baths</b>	0	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	0	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	
<b># Fireplaces</b>		<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	50,000
<b># Kitchens</b>		<b>Nbhd. Rating</b>	AVERAGE		
<b>Garage Type</b>		<b>Nbhd. Type</b>	SUBURBAN		
<b>Garage Bays</b>		<b># Res. Sites</b>	1		
<b>Cooling Detail</b>		<b># Comm. Sites</b>	0		
<b>Heat Type</b>		<b>Swis Code</b>	312689		
<b>Exterior</b>					
<b>Condition</b>					
<b>Basement Type</b>					

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

**IMPROVEMENTS:**

Note: Display indicates first residential site and up to four improvements.

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**OWNERSHIP INFORMATION**

**BHATTA LUNA**  
**6165 HEMINGWAY RD**  
**DEWITT NY 13078-6450**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**PARCEL NO: 070.1-01-18.1**

**Mail:** JAMESVILLE NY 00000-0000  
**PHONE NUMBER:**

**CENSUS TRACT:**

<b>SALE INFORMATION</b>	<b>Sale Date</b> 01/03/2014	<b>Price \$</b> 370,000	<b>Deed Date</b> 01/03/2014
<b>Arms Length</b> Y	<b>Libre</b> 5266	<b>Page</b> 643	<b># Total Parcels</b> 1
<b>Seller</b> HSIE PAN	<b>Buyer</b> BHATTA LUNA	<b>Personal Property</b> 0	

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 84,500	09/24/2010	Y	PECK HILL DEVELOPMENT LL	PAN SHIH-HSIE
2	\$ 84,287	09/24/2010	Y	PECK HILL DEVELOPMENT LL	PAN SHIH-HSIE

**STRUCTURAL INFORMATION****LOT INFORMATION****TAX INFORMATION**

<b>Square Feet</b> 1,728	<b>Lot Size Dim.:</b> 100.00x166.67	<b>Tax ID#</b> 070.1-01-18.1
<b>Sqft. 1st Floor</b> 1,728	<b>Land SQFT</b>	<b>Assessed Value \$</b> 365,250
<b>Sqft. 2nd Floor</b> 0	<b>Lot Size Acres</b> 0.07	<b>Land Assesment \$</b> 75,000
<b>Fin. Basement Sqft.</b> 0	<b>Zoning</b> 01	<b>School Tax \$</b> 8,087
<b>Year Built</b> 2010	<b>Nbhd Code</b> 26273	<b>County/Town Tax \$</b> 3,696
<b>Bldg Style</b> RANCH	<b>School District</b> 312611 - JAMESVILLE-DEWITT	<b>City/Village Tax \$</b>
<b># Units</b>	<b>Desirability</b> TYPICAL	<b>Total Tax \$</b> 11,783
<b># Stories</b> 1.00	<b>Water Front</b> N	<b>Full Tax Value \$</b> 365,250
<b>Baths</b> 2 FULL	<b>Sewer</b> COMMERCIAL/PUBLIC	<b>Equalization Rate</b> 1.00
<b># Bedrooms</b> 2	<b>Water</b> COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b> 070.1-01-18.0
<b># Fireplaces</b> 1	<b>Utilities</b> GAS/ELECTRIC	<b>Full Land Value \$</b> 75,000
<b># Kitchens</b> 1	<b>Nbhd. Rating</b> AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.
<b>Garage Type</b> GAR-1.0 ATT, BUILT: 2010, 488 SQFT, DIMENSIONS: (20 X 24), CNDTN: GOOD, GRADE: B	<b>Nbhd. Type</b> SUBURBAN	
<b>Garage Bays</b> 1	<b># Res. Sites</b> 1	Updated:04/10/2015 11:11 am
<b>Cooling Detail</b> CENTRAL	<b># Comm. Sites</b> 0	
<b>Heat Type</b> HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b> 312689	
<b>Exterior Condition</b> GOOD		
<b>Basement Type</b> FULL		

**EXEMPTIONS:****IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2010, 488.00 SQFT, CONDITION GOOD  
 (1) PORCH-OPEN, BUILT 2010, 0 SQFT, CONDITION GOOD

Legend: Display indicates first residential site and up to four improvements.

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**OWNERSHIP INFORMATION**

**KEIB JOHN KEIB**  
**6100 WAITSFIELD DR S**  
**DEWITT NY 13078-9306**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**PARCEL NO: 070.1-01-43.0**

**Mail:** JAMESVILLE NY 00000-0000

**PHONE NUMBER:****CENSUS TRACT:****SALE INFORMATION**

**Sale Date** 06/24/2013 **Price \$** 995,000 **Deed Date** 06/24/2013  
**Arms Length Y** **Libre** 5242 **Page** 690 **# Total Parcels** 1  
**Seller** MARRONE DOUGLAS **Buyer** KEIB JOHN **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
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No sale history in database for this parcel.

**STRUCTURAL INFORMATION****LOT INFORMATION****TAX INFORMATION**

<b>Square Feet</b>	6,127	<b>Lot Size Dim.:</b>	91.46x193.64	<b>Tax ID#</b>	070.1-01-43.0
<b>Sqft. 1st Floor</b>	2,874	<b>Land SQFT</b>		<b>Assessed Value \$</b>	800,000
<b>Sqft. 2nd Floor</b>	3,253	<b>Lot Size Acres</b>	1.00	<b>Land Assesment \$</b>	55,000
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	02	<b>School Tax \$</b>	
<b>Year Built</b>	1994	<b>Nbhd Code</b>	26273	<b>County/Town Tax \$</b>	
<b>Bldg Style</b>	COLONIAL	<b>School District</b>	312611 - JAMESVILLE-DEWITT	<b>City/Village Tax \$</b>	
<b># Units</b>		<b>Desirability</b>	SUPERIOR	<b>Total Tax \$</b>	
<b># Stories</b>	2.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	800,000
<b># Baths</b>	5 FULL	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b>Bedrooms</b>	4	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	
<b># Fireplaces</b>	2	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	55,000
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	UNKNOWN		
<b>Garage Type</b>	GAR-1.0 ATT, BUILT: 2009, 887 SQFT, CNDTN: NORMAL, GRADE: C	<b>Nbhd. Type</b>	UNKNOWN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1		
<b>Cooling Detail</b>	CENTRAL	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	312689		
<b>Exterior Condition</b>	GOOD				
<b>Basement Type</b>	FULL				

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:****IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2009, 887.00 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 2009, 114.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1994, 333.00 SQFT, CONDITION NORMAL
- (1) POOL-ST/VNYL, BUILT 2010, 0 SQFT, CONDITION NORMAL

e: Display indicates first residential site and up to four improvements.

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**OWNERSHIP INFORMATION**

**WALI PRATEEK**  
**6003 WESTCLIFFE RD**  
**DEWITT NY 13078-9310**

**PARCEL NO: 070.-04-02.0**

**Mail:** 6003 WESTCLIFFE RD  
 JAMESVILLE NY 13078-9310

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0147.00

**SALE INFORMATION**

**Sale Date** 01/15/2013 **Price \$** 487,000 **Deed Date** 01/16/2013  
**Arms Length** N **Libre** 5226 **Page** 910 **# Total Parcels** 1  
**Seller** MORGAN DAVID **Buyer** WALI PRATEEK **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 290,000	05/24/2010	N	UNITED STATES OF AMERICA	MORGAN DAVID
2	\$ 290,000	02/18/2010	N	UNITED STATES OF AMERICA	MORGAN DAVID
3	\$ 352,000	08/16/1999	Y	LESSWING NORMAN J	BLACK DR HARRY & LISA KAY
4	\$ 305,000	12/30/1992	N	THE MERCHANTS NATIONAL BA	LESSWING NORMAN J & WINANNE N
5	\$ 320,000	06/05/1992	N	STARKWEATHER CONSTR 000	THE MERCHANTS NATIONAL BANK

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 4,852  
**Sqft. 1st Floor** 2,175  
**Sqft. 2nd Floor** 1,798  
**Fin. Basement Sqft.** 879  
**Year Built** 1991  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 4 FULL  
**# Bedrooms** 5  
**# Fireplaces** 3  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1991, 805 SQFT, DIMENSIONS: (35 X 23), CNDTN: NORMAL, GRADE: B  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** WOOD NORMAL  
**Basement Type** FULL

**Lot Size Dim.:** 115.00x156.86  
**Land SQFT** 18,039  
**Lot Size Acres** 0.51  
**Zoning** 02  
**Nbhd Code** 26273  
**School District** 312611 - JAMESVILLE-DEWITT  
**Desirability** SUPERIOR  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312689

**Tax ID#** 070.-04-02.0  
**Assessed Value \$** 405,000  
**Land Assesment \$** 30,300  
**School Tax \$** 8,967  
**County/Town Tax \$** 4,099  
**City/Village Tax \$**  
**Total Tax \$** 13,066  
**Full Tax Value \$** 405,000  
**Equalization Rate** 1.00  
**Prior Tax ID#** 071-01-03.1  
**Full Land Value \$** 30,300

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PATIO-FLGSTN, BUILT 1991, 210.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1991, 468.00 SQFT, CONDITION NORMAL
- (1) GAR-1.0 ATT, BUILT 1991, 805.00 SQFT, CONDITION NORMAL



**OWNERSHIP INFORMATION**

**MACDONALD SCOTT**  
**6019 WESTCLIFFE RD**  
**DEWITT NY 13078-8735**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**PARCEL NO: 070.-04-15.0**

**Mail:** 45750 SUGARLOAF MOUNTAIN TRL  
 INDIAN WELLS CA 92210-9181

**PHONE NUMBER:**

**CENSUS TRACT:** 0147.00

**SALE INFORMATION**

**Sale Date** 05/20/2014 **Price \$** 456,325 **Deed Date** 05/21/2014  
**Arms Length Y** Libre 5281 **Page** 113 **# Total Parcels** 1  
**Seller** CANINO DAVID **Buyer** MACDONALD SCOTT **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 1	06/23/2006	N	CANINO DAVID	CANINO DAVID
2	\$ 495,000	01/30/2006	Y	CHABOT GARY	CANINO DAVID
3	\$ 375,423	06/18/2001	Y	KENWOOD HOMES INC	CHABOT GARY
4	\$ 55,000	03/20/2001	N	NEULANDER LIZA	KENWOOD HOMES, INC.

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 3,816  
**Sqft. 1st Floor** 2,072  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 1,744  
**Year Built** 2001  
**Bldg Style** CONTEMPORARY  
**Units** 1  
**# Stories** 1.00  
**# Baths** 3 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 2  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2001, 691 SQFT, CNDTN: GOOD, GRADE: B  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior Condition** WOOD  
 GOOD  
**Basement Type** FULL

**Lot Size Dim.:** 0.00x0.00  
**Land SQFT** 57,500  
**Lot Size Acres** 1.32  
**Zoning** 02  
**Nbhd Code** 26273  
**School District** 312611 - JAMESVILLE-DEWITT  
**Desirability** SUPERIOR  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312689

**Tax ID#** 070.-04-15.0  
**Assessed Value \$** 495,000  
**Land Assesment \$** 68,000  
**School Tax \$** 10,959  
**County/Town Tax \$** 5,009  
**City/Village Tax \$**  
**Total Tax \$** 15,968  
**Full Tax Value \$** 495,000  
**Equalization Rate** 1.00  
**Prior Tax ID#** 071-01-03.1  
**Full Land Value \$** 68,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2001, 691.00 SQFT, CONDITION GOOD
- (1) PORCH-COVERD, BUILT 2001, 251.00 SQFT, CONDITION GOOD
- (1) PORCH-COVERD, BUILT 2001, 90.00 SQFT, CONDITION GOOD
- (1) PORCH-COVERD, BUILT 2001, 251.00 SQFT, CONDITION GOOD

Note: Display indicates first residential site and up to four improvements.



**OWNERSHIP INFORMATION**

**CAMPANINO JOSEPH**  
**5036 PECK HILL RD**  
**DEWITT NY 13078-9754**

**PARCEL NO: 071.-02-11.0**

**Mail:** 6215 ROSSITER RD  
 JAMESVILLE NY 13078-9574

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0147.00

**SALE INFORMATION**

**Sale Date** 06/30/2014

**Price \$** 121,500 **Deed Date** 07/03/2014

**Page** 162 **# Total Parcels** 1

**Personal Property** 0

**Arms Length Y** Libre 5287  
**Seller** EUSTON MOUNTFORT **Buyer** CAMPANINO JOSEPH

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
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No sale history in database for this parcel.

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 2,062  
**Sqft. 1st Floor** 1,132  
**Sqft. 2nd Floor** 930  
**Fin. Basement Sqft.** 0  
**Year Built** 1965  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1975, 576 SQFT, DIMENSIONS: (24 X 24), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (ELECTRIC) FUEL: (ELECTRIC)  
**Exterior Condition** ALUM/VINYL NORMAL  
**Basement Type** FULL

**Lot Size Dim.:** 100.00x200.00  
**Land SQFT** 20,000  
**Lot Size Acres** 0.42  
**Zoning** 02  
**Nbhd Code** 26151  
**School District** 312611 - JAMESVILLE-DEWITT  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312689

**Tax ID#** 071.-02-11.0  
**Assessed Value \$** 164,600  
**Land Assesment \$** 24,400  
**School Tax \$** 3,644  
**County/Town Tax \$** 1,666  
**City/Village Tax \$**  
**Total Tax \$** 5,310  
**Full Tax Value \$** 164,600  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 24,400

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) CANPY-W/SLAB, BUILT 1975, 0 SQFT, CONDITION NORMAL
- (1) PATIO-CONCR, BUILT 1975, 570.00 SQFT, CONDITION NORMAL
- (1) GAR-1.0 ATT, BUILT 1975, 0 SQFT, CONDITION NORMAL
- (1) CANPY-ROOF, BUILT 1975, 0 SQFT, CONDITION NORMAL
- (1) SHED-MACHINE, BUILT 1985, 0 SQFT, CONDITION NORMAL
- (1) PORCH-ENCLSD, BUILT 1965, 221.00 SQFT, CONDITION NORMAL



**OWNERSHIP INFORMATION**

**SHAPIRO OWEN SHAPIRO**  
**5159 BURNSIDE DR**  
**DEWITT NY 13078-3711**

**PARCEL NO: 071.4-02-13.0**

**Mail:** JAMESVILLE NY 00000-0000  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0147.00

**SALE INFORMATION**

**Sale Date** 11/13/2014 **Price \$** 440,000 **Deed Date** 11/13/2014  
**Arms Length Y** Libre 5304 **Page** 101 **# Total Parcels** 1  
**Seller** MOLOFF LAWRENCE **Buyer** SHAPIRO OWEN **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 440,000	11/12/2014	Y	MOLOFF LAWRENCE	SHAPIRO OWEN
2	\$ 365,000	09/15/2006	Y	ARMBRUSTER JOHN P & VERONICA F	MOLOFF LAWRENCE M & NANCY A
3	\$ 294,550	05/10/2000	Y	KENWOOD HOMES INC	ARMBRUSTER JOHN P & VERONICA F
4	\$ 102,000	01/12/2000	Y	POINTE EAST DEVELOPERS, I NC.	KENWOOD HOMES, INC.

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 2,943  
**Sqft. 1st Floor** 2,133  
**Sqft. 2nd Floor** 810  
**Fin. Basement Sqft.** 0  
**Year Built** 2000  
**Bldg Style** CONTEMPORARY  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2000, 701 SQFT, CNDTN: GOOD, GRADE: B  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** WOOD GOOD  
**Basement Type** FULL

**Lot Size Dim.:** 54.55x258.62  
**Land SQFT** 14,108  
**Lot Size Acres** 0.64  
**Zoning** 02  
**Nbhd Code** 26971  
**School District** 312611 - JAMESVILLE-DEWITT  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** ABOVE AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312689

**Tax ID#** 071.4-02-13.0  
**Assessed Value \$** 361,000  
**Land Assesment \$** 50,000  
**School Tax \$** 7,993  
**County/Town Tax \$** 3,653  
**City/Village Tax \$**  
**Total Tax \$** 11,646  
**Full Tax Value \$** 361,000  
**Equalization Rate** 1.00  
**Prior Tax ID#** 071.4-01-02.0  
**Full Land Value \$** 50,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PORCH-COVERD, BUILT 2000, 35.00 SQFT, CONDITION GOOD
- (1) GAR-1.0 ATT, BUILT 2000, 701.00 SQFT, CONDITION GOOD
- (1) PORCH-ENCLSD, BUILT 2010, 151.00 SQFT, CONDITION GOOD
- (1) PORCH-SCREEN, BUILT 2010, 92.00 SQFT, CONDITION GOOD
- (1) PORCH-OPEN, BUILT 2010, 228.00 SQFT, CONDITION GOOD





I would say No for  
Bay Hill Circle

**OWNERSHIP INFORMATION**

**BROER PATRICIA**  
5981 BAY HILL CIR  
DEWITT NY 13078-9747

**PARCEL NO: 071.1-01-16.2**

**Mail:** 5981 BAY HILL CIR  
JAMESVILLE NY 13078-9747

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND  
RESIDENCE

**CENSUS TRACT:** 0147.00**SALE INFORMATION****Sale Date** 06/12/2013**Price \$** 275,000 **Deed Date** 06/12/2013**Arms Length Y** Libre 5241**Page** 551 **# Total Parcels** 1**Seller** WILL DOROTHY **Buyer** BROER PATRICIA **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 275,000	06/05/2013	N	WILL DOROTHY	BROER PATRICIA

**STRUCTURAL INFORMATION****LOT INFORMATION****TAX INFORMATION**

**Square Feet** 3,099  
**Sqft. 1st Floor** 2,139  
**Sqft. 2nd Floor** 960  
**Fin. Basement Sqft.** 0  
**Year Built** 1987  
**Bldg Style** TOWNHOUSE  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 3 FULL  
**# Bedrooms** 3  
**# Fireplaces** 2  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT,  
BUILT: 1987,  
440 SQFT,  
CNDTN:  
NORMAL,  
GRADE: B  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT  
AIR)  
FUEL: (GAS)  
**Exterior** WOOD  
**Condition** GOOD  
**Basement Type** PARTIAL

**Lot Size Dim.:** 72.00x105.00  
**Land SQFT** 7,560  
**Lot Size Acres** 0.17  
**Zoning** 02  
**Nbhd Code** 26971  
**School District** 312611 -  
JAMESVILLE-DEWITT  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312689

**Tax ID#** 071.1-01-16.2  
**Assessed Value \$** 300,000  
**Land Assesment \$** 43,000  
**School Tax \$** 8,842  
**County/Town Tax \$** 4,042  
**City/Village Tax \$**  
**Total Tax \$** 12,884  
**Full Tax Value \$** 300,000  
**Equalization Rate** 1.00  
**Prior Tax ID#** 071.-01-16.2  
**Full Land Value \$** 43,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1987, 440.00 SQFT, CONDITION NORMAL
- (1) PATIO-FLGSTN, BUILT 1987, 0 SQFT, CONDITION NORMAL
- (1) PATIO-FLG/CN, BUILT 1988, 140.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1987, 128.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1987, 128.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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**OWNERSHIP INFORMATION**

NU-6049 BAY HILL CIRCLE L  
6049 BAY HILL CIR  
DEWITT NY 13078-3714

**PARCEL NO: 071.4-01-40.0**

Mail: 120 E.WASHINGTON ST.,#105  
SYRACUSE NY 13202-0000

PHONE NUMBER:

COUNTY: ONONDAGA  
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0147.00

**SALE INFORMATION**

Sale Date 03/05/2014

Price \$ 375,000 Deed Date 03/06/2014

Page 658 # Total Parcels 1

Personal Property 0

Arms Length Y Libre 5272  
Seller CHOW LINDA Buyer NU-6049 BAY HILL CIRCLE L

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
-------------	-------	------	-------------	--------	-------

No sale history in database for this parcel.

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

Square Feet 3,569  
Sqft. 1st Floor 1,986  
Sqft. 2nd Floor 0  
Fin. Basement Sqft. 1,583  
Year Built 2004  
Bldg Style RANCH  
# Units 1  
# Stories 1.00  
# Baths 2 FULL, 1 HALF  
# Bedrooms 3  
# Fireplaces 2  
# Kitchens 1  
Garage Type GAR-1.0 ATT, BUILT: 2004, 687 SQFT, CNDTN: GOOD, GRADE: B  
Garage Bays 1  
Cooling Detail CENTRAL  
Heat Type HEAT: (HOT AIR) FUEL: (GAS)  
Exterior WOOD  
Condition GOOD  
Basement Type FULL

Lot Size Dim.: 95.00x95.00  
Land SQFT 9,025  
Lot Size Acres 0.17  
Zoning  
Nbhd Code 26971  
School District 312611 - JAMESVILLE-DEWITT  
Desirability SUPERIOR  
Water Front N  
Sewer COMMERCIAL/PUBLIC  
Water COMMERCIAL/PUBLIC  
Utilities GAS/ELECTRIC  
Nbhd. Rating ABOVE AVERAGE  
Nbhd. Type SUBURBAN  
# Res. Sites 1  
# Comm. Sites 0  
Swis Code 312689

Tax ID# 071.4-01-40.0  
Assessed Value \$ 360,500  
Land Assesment \$ 50,000  
School Tax \$ 7,981  
County/Town Tax \$ 3,648  
City/Village Tax \$  
Total Tax \$ 11,629  
Full Tax Value \$ 360,500  
Equalization Rate 1.00  
Prior Tax ID#  
Full Land Value \$ 50,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PORCH-OPEN, BUILT 2004, 315.00 SQFT, CONDITION GOOD
- (1) PORCH-COVERD, BUILT 2004, 26.00 SQFT, CONDITION GOOD
- (1) GAR-1.0 ATT, BUILT 2004, 687.00 SQFT, CONDITION GOOD

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**OWNERSHIP INFORMATION**

**KELLEY EDWIN KELLEY**  
**6071 BAY HILL CIR**  
**DEWITT NY 13078-3714**

**PARCEL NO: 071.4-01-36.3**

**Mail:** JAMESVILLE NY 00000-0000  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0147.00

**SALE INFORMATION**

**Sale Date** 06/25/2014 **Price \$** 339,000 **Deed Date** 06/25/2014  
**Arms Length Y** **Libre** 5285 **Page** 590 **# Total Parcels** 1  
**Seller** CALKINS ANNE **Buyer** KELLEY EDWIN **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 291,500	03/09/2012	Y	OLIVA JOSEPHINE	CALKINS ANNE
2	\$ 291,450	03/08/2012	Y	OLIVA JOSEPHINE	CALKINS ANNE
3	\$ 261,500	10/03/2004	Y	PAUL M FOWLER DEVEL CORP	OLIVA JOSEPHINE E

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 2,697  
**Sqft. 1st Floor** 1,756  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 1,089  
**Year Built** 2004  
**Bldg Style** RANCH  
**# Units** 1  
**Stories** 1.00  
**# Baths** 3 FULL  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2004, 467 SQFT, CNDTN: GOOD, GRADE: B  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR)  
**Exterior Condition** ALUM/VINYL  
**Basement Type** FULL

**Lot Size Dim.:** 48.24x80.00  
**Land SQFT** 3,859  
**Lot Size Acres** 0.09  
**Zoning**  
**Nbhd Code** 26971  
**School District** 312611 - JAMESVILLE-DEWITT  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** ABOVE AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312689

**Tax ID#** 071.4-01-36.3  
**Assessed Value \$** 309,200  
**Land Assesment \$** 43,000  
**School Tax \$** 6,846  
**County/Town Tax \$** 3,129  
**City/Village Tax \$**  
**Total Tax \$** 9,975  
**Full Tax Value \$** 309,200  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 43,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/10/2015 11:11 am

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PORCH-OPEN, BUILT 2004, 266.00 SQFT, CONDITION GOOD
- (1) PORCH-COVERD, BUILT 2004, 31.00 SQFT, CONDITION GOOD
- (1) GAR-1.0 ATT, BUILT 2004, 467.00 SQFT, CONDITION GOOD

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**OWNERSHIP INFORMATION**

**RAGAN ROBERT**  
**6110 BAY HILL CIR**  
**DEWITT NY 13078-3708**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**PARCEL NO: 071.4-01-12.2**

**Mail:** JAMESVILLE NY 00000-0000  
**PHONE NUMBER:**

**CENSUS TRACT:** 0147.00**SALE INFORMATION**

**Sale Date** 01/23/2013 **Price \$** 275,000 **Deed Date** 07/09/2013  
**Arms Length Y** **Libre** 5244 **Page** 476 **# Total Parcels** 1  
**Seller** WEHRLE GEORGE **Buyer** RAGAN ROBERT **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 238,600	08/02/2001	Y	FOWLER DEV CORP PAUL M	WEHRLE GEORGE & MARILYN

**STRUCTURAL INFORMATION****LOT INFORMATION****TAX INFORMATION**

<b>Square Feet</b>	1,954	<b>Lot Size Dim.:</b>	72.64x90.00	<b>Tax ID#</b>	071.4-01-12.2
<b>Sqft. 1st Floor</b>	1,954	<b>Land SQFT</b>	6,538	<b>Assessed Value \$</b>	277,500
<b>Sqft. 2nd Floor</b>	0	<b>Lot Size Acres</b>	0.15	<b>Land Assesment \$</b>	43,000
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	02	<b>School Tax \$</b>	6,144
<b>Year Built</b>	2001	<b>Nbhd Code</b>	26971	<b>County/Town Tax \$</b>	2,808
<b>Bldg Style</b>	RANCH	<b>School District</b>	312611 - JAMESVILLE-DEWITT	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	SUPERIOR	<b>Total Tax \$</b>	8,952
<b># Stories</b>	1.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	277,500
<b># Baths</b>	2 FULL, 1 HALF	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	3	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	071.4-01-12.0
<b># Fireplaces</b>	1	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	43,000
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	GAR-1.0 ATT, BUILT: 2001, 453 SQFT, CNDTN: GOOD, GRADE: B	<b>Nbhd. Type</b>	SUBURBAN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1	Updated:04/10/2015 11:11 am	
<b>Cooling Detail</b>	CENTRAL	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	312689		
<b>Exterior Condition</b>	WOOD GOOD				
<b>Basement Type</b>	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PORCH-COVERD, BUILT 2001, 33.00 SQFT, CONDITION GOOD
- (1) PORCH-OPEN, BUILT 2001, 0 SQFT, CONDITION GOOD
- (1) GAR-1.0 ATT, BUILT 2001, 453.00 SQFT, CONDITION GOOD

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**OWNERSHIP INFORMATION**

**TORNBERG ROBERT TORNBERG**  
**6105 BAY HILL CIR**  
**DEWITT NY 13078-3709**

**PARCEL NO: 071.4-02-20.2**

**Mail:** 6105 BAY HILL CIR  
 JAMESVILLE NY 13078-3709

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND  
 RESIDENCE

**CENSUS TRACT:** 0147.00**SALE INFORMATION****Sale Date** 03/29/2013**Price \$** 280,000 **Deed Date** 04/01/2013**Arms Length Y****Libre** 5233**Page** 893 **# Total Parcels** 1**Seller** DENNIS  
STEPHAN**Buyer** TORNBERG  
ROBERT**Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 300,355	02/28/2001	Y	PAUL M FOWLER DEVELOPMENT CORP	DENNIS STEPHAN & ABRA

**STRUCTURAL INFORMATION****LOT INFORMATION****TAX INFORMATION**

<b>Square Feet</b>	2,510	<b>Lot Size Dim.:</b>	45.03x105.00	<b>Tax ID#</b>	071.4-02-20.2
<b>Sqft. 1st Floor</b>	2,510	<b>Land SQFT</b>	4,728	<b>Assessed Value \$</b>	275,000
<b>Sqft. 2nd Floor</b>	0	<b>Lot Size Acres</b>	0.11	<b>Land Assesment \$</b>	43,000
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	02	<b>School Tax \$</b>	7,342
<b>Year Built</b>	2001	<b>Nbhd Code</b>	26971	<b>County/Town Tax \$</b>	3,356
<b>Bldg Style</b>	RANCH	<b>School District</b>	312611 - JAMESVILLE-DEWITT	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	10,698
<b># Stories</b>	1.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	275,000
<b>Baths</b>	2 FULL	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	3	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	071.4-01-02.0
<b># Fireplaces</b>	1	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	43,000
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	ABOVE AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	GAR-1.0 ATT, BUILT: 2001, 490 SQFT, CNDTN: GOOD, GRADE: B	<b>Nbhd. Type</b>	SUBURBAN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1	Updated:04/10/2015 11:11 am	
<b>Cooling Detail</b>	CENTRAL	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	312689		
<b>Exterior</b>	WOOD				
<b>Condition</b>	GOOD				
<b>Basement Type</b>	FULL				

**EXEMPTIONS:**

ENHANCED STAR

**IMPROVEMENTS:**

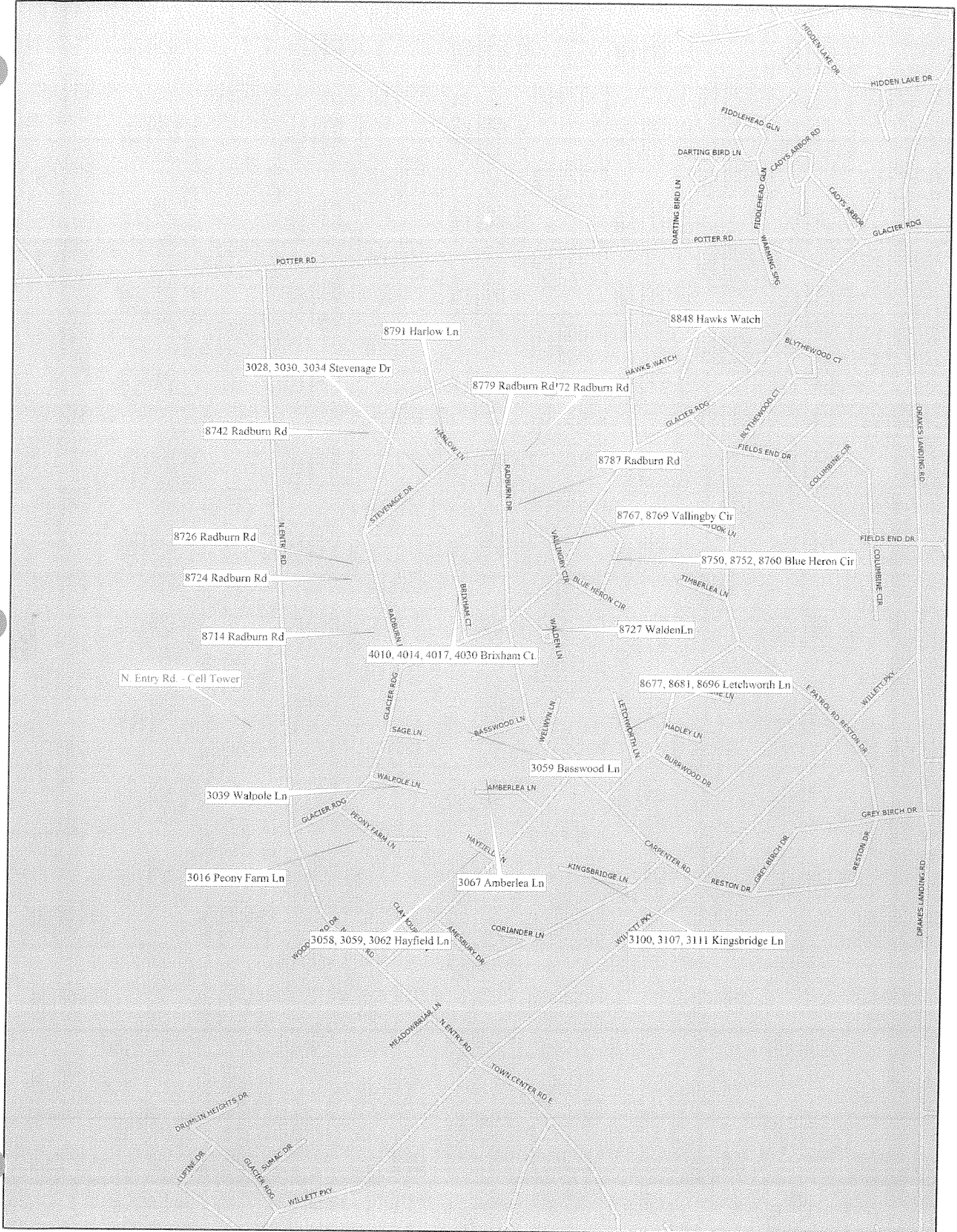
- (1) PORCH-COVERD, BUILT 2001, 0 SQFT, CONDITION GOOD  
 (1) GAR-1.0 ATT, BUILT 2001, 490.00 SQFT, CONDITION GOOD

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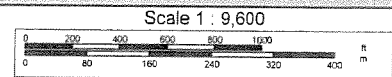
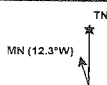
# APPENDIX E



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1" = 800.0 ft

Data Zoom 15-0



**OWNERSHIP INFORMATION**

**CROWN COMMUNICATION INC**  
**8803 N ENTRY RD**  
**LYSANDER NY 00000-0000**

**PARCEL NO: 079.-01-15.0**

**Mail:** PMB 353 4017 WSHNGTN RD  
 15317-0000

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 837 - CELLULAR TELEPHONE TOWERS

**CENSUS TRACT:** 0114.01  
**SWIS\_SBL:** 31368907900000010150000000

SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS
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No sale history in database for this parcel.

**STRUCTURAL INFORMATION**

**Overall Eff. Yr Built** 2001  
**Overall Grade**  
**Overall Condition**  
**Construction Type**

**LOT INFORMATION**

**Lot Size Dim.:** 106.00x141.50  
**Land SQFT** 14,204  
**Lot Size Acres** 0.32  
**Zoning** PUD  
**Nbhd Code** 34  
**School District** 313601 - BALDWINVILLE  
**Desirability** UNKNOWN  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 0  
**# Comm. Sites** 1  
**Swis Code** 313689

**TAX INFORMATION**

**SBL(Tax ID)#:** 079.-01-15.0  
**Assessed Value \$** 242,100  
**Land Assesment \$** 25,000  
**School Tax \$** 5,517  
**County/Town Tax \$** 1,702  
**City/Village Tax \$**  
**Total Tax \$** 7,219  
**Full Tax Value \$** 242,100  
**Equalization Rate** 1.00  
**Prior Tax ID#** 079.-01-10.1  
**Full Land Value \$** 25,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:52 pm

**BUILDING USAGE**

**BUILDING BREAKDOWN**

#	IDENT.	BOECKH	YR.	GROSS	STORY	BSMT.	BSMT.							
	BLDS.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SQ.FT.	STORIES	HEIGHT	AC%	SPRINKLER%	ALARM%	TYPE	SQ.FT.
														UNKNOWN

**IMPROVEMENTS :**

- (1) SHED-FINISHD, BUILT 2002, 0 SQFT, CONDITION NORMAL
- (1) TOWER- FREE, BUILT 2001, 150.00 SQFT, CONDITION NORMAL
- (1) SHED-FINISHD, BUILT 2005, 0 SQFT, CONDITION NORMAL
- (1) FENCE-CHN LK, BUILT 2005, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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# Property Description Report For: 8803 N Entry Rd, Municipality of Town of Lysander

No Photo Available

**Status:** Re-Activated  
**Roll Section:** Taxable  
**Swis:** 313689  
**Tax Map ID #:** 079.-01-15.0  
**Property #:**  
**Property Class:** 837 - Cell Tower  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 837 - Cell Tower  
**Zoning Code:** PUD  
**Neighborhood Code:** 00034  
**School District:** Baldwinsville  
**Total Assessment:** 2015 - Tentative \$242,100  
 2014 - \$242,100

**Total Acreage/Size:** 106 x 141.5  
**Land Assessment:** 2015 - Tentative \$25,000  
 2014 - \$25,000  
**Full Market Value:** 2015 - Tentative \$242,100  
 2014 - \$242,100

**Equalization Rate:** ----  
**Legal Property Desc:** Fl 70 Map# 11499, 3/9/2012  
**Deed Book:** 4709  
**Deed Page:** 180  
**Grid East:** 574601  
**Grid North:** 1162707

## Owners

Crown Communication Inc pmb 353 4017 Wshngtn Rd McMurray PA 15317	dba Crown Castle Communicatn pmb 353 4017 Wshngtn Rd McMurray PA 15317
---	---

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
4/29/2002	\$50,000	837 - Cell Tower	Land Only	Nys Urban Devlpmt Corp	No	No	No	4709/180

## Utilities

**Sewer Type:** Comm/public  
**Water Supply:** Comm/public  
**Utilities:** Gas & elec

## Inventory

**Overall Eff Year Built:**                      **Overall Condition:** Normal

**Overall Grade:** **Overall Desirability:** 2

### Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
-----	------------	--------	-----------	---------------	------------	-----------	---------	-------------------------	---------

### Site Uses

Use	Rentable Area (sqft)	Total Units
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### Improvements

Structure	Size	Grade	Condition	Year
Shed-finishd	11 x 21	Average	Normal	2002
Tower- free	150 sq ft	Average	Normal	2001
Shed-finishd	16 x 9	Average	Normal	2005
Fence-chn lk	232 x 8	Average	Normal	2005

### Land Types

Type	Size
Primary	106 x 141.5

### Special Districts for 2015 (Tentative)

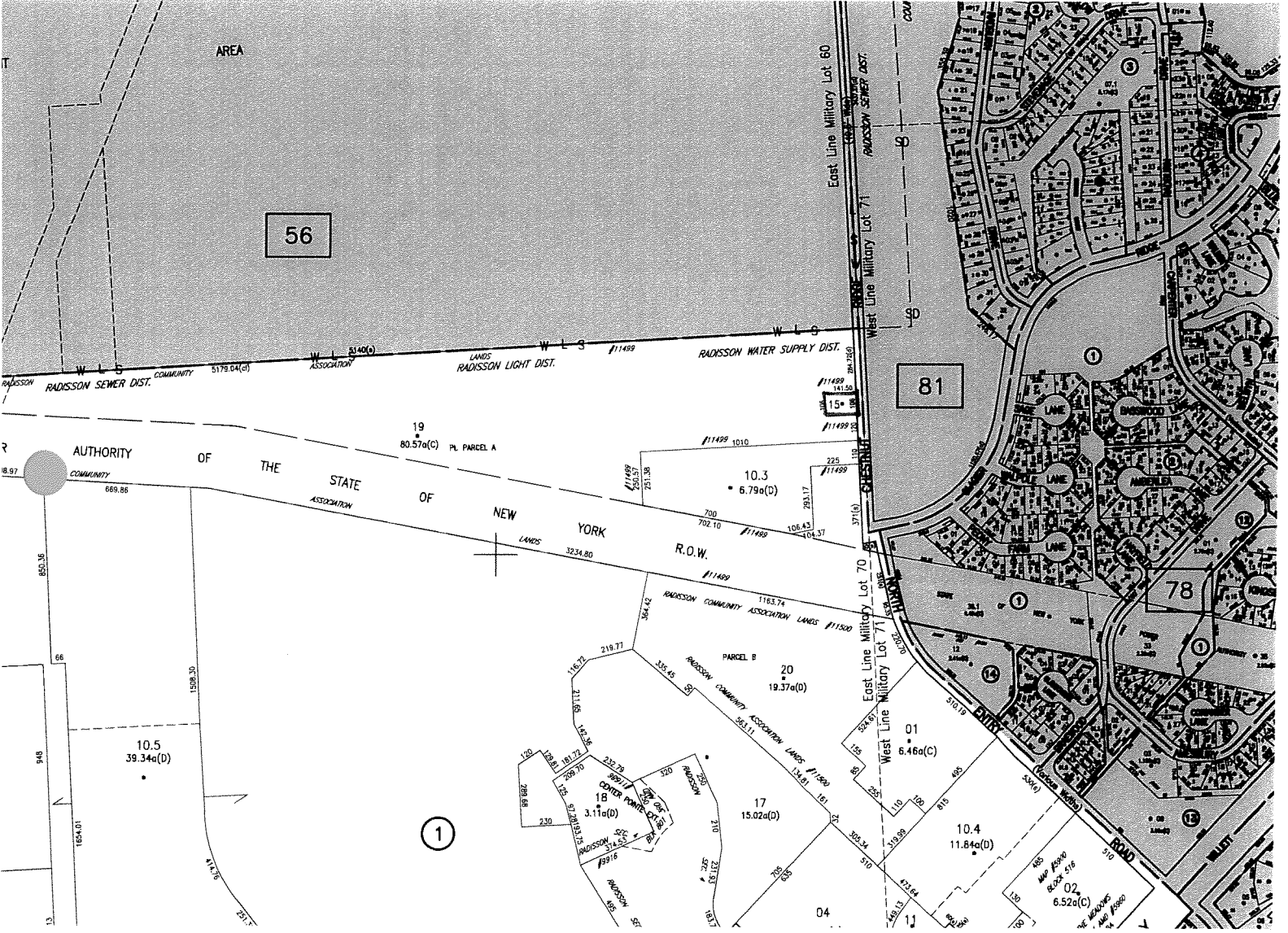
Description	Units	Percent	Type	Value
CWR40-County water	0	0%		0
FR017-Belgium cold sprgs f	0	0%		0
LT032-Radisson lgt	0	0%		0
WT002-Radisson wat sup	0	0%		0

### Special Districts for 2014

Description	Units	Percent	Type	Value
CWR40-County water	0	0%		0
FR017-Belgium cold sprgs f	0	0%		0
LT032-Radisson lgt	0	0%		0
WT002-Radisson wat sup	0	0%		0

### Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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56

81

78

AUTHORITY OF THE STATE OF NEW YORK

RADISSON SEWER DIST. COMMUNITY ASSOCIATION LANDS RADISSON LIGHT DIST. #11499

East Line Military Lot 60  
RADISSON SEWER DIST.

West Line Military Lot 71  
RADISSON SEWER DIST.

East Line Military Lot 70  
RADISSON SEWER DIST.

West Line Military Lot 71  
RADISSON SEWER DIST.

1

18  
3.11a(D)  
CENTER POINT EXHIBIT

20  
19.37a(D)

17  
15.02a(D)

10.3  
6.79a(D)

10.5  
39.34a(D)

10.4  
11.84a(D)

02  
6.52a(C)

COMMUNITY ASSOCIATION

RADISSON SEWER DIST. COMMUNITY ASSOCIATION

RADISSON SEWER DIST. COMMUNITY ASSOCIATION

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RADISSON SEWER DIST. COMMUNITY ASSOCIATION

# N. Eury Road



24, 2015

Infiltration Test Pits

All

ESCGP-2 Boundary

Limits of Cultural Resources and Ecological Survey

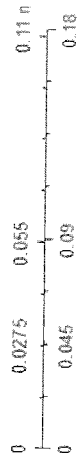
Approved Variance Workspace

Permanent Workspace

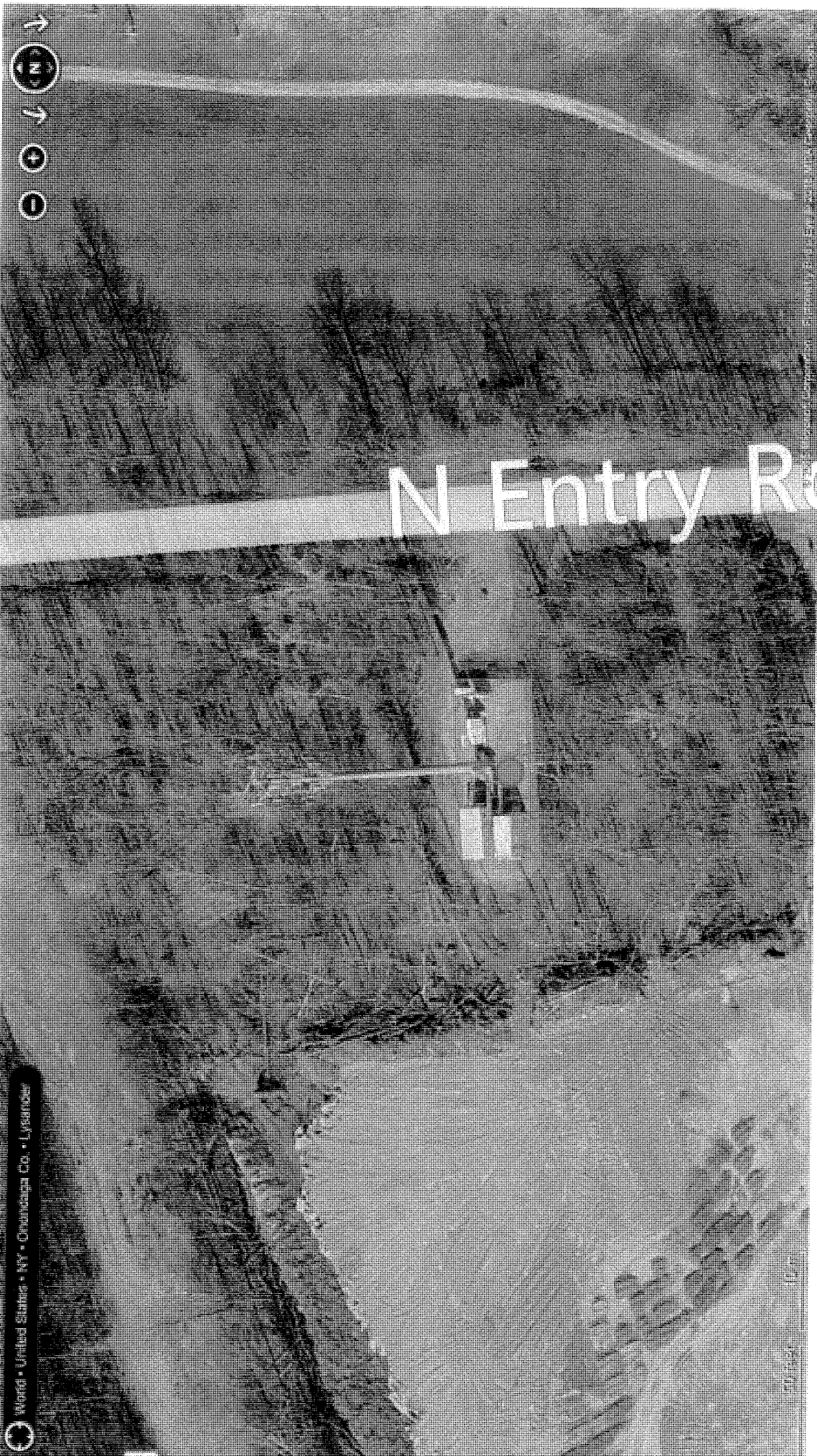
Temporary Workspace

Additional Temporary Workspace

1:2,270



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SIC © 2015 Micros of Corporation © 2015 Nov. 15 © AND



N Entry Rd

*Cell*  
*GOLF COURSE*



**OWNERSHIP INFORMATION**

LISCUM MICHAEL LISCUM  
8726 RADBURN DR  
LYSANDER NY 13027-1502

**PARCEL NO: 080.-01-24.0**

Mail: 8726 RADBURN DR  
BALDWINVILLE NY 13027-1502  
PHONE NUMBER:

COUNTY: ONONDAGA  
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0114.01

**SALE INFORMATION**

Sale Date 01/02/2013 Price \$ 200,000 Deed Date 01/02/2013  
Arms Length Y Libre 5225 Page 533 # Total Parcels 1  
Seller MCONVILLE WILLIAM Buyer LISCUM MICHAEL Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 200,000	12/31/2012	Y	MCONVILLE WILLIAM	LISCUM MICHAEL
2	\$ 192,000	11/01/2007	Y	KASSAKATIS LEROY D/DONNA S	MCONVILLE WM J JR/ANGELA MARIE
3	\$ 173,000	11/27/1990	Y	HOUGH MICHAEL B & BARBARA A	KASSAKATIS LEROY D & DONNA S

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

Square Feet 2,280  
Sqft. 1st Floor 1,140  
Sqft. 2nd Floor 1,140  
Fin. Basement Sqft. 0  
Year Built 1981  
Bldg Style COLONIAL  
# Units 1  
# Stories 2.00  
# Baths 2 FULL, 1 HALF  
# Bedrooms 4  
# Fireplaces 2  
# Kitchens 1  
Garage Type GAR-1.0 ATT, BUILT: 1981, 484 SQFT, DIMENSIONS: (22 X 22), CNDTN: NORMAL, GRADE: C  
Garage Bays 1  
Cooling Detail CENTRAL  
Heat Type HEAT: (HOT AIR) FUEL: (GAS)  
Exterior WOOD  
Condition NORMAL  
Basement Type FULL

Lot Size Dim.: 100.00x114.00  
Land SQFT 11,400  
Lot Size Acres 0.26  
Zoning PUD  
Nbhd Code 47  
School District 313601 - BALDWINVILLE  
Desirability TYPICAL  
Water Front N  
Sewer COMMERCIAL/PUBLIC  
Water COMMERCIAL/PUBLIC  
Utilities GAS/ELECTRIC  
Nbhd. Rating UNKNOWN  
Nbhd. Type UNKNOWN  
# Res. Sites 1  
# Comm. Sites 0  
Swis Code 313689

Tax ID# 080.-01-24.0  
Assessed Value \$ 195,000  
Land Assesment \$ 37,100  
School Tax \$ 4,444  
County/Town Tax \$ 1,371  
City/Village Tax \$  
Total Tax \$ 5,815  
Full Tax Value \$ 195,000  
Equalization Rate 1.00  
Prior Tax ID#  
Full Land Value \$ 37,100

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- 1) GAR-1.0 ATT, BUILT 1981, 0 SQFT, CONDITION NORMAL
- (1) PORCH-SCREEN, BUILT 1981, 192.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

*CALL*  
*GAR COLSE*



**OWNERSHIP INFORMATION**

JORDAN CHRISTOPHER JORDAN  
8724 RADBURN DR  
LYSANDER NY 13027-1502

**PARCEL NO: 080.-01-25.0**

Mail: 8724 RADBURN DR  
BALDWINSVILLE NY 13027-1502

PHONE NUMBER:

COUNTY: ONONDAGA  
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0114.01

**SALE INFORMATION**

Sale Date 10/29/2014 Price \$ 192,500 Deed Date 10/30/2014  
Arms Length Y Libre 5302 Page 103 # Total Parcels 1  
Seller TANSEY LESLIE Buyer JORDAN CHRISTOPHER Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 107,500	06/13/1997	Y	SILLIMAN JOHN E/JANETTE H	TANSEY KEVIN L/LESLIE E

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

Square Feet	2,016	Lot Size Dim.:	100.00x116.00	Tax ID#	080.-01-25.0
Sqft. 1st Floor	1,008	Land SQFT	11,600	Assessed Value \$	195,000
Sqft. 2nd Floor	1,008	Lot Size Acres	0.27	Land Assesment \$	37,100
Fin. Basement Sqft.	0	Zoning	PUD	School Tax \$	4,444
Year Built	1979	Nbhd Code	47	County/Town Tax \$	1,371
Bldg Style	COLONIAL	School District	313601 - BALDWINSVILLE	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	5,815
# Stories	2.00	Water Front	N	Full Tax Value \$	195,000
# Baths	3 FULL	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	1.00
# Bedrooms	4	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	
# Fireplaces	1	Utilities	GAS/ELECTRIC	Full Land Value \$	37,100
# Kitchens	1	Nbhd. Rating	UNKNOWN	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type	GAR-1.0 ATT, BUILT: 1979, 576 SQFT, DIMENSIONS: (24 X 24), CNDTN: NORMAL, GRADE: C	Nbhd. Type	UNKNOWN		
Garage Bays	1	# Res. Sites	1		
Cooling Detail	CENTRAL	# Comm. Sites	0		
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)	Swis Code	313689	Updated:04/09/2015 1:46 pm	
Exterior	WOOD				
Condition	NORMAL				
Basement Type	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1979, 0 SQFT, CONDITION NORMAL
- (1) PORCH-SCREEN, BUILT 2001, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 2001, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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**OWNERSHIP INFORMATION**

**SZOT MARCIN T.  
8714 RADBURN DR  
LYSANDER NY 13027-1502**

**PARCEL NO: 080.-01-30.0**

**Mail:** 8714 RADBURN DR  
BALDWINSVILLE NY 13027-1502

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 10/24/2014 **Price \$** 157,000 **Deed Date** 10/24/2014  
**Arms Length Y** Libre 5301 **Page** 355 **# Total Parcels** 1  
**Seller** LOFTIS JOAN B. **Buyer** SZOT MARCIN T. **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 195,000	08/31/2005	Y	SULLIVAN MILLARD S & RONNY M	LOFTIS JOHN H & JOAN B

**STRUCTURAL INFORMATION**

**Square Feet** 2,080  
**Sqft. 1st Floor** 1,268  
**Sqft. 2nd Floor** 812  
**Fin. Basement Sqft.** 0  
**Year Built** 1982  
**Bldg Style** CONTEMPORARY  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1982, 552 SQFT, DIMENSIONS: (23 X 24), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 80.00x143.00  
**Land SQFT** 11,440  
**Lot Size Acres** 0.30  
**Zoning** PUD  
**Nbhd Code** 47  
**School District** 313601 - BALDWINSVILLE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 313689

**TAX INFORMATION**

**Tax ID#** 080.-01-30.0  
**Assessed Value \$** 190,000  
**Land Assesment \$** 37,400  
**School Tax \$** 4,330  
**County/Town Tax \$** 1,336  
**City/Village Tax \$**  
**Total Tax \$** 5,666  
**Full Tax Value \$** 190,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 37,400

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

ALT VET EX-WAR PERIOD-COMBAT  
BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1982, 0 SQFT, CONDITION NORMAL
- (1) CANPY-W/SLAB, BUILT 1982, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1982, 224.00 SQFT, CONDITION NORMAL

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**OWNERSHIP INFORMATION**

**MCALLISTER SCOTT**  
**3767 VALLINGBY CIR**  
**LYSANDER NY 13027-1503**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**PARCEL NO: 080.-04-04.0**

**Mail:** BALDWINVILLE NY 00000-0000  
**PHONE NUMBER:**  
**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 11/01/2013 **Price \$** 156,000 **Deed Date** 11/06/2013  
**Arms Length Y** Libre 5259 **Page** 334 **# Total Parcels** 1  
**Seller** SMITH ROBERT **Buyer** MCALLISTER SCOTT **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 89,000	12/31/1997	Y	FOLTS NORINE M	SMITH ROBERT T & SUSAN G

**STRUCTURAL INFORMATION**

**Square Feet** 1,784  
**Sqft. 1st Floor** 896  
**Sqft. 2nd Floor** 888  
**Fin. Basement Sqft.** 0  
**Year Built** 1979  
**Bldg Style** TOWNHOUSE  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1979, 624 SQFT, CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** SLAB/PIER

**LOT INFORMATION**

**Lot Size Dim.:** 35.00x138.00  
**Land SQFT** 4,830  
**Lot Size Acres** 0.12  
**Zoning** PUD  
**Nbhd Code** 44  
**School District** 313601 - BALDWINVILLE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 313689

**TAX INFORMATION**

**Tax ID#** 080.-04-04.0  
**Assessed Value \$** 135,000  
**Land Assesment \$** 32,400  
**School Tax \$** 3,077  
**County/Town Tax \$** 949  
**City/Village Tax \$**  
**Total Tax \$** 4,026  
**Full Tax Value \$** 135,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 32,400

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

ALT VET EX-WAR PERIOD-NON-COMBAT  
 BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1979, 624.00 SQFT, CONDITION NORMAL
- (1) PATIO-FLGSTN, BUILT 1979, 98.00 SQFT, CONDITION NORMAL
- (1) PATIO-FLGSTN, BUILT 1979, 192.00 SQFT, CONDITION NORMAL
- (1) PORCH-UP OPN, BUILT 1979, 84.00 SQFT, CONDITION NORMAL

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**OWNERSHIP INFORMATION**

**MCGEE JAMES**  
8772 RADBURN DR  
LYSANDER NY 13027-1522

**PARCEL NO: 080.-01-01.0**

**Mail:** BALDWINSVILLE NY 00000-0000  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 09/22/2014 **Price \$** 180,000 **Deed Date** 09/23/2014  
**Arms Length Y** Libre 5297 **Page** 206 **# Total Parcels** 1  
**Seller** STEVENS BONNIE **Buyer** MCGEE JAMES **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
-------------	-------	------	-------------	--------	-------

No sale history in database for this parcel.

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
<b>Square Feet</b>	1,976	<b>Lot Size Dim.:</b>	100.00x180.00	<b>Tax ID#</b>	080.-01-01.0
<b>Sqft. 1st Floor</b>	988	<b>Land SQFT</b>	18,000	<b>Assessed Value \$</b>	185,000
<b>Sqft. 2nd Floor</b>	988	<b>Lot Size Acres</b>	0.39	<b>Land Assesment \$</b>	37,800
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	PUD	<b>School Tax \$</b>	4,216
<b>Year Built</b>	1979	<b>Nbhd Code</b>	47	<b>County/Town Tax \$</b>	1,301
<b>Bldg Style</b>	COLONIAL	<b>School District</b>	313601 - BALDWINSVILLE	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	5,517
<b># Stories</b>	2.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	185,000
<b># Baths</b>	2 FULL, 1 HALF	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	3	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	
<b># Fireplaces</b>	1	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	37,800
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	AVERAGE		
<b>Garage Type</b>	GAR-1.0 ATT, BUILT: 1979, 400 SQFT, DIMENSIONS: (20 X 20), CNDTN: NORMAL, GRADE: C	<b>Nbhd. Type</b>	SUBURBAN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1		
<b>Cooling Detail</b>	CENTRAL	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	313689		
<b>Exterior</b>	WOOD				
<b>Condition</b>	NORMAL				
<b>Basement Type</b>	FULL				

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1979, 0 SQFT, CONDITION NORMAL
- (1) POOL-ST/VNYL, BUILT 1995, 0 SQFT, CONDITION GOOD
- (1) PORCH-ENCLSD, BUILT 1997, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1979, 458.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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**OWNERSHIP INFORMATION**

**LIU NATHAN**  
**8769 VALLINGBY CIR**  
**LYSANDER NY 13027-1503**

**PARCEL NO: 080.-04-03.0**

**Mail:** 8769 VALLINGBY CIR  
 BALDWINVILLE NY 13027-1503  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 01/28/2013 **Price \$** 135,000 **Deed Date** 01/28/2013  
**Arms Length** Y **Libre** 5227 **Page** 755 **# Total Parcels** 1  
**Seller** CORWIN DANIEL **Buyer** LIU NATHAN **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 135,000	12/01/2012	Y	CORWIN DANIEL	LIU NATHAN
2	\$ 128,000	11/15/2004	Y	WHEELER RICHARD	CORWIN DANIEL
3	\$ 0	05/31/1994	N	WHEELER RICHARD C & LOUISE K	WHEELER RICHARD C & LOUISE K
4	\$ 91,000	06/05/1992	Y	PETTE LARNITA A	WHEELER RICHARD C

**STRUCTURAL INFORMATION**

**Square Feet** 1,738  
**Sqft. 1st Floor** 810  
**Sqft. 2nd Floor** 928  
**Fin. Basement Sqft.** 0  
**Year Built** 1979  
**Bldg Style** TOWNHOUSE  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 1 FULL, 1 HALF  
**# Bedrooms** 2  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1979, 280 SQFT, DIMENSIONS: (14 X 20), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (ELECTRIC) FUEL: (ELECTRIC)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** SLAB/PIER

**LOT INFORMATION**

**Lot Size Dim.:** 30.00x117.00  
**Land SQFT** 3,510  
**Lot Size Acres** 0.08  
**Zoning** PUD  
**Nbhd Code** 44  
**School District** 313601 - BALDWINVILLE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 313689

**TAX INFORMATION**

**Tax ID#** 080.-04-03.0  
**Assessed Value \$** 118,000  
**Land Assesment \$** 32,000  
**School Tax \$** 2,689  
**County/Town Tax \$** 830  
**City/Village Tax \$**  
**Total Tax \$** 3,519  
**Full Tax Value \$** 118,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 32,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1979, 0 SQFT, CONDITION NORMAL
- (1) PATIO-FLGSTN, BUILT 1979, 120.00 SQFT, CONDITION NORMAL
- (1) PORCH-UP OPN, BUILT 1979, 60.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

NO CELL  
GOLF COURSE



**OWNERSHIP INFORMATION**

**HULBERT GREGORY**  
**8742 RADBURN DR**  
**LYSANDER NY 13027-1522**

**PARCEL NO: 080.-01-16.0**

**Mail:** BALDWINSVILLE NY 00000-0000

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 05/29/2014 **Price \$** 147,900 **Deed Date** 05/29/2014

**Arms Length Y** Libre 5281 **Page** 939 **# Total Parcels** 1

**Seller** BELLAIRE JAMES **Buyer** HULBERT GREGORY **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 157,900	06/10/2005	Y	FITZGERALD KENNETH W	BELLAIRE JAMES D
2	\$ 108,000	02/13/1998	Y	KARINS JAMES P	FITZGERALD KENNETH

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
<b>Square Feet</b>	1,560	<b>Lot Size Dim.:</b>	82.00x151.00	<b>Tax ID#</b>	080.-01-16.0
<b>Sqft. 1st Floor</b>	960	<b>Land SQFT</b>	12,382	<b>Assessed Value \$</b>	149,000
<b>Sqft. 2nd Floor</b>	600	<b>Lot Size Acres</b>	0.29	<b>Land Assesment \$</b>	37,200
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	PUD	<b>School Tax \$</b>	3,760
<b>Year Built</b>	1979	<b>Nbhd Code</b>	47	<b>County/Town Tax \$</b>	1,160
<b>Bldg Style</b>	CONTEMPORARY	<b>School District</b>	313601 - BALDWINSVILLE	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	4,920
<b># Stories</b>	2.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	149,000
<b># Baths</b>	2 FULL	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	3	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	
<b># Fireplaces</b>	1	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	37,200
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	GAR-1.0 ATT, BUILT: 1979, 440 SQFT, DIMENSIONS: (20 X 22), CNDTN: NORMAL, GRADE: C	<b>Nbhd. Type</b>	SUBURBAN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1		
<b>Cooling Detail</b>	CENTRAL	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	313689	Updated:04/09/2015 1:46 pm	
<b>Exterior</b>	WOOD				
<b>Condition</b>	NORMAL				
<b>Basement Type</b>	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1979, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1985, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1979, 72.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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NO CELL  
BALDWIN



**OWNERSHIP INFORMATION**

ENGLERT EMILY ENGLERT  
3100 KINGSBRIDGE LN  
LYSANDER NY 13027-1630

**PARCEL NO: 078.-12-19.0**

Mail: BALDWINSVILLE NY 00000-0000  
PHONE NUMBER:

COUNTY: ONONDAGA  
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0114.01

**SALE INFORMATION**

Sale Date 03/21/2013 Price \$ 142,000 Deed Date 03/22/2013  
Arms Length Y Libre 5233 Page 62 # Total Parcels 1  
Seller LAFAVE KEVIN Buyer ENGLERT EMILY Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 80,000	12/03/1999	Y	MAESTRI PAUL J/DIAHN	LAFAVE KEVIN P
2	\$ 87,500	07/20/1993	Y	BASSETT BYRON JR	MAESTRI PAUL J
3	\$ 93,500	01/03/1992	Y	PELKIE TIMOTHY J	BASSETT BYRON JR

**STRUCTURAL INFORMATION**

Square Feet 1,467  
Sqft. 1st Floor 1,052  
Sqft. 2nd Floor 0  
Fin. Basement Sqft. 415  
Year Built 1979  
Bldg Style RAISED RANCH  
# Units 1  
# Stories 1.00  
# Baths 2 FULL  
# Bedrooms 3  
# Fireplaces 0  
# Kitchens 1  
Garage Type 2 BSMT GARAGE  
Garage Bays 2  
Cooling Detail NONE  
Heat Type HEAT: (HOT AIR)  
FUEL: (GAS)  
Exterior WOOD  
Condition NORMAL  
Basement Type FULL

**LOT INFORMATION**

Lot Size Dim.: 70.00x136.00  
Land SQFT 9,520  
Lot Size Acres 0.22  
Zoning PUD  
Nbhd Code 47  
School District 313601 - BALDWINSVILLE  
Desirability TYPICAL  
Water Front N  
Sewer COMMERCIAL/PUBLIC  
Water COMMERCIAL/PUBLIC  
Utilities GAS/ELECTRIC  
Nbhd. Rating AVERAGE  
Nbhd. Type SUBURBAN  
# Res. Sites 1  
# Comm. Sites 0  
Swis Code 313689

**TAX INFORMATION**

Tax ID# 078.-12-19.0  
Assessed Value \$ 130,000  
Land Assesment \$ 29,600  
School Tax \$ 2,963  
County/Town Tax \$ 914  
City/Village Tax \$  
Total Tax \$ 3,877  
Full Tax Value \$ 130,000  
Equalization Rate 1.00  
Prior Tax ID#  
Full Land Value \$ 29,600

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

(1) PORCH-OPEN, BUILT 1979, 290.00 SQFT, CONDITION NORMAL  
Note: Display indicates first residential site and up to four improvements.

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*POWELL'S  
NO CELL*



**OWNERSHIP INFORMATION**

**BIDLAKE RICHARD**  
3062 HAYFIELD LN  
LYSANDER NY 13027-1626

**PARCEL NO: 078.-02-35.0**

**Mail:** BALDWINVILLE NY 00000-0000  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 07/23/2014      **Price \$** 108,000      **Deed Date** 07/24/2014  
**Arms Length Y**      **Libre** 5289      **Page** 698      **# Total Parcels** 1  
**Seller** PIEDMONTE CINDY      **Buyer** BIDLAKE RICHARD      **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 67,000	04/26/1999	Y	THOMAS GAIL L	PIEDMONTE CINDY
2	\$ 83,000	10/19/1990	Y	EST THOMAS MCMAHON	THOMAS GAIL

**STRUCTURAL INFORMATION**

**Square Feet** 1,332  
**Sqft. 1st Floor** 1,332  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 0  
**Year Built** 1979  
**Bldg Style** RANCH  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 1 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1979, 352 SQFT, DIMENSIONS: (16 X 22), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** SLAB/PIER

**LOT INFORMATION**

**Lot Size Dim.:** 58.00x109.00  
**Land SQFT** 6,322  
**Lot Size Acres** 0.32  
**Zoning** 07  
**Nbhd Code** 47  
**School District** 313601 - BALDWINVILLE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 313689

**TAX INFORMATION**

**Tax ID#** 078.-02-35.0  
**Assessed Value \$** 120,000  
**Land Assesment \$** 31,000  
**School Tax \$** 2,735  
**County/Town Tax \$** 844  
**City/Village Tax \$**  
**Total Tax \$** 3,579  
**Full Tax Value \$** 120,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 31,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1979, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1979, 0 SQFT, CONDITION NORMAL
- (1) FENCE-STOCKD, BUILT 1995, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1979, 120.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.







**OWNERSHIP INFORMATION**

**SOUTHWORTH ROBERT**  
**8752 BLUE HERON CIR**  
**LYSANDER NY 13027-1707**

**PARCEL NO: 078.-04-10.0**

**Mail:** 8752 BLUE HERON CIR  
 BALDWINSVILLE NY 13027-1707  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 06/17/2014 **Price \$** 204,600 **Deed Date** 07/22/2014  
**Arms Length Y** Libre 5289 **Page** 315 **# Total Parcels** 1  
**Seller** SHERWOOD LYNN **Buyer** SOUTHWORTH ROBERT **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 1	03/10/1999	N	SHERWOOD LYNN E	SHERWOOD LIVING TRUST DATED MARCH 10, 19
2	\$ 120,000	04/18/1996	Y	TEDESCO ANDREW R	SHERWOOD LYNN E
3	\$ 147,000	10/12/1990	Y	CARYL ROBERT & ELIZABETH	TEDESCO ANDREW & PATRICIA

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
<b>Square Feet</b>	1,892	<b>Lot Size Dim.:</b>	67.00x188.00	<b>Tax ID#</b>	078.-04-10.0
<b>Sqft. 1st Floor</b>	1,352	<b>Land SQFT</b>	12,596	<b>Assessed Value \$</b>	175,000
<b>Sqft. 2nd Floor</b>	540	<b>Lot Size Acres</b>	0.58	<b>Land Assesment \$</b>	45,600
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	PUD	<b>School Tax \$</b>	3,988
<b>Year Built</b>	1977	<b>Nbhd Code</b>	47	<b>County/Town Tax \$</b>	1,230
<b>Bldg Style</b>	CONTEMPORARY	<b>School District</b>	313601 - BALDWINSVILLE	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	SUPERIOR	<b>Total Tax \$</b>	5,218
<b># Stories</b>	2.00	<b>Water Front</b>	Y	<b>Full Tax Value \$</b>	175,000
<b># Baths</b>	2 FULL	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	3	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	
<b># Fireplaces</b>	1	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	45,600
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	AVERAGE		
<b>Garage Type</b>	GAR-1.0 ATT, BUILT: 1977, 576 SQFT, DIMENSIONS: (24 X 24), CNDTN: NORMAL, GRADE: C	<b>Nbhd. Type</b>	SUBURBAN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1		
<b>Cooling Detail</b>	NONE	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	313689		
<b>Exterior</b>	WOOD				
<b>Condition</b>	NORMAL				
<b>Basement Type</b>	PARTIAL				

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.  
 Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1977, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1977, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1977, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1977, 30.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

NO CELL  
WATER



**OWNERSHIP INFORMATION**

**TURCOTTE ERIC TURCOTTE**  
**8750 BLUE HERON CIR**  
**LYSANDER NY 13027-1707**

**PARCEL NO: 078.-04-09.0**

**Mail:** 4248 LYRA CRSE  
 LIVERPOOL NY 13090-1906  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 09/05/2014 **Price \$** 178,500 **Deed Date** 09/08/2014  
**Arms Length** Y **Libre** 5295 **Page** 509 **# Total Parcels** 1  
**Seller** HUBER PHILIP **Buyer** TURCOTTE ERIC **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 162,500	05/22/2008	Y	JAECKH EBERHARD	HUBER PHILIP M

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

<b>Square Feet</b>	1,352	<b>Lot Size Dim.:</b>	67.00x188.00	<b>Tax ID#</b>	078.-04-09.0
<b>Sqft. 1st Floor</b>	880	<b>Land SQFT</b>	12,596	<b>Assessed Value \$</b>	175,000
<b>Sqft. 2nd Floor</b>	472	<b>Lot Size Acres</b>	0.39	<b>Land Assesment \$</b>	39,400
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	PUD	<b>School Tax \$</b>	3,988
<b>Year Built</b>	1977	<b>Nbhd Code</b>	47	<b>County/Town Tax \$</b>	1,230
<b>Bldg Style</b>	CONTEMPORARY	<b>School District</b>	313601 - BALDWINVILLE	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	SUPERIOR	<b>Total Tax \$</b>	5,218
<b># Stories</b>	2.00	<b>Water Front</b>	Y	<b>Full Tax Value \$</b>	175,000
<b># Baths</b>	2 FULL, 1 HALF	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	4	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	
<b># Fireplaces</b>	1	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	39,400
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	GAR-1.5 ATT, BUILT: 1977, 504 SQFT, CNDTN: NORMAL, GRADE: C	<b>Nbhd. Type</b>	SUBURBAN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1		
<b>Cooling Detail</b>	NONE	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT WATER/STEAM) FUEL: (GAS)	<b>Swis Code</b>	313689	Updated:04/09/2015 1:46 pm	
<b>Exterior</b>	WOOD				
<b>Condition</b>	NORMAL				
<b>Basement Type</b>	PARTIAL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.5 ATT, BUILT 1977, 504.00 SQFT, CONDITION NORMAL
- (1) PORCH-UP OPN, BUILT 1977, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1977, 24.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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No Cell (Parkway) 4400 5th

**OWNERSHIP INFORMATION**

**FULTON KARI L**  
**3111 KINGSBRIDGE LN**  
**LYSANDER NY 13027-1629**

**PARCEL NO: 078.-12-07.0**

**Mail:** 3111 KINGSBRIDGE LN  
 BALDWINVILLE NY 13027-1629  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 06/25/2013 **Price \$** 200,000 **Deed Date** 06/26/2013  
**Arms Length Y** Libre 5243 **Page** 62 **# Total Parcels** 1  
**Seller** BUNKER THOMAS T AND BEVERLY C **Buyer** FULTON KARI L **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 210,400	08/16/2005	Y	ELDAN HOMES INC	BUNKER THOMAS T

**STRUCTURAL INFORMATION**

**Square Feet** 1,760  
**Sqft. 1st Floor** 660  
**Sqft. 2nd Floor** 1,100  
**Fin. Basement Sqft.** 0  
**Year Built** 2005  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2005, 440 SQFT, DIMENSIONS: (20 X 22), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 90.00x71.00  
**Land SQFT** 6,390  
**Lot Size Acres** 0.26  
**Zoning** PUD  
**Nbhd Code** 45  
**School District** 313601 - BALDWINVILLE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 313689

**TAX INFORMATION**

**Tax ID#** 078.-12-07.0  
**Assessed Value \$** 200,000  
**Land Assesment \$** 30,100  
**School Tax \$** 4,558  
**County/Town Tax \$** 1,406  
**City/Village Tax \$**  
**Total Tax \$** 5,964  
**Full Tax Value \$** 200,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 30,100

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

(1) GAR-1.0 ATT, BUILT 2005, 0 SQFT, CONDITION NORMAL  
 (1) CANPY-W/SLAB, BUILT 2005, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.



NO CELL (POWERLINE AC) STREET

**OWNERSHIP INFORMATION**

**PEARCE KELLY**  
**3107 KINGSBRIDGE LN**  
**LYSANDER NY 13027-1629**

**PARCEL NO: 078.-12-08.0**

**Mail:** 3107 KINGSBRIDGE LN  
 BALDWINVILLE NY 13027-1629  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 07/01/2014 **Price \$** 201,000 **Deed Date** 07/01/2014

**Arms Length Y** Libre 5286 **Page** 477 **# Total Parcels** 1

**Seller** FITZGERALD MICHAEL **Buyer** PEARCE KELLY **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 201,000	06/30/2014	Y	FITZGERALD MICHAEL	PEARCE KELLY
2	\$ 189,000	10/27/2011	Y	OREILLY TIMOTHY	FITZGERALD MICHAEL
3	\$ 184,000	10/27/2011	Y	OREILLY TIMOTHY	FITZGERALD MICHAEL
4	\$ 198,925	07/29/2005	Y	ELDAN HOMES INC	OREILLY TIMOTHY S & LISA L

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

<b>Square Feet</b>	1,764	<b>Lot Size Dim.:</b>	70.00x159.00	<b>Tax ID#</b>	078.-12-08.0
<b>Sqft. 1st Floor</b>	1,262	<b>Land SQFT</b>	11,130	<b>Assessed Value \$</b>	200,000
<b>Sqft. 2nd Floor</b>	502	<b>Lot Size Acres</b>	0.24	<b>Land Assesment \$</b>	29,800
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	PUD	<b>School Tax \$</b>	4,558
<b>Year Built</b>	2005	<b>Nbhd Code</b>	45	<b>County/Town Tax \$</b>	1,406
<b>Bldg Style</b>	COLONIAL	<b>School District</b>	313601 - BALDWINVILLE	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	5,964
<b># Stories</b>	2.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	200,000
<b># Baths</b>	2 FULL, 1 HALF	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	3	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	
<b># Fireplaces</b>	0	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	29,800
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	GAR-1.0 ATT, BUILT: 2005, 420 SQFT, DIMENSIONS: (20 X 21), CNDTN: NORMAL, GRADE: C	<b>Nbhd. Type</b>	SUBURBAN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1		
<b>Cooling Detail</b>	NONE	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	313689	Updated:04/09/2015 1:46 pm	
<b>Exterior Condition</b>	UNKNOWN				
<b>Basement Type</b>	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2005, 0 SQFT, CONDITION NORMAL
- (1) CANPY-W/SLAB, BUILT 2005, 138.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

NO CELL  
(POWER LINES  
ACROSS STREET)



**OWNERSHIP INFORMATION**

**MCARDELL LISA M**  
**3058 HAYFIELD LN**  
**LYSANDER NY 13027-1626**

**PARCEL NO: 078.-02-34.0**

**Mail:** 3058 HAYFIELD LN  
 BALDWINSVILLE NY 13027-1626  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 09/23/2014 **Price \$** 127,500 **Deed Date** 09/24/2014  
**Arms Length Y** Libre 5297 **Page** 238 **# Total Parcels** 1  
**Seller** STEIN ROBERT W **Buyer** MCARDELL LISA M **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 89,900	07/02/2001	Y	SCOTT LYNN N	STEIN ROBERT W/LINDA K
2	\$ 56,903	05/08/1998	N	SECRETARY OF HUD	SCOTT LYNN
3	\$ 105,564	12/18/1997	N	REFEREE ELBADAWI SAME A	THE SECRETARY OF HOUSING AND URBAN DEVEL

**STRUCTURAL INFORMATION**

**Square Feet** 1,400  
**Sqft. 1st Floor** 1,080  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 320  
**Year Built** 1978  
**Bldg Style** SPLIT LEVEL  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 1 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1978, 364 SQFT, DIMENSIONS: (14 X 26), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** PARTIAL

**LOT INFORMATION**

**Lot Size Dim.:** 53.00x113.00  
**Land SQFT** 5,989  
**Lot Size Acres** 0.24  
**Zoning** PUD  
**Nbhd Code** 47  
**School District** 313601 - BALDWINSVILLE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 313689

**TAX INFORMATION**

**Tax ID#** 078.-02-34.0  
**Assessed Value \$** 120,000  
**Land Assesment \$** 29,900  
**School Tax \$** 2,735  
**County/Town Tax \$** 844  
**City/Village Tax \$**  
**Total Tax \$** 3,579  
**Full Tax Value \$** 120,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 29,900

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

ALT VET EX-WAR PERIOD-NON-COMBAT  
 ENHANCED STAR

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1978, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1978, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1978, 240.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

(POWERLINE ACROSS STREET)



**OWNERSHIP INFORMATION**

MUSCATELLO JAMES M SHEFTIC  
3059 HAYFIELD LN  
LYSANDER NY 13027-1625

**PARCEL NO: 078.-02-33.0**

Mail: 3059 HAYFIELD LN  
BALDWINSVILLE NY 13027-1625  
PHONE NUMBER:

COUNTY: ONONDAGA  
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0114.01

**SALE INFORMATION**

Sale Date 10/30/2013 Price \$ 131,325 Deed Date 10/30/2013  
Arms Length Y Libre 5258 Page 329 # Total Parcels 1  
Seller YOUNG MATTHEW J AND JENNIFER C Buyer MUSCATELLO JAMES M Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 98,000	04/23/2002	Y	JERAM ROBERT M	YOUNG MATTHEW J/JENNIFER C

**STRUCTURAL INFORMATION**

Square Feet 1,664  
Sqft. 1st Floor 1,040  
Sqft. 2nd Floor 0  
Fin. Basement Sqft. 624  
Year Built 1977  
Bldg Style RAISED RANCH  
# Units 1  
# Stories 1.00  
# Baths 2 FULL  
# Bedrooms 3  
# Fireplaces 0  
# Kitchens 1  
Garage Type 1 BSMT GARAGE  
Garage Bays 1  
Cooling Detail CENTRAL  
Heat Type HEAT: (HOT AIR)  
FUEL: (GAS)  
Exterior ALUM/VINYL  
Condition NORMAL  
Basement Type FULL

**LOT INFORMATION**

Lot Size Dim.: 53.00x135.00  
Land SQFT 7,155  
Lot Size Acres 0.25  
Zoning PUD  
Nbhd Code 47  
School District 313601 - BALDWINSVILLE  
Desirability TYPICAL  
Water Front N  
Sewer COMMERCIAL/PUBLIC  
Water COMMERCIAL/PUBLIC  
Utilities GAS/ELECTRIC  
Nbhd. Rating AVERAGE  
Nbhd. Type SUBURBAN  
# Res. Sites 1  
# Comm. Sites 0  
Swis Code 313689

**TAX INFORMATION**

Tax ID# 078.-02-33.0  
Assessed Value \$ 125,000  
Land Assesment \$ 30,000  
School Tax \$ 2,849  
County/Town Tax \$ 879  
City/Village Tax \$  
Total Tax \$ 3,728  
Full Tax Value \$ 125,000  
Equalization Rate 1.00  
Prior Tax ID#  
Full Land Value \$ 30,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

(1) PORCH-OPEN, BUILT 1977, 168.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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**OWNERSHIP INFORMATION**

**WILSON MICHELLE**  
**8787 RADBURN DR**  
**LYSANDER NY 13027-1519**

**PARCEL NO: 080.-03-23.0**

**Mail:** 8787 RADBURN DR  
 BALDWINVILLE NY 13027-1519

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 06/28/2013 **Price \$** 169,900 **Deed Date** 07/01/2013

**Arms Length Y** **Libre** 5243 **Page** 539 **# Total Parcels** 1  
**Seller** KURTZ RONALD **Buyer** WILSON MICHELLE **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 113,500	05/21/1996	Y	RABIDEAU DANIEL J & DEBORA L	KURTZ RONALD F
2	\$ 122,500	12/15/1992	Y	WEBSTER THOMAS D 000	RABIDEAU DANIEL J

**STRUCTURAL INFORMATION**

**Square Feet** 1,976  
**Sqft. 1st Floor** 1,248  
**Sqft. 2nd Floor** 728  
**Fin. Basement Sqft.** 0  
**Year Built** 1979  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1979, 400 SQFT, DIMENSIONS: (20 X 20), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 80.00x129.00  
**Land SQFT** 10,320  
**Lot Size Acres** 0.24  
**Zoning** PUD  
**Nbhd Code** 47  
**School District** 313601 - BALDWINVILLE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 313689

**TAX INFORMATION**

**Tax ID#** 080.-03-23.0  
**Assessed Value \$** 168,000  
**Land Assesment \$** 37,000  
**School Tax \$** 3,829  
**County/Town Tax \$** 1,181  
**City/Village Tax \$**  
**Total Tax \$** 5,010  
**Full Tax Value \$** 168,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 37,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1979, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1979, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1979, 168.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.



**OWNERSHIP INFORMATION**

**GIANNINO LUCIANNE**  
**8779 RADBURN DR**  
**LYSANDER NY 13027-1519**

**PARCEL NO: 080.-03-19.0**

**Mail:** 8779 RADBURN DR  
 BALDWINSVILLE NY 13027-1519

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 04/30/2013 **Price \$** 159,000 **Deed Date** 05/01/2013

**Arms Length Y** Libre 5236 **Page** 823 **# Total Parcels** 1

**Seller** GRAY JAYSON **Buyer** GIANNINO LUCIANNE **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 155,000	07/24/2012	Y	CONKLIN KEVIN	GRAY JAYSON
2	\$ 157,000	07/20/2005	Y	VREDENBURG CURT	CONKLIN KEVIN J
3	\$ 147,500	04/20/2004	N	CENDANT MOBILITY FINANCIA L CORP	VREDENBURG CURT/CATHERINE
4	\$ 109,900	11/24/1993	Y	HACH DAVID R	HAMPTON JENEAN M

**STRUCTURAL INFORMATION**

**Square Feet** 1,612  
**Sqft. 1st Floor** 1,228  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 384  
**Year Built** 1979  
**Bldg Style** SPLIT LEVEL  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 1 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** 2 BSMT GARAGE  
**Garage Bays** 2  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 95.00x129.00  
**Land SQFT** 12,255  
**Lot Size Acres** 0.23  
**Zoning** PUD  
**Nbhd Code** 47  
**School District** 313601 - BALDWINSVILLE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 313689

**TAX INFORMATION**

**Tax ID#** 080.-03-19.0  
**Assessed Value \$** 155,000  
**Land Assesment \$** 37,000  
**School Tax \$** 3,532  
**County/Town Tax \$** 1,090  
**City/Village Tax \$**  
**Total Tax \$** 4,622  
**Full Tax Value \$** 155,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 37,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) CANPY-W/SLAB, BUILT 1979, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1979, 140.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.





NO CELL

**OWNERSHIP INFORMATION**

**MAXWELL GREG MAXWELL**  
**4017 BRIXHAM CT**  
**LYSANDER NY 13027-1500**

**PARCEL NO: 080.2-12-02.2**

**Mail:** 3442 STANFORD DR  
 BALDWINVILLE NY 13027-1745  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 07/15/2013 **Price \$** 200,000 **Deed Date** 07/16/2013  
**Arms Length Y** Libre 5245 **Page** 244 **# Total Parcels** 1  
**Seller** JOHNSON BARBARA **Buyer** MAXWELL GREG **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 170,000	08/24/1995	Y	MERLE BUILDERS INC	JOHNSON BARBARA A
2	\$ 18,500	08/14/1995	N	NYS URBAN DEVL P CORP	MERLE BUILDERS INC

**STRUCTURAL INFORMATION**

**Square Feet** 1,964  
**Sqft. 1st Floor** 1,632  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 0  
**Year Built** 1995  
**Bldg Style** RANCH  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1995, 440 SQFT, DIMENSIONS: (20 X 22), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 50.00x195.47  
**Land SQFT** 9,774  
**Lot Size Acres** 0.21  
**Zoning** PUD  
**Nbhd Code** 48  
**School District** 313601 - BALDWINVILLE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 313689

**TAX INFORMATION**

**Tax ID#** 080.2-12-02.2  
**Assessed Value \$** 200,000  
**Land Assesment \$** 29,500  
**School Tax \$** 4,786  
**County/Town Tax \$** 1,476  
**City/Village Tax \$**  
**Total Tax \$** 6,262  
**Full Tax Value \$** 200,000  
**Equalization Rate** 1.00  
**Prior Tax ID#** 080.1-12-02.0  
**Full Land Value \$** 29,500

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1995, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1995, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1995, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.





*NO CELL*

**OWNERSHIP INFORMATION**

**ROSS ROBERT ROSS**  
**4014 BRIXHAM CT**  
**LYSANDER NY 13027-1533**

**PARCEL NO: 080.2-12-09.1**

**Mail:** 4014 BRIXHAM CT  
 BALDWINVILLE NY 13027-1533

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 07/02/2014 **Price \$** 200,000 **Deed Date** 07/07/2014

**Arms Length Y** **Libre** 5287 **Page** 268 **# Total Parcels** 1

**Seller** BAMBURY EDWARD **Buyer** ROSS ROBERT **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 197,900	10/28/2013	Y	STRANEY LINDA	BAMBURY EDWARD
2	\$ 200,000	08/02/2006	Y	LUTCHKO SAMUEL & ROSE A	STRANEY LINDA A
3	\$ 139,885	11/08/1996	Y	MERLE BUILDERS INC	LUTCHKO SAMUEL
4	\$ 18,500	08/09/1996	N	NYS URBAN DEVELOPMENT CORPORATIO	MERLE BUILDERS, INC

**STRUCTURAL INFORMATION**

**Square Feet** 1,486  
**Sqft. 1st Floor** 1,486  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 0  
**Year Built** 1996  
**Bldg Style** RANCH  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 2 FULL  
**# Bedrooms** 2  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1996, 428 SQFT, CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 39.45x174.76  
**Land SQFT** 6,894  
**Lot Size Acres** 0.16  
**Zoning** PUD  
**Nbhd Code** 48  
**School District** 313601 - BALDWINVILLE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 313689

**TAX INFORMATION**

**Tax ID#** 080.2-12-09.1  
**Assessed Value \$** 200,000  
**Land Assesment \$** 28,800  
**School Tax \$** 4,558  
**County/Town Tax \$** 1,406  
**City/Village Tax \$**  
**Total Tax \$** 5,964  
**Full Tax Value \$** 200,000  
**Equalization Rate** 1.00  
**Prior Tax ID#** 080.2-12-09.0  
**Full Land Value \$** 28,800

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

ALT VET EX-WAR PERIOD-NON-COMBAT  
 ENHANCED STAR

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1996, 428.00 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1996, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1996, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.



NO CELL

**OWNERSHIP INFORMATION**

**MCOMBER PAMELA**  
**4010 BRIXHAM CT**  
**LYSANDER NY 13027-1533**

**PARCEL NO: 080.2-12-10.2**

**Mail:** BALDWINSVILLE NY 00000-0000

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 01/16/2014 **Price \$** 199,900 **Deed Date** 01/16/2014  
**Arms Length Y** **Libre** 5267 **Page** 696 **# Total Parcels** 1  
**Seller** HANSON PAUL **Buyer** MCOMBER PAMELA **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 214,000	07/23/2009	Y	WAGNER JOHN P	HANSON PAUL
2	\$ 140,000	07/31/2000	Y	FELDMAN THOMAS J & GEORGANN	WAGNER JOHN P
3	\$ 135,000	09/30/1996	Y	KRUX LISA	FELDMAN THOMAS J/GEORGANN

**STRUCTURAL INFORMATION**

**Square Feet** 1,650  
**Sqft. 1st Floor** 1,650  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 0  
**Year Built** 1990  
**Bldg Style** RANCH  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 2 FULL  
**# Bedrooms** 2  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1990, 428 SQFT, CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 117.59x188.78  
**Land SQFT** 22,199  
**Lot Size Acres** 0.51  
**Zoning** PUD  
**Nbhd Code** 48  
**School District** 313601 - BALDWINSVILLE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 313689

**TAX INFORMATION**

**Tax ID#** 080.2-12-10.2  
**Assessed Value \$** 200,000  
**Land Assesment \$** 33,500  
**School Tax \$** 4,558  
**County/Town Tax \$** 1,406  
**City/Village Tax \$**  
**Total Tax \$** 5,964  
**Full Tax Value \$** 200,000  
**Equalization Rate** 1.00  
**Prior Tax ID#** 080.1-12-10.2  
**Full Land Value \$** 33,500

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PATIO-CONCR, BUILT 1990, 24.00 SQFT, CONDITION NORMAL
- (1) GAR-1.0 ATT, BUILT 1990, 428.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1990, 216.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.



NO CELL

**OWNERSHIP INFORMATION**

**LAATZ NATHAN LAATZ**  
**3059 BASSWOOD LN**  
**LYSANDER NY 13027-1617**

**PARCEL NO: 078.-02-06.0**

**Mail:** 3059 BASSWOOD LN  
 BALDWINSVILLE NY 13027-1617  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 08/08/2014 **Price \$** 165,000 **Deed Date** 08/11/2014  
**Arms Length N** **Libre** 5291 **Page** 740 **# Total Parcels** 1  
**Seller** LILLIAN E MACKIN REVOCABL **Buyer** LAATZ NATHAN **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 155,000	08/08/2014	Y	LILLIAN E MACKIN REVOCABL	LAATZ NATHAN
2	\$ 1	07/03/2013	N	MACKIN FAMILY A TRUST	MACKIN LILLIAN
3	\$ 1	11/24/2000	N	MACKIN REVOCABLE TRUST	MACKIN FAMILY A TRUST

**STRUCTURAL INFORMATION**

**Square Feet** 1,986  
**Sqft. 1st Floor** 1,004  
**Sqft. 2nd Floor** 982  
**Fin. Basement Sqft.** 0  
**Year Built** 1977  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1977, 484 SQFT, DIMENSIONS: (22 X 22), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** PARTIAL

**LOT INFORMATION**

**Lot Size Dim.:** 58.00x129.00  
**Land SQFT** 7,482  
**Lot Size Acres** 0.25  
**Zoning** PUD  
**Nbhd Code** 47  
**School District** 313601 - BALDWINSVILLE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 313689

**TAX INFORMATION**

**Tax ID#** 078.-02-06.0  
**Assessed Value \$** 165,000  
**Land Assesment \$** 30,000  
**School Tax \$** 3,760  
**County/Town Tax \$** 1,160  
**City/Village Tax \$**  
**Total Tax \$** 4,920  
**Full Tax Value \$** 165,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 30,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

PERSONS AGE 65 OR OVER  
 ENHANCED STAR

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1977, 0 SQFT, CONDITION NORMAL
- (1) CANPY-W/SLAB, BUILT 1977, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1977, 264.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.



NO CELL

**OWNERSHIP INFORMATION**

**KRATZ FRANCES C**  
**3067 AMBERLEA LN**  
**LYSANDER NY 13027-1613**

**PARCEL NO: 078.-02-21.0**

**Mail:** 3067 AMBERLEA LN  
 BALDWINSVILLE NY 13027-1613

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 01/07/2013 **Price \$** 172,000 **Deed Date** 01/09/2013  
**Arms Length Y** **Libre** 5226 **Page** 270 **# Total Parcels** 1  
**Seller** HARNOIS ALBERT J **Buyer** KRATZ FRANCES C **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 156,900	04/16/2004	Y	INGHAM SCOTT L/GWYNETH U	HARNOIS ALBER TJ/CECILE M
2	\$ 110,000	03/18/2003	N	CLARE RUTH T	INGHAM SCOTT L/GWYNETH U

**STRUCTURAL INFORMATION**

**Square Feet** 1,272  
**Sqft. 1st Floor** 1,272  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 0  
**Year Built** 1977  
**Bldg Style** RANCH  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 2 FULL  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1977, 400 SQFT, DIMENSIONS: (20 X 20), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (OIL)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 102.00x135.00  
**Land SQFT** 13,770  
**Lot Size Acres** 0.24  
**Zoning** PUD  
**Nbhd Code** 47  
**School District** 313601 - BALDWINSVILLE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 313689

**TAX INFORMATION**

**Tax ID#** 078.-02-21.0  
**Assessed Value \$** 170,800  
**Land Assesment \$** 29,900  
**School Tax \$** 3,893  
**County/Town Tax \$** 1,201  
**City/Village Tax \$**  
**Total Tax \$** 5,094  
**Full Tax Value \$** 170,800  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 29,900

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

ENHANCED STAR

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1977, 0 SQFT, CONDITION NORMAL
- (1) PORCH-ENCLSD, BUILT 1977, 192.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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NO CELL

**OWNERSHIP INFORMATION**

**POPOVICH DEREK POPOVICH**  
**8727 WALDEN LN**  
**LYSANDER NY 13027-1723**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**PARCEL NO: 078.-04-01.0**

**Mail:** BALDWINSVILLE NY 00000-0000  
**PHONE NUMBER:**

**CENSUS TRACT:** 0114.01**SALE INFORMATION**

**Sale Date** 07/16/2014 **Price \$** 184,900 **Deed Date** 07/21/2014  
**Arms Length Y** **Libre** 5289 **Page** 79 **# Total Parcels** 1  
**Seller** ROSS ROBERT **Buyer** POPOVICH DEREK **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
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No sale history in database for this parcel.

**STRUCTURAL INFORMATION**

**Square Feet** 1,833  
**Sqft. 1st Floor** 993  
**Sqft. 2nd Floor** 840  
**Fin. Basement Sqft.** 0  
**Year Built** 1976  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1

**Garage Type** GAR-1.0 ATT, BUILT: 1976, 441 SQFT, DIMENSIONS: (21 X 21), CNDTN: NORMAL, GRADE: C

**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** PARTIAL

**LOT INFORMATION**

**Lot Size Dim.:** 117.00x171.00  
**Land SQFT** 20,007  
**Lot Size Acres** 0.31  
**Zoning** PUD  
**Nbhd Code** 47  
**School District** 313601 - BALDWINSVILLE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 313689

**TAX INFORMATION**

**Tax ID#** 078.-04-01.0  
**Assessed Value \$** 173,000  
**Land Assesment \$** 37,400  
**School Tax \$** 3,943  
**County/Town Tax \$** 1,216  
**City/Village Tax \$**  
**Total Tax \$** 5,159  
**Full Tax Value \$** 173,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 37,400

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

ENHANCED STAR

**IMPROVEMENTS:**

(1) GAR-1.0 ATT, BUILT 1976, 0 SQFT, CONDITION NORMAL  
 (1) CANPY-W/SLAB, BUILT 1976, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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NO CELL

**OWNERSHIP INFORMATION**

PHILLIPS JANE PHILLIPS  
8760 BLUE HERON CIR  
LYSANDER NY 13027-1707

**PARCEL NO: 078.-04-14.0**

Mail: BALDWINVILLE NY 00000-0000

PHONE NUMBER:

COUNTY: ONONDAGA  
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0114.01

**SALE INFORMATION**

Sale Date 09/23/2013 Price \$ 203,000 Deed Date 09/24/2013  
Arms Length Y Libre 5253 Page 892 # Total Parcels 1  
Seller ARKER ADAM Buyer PHILLIPS JANE Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 193,500	05/14/2008	Y	CHIZZONITE L DAVID	ARKER ADAM G,EMILY E

**STRUCTURAL INFORMATION**

Square Feet 2,058  
Sqft. 1st Floor 1,113  
Sqft. 2nd Floor 945  
Fin. Basement Sqft. 0  
Year Built 1978  
Bldg Style COLONIAL  
# Units 1  
# Stories 2.00  
# Baths 2 FULL, 1 HALF  
# Bedrooms 4  
# Fireplaces 1  
# Kitchens 1  
Garage Type GAR-1.0 ATT, BUILT: 1978, 506 SQFT, DIMENSIONS: (23 X 22), CNDTN: NORMAL, GRADE: C  
Garage Bays 1  
Cooling Detail NONE  
Heat Type HEAT: (HOT AIR) FUEL: (GAS)  
Exterior WOOD  
Condition NORMAL  
Basement Type FULL

**LOT INFORMATION**

Lot Size Dim.: 61.00x164.00  
Land SQFT 10,004  
Lot Size Acres 0.33  
Zoning PUD  
Nbhd Code 47  
School District 313601 - BALDWINVILLE  
Desirability TYPICAL  
Water Front N  
Sewer COMMERCIAL/PUBLIC  
Water COMMERCIAL/PUBLIC  
Utilities GAS/ELECTRIC  
Nbhd. Rating AVERAGE  
Nbhd. Type SUBURBAN  
# Res. Sites 1  
# Comm. Sites 0  
Swis Code 313689

**TAX INFORMATION**

Tax ID# 078.-04-14.0  
Assessed Value \$ 195,000  
Land Assesment \$ 37,500  
School Tax \$ 4,444  
County/Town Tax \$ 1,371  
City/Village Tax \$  
Total Tax \$ 5,815  
Full Tax Value \$ 195,000  
Equalization Rate 1.00  
Prior Tax ID#  
Full Land Value \$ 37,500

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1978, 0 SQFT, CONDITION NORMAL
- (1) PATIO-CONCR, BUILT 1978, 77.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1978, 120.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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NO CELL

**OWNERSHIP INFORMATION**

**THOMPSON JULIE THOMPSON**  
**8677 LETCHWORTH LN**  
**LYSANDER NY 13027-1715**

**PARCEL NO: 078.-04-50.0**

**Mail:** 8677 LETCHWORTH LN  
 BALDWINVILLE NY 13027-1715

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 06/18/2014 **Price \$** 190,000 **Deed Date** 06/18/2014

**Arms Length Y** Libre 5284 **Page** 716 **# Total Parcels** 1

**Seller** MURPHY ROBERT **Buyer** THOMPSON JULIE **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 189,900	06/13/2014	Y	MURPHY ROBERT	THOMPSON JULIE
2	\$ 1	12/27/2007	N	MURPHY ROBERT	MURPHY ROBERT
3	\$ 153,000	05/30/1997	Y	MULLANE KEITH G	MURPHY ROBERT G
4	\$ 168,400	09/17/1991	Y	UNKNOWN	UNKNOWN

**STRUCTURAL INFORMATION**

**Square Feet** 2,064  
**Sqft. 1st Floor** 1,128  
**Sqft. 2nd Floor** 936  
**Fin. Basement Sqft.** 0  
**Year Built** 1975  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1975, 484 SQFT, DIMENSIONS: (22 X 22), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 65.00x147.00  
**Land SQFT** 9,555  
**Lot Size Acres** 0.28  
**Zoning** PUD  
**Nbhd Code** 47  
**School District** 313601 - BALDWINVILLE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 313689

**TAX INFORMATION**

**Tax ID#** 078.-04-50.0  
**Assessed Value \$** 196,500  
**Land Assesment \$** 30,400  
**School Tax \$** 4,478  
**County/Town Tax \$** 1,381  
**City/Village Tax \$**  
**Total Tax \$** 5,859  
**Full Tax Value \$** 196,500  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 30,400

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1975, 0 SQFT, CONDITION NORMAL
- (1) CANPY-W/SLAB, BUILT 1975, 0 SQFT, CONDITION NORMAL
- (1) PORCH-ENCLSD, BUILT 1989, 258.00 SQFT, CONDITION NORMAL
- (1) PORCH-ENCLSD, BUILT 1975, 160.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.





NO CELL

**OWNERSHIP INFORMATION**

**SIDDON JERRY SIDDON**  
**8791 HARLOW LN**  
**LYSANDER NY 13027-1506**

**PARCEL NO: 080.-02-21.0**

**Mail:** 8791 HARLOW LN  
 BALDWINVILLE NY 13027-1506

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 11/09/2013 **Price \$** 160,000 **Deed Date** 11/13/2013  
**Arms Length** Y **Libre** 5259 **Page** 716 **# Total Parcels** 1  
**Seller** CRESCENZI PAUL **Buyer** SIDDON JERRY **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 156,500	08/28/2009	Y	MCQUATTERS ROBERT	CRESCENZI PAUL

**STRUCTURAL INFORMATION**

**Square Feet** 1,568  
**Sqft. 1st Floor** 784  
**Sqft. 2nd Floor** 784  
**Fin. Basement Sqft.** 0  
**Year Built** 1984  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1979, 400 SQFT, DIMENSIONS: (20 X 20), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** WOOD NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 55.00x137.00  
**Land SQFT** 7,535  
**Lot Size Acres** 0.31  
**Zoning** PUD  
**Nbhd Code** 47  
**School District** 313601 - BALDWINVILLE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 313689

**TAX INFORMATION**

**Tax ID#** 080.-02-21.0  
**Assessed Value \$** 155,000  
**Land Assesment \$** 37,400  
**School Tax \$** 3,532  
**County/Town Tax \$** 1,090  
**City/Village Tax \$**  
**Total Tax \$** 4,622  
**Full Tax Value \$** 155,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 37,400

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1979, 0 SQFT, CONDITION NORMAL
- (1) PATIO-FLGSTN, BUILT 1985, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1984, 24.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.



NO CELL

**OWNERSHIP INFORMATION**

**MEYER CAROLYN**  
**3034 STEVENAGE DR**  
**LYSANDER NY 13027-1504**

**PARCEL NO: 080.-03-17.0**

**Mail:** CAMARILLO CA 00000-0000  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 02/14/2013 **Price \$** 163,000 **Deed Date** 02/15/2013  
**Arms Length Y** Libre 5229 **Page** 682 **# Total Parcels** 1  
**Seller** CARBONE MICHAEL **Buyer** MEYER CAROLYN **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 167,000	06/14/2010	Y	BETTENCOURT ELAINE	CARBONE MICHAEL
2	\$ 103,250	08/28/1997	Y	WALMSLEY DAVID C & AMY L	BETTENCOURT ELAINE
3	\$ 112,900	12/12/1994	Y	SPEAD JOHN F	WALMSLEY DAVID C & AMY L
4	\$ 109,000	02/28/1992	Y	SCHUMACHER PATRICK M	SPEAD JOHN F

**STRUCTURAL INFORMATION**

**Square Feet** 1,762  
**Sqft. 1st Floor** 1,034  
**Sqft. 2nd Floor** 728  
**Fin. Basement Sqft.** 0  
**Year Built** 1981  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1981, 420 SQFT, DIMENSIONS: (20 X 21), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** PARTIAL

**LOT INFORMATION**

**Lot Size Dim.:** 129.00x124.00  
**Land SQFT** 15,996  
**Lot Size Acres** 0.22  
**Zoning** PUD  
**Nbhd Code** 47  
**School District** 313601 - BALDWINVILLE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 313689

**TAX INFORMATION**

**Tax ID#** 080.-03-17.0  
**Assessed Value \$** 165,000  
**Land Assesment \$** 36,900  
**School Tax \$** 3,760  
**County/Town Tax \$** 1,160  
**City/Village Tax \$**  
**Total Tax \$** 4,920  
**Full Tax Value \$** 165,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 36,900

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1981, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1981, 242.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.



NO CELL

**OWNERSHIP INFORMATION**

**SVEREIKA TABATHA**  
**3030 STEVENAGE DR**  
**LYSANDER NY 13027-1504**

**PARCEL NO: 080.-03-15.0**

**Mail:** BALDWINSVILLE NY 00000-0000

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 02/14/2014      **Price \$** 138,860      **Deed Date** 02/20/2014  
**Arms Length Y**      **Libre** 5270      **Page** 852      **# Total Parcels** 1  
**Seller** CARSTENS LAUREN      **Buyer** SVEREIKA TABATHA      **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 125,500	03/16/2012	Y	DAVIS JESSICA	CARSTENS LAUREN
2	\$ 125,165	03/15/2012	Y	DAVIS JESSICA	CARSTENS LAUREN
3	\$ 90,000	05/30/2000	Y	BURCHFIELD ROBERT E AND DEBORAH	DAVIS JESSICA
4	\$ 82,500	04/29/1997	Y	KRANZ BRADLEY T	BURCHFIELD ROBERT E AND DEBORAH J
5	\$ 10	08/26/1996	N	MONTELEONE ANTHONY	TODD KENNETH & CYNTHIA
6	\$ 85,000	04/19/1995	Y	CALO FRANK J	KRANZ BRADLEY T

**STRUCTURAL INFORMATION**

**Square Feet** 1,612  
**Sqft. 1st Floor** 1,144  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 468  
**Year Built** 1982  
**Bldg Style** RAISED RANCH  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 2 FULL  
**# Bedrooms** 3  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type** 2 BSMT GARAGE  
**Garage Bays** 2  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 85.00x120.00  
**Land SQFT** 10,200  
**Lot Size Acres** 0.23  
**Zoning** PUD  
**Nbhd Code** 47  
**School District** 313601 - BALDWINSVILLE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 313689

**TAX INFORMATION**

**Tax ID#** 080.-03-15.0  
**Assessed Value \$** 137,400  
**Land Assesment \$** 37,000  
**School Tax \$** 3,131  
**County/Town Tax \$** 966  
**City/Village Tax \$**  
**Total Tax \$** 4,097  
**Full Tax Value \$** 137,400  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 37,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PORCH-COVERD, BUILT 1982, 0 SQFT, CONDITION NORMAL
- (1) PAVNG-ASPHLT, BUILT 1985, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.



NO CELL

**OWNERSHIP INFORMATION**

**LOCKE MARCOS A. MILLER LOCKE**  
**3028 STEVENAGE DR**  
**LYSANDER NY 13027-1504**

**PARCEL NO: 080.-03-14.0**

**Mail:** 3028 STEVENAGE DR  
 BALDWINVILLE NY 13027-1504  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 06/03/2014 **Price \$** 188,900 **Deed Date** 06/04/2014  
**Arms Length Y** **Libre** 5282 **Page** 762 **# Total Parcels** 1  
**Seller** NADZAN SCOTT E. **Buyer** LOCKE MARCOS A. **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 139,500	04/27/2005	Y	MC CLOSKEY MATTHEW,SANDRA ALMEID	NADZAN SCOTT E
2	\$ 145,000	04/30/2002	Y	BELLUCCI CHRISTOPHER J	MCCLOSKEY MATTHEW B
3	\$ 124,000	07/15/1994	Y	RACH HERBERT W	BELLUCCI CHRISTOPHER J & BETH

**STRUCTURAL INFORMATION**

**Square Feet** 1,833  
**Sqft. 1st Floor** 1,105  
**Sqft. 2nd Floor** 728  
**Fin. Basement Sqft.** 0  
**Year Built** 1981  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1981, 400 SQFT, DIMENSIONS: (20 X 20), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 85.00x120.00  
**Land SQFT** 10,200  
**Lot Size Acres** 0.26  
**Zoning** PUD  
**Nbhd Code** 47  
**School District** 313601 - BALDWINVILLE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 313689

**TAX INFORMATION**

**Tax ID#** 080.-03-14.0  
**Assessed Value \$** 170,000  
**Land Assesment \$** 37,100  
**School Tax \$** 3,874  
**County/Town Tax \$** 1,195  
**City/Village Tax \$**  
**Total Tax \$** 5,069  
**Full Tax Value \$** 170,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 37,100

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1981, 0 SQFT, CONDITION NORMAL
- (1) CANPY-W/SLAB, BUILT 1981, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1981, 168.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.



NO CELL

**OWNERSHIP INFORMATION**

**BOSCO MARK BOSCO**  
**3039 WALPOLE LN**  
**LYSANDER NY 13027-1634**

**PARCEL NO: 078.-01-24.0**

**Mail:** BALDWINSVILLE NY 00000-0000

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0114.01

**SALE INFORMATION**

**Sale Date** 10/17/2013 **Price \$** 136,000 **Deed Date** 12/10/2013  
**Arms Length** Y **Libre** 5263 **Page** 134 **# Total Parcels** 1  
**Seller** DAHM THOMAS **Buyer** BOSCO MARK **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 149,000	12/12/2003	Y	BURKE DAVID F/ANITA L	DAHM THOMAS J/JANE C

**STRUCTURAL INFORMATION**

**Square Feet** 1,540  
**Sqft. 1st Floor** 864  
**Sqft. 2nd Floor** 676  
**Fin. Basement Sqft.** 0  
**Year Built** 1977  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 1 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1977, 400 SQFT, DIMENSIONS: (20 X 20), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 53.00x128.00  
**Land SQFT** 6,784  
**Lot Size Acres** 0.20  
**Zoning** PUD  
**Nbhd Code** 47  
**School District** 313601 - BALDWINSVILLE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 313689

**TAX INFORMATION**

**Tax ID#** 078.-01-24.0  
**Assessed Value \$** 136,000  
**Land Assesment \$** 29,300  
**School Tax \$** 3,646  
**County/Town Tax \$** 1,125  
**City/Village Tax \$**  
**Total Tax \$** 4,771  
**Full Tax Value \$** 136,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 29,300

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:46 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1977, 0 SQFT, CONDITION NORMAL
- (1) PATIO-CONCR, BUILT 1977, 60.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.



# APPENDIX F



**OWNERSHIP INFORMATION**

**ACQUISITIONS NOW LLC**  
**6270 ROUTE 31**  
**CICERO NY 13069-0000**

**PARCEL NO: 051.4-12-03.1**

**Mail:** 6268 STATE ROUTE 31  
 CICERO NY 13039-9217

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 330 - VACANT LAND LOCATED IN COMMERCIAL AREAS

**CENSUS TRACT:** 0103.21  
**SWIS\_SBL:** 31228905100400120030010000

SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS
10/07/2009	\$ 437,500	10/09/2009	5103	293	Y	HMT PROPERTIES INC	ACQUISITIONS NOW LLC	0	1
11/15/2007	\$ 1	11/16/2007	5022	797	N	HMT INC	ACQUISITIONS NOW LLC	0	1
06/22/2007	\$ 280,000	07/02/2007	5001	302	N	HMT PROPERTIES INC	HMT INC	0	1
06/22/2006	\$ 280,000	06/29/2007	5001	302	Y	HMT PROPERTIES INC	HMT INC	0	0
12/21/0000	\$ 0	11/30/1999			N				

**STRUCTURAL INFORMATION**

**Overall Eff. Yr Built** 0  
**Overall Grade**  
**Overall Condition**  
**Construction Type**

**LOT INFORMATION**

**Lot Size Dim.:** 0.00x0.00  
**Land SQFT** 294,992  
**Lot Size Acres** 2.84  
**Zoning**  
**Nbhd Code** 22002  
**School District** 312403 - NORTH SYRACUSE  
**Desirability**  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** UNKNOWN  
**Nbhd. Type** UNKNOWN  
**# Res. Sites** 0  
**# Comm. Sites** 1  
**Swis Code** 312289

**TAX INFORMATION**

**SBL(Tax ID)#:** 051.4-12-03.1  
**Assessed Value \$** 150,000  
**Land Assesment \$** 150,000  
**School Tax \$** 13,308  
**County/Town Tax \$** 5,675  
**City/Village Tax \$**  
**Total Tax \$** 18,983  
**Full Tax Value \$** 150,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 150,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:52 pm

**BUILDING USAGE**

**BUILDING BREAKDOWN**

# IDENT.	BOECKH	YR.	GROSS	STORY	BSMT.	BSMT.							
BLDS.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SQ.FT.	STORIES	HEIGHT	AC%	SPRINKLER%	ALARM%	TYPE	SQ.FT.

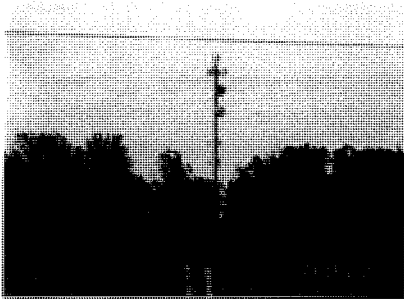
**IMPROVEMENTS :**

- (1) TOWER- GUYED, BUILT 2008, 150.00 SQFT, CONDITION NORMAL
- (1) SHED-FINISHD, BUILT 2008, 216.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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# Property Description Report For: 6270 Route 31, Municipality of Town of Cicero



**Status:** Re-Activated  
**Roll Section:** Taxable  
**Swis:** 312289  
**Tax Map ID #:** 051.4-12-03.1  
**Property #:**  
**Property Class:** 330 - Vacant comm  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 330 - Vacant comm  
**Zoning Code:** -  
**Neighborhood Code:** 22002  
**School District:** North Syracuse  
**Total Assessment:** 2014 - \$150,000  
**Legal Property Desc:** HMT Business Park  
AMD Lt 2A  
**Deed Page:** 293  
**Grid North:** 1157470

**Total Acreage/Size:** 2.84  
**Land Assessment:** 2014 - \$150,000  
**Full Market Value:** 2014 - \$150,000  
**Equalization Rate:** ----  
**Deed Book:** 5103  
**Grid East:** 632203

## Owners

Acquisitions Now LLC  
 6268 State Route 31  
 Cicero NY 13039

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
10/7/2009	\$437,500	837 - Cell Tower	Land Only	HMT Properties Inc	Yes	Yes	No	5103/293
11/15/2007	\$1	837 - Cell Tower	Land Only	Acquisitions Now LLC	No	No	No	4215/327=

## Utilities

**Sewer Type:** Comm/public  
**Utilities:** Gas & elec  
**Water Supply:** Comm/public

## Inventory

**Overall Eff Year Built:**  
**Overall Grade:** Average  
**Overall Condition:** Normal  
**Overall Desirability:** 3

## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
-----	------------	--------	-----------	---------------	------------	-----------	---------	-------------------------	---------

## Site Uses

Use	Rentable Area (sqft)	Total Units
-----	----------------------	-------------

## Improvements

Structure	Size	Grade	Condition	Year
-----------	------	-------	-----------	------

## Land Types

Type	Size
Residual	2.84 acres

## Special Districts for 2014

Description	Units	Percent	Type	Value
CSW13-Onon co san ns	1	0%		0
CWR40-County er	0	0%		0
DR244-Mud creek drg imp	0	0%		0
FP022-Fire prot	0	0%		0
PLIB1-N onon pub library	0	0%		0
SX186-Cicero cons sewer #6	1	0%		0
WR437-Button rd wat	0	0%		0

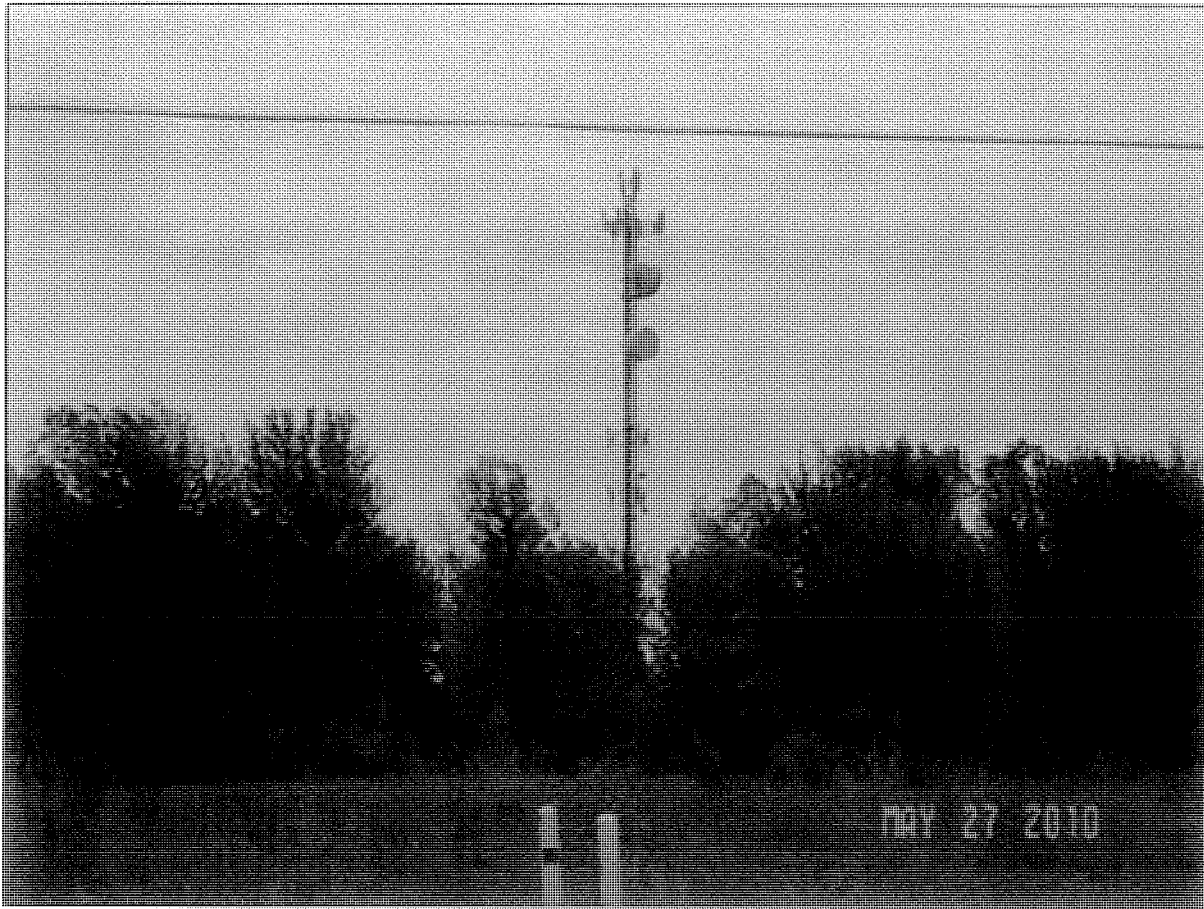
## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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## Taxes

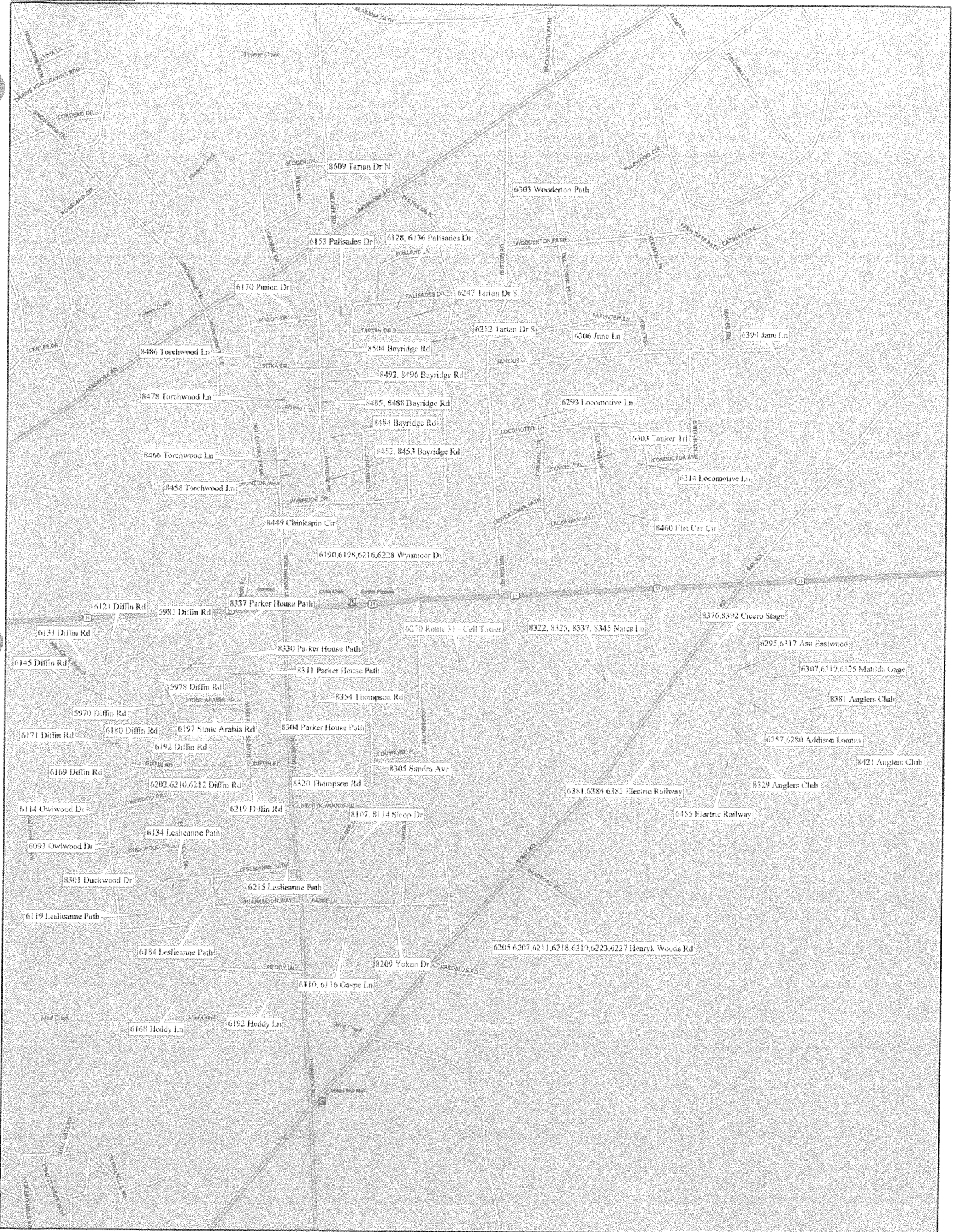
Year	Description	Amount
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**\*Taxes may not reflect exemptions or changes in assessment**



Photo

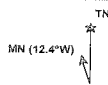
Photo for 051.4-12-03.1 in Town of Cicero



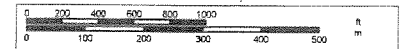
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www.delorme.com



Scale 1 : 12,800



1" = 1,066.7 ft Data Zoom 15-0





No

**OWNERSHIP INFORMATION**

**GIANNUZZI JOSEPH**  
**8460 FLAT CAR CIR**  
**CICERO NY 13039-8210**

**PARCEL NO: 088.-05-12.0**

**Mail:** CICERO NY 00000-0000  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0103.21

**SALE INFORMATION**

**Sale Date** 08/23/2013      **Price \$** 145,000      **Deed Date** 08/26/2013  
**Arms Length Y**      **Libre** 5250      **Page** 248      **# Total Parcels** 1  
**Seller** CHRESTLER JESSE      **Buyer** GIANNUZZI JOSEPH      **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 136,500	03/07/2008	Y	PIERSON DAVID A AND GRETCHEN M	CHRESTLER JESSE
2	\$ 105,150	09/10/2001	Y	ASCH STEVEN M	PIERSON DAVID A
3	\$ 93,000	04/26/2000	Y	CHAPMAN ROBERT T & MARGARET K	ASCH STEVEN M
4	\$ 93,860	08/19/1993	Y	RYAN OPERATIONS INC	CHAPMAN ROBERT T & MARGAR
5	\$ 23,500	05/27/1993	Y	EXIT 36 REALTY CORP	RYAN OPERATIONS INC

**STRUCTURAL INFORMATION**

**Square Feet** 1,660  
**Sqft. 1st Floor** 1,044  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 616  
**Year Built** 1993  
**Bldg Style** RAISED RANCH  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 1 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type** 2 BSMT GARAGE  
**Garage Bays** 2  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior** ALUM/VINYL  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 88.00x133.00  
**Land SQFT** 12,033  
**Lot Size Acres** 0.20  
**Zoning** R-10,R-12  
**Nbhd Code** 22502  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 088.-05-12.0  
**Assessed Value \$** 130,000  
**Land Assesment \$** 16,800  
**School Tax \$** 2,731  
**County/Town Tax \$** 1,165  
**City/Village Tax \$**  
**Total Tax \$** 3,896  
**Full Tax Value \$** 130,000  
**Equalization Rate** 1.00  
**Prior Tax ID#** 088.-01-21.0  
**Full Land Value \$** 16,800

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:45 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PORCH-COVERD, BUILT 1993, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 2002, 432.00 SQFT, CONDITION GOOD
- (0) SHED-MACHINE, BUILT 2006, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.





NO

**OWNERSHIP INFORMATION**

**MOSHIER GERALD**  
**6293 LOCOMOTIVE LN**  
**CICERO NY 13039-8228**

**PARCEL NO: 088.-02-02.0**

**Mail:** 2091 PEBBLE BEACH BLVD  
 ORLANDO FL 32826-5225

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0103.21

**SALE INFORMATION**

**Sale Date** 07/01/2013 **Price \$** 123,000 **Deed Date** 07/02/2013  
**Arms Length** Y **Libre** 5243 **Page** 598 **# Total Parcels** 1  
**Seller** SHERMAN HONOR A. **Buyer** MOSHIER GERALD **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 106,000	06/30/2004	Y	MORROW BRENT/CAROLYN	PAUL HONOR A
2	\$ 85,000	03/30/2000	N	FEDERAL NATIONAL MORTGAGE ASSOC	MORROW BRENT
3	\$ 78,004	10/13/1999	N	KOSTERS MARK A & TINA M	FEDERAL NATIONAL MORTGAGE
4	\$ 90,300	11/20/1991	Y	RYAN OPERATIONS INC	KOSTERS MARK A & TINA M

**STRUCTURAL INFORMATION**

**Square Feet** 1,304  
**Sqft. 1st Floor** 1,040  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 264  
**Year Built** 1991  
**Bldg Style** SPLIT LEVEL  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 1 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type** 2 BSMT GARAGE  
**Garage Bays** 2  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior Condition** ALUM/VINYL  
 NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 76.00x148.00  
**Land SQFT** 11,280  
**Lot Size Acres** 0.26  
**Zoning** R-10,R-12  
**Nbhd Code** 22502  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 088.-02-02.0  
**Assessed Value \$** 130,000  
**Land Assesment \$** 15,900  
**School Tax \$** 2,731  
**County/Town Tax \$** 1,165  
**City/Village Tax \$**  
**Total Tax \$** 3,896  
**Full Tax Value \$** 130,000  
**Equalization Rate** 1.00  
**Prior Tax ID#** 088-01-30.1  
**Full Land Value \$** 15,900

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:45 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

(1) PORCH-OPEN, BUILT 2002, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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NO

**OWNERSHIP INFORMATION**

**CUNNINGHAM KERI CUNNINGHAM**  
**6314 LOCOMOTIVE LN**  
**CICERO NY 13039-8209**

**PARCEL NO: 088.-05-04.0**

**Mail:** 6314 LOCOMOTIVE LN  
 CICERO NY 13039-8209

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0103.21

**SALE INFORMATION**

**Sale Date** 09/03/2013 **Price \$** 178,500 **Deed Date** 09/03/2013  
**Arms Length Y** **Libre** 5251 **Page** 276 **# Total Parcels** 1  
**Seller** WOODS CARMELITA R. **Buyer** CUNNINGHAM KERI **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 173,500	08/30/2013	Y	WOODS CARMELITA R.	CUNNINGHAM KERI
2	\$ 149,900	10/18/2006	Y	JUNE KAREN L	WOODS CARMELITA R
3	\$ 95,000	03/13/1997	Y	BILTON JOHN JEFFREY	JUNE KAREN L
4	\$ 110,965	10/26/1992	Y	RYAN OPERATIONS INC 000	BILTON JOHN J & BARBARA M
5	\$ 22,500	08/17/1992	Y	EXIT 36 REALTY CORP 000	RYAN OPERATIONS INC

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

<b>Square Feet</b>	1,852	<b>Lot Size Dim.:</b>	77.00x133.00	<b>Tax ID#</b>	088.-05-04.0
<b>Sqft. 1st Floor</b>	864	<b>Land SQFT</b>	10,241	<b>Assessed Value \$</b>	170,000
<b>Sqft. 2nd Floor</b>	988	<b>Lot Size Acres</b>	0.24	<b>Land Assesment \$</b>	13,900
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	R-10,R-12	<b>School Tax \$</b>	3,572
<b>Year Built</b>	1994	<b>Nbhd Code</b>	22502	<b>County/Town Tax \$</b>	1,523
<b>Bldg Style</b>	COLONIAL	<b>School District</b>	312403 - NORTH SYRACUSE	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	5,095
<b># Stories</b>	2.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	170,000
<b># Baths</b>	2 FULL, 1 HALF	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	4	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	
<b># Fireplaces</b>	0	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	13,900
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	GAR-1.0 ATT, BUILT: 1994, 400 SQFT, DIMENSIONS: (20 X 20), CNDTN: NORMAL, GRADE: D	<b>Nbhd. Type</b>	SUBURBAN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1		
<b>Cooling Detail</b>	CENTRAL	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	312289	Updated:04/09/2015 1:45 pm	
<b>Exterior Condition</b>	ALUM/VINYL NORMAL				
<b>Basement Type</b>	PARTIAL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

(1) GAR-1.0 ATT, BUILT 1994, 0 SQFT, CONDITION NORMAL

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NO

**OWNERSHIP INFORMATION**

**MANKE JEFFREY MANKE**  
**6394 JANE LN**  
**CICERO NY 13039-9261**

**PARCEL NO: 088.-08-13.0**

**Mail:** CICERO NY 00000-0000

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0103.21

**SALE INFORMATION**

**Sale Date** 12/19/2013 **Price \$** 193,000 **Deed Date** 12/19/2013

**Arms Length Y** Libre 5264 **Page** 721 **# Total Parcels** 1

**Seller** STEINFEST CLAYTON **Buyer** MANKE JEFFREY **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 192,500	06/30/2011	Y	J.M.G. INC	STEINFEST CLAYTON

**STRUCTURAL INFORMATION**

**Square Feet** 1,500  
**Sqft. 1st Floor** 1,500  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 0  
**Year Built** 2011  
**Bldg Style** RANCH  
**# Units**  
**# Stories** 1.00  
**# Baths** 2 FULL  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type**  
**Garage Bays** 0  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior Condition** GOOD  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 80.00x173.61  
**Land SQFT**  
**Lot Size Acres** 0.32  
**Zoning** AG.R-12  
**Nbhd Code** 22602  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 088.-08-13.0  
**Assessed Value \$** 192,500  
**Land Assesment \$** 45,000  
**School Tax \$** 4,044  
**County/Town Tax \$** 1,725  
**City/Village Tax \$**  
**Total Tax \$** 5,769  
**Full Tax Value \$** 192,500  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 45,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:44 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

(0) GAR-1.0 ATT, BUILT 2011, 420.00 SQFT, CONDITION NORMAL

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NO

**OWNERSHIP INFORMATION**

**SEVERN HEATH SEVERN**  
**6303 WOODERTON PATH**  
**CICERO NY 13039-9253**

**PARCEL NO: 087.-02-27.0**

**Mail:** CICERO NY 00000-0000

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0103.21

**SALE INFORMATION**

**Sale Date** 11/10/2014 **Price \$** 194,500 **Deed Date** 12/01/2014  
**Arms Length** Y **Libre** 5306 **Page** 255 **# Total Parcels** 1  
**Seller** BOTTEGA MARIA **Buyer** SEVERN HEATH **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 167,000	12/14/2000	Y	LA ROCHELLE THOMAS & BARBARA	BOTTEGA MICHAEL J & MARIA A
2	\$ 165,000	06/29/1990	Y	GROSSO JOSEPH M	LAROCHELLE THOMAS & BARBARA

**STRUCTURAL INFORMATION**

**Square Feet** 2,314  
**Sqft. 1st Floor** 1,292  
**Sqft. 2nd Floor** 1,022  
**Fin. Basement Sqft.** 0  
**Year Built** 1990  
**Bldg Style** CONTEMPORARY  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1990, 462 SQFT, DIMENSIONS: (21 X 22), CNDTN: GOOD, GRADE: B  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 87.74x413.01  
**Land SQFT** 36,237  
**Lot Size Acres** 0.74  
**Zoning**  
**Nbhd Code** 22401  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 087.-02-27.0  
**Assessed Value \$** 205,000  
**Land Assesment \$** 36,400  
**School Tax \$** 4,307  
**County/Town Tax \$** 1,837  
**City/Village Tax \$**  
**Total Tax \$** 6,144  
**Full Tax Value \$** 205,000  
**Equalization Rate** 1.00  
**Prior Tax ID#** 087-01-08.1  
**Full Land Value \$** 36,400

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:45 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1990, 0 SQFT, CONDITION GOOD
- (1) CANPY-W/SLAB, BUILT 1990, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1990, 0 SQFT, CONDITION NORMAL

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YES



**OWNERSHIP INFORMATION**

**ELSEY CHRISTINE**  
**8449 CHINKAPIN CIR**  
**CICERO NY 13039-7894**

**PARCEL NO: 089.-06-18.0**

**Mail:** CICERO NY 00000-0000

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0103.21

**SALE INFORMATION**

**Sale Date** 08/21/2014 **Price \$** 123,000 **Deed Date** 08/25/2014  
**Arms Length Y** Libre 5293 **Page** 701 **# Total Parcels** 1  
**Seller** KATZ ANN MARIE **Buyer** ELSEY CHRISTINE **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 125,000	03/04/2009	Y	VINING BRANDON D	KATZ ANN MARIE
2	\$ 116,000	09/17/2007	Y	POBUTKIEWICZ JOHN D	BYERS JILLIAN M
3	\$ 104,500	10/24/2003	Y	WILSON TERRY	POBUTKIEWICZ JOHN & CHERYL
4	\$ 1	06/22/2003	N	WILSON MELISSA	WILSON TERRY
5	\$ 1	08/11/1996	N	UNKNOWN	UNKNOWN
6	\$ 74,000	07/19/1993	Y	JACHIM MARK J & CHRISTINE	WILSON MELISSA
7	\$ 0	07/19/1993	N	AMERICAN HOUSING TRUST II	JACHIM MARK J & CHRISTINE

**STRUCTURAL INFORMATION**

**Square Feet** 1,368  
**Sqft. 1st Floor** 936  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 432  
**Year Built** 1984  
**Bldg Style** SPLIT LEVEL  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 1 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1984, 264 SQFT, DIMENSIONS: (12 X 22), CNDTN: NORMAL, GRADE: D  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** ALUM/VINYL  
**Condition** NORMAL  
**Basement Type** PARTIAL

**LOT INFORMATION**

**Lot Size Dim.:** 75.00x135.00  
**Land SQFT** 10,125  
**Lot Size Acres** 0.23  
**Zoning** R-10  
**Nbhd Code** 22402  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 089.-06-18.0  
**Assessed Value \$** 125,000  
**Land Assesment \$** 13,900  
**School Tax \$** 2,626  
**County/Town Tax \$** 1,120  
**City/Village Tax \$**  
**Total Tax \$** 3,746  
**Full Tax Value \$** 125,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 13,900

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:45 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1984, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1990, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

YES  
BACKS UP REAL



**OWNERSHIP INFORMATION**

SALTZMANN MICHAEL SALTZMANN  
6190 WYNMOOR DR  
CICERO NY 13039-9210

**PARCEL NO: 089.-08-14.0**

Mail: CICERO NY 00000-0000

PHONE NUMBER:

COUNTY: ONONDAGA  
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0103.21

**SALE INFORMATION**

Sale Date 09/15/2014 Price \$ 136,300 Deed Date 09/15/2014  
Arms Length Y Libre 5296 Page 352 # Total Parcels 1  
Seller KLUS JOHN L. Buyer SALTZMANN MICHAEL Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
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No sale history in database for this parcel.

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

Square Feet	1,754	Lot Size Dim.:	75.00x150.00	Tax ID#	089.-08-14.0
Sqft. 1st Floor	1,178	Land SQFT	11,250	Assessed Value \$	145,000
Sqft. 2nd Floor	0	Lot Size Acres	0.26	Land Assesment \$	16,200
Fin. Basement Sqft.	576	Zoning		School Tax \$	3,046
Year Built	1983	Nbhd Code	22402	County/Town Tax \$	1,299
Bldg Style	SPLIT LEVEL	School District	312403 - NORTH SYRACUSE	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	4,345
# Stories	1.00	Water Front	N	Full Tax Value \$	145,000
# Baths	2 FULL	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	1.00
# Bedrooms	3	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	
# Fireplaces	0	Utilities	GAS/ELECTRIC	Full Land Value \$	16,200
# Kitchens	1	Nbhd. Rating	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type	GAR-1.0 ATT, BUILT: 1983, 528 SQFT, DIMENSIONS: (22 X 24), CNDTN: NORMAL, GRADE: D	Nbhd. Type	SUBURBAN		
Garage Bays	1	# Res. Sites	1	Updated:04/09/2015 1:45 pm	
Cooling Detail	CENTRAL	# Comm. Sites	0		
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)	Swis Code	312289		
Exterior	ALUM/VINYL				
Condition	NORMAL				
Basement Type	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1983, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1983, 0 SQFT, CONDITION NORMAL
- (1) PAVNG-CONCR, BUILT 1988, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1986, 0 SQFT, CONDITION NORMAL
- (1) SHED-MACHINE, BUILT 1988, 0 SQFT, CONDITION NORMAL

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*Handwritten:* YES  
BACKS METAL

**OWNERSHIP INFORMATION**

**COURY DAVID BRUYERE**  
6198 WYNMOOR DR  
CICERO NY 13039-9210

**PARCEL NO: 089.-08-16.0**

**Mail:** 2140 TUNA CANYON RD  
TOPANGA CA 90290-3444

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0103.21

**SALE INFORMATION**

**Sale Date** 10/21/2013 **Price \$** 110,000 **Deed Date** 10/23/2013  
**Arms Length** Y **Libre** 5257 **Page** 479 **# Total Parcels** 1  
**Seller** PETTIT MARY **Buyer** COURY DAVID **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
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No sale history in database for this parcel.

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
<b>Square Feet</b>	1,660	<b>Lot Size Dim.:</b>	75.00x155.00	<b>Tax ID#</b>	089.-08-16.0
<b>Sqft. 1st Floor</b>	924	<b>Land SQFT</b>	11,625	<b>Assessed Value \$</b>	130,000
<b>Sqft. 2nd Floor</b>	0	<b>Lot Size Acres</b>	0.27	<b>Land Assesment \$</b>	17,000
<b>Fin. Basement Sqft.</b>	736	<b>Zoning</b>		<b>School Tax \$</b>	2,731
<b>Year Built</b>	1984	<b>Nbhd Code</b>	22402	<b>County/Town Tax \$</b>	1,165
<b>Bldg Style</b>	RAISED RANCH	<b>School District</b>	312403 - NORTH SYRACUSE	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	3,896
<b># Stories</b>	1.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	130,000
<b># Baths</b>	2 FULL	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	4	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	
<b># Fireplaces</b>	0	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	17,000
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	GAR-1.0 ATT, BUILT: 1984, 288 SQFT, DIMENSIONS: (12 X 24), CNDTN: NORMAL, GRADE: D	<b>Nbhd. Type</b>	SUBURBAN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1	Updated:04/09/2015 1:45 pm	
<b>Cooling Detail</b>	CENTRAL	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (ELECTRIC) FUEL: (ELECTRIC)	<b>Swis Code</b>	312289		
<b>Exterior</b>	WOOD				
<b>Condition</b>	NORMAL				
<b>Basement Type</b>	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1984, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1986, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1997, 0 SQFT, CONDITION NORMAL
- (0) SHED-MACHINE, BUILT 2010, 0 SQFT, CONDITION NORMAL

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*NO CELL  
BACKS REPAIR*

**OWNERSHIP INFORMATION**

SANTANA MARK  
6216 WYNMOOR DR  
CICERO NY 13039-8862

*5/19  
LIMITS*

**PARCEL NO: 089.-08-21.0**

Mail: CICERO NY 00000-0000

PHONE NUMBER:

COUNTY: ONONDAGA

CENSUS TRACT: 0103.21

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**SALE INFORMATION**

Sale Date 08/28/2013 Price \$ 136,400 Deed Date 08/29/2013

Arms Length Y Libre 5250 Page 842 # Total Parcels 1

Seller IOZZIA JOYCE Buyer SANTANA MARK Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 92,900	10/21/2002	Y	PETERSON SCOTT D/RACHELE L	IOZZIA JOYCE ANN
2	\$ 79,900	06/28/1995	Y	CARMINA JOSEPH A JR	PETERSON SCOTT D & RACHELE L
3	\$ 82,500	01/09/1990	Y	TARNOW JR ROBERT M & SANDRA J	CARMINA JR JOSEPH A & MICHELE
4	\$ 0	01/09/1990	N	UNKNOWN	UNKNOWN

**STRUCTURAL INFORMATION**

Square Feet 1,620  
Sqft. 1st Floor 1,092  
Sqft. 2nd Floor 0  
Fin. Basement Sqft. 528  
Year Built 1985  
Bldg Style SPLIT LEVEL  
# Units 1  
# Stories 1.00  
# Baths 2 FULL, 1 HALF  
# Bedrooms 3  
# Fireplaces 0  
# Kitchens 1

**LOT INFORMATION**

Lot Size Dim.: 61.00x164.00  
Land SQFT 10,004  
Lot Size Acres 0.30  
Zoning  
Nbhd Code 22402  
School District 312403 - NORTH SYRACUSE  
Desirability TYPICAL  
Water Front N  
Sewer COMMERCIAL/PUBLIC  
Water COMMERCIAL/PUBLIC  
Utilities GAS/ELECTRIC  
Nbhd. Rating AVERAGE  
Nbhd. Type SUBURBAN  
# Res. Sites 1  
# Comm. Sites 0  
Swis Code 312289

**TAX INFORMATION**

Tax ID# 089.-08-21.0  
Assessed Value \$ 135,000  
Land Assesment \$ 20,400  
School Tax \$ 2,836  
County/Town Tax \$ 1,210  
City/Village Tax \$  
Total Tax \$ 4,046  
Full Tax Value \$ 135,000  
Equalization Rate 1.00  
Prior Tax ID#  
Full Land Value \$ 20,400

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:45 pm

Garage Type GAR-1.0 ATT, BUILT: 1984, 288 SQFT, DIMENSIONS: (12 X 24), CNDTN: NORMAL, GRADE: D

Garage Bays 1  
Cooling Detail NONE  
Heat Type HEAT: (HOT AIR) FUEL: (GAS)  
Exterior ALUM/VINYL  
Condition NORMAL  
Basement Type PARTIAL

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1984, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 2006, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1992, 0 SQFT, CONDITION NORMAL
- (1) SHED-MACHINE, BUILT 1992, 0 SQFT, CONDITION NORMAL
- (1) POOL-ABV GRN, BUILT 1990, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.





*NO CELL*

**OWNERSHIP INFORMATION**

**CARDONE ELAINE**  
**8452 BAYRIDGE RD**  
**CICERO NY 13039-8838**

**PARCEL NO: 089.-06-12.0**

**Mail:** BREWERTON NY 00000-0000  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0103.21

**SALE INFORMATION**

**Sale Date** 11/18/2014 **Price \$** 138,500 **Deed Date** 11/18/2014  
**Arms Length Y** **Libre** 5304 **Page** 586 **# Total Parcels** 1  
**Seller** WEHRUNG DONALD **Buyer** CARDONE ELAINE **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 138,500	11/17/2014	Y	WEHRUNG DONALD	CARDONE ELAINE
2	\$ 79,000	05/21/2014	N	HSBC BANK USA N A	WEHRUNG DONALD
3	\$ 134,605	10/10/2013	N	LAURANGE DANIELLE	ACE SECURITIES CORP HOME
4	\$ 129,900	01/04/2007	Y	PRYOR SUZANNE	LAURANGE DANIELLE
5	\$ 1	08/09/2002	N	BERNARDINI SUZANNE M	PRYOR SUZANNE M & PAUL A
6	\$ 65,505	10/29/1999	N	FED HOME LOAN MORT CORP	BERNARDINI SUZANNE M
7	\$ 1	06/08/1999	N	ALFANO JAMES L	FED HOME LOAN MORT CORP
8	\$ 80,500	07/02/1996	Y	REID JR RONALD L	ALFANO JAMES L

**STRUCTURAL INFORMATION**

**Square Feet** 1,568  
**Sqft. 1st Floor** 1,040  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 528  
**Year Built** 1979  
**Bldg Style** SPLIT LEVEL  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 1 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1979, 480 SQFT, DIMENSIONS: (20 X 24), CNDTN: NORMAL, GRADE: D  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (ELECTRIC) FUEL: (ELECTRIC)  
**Exterior Condition** ALUM/VINYL NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 75.00x135.00  
**Land SQFT** 10,125  
**Lot Size Acres** 0.23  
**Zoning** R-10  
**Nbhd Code** 22402  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 089.-06-12.0  
**Assessed Value \$** 135,000  
**Land Assesment \$** 13,900  
**School Tax \$** 2,836  
**County/Town Tax \$** 1,210  
**City/Village Tax \$**  
**Total Tax \$** 4,046  
**Full Tax Value \$** 135,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 13,900

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:45 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**



*NO CBLL*

**OWNERSHIP INFORMATION**

**TAYLOR CHRISTOPHER TAYLOR**  
**8453 BAYRIDGE RD**  
**CICERO NY 13039-9233**

**PARCEL NO: 089.-07-07.0**

**Mail:** 8453 BAYRIDGE RD  
 CICERO NY 13039-9233

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0103.21

**SALE INFORMATION**

**Sale Date** 05/30/2013      **Price \$** 140,000      **Deed Date** 05/30/2013  
**Arms Length Y**      **Libre** 5240      **Page** 36      **# Total Parcels** 1  
**Seller** FERNANDEZ DIANTHA      **Buyer** TAYLOR CHRISTOPHER      **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 135,000	05/29/2013	Y	FERNANDEZ DIANTHA	TAYLOR CHRISTOPHER
2	\$ 100,000	04/15/2010	N	BANK KEY NATIONAL ASSOC.	FERNANDEZ DIANTHA
3	\$ 65,250	05/05/2009	N	DE ROSA DONALD	KEY BANK NATIONAL ASSOCIATION

**STRUCTURAL INFORMATION**

**Square Feet** 1,722  
**Sqft. 1st Floor** 846  
**Sqft. 2nd Floor** 876  
**Fin. Basement Sqft.** 0  
**Year Built** 1983  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1983, 240 SQFT, CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** ALUM/VINYL  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 75.00x135.00  
**Land SQFT** 10,125  
**Lot Size Acres** 0.23  
**Zoning** R-10  
**Nbhd Code** 22402  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 089.-07-07.0  
**Assessed Value \$** 147,000  
**Land Assesment \$** 13,900  
**School Tax \$** 3,088  
**County/Town Tax \$** 1,317  
**City/Village Tax \$**  
**Total Tax \$** 4,405  
**Full Tax Value \$** 147,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 13,900

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

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**EXEMPTIONS:**

ALT VET EX-WAR PERIOD-COMBAT  
 ALT VET EX-WAR PERIOD-DISABILITY

**IMPROVEMENTS:**

(1) PORCH-COVERD, BUILT 1983, 0 SQFT, CONDITION NORMAL  
 (1) GAR-1.0 ATT, BUILT 1983, 240.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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NO CELL

**OWNERSHIP INFORMATION**

**MEYERS CONNIE**  
**8485 BAYRIDGE RD**  
**CICERO NY 13039-8859**

**PARCEL NO: 089.-05-02.0**

**Mail:** 8485 BAYRIDGE RD  
 CICERO NY 13039-8859

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0103.21

**SALE INFORMATION**

**Sale Date** 04/03/2013 **Price \$** 127,000 **Deed Date** 04/03/2013  
**Arms Length Y** **Libre** 5234 **Page** 276 **# Total Parcels** 1  
**Seller** TUPAY EDWARD **Buyer** MEYERS CONNIE **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 85,000	09/25/2000	Y	PERLA WILLIAM F	TUPAY EDWARD J/TAMMY T
2	\$ 77,500	05/14/1997	Y	FIEL STEVEN R & ELIZABETH	PERLA WILLIAM F

**STRUCTURAL INFORMATION**

**Square Feet** 1,520  
**Sqft. 1st Floor** 1,040  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 480  
**Year Built** 1979  
**Bldg Style** SPLIT LEVEL  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 2 FULL  
**# Bedrooms** 3  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1979, 440 SQFT, DIMENSIONS: (20 X 22), CNDTN: NORMAL, GRADE: D  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** ALUM/VINYL  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 85.00x135.00  
**Land SQFT** 11,475  
**Lot Size Acres** 0.26  
**Zoning** R-10  
**Nbhd Code** 22402  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 089.-05-02.0  
**Assessed Value \$** 135,000  
**Land Assesment \$** 16,700  
**School Tax \$** 2,836  
**County/Town Tax \$** 1,210  
**City/Village Tax \$**  
**Total Tax \$** 4,046  
**Full Tax Value \$** 135,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 16,700

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:45 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1979, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1984, 0 SQFT, CONDITION NORMAL
- (1) SHED-MACHINE, BUILT 2009, 0 SQFT, CONDITION NORMAL
- (0) POOL-ABV GRN, BUILT 2012, 24.00 SQFT, CONDITION NORMAL
- (0) SHED-MACHINE, BUILT 2013, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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NO CEUL

**OWNERSHIP INFORMATION**

**PELZ DALLAS**  
**8488 BAYRIDGE RD**  
**CICERO NY 13039-8838**

**PARCEL NO: 089.-06-03.0**

**Mail:** 8488 BAYRIDGE RD  
 CICERO NY 13039-8838

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0103.21

**SALE INFORMATION**

**Sale Date** 08/28/2013 **Price \$** 125,000 **Deed Date** 10/02/2013  
**Arms Length** Y **Libre** 5254 **Page** 921 **# Total Parcels** 1  
**Seller** EMRICH MATTHEW **Buyer** PELZ DALLAS **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 122,500	07/14/2006	Y	LUPIA ANTHONY F & KIMBERLY A	EMRICH MATTHEW P
2	\$ 82,650	05/03/2000	Y	BOUGH JAMES F	LUPIA ANTHONY F & KIMBERLY A
3	\$ 76,100	11/14/1990	Y	GILBERT JEFFREY S AND CARMELLA	BOUGH JAMES F

**STRUCTURAL INFORMATION**

**Square Feet** 1,368  
**Sqft. 1st Floor** 936  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 432  
**Year Built** 1983  
**Bldg Style** SPLIT LEVEL  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 1 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1983, 264 SQFT, DIMENSIONS: (12 X 22), CNDTN: NORMAL, GRADE: D  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** ALUM/VINYL  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 76.00x134.00  
**Land SQFT** 10,184  
**Lot Size Acres** 0.23  
**Zoning** R-10  
**Nbhd Code** 22402  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 089.-06-03.0  
**Assessed Value \$** 125,000  
**Land Assesment \$** 14,000  
**School Tax \$** 2,626  
**County/Town Tax \$** 1,120  
**City/Village Tax \$**  
**Total Tax \$** 3,746  
**Full Tax Value \$** 125,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 14,000

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:45 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

(1) GAR-1.0 ATT, BUILT 1983, 0 SQFT, CONDITION NORMAL

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NO CELL

**OWNERSHIP INFORMATION**

**SHANE MARK**  
**8492 BAYRIDGE RD**  
**CICERO NY 13039-8838**

**PARCEL NO: 089.-06-02.0**

**Mail:** 8492 BAYRIDGE RD  
 CICERO NY 13039-8838

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0103.21

**SALE INFORMATION**

**Sale Date** 08/13/2014 **Price \$** 136,500 **Deed Date** 08/13/2014  
**Arms Length** Y **Libre** 5292 **Page** 150 **# Total Parcels** 1  
**Seller** FRASIER MICHAEL **Buyer** SHANE MARK **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 120,000	05/16/2008	Y	BATEMAN DONALD	FRASIER MICHAEL K,JESSICA I

**STRUCTURAL INFORMATION**

**Square Feet** 1,296  
**Sqft. 1st Floor** 900  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 396  
**Year Built** 1983  
**Bldg Style** SPLIT LEVEL  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 1 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1983, 264 SQFT, DIMENSIONS: (12 X 22), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** ALUM/VINYL  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 75.00x135.00  
**Land SQFT** 10,125  
**Lot Size Acres** 0.23  
**Zoning** R-10  
**Nbhd Code** 22402  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 089.-06-02.0  
**Assessed Value \$** 125,000  
**Land Assesment \$** 13,900  
**School Tax \$** 2,626  
**County/Town Tax \$** 1,120  
**City/Village Tax \$**  
**Total Tax \$** 3,746  
**Full Tax Value \$** 125,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 13,900

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:45 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1983, 0 SQFT, CONDITION NORMAL
- (1) PATIO-CONCR, BUILT 1987, 0 SQFT, CONDITION NORMAL

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**OWNERSHIP INFORMATION**

**WELCH JANET**  
**8458 TORCHWOOD LN**  
**CICERO NY 13039-9211**

**PARCEL NO: 089.-07-16.0**

**Mail:** CICERO NY 00000-0000  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0103.21

**SALE INFORMATION** Sale Date 12/08/2014 Price \$ 119,500 Deed Date 12/08/2014

**Arms Length Y** Libre 5307 **Page** 15 **# Total Parcels** 1  
**Seller** BREYTMAN EDUARD **Buyer** WELCH JANET **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 115,500	12/05/2014	Y	BREYTMAN EDUARD	WELCH JANET
2	\$ 117,000	11/09/2012	Y	VANDYKE KATHLEEN	BREYTMAN EDWARD
3	\$ 111,000	11/08/2012	Y	VANDYKE KATHLEEN	BREYTMAN EDWARD
4	\$ 1	09/10/1999	N	CHAPMAN OLSEN	ATKINSON KATHLEEN GAIL

**STRUCTURAL INFORMATION** **LOT INFORMATION** **TAX INFORMATION**

**Square Feet** 1,428  
**Sqft. 1st Floor** 1,092  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 336  
**Year Built** 1986  
**Bldg Style** SPLIT LEVEL  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type**  
**Garage Bays** 0  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior Condition** ALUM/VINYL  
 NORMAL  
**Basement Type** PARTIAL

**Lot Size Dim.:** 75.00x135.00  
**Land SQFT** 10,125  
**Lot Size Acres** 0.23  
**Zoning**  
**Nbhd Code** 22402  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**Tax ID#** 089.-07-16.0  
**Assessed Value \$** 130,000  
**Land Assesment \$** 13,900  
**School Tax \$** 2,731  
**County/Town Tax \$** 1,165  
**City/Village Tax \$**  
**Total Tax \$** 3,896  
**Full Tax Value \$** 130,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 13,900

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:45 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PORCH-OPEN, BUILT 1986, 0 SQFT, CONDITION NORMAL
- (1) POOL-ABV GRN, BUILT 2000, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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**OWNERSHIP INFORMATION** **PARCEL NO: 089.-07-18.0**

**DOTY AARON**  
**8466 TORCHWOOD LN**  
**CICERO NY 13039-9211**

**Mail:** 8466 TORCHWOOD LN  
 CICERO NY 13039-9211

**PHONE NUMBER:**

**COUNTY:** ONONDAGA **CENSUS TRACT:** 0103.21

**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**SALE INFORMATION** **Sale Date** 07/31/2013 **Price \$** 127,500 **Deed Date** 07/31/2013

**Arms Length** Y **Libre** 5247 **Page** 95 **# Total Parcels** 1

**Seller** CLAPPER KEVIN **Buyer** DOTY AARON **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 110,000	08/06/2007	Y	CHARLESTON JACKIE L	CLAPPER KEVIN
2	\$ 89,900	03/25/2002	N	DEEGAN SCOTT	CHARLESTON JACKIE L
3	\$ 77,500	08/28/2000	Y	KING CORNELIUS & LOLITHA M	DEEGAN SCOTT

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
<b>Square Feet</b>	1,428	<b>Lot Size Dim.:</b>	75.00x135.00	<b>Tax ID#</b>	089.-07-18.0
<b>Sqft. 1st Floor</b>	1,092	<b>Land SQFT</b>	10,125	<b>Assessed Value \$</b>	130,000
<b>Sqft. 2nd Floor</b>	0	<b>Lot Size Acres</b>	0.23	<b>Land Assesment \$</b>	13,900
<b>Fin. Basement Sqft.</b>	336	<b>Zoning</b>		<b>School Tax \$</b>	2,731
<b>Year Built</b>	1986	<b>Nbhd Code</b>	22402	<b>County/Town Tax \$</b>	1,165
<b>Bldg Style</b>	SPLIT LEVEL	<b>School District</b>	312403 - NORTH SYRACUSE	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	3,896
<b># Stories</b>	1.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	130,000
<b># Baths</b>	2 FULL	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	3	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	
<b># Fireplaces</b>	0	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	13,900
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	1 BSMT GARAGE	<b>Nbhd. Type</b>	SUBURBAN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1		
<b>Cooling Detail</b>	CENTRAL	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	312289		
<b>Exterior</b>	ALUM/VINYL			Updated:04/09/2015 1:45 pm	
<b>Condition</b>	NORMAL				
<b>Basement Type</b>	PARTIAL				

**EXEMPTIONS:**  
 BASIC STAR 1999-2000

**IMPROVEMENTS:**  
 (1) PORCH-ENCLSD, BUILT 1996, 0 SQFT, CONDITION NORMAL  
 Note: Display indicates first residential site and up to four improvements.

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*No Call*

**OWNERSHIP INFORMATION**

**APPEL LAURIE**  
**8478 TORCHWOOD LN**  
**CICERO NY 13039-9212**

**PARCEL NO: 089.-05-05.0**

**Mail:** 8478 TORCHWOOD LN  
 CICERO NY 13039-9212  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0103.21

**SALE INFORMATION**

**Sale Date** 12/27/2013 **Price \$** 125,000 **Deed Date** 12/30/2013  
**Arms Length Y** **Libre** 5265 **Page** 940 **# Total Parcels** 1  
**Seller** RICCARDI KRISTEN **Buyer** APPEL LAURIE **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 125,000	08/15/2007	Y	OLIVER JEFFREY	RICCARDI KRISTEN

**STRUCTURAL INFORMATION**

**Square Feet** 1,568  
**Sqft. 1st Floor** 1,040  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 528  
**Year Built** 1983  
**Bldg Style** SPLIT LEVEL  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 2 FULL  
**# Bedrooms** 3  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1983, 288 SQFT, DIMENSIONS: (12 X 24), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** ALUM/VINYL  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 155.00x92.00  
**Land SQFT** 14,260  
**Lot Size Acres** 0.33  
**Zoning**  
**Nbhd Code** 22402  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 089.-05-05.0  
**Assessed Value \$** 131,000  
**Land Assesment \$** 22,500  
**School Tax \$** 2,752  
**County/Town Tax \$** 1,174  
**City/Village Tax \$**  
**Total Tax \$** 3,926  
**Full Tax Value \$** 131,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 22,500

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:45 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1983, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1983, 0 SQFT, CONDITION NORMAL
- (1) SHED-MACHINE, BUILT 1983, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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No cell

**OWNERSHIP INFORMATION**

**GRUDZINSKI GERALD GRUDZINSKI**  
**6170 PINION DR**  
**CICERO NY 13039-8866**

**PARCEL NO: 089.-04-01.0**

**Mail:** CICERO NY 00000-0000

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0103.21

**SALE INFORMATION**

**Sale Date** 10/07/2013    **Price \$** 137,000    **Deed Date** 10/08/2013  
**Arms Length** Y    **Libre** 5255    **Page** 475    **# Total Parcels** 1  
**Seller** HOMRIGHOUSE CHARLES    **Buyer** GRUDZINSKI GERALD    **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 138,000	03/21/2008	Y	DUNN CHARLES G & KATHLEEN M	HOMRIGHOUSE CHARLES K
2	\$ 130,500	09/14/2005	Y	CON-TEM ENTERPRISES, INC.	DUNN CHARLES G
3	\$ 1	09/14/2005	N	FENTON MICHAEL	CON TEM ENTERPRISES INC
4	\$ 75,000	04/11/2005	N	SEC OF HUD	FENTON MICHAEL
5	\$ 94,137	10/07/2004	N	QUEIOR MICHAEL	SEC OF HUD
6	\$ 86,900	07/31/2002	Y	TRAN DAVID	QUEIOR MICHAEL J/AIMEE M
7	\$ 77,000	08/18/1997	Y	VAUGH TERRY L & NANCY A	TRAN DAVID

**STRUCTURAL INFORMATION**

**Square Feet** 1,520  
**Sqft. 1st Floor** 1,040  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 480  
**Year Built** 1980  
**Bldg Style** SPLIT LEVEL  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 1 FULL  
**# Bedrooms** 3  
**# Fireplaces** 0  
**# Kitchens** 1

**LOT INFORMATION**

**Lot Size Dim.:** 90.00x135.00  
**Land SQFT** 12,150  
**Lot Size Acres** 0.28  
**Zoning** R-10  
**Nbhd Code** 22402  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 089.-04-01.0  
**Assessed Value \$** 135,000  
**Land Assesment \$** 18,100  
**School Tax \$** 2,836  
**County/Town Tax \$** 1,210  
**City/Village Tax \$**  
**Total Tax \$** 4,046  
**Full Tax Value \$** 135,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 18,100

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:45 pm

**Garage Type** GAR-1.0 ATT, BUILT: 1980, 440 SQFT, DIMENSIONS: (20 X 22), CNDTN: NORMAL, GRADE: D  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (ELECTRIC) FUEL: (ELECTRIC)  
**Exterior Condition** ALUM/VINYL NORMAL  
**Basement Type** FULL

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

(1) GAR-1.0 ATT, BUILT 1980, 0 SQFT, CONDITION NORMAL  
(1) PORCH-OPEN, BUILT 1980, 0 SQFT, CONDITION NORMAL



NO CALL

**OWNERSHIP INFORMATION**

**SHEPARD DAVID SHEPARD**  
**6153 PALISADES DR**  
**CICERO NY 13039-9209**

**PARCEL NO: 089.-02-15.0**

**Mail:** CICERO NY 00000-0000  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0103.21

**SALE INFORMATION**

**Sale Date** 06/18/2014 **Price \$** 130,000 **Deed Date** 06/19/2014  
**Arms Length** N **Libre** 5284 **Page** 810 **# Total Parcels** 1  
**Seller** GRIFFIN KELLY **Buyer** SHEPARD DAVID **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 128,700	06/18/2014	Y	GRIFFIN KELLY	SHEPARD DAVID
2	\$ 133,000	07/21/2006	Y	MCAFER GARY W & ANN M	KLACK KELLY

**STRUCTURAL INFORMATION**

**Square Feet** 1,820  
**Sqft. 1st Floor** 1,040  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 780  
**Year Built** 1987  
**Bldg Style** RAISED RANCH  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 1 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1987, 288 SQFT, DIMENSIONS: (12 X 24), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** ALUM/VINYL  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 75.00x140.00  
**Land SQFT** 10,500  
**Lot Size Acres** 0.24  
**Zoning** R-10  
**Nbhd Code** 22402  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 089.-02-15.0  
**Assessed Value \$** 140,000  
**Land Assesment \$** 14,700  
**School Tax \$** 2,941  
**County/Town Tax \$** 1,254  
**City/Village Tax \$**  
**Total Tax \$** 4,195  
**Full Tax Value \$** 140,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 14,700

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:45 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

(1) GAR-1.0 ATT, BUILT 1987, 0 SQFT, CONDITION NORMAL

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*No Cell*

**OWNERSHIP INFORMATION**

**CESARINI JAMES JONES**  
**6136 PALISADES DR**  
**CICERO NY 13039-9204**

**PARCEL NO: 089.-13-09.0**

**Mail:** CICERO NY 00000-0000

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0103.21

**SALE INFORMATION**

**Sale Date** 10/16/2014    **Price \$** 126,500    **Deed Date** 10/16/2014  
**Arms Length** Y    **Libre** 5300    **Page** 390    **# Total Parcels** 1  
**Seller** NASH WENDY    **Buyer** CESARINI JAMES    **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 89,000	08/17/2001	Y	MANOUCHEHRIPOUR ABDOLALI	NASH WENDY E

**STRUCTURAL INFORMATION**

**Square Feet** 1,800  
**Sqft. 1st Floor** 1,040  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 760  
**Year Built** 1986  
**Bldg Style** RAISED RANCH  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 1 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1986, 288 SQFT, DIMENSIONS: (12 X 24), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** ALUM/VINYL NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 78.00x132.00  
**Land SQFT** 10,296  
**Lot Size Acres** 0.24  
**Zoning** R-10  
**Nbhd Code** 22402  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 089.-13-09.0  
**Assessed Value \$** 140,000  
**Land Assesment \$** 14,300  
**School Tax \$** 2,941  
**County/Town Tax \$** 1,254  
**City/Village Tax \$**  
**Total Tax \$** 4,195  
**Full Tax Value \$** 140,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 14,300

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:45 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1986, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 2007, 0 SQFT, CONDITION NORMAL

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NO CELL



**OWNERSHIP INFORMATION**

**MASTRO MATTHEW R ALGER**  
 6252 TARTAN DR S  
 CICERO NY 13039-8881

**PARCEL NO: 089.-12-17.0**

**Mail:** 6252 TARTAN DR  
 CICERO NY 13039-8881

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0103.21

**SALE INFORMATION**

**Sale Date** 05/24/2013 **Price \$** 139,900 **Deed Date** 05/31/2013  
**Arms Length Y** Libre 5240 **Page** 180 **# Total Parcels** 1  
**Seller** BLAKE RYAN P **Buyer** MASTRO MATTHEW R **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 134,900	01/29/2010	Y	MURRAY WILLIAM	BLAKE RYAN
2	\$ 89,000	08/02/1999	Y	BAKER JULIA M	MURRAY WILLIAM T.
3	\$ 87,000	10/10/1996	Y	M.E. WILSON DEVELOPMENT C ORPORA	BAKER JULIA M
4	\$ 20,000	05/22/1996	Y	BUCKLEY-CLAY ASSOCIATES	M.E. WILSON DEVELOPMENT CORPORATION

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

<b>Square Feet</b>	1,460	<b>Lot Size Dim.:</b>	91.39x147.12	<b>Tax ID#</b>	089.-12-17.0
<b>Sqft. 1st Floor</b>	1,028	<b>Land SQFT</b>	13,445	<b>Assessed Value \$</b>	135,000
<b>Sqft. 2nd Floor</b>	0	<b>Lot Size Acres</b>	0.29	<b>Land Assesment \$</b>	18,900
<b>Fin. Basement Sqft.</b>	432	<b>Zoning</b>		<b>School Tax \$</b>	2,836
<b>Year Built</b>	1996	<b>Nbhd Code</b>	22402	<b>County/Town Tax \$</b>	1,210
<b>Bldg Style</b>	RAISED RANCH	<b>School District</b>	312403 - NORTH SYRACUSE	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	4,046
<b># Stories</b>	1.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	135,000
<b># Baths</b>	1 FULL	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	3	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	089-01-59.0
<b># Fireplaces</b>	0	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	18,900
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	2 BSMT GARAGE	<b>Nbhd. Type</b>	SUBURBAN		
<b>Garage Bays</b>	2	<b># Res. Sites</b>	1		
<b>Cooling Detail</b>	NONE	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	312289	Updated:04/09/2015 1:45 pm	
<b>Exterior</b>	ALUM/VINYL				
<b>Condition</b>	GOOD				
<b>Basement Type</b>	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

(0) PORCH-OPEN, BUILT 2006, 0 SQFT, CONDITION NORMAL  
 (0) SHED-MACHINE, BUILT 2006, 0 SQFT, CONDITION NORMAL

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*COULDN'T FIND*



**OWNERSHIP INFORMATION**

**WIDAS GEORGE WIDAS**  
8486 TORCHWOOD LN  
CICERO NY 13039-9213

**PARCEL NO: 089.-04-06.0**

**Mail:** CICERO NY 00000-0000  
**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0103.21

**SALE INFORMATION**

**Sale Date** 04/24/2014 **Price \$** 168,900 **Deed Date** 04/25/2014  
**Arms Length** Y **Libre** 5278 **Page** 184 **# Total Parcels** 1  
**Seller** COX JOHN **Buyer** WIDAS GEORGE **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 164,900	07/19/2013	Y	LAMANNA FRANK J	COX JOHN I
2	\$ 157,940	03/31/2006	Y	BOROWICZ THOMAS	LAMANNA FRANK

**STRUCTURAL INFORMATION**

**Square Feet** 1,856  
**Sqft. 1st Floor** 1,232  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 624  
**Year Built** 1986  
**Bldg Style** SPLIT LEVEL  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 1 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 0  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 1986, 476 SQFT, CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** ALUM/VINYL  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 90.00x142.00  
**Land SQFT** 12,780  
**Lot Size Acres** 0.29  
**Zoning**  
**Nbhd Code** 22402  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 089.-04-06.0  
**Assessed Value \$** 150,000  
**Land Assesment \$** 19,400  
**School Tax \$** 3,152  
**County/Town Tax \$** 1,344  
**City/Village Tax \$**  
**Total Tax \$** 4,496  
**Full Tax Value \$** 150,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 19,400

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:45 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

(1) GAR-1.0 ATT, BUILT 1986, 476.00 SQFT, CONDITION NORMAL

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*✓ EVERY HOUSE  
IN SUB  
YES*



**OWNERSHIP INFORMATION**

**CRISAFI NICHOLAS CRISAFI**  
8325 NATES LN  
CICERO NY 13039-8916

**PARCEL NO: 051.4-13-08.0**

**Mail:** CICERO NY 00000-0000

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:**

<b>SALE INFORMATION</b>		<b>Sale Date</b> 12/08/2014	<b>Price \$</b> 237,000	<b>Deed Date</b> 12/08/2014
<b>Arms Length Y</b>	<b>Libre</b>	5307	<b>Page</b> 60	<b># Total Parcels</b> 1
<b>Seller</b> CENTORE HEATHER	<b>Buyer</b> CRISAFI NICHOLAS		<b>Personal Property</b> 0	

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 236,900	12/08/2014	Y	CENTORE HEATHER	CRISAFI NICHOLAS
2	\$ 0	01/31/2012	N	CENTORE, III JOHN	CENTORE HEATHER
3	\$ 1	01/03/2012	N	CENTORE, III JOHN	CENTORE HEATHER
4	\$ 193,970	04/04/2006	Y	RUBENSTEIN MICHAEL	CENTORE JOHN
5	\$ 193,970	10/14/2005	Y	ALBERICI GENERAL CONTRACT ORS IN	RUBENSTEIN MICHAEL
6	\$ 37,000	08/09/2005	Y	MARRA NATHAN A	ALBERICI GEN CONTRACTORS

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
<b>Square Feet</b>	1,680	<b>Lot Size Dim.:</b>	100.00x130.00	<b>Tax ID#</b>	051.4-13-08.0
<b>Sqft. 1st Floor</b>	1,680	<b>Land SQFT</b>	13,000	<b>Assessed Value \$</b>	205,000
<b>Sqft. 2nd Floor</b>	0	<b>Lot Size Acres</b>	0.30	<b>Land Assesment \$</b>	45,000
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	R-12	<b>School Tax \$</b>	4,307
<b>Year Built</b>	2005	<b>Nbhd Code</b>	22602	<b>County/Town Tax \$</b>	1,837
<b>Bldg Style</b>	RANCH	<b>School District</b>	312403 - NORTH SYRACUSE	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	6,144
<b># Stories</b>	1.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	205,000
<b># Baths</b>	2 FULL, 1 HALF	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	3	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	
<b># Fireplaces</b>	1	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	45,000
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	GAR-1.0 ATT, BUILT: 2005, 440 SQFT, DIMENSIONS: (20 X 22), CNDTN: NORMAL, GRADE: C	<b>Nbhd. Type</b>	SUBURBAN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1		
<b>Cooling Detail</b>	CENTRAL	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	312289	Updated:04/09/2015 1:44 pm	
<b>Exterior Condition</b>	GOOD				
<b>Basement Type</b>	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2005, 0 SQFT, CONDITION NORMAL
- (1) PATIO-CONCR, BUILT 2005, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

*Y*  
*EVERY HOUSE*  
*IN SUB*  
*YES*



**OWNERSHIP INFORMATION**

**BIELING LYNFORD A. BIELING**  
8337 NATES LN  
CICERO NY 13039-8916

**PARCEL NO: 051.4-13-06.0**

**Mail:** 8337 NATES LN  
CICERO NY 13039-8916

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:**

**SALE INFORMATION** Sale Date 08/07/2013 Price \$ 203,900 Deed Date 08/08/2013  
Arms Length Y Libre 5248 Page 288 # Total Parcels 1  
Seller ALBERICI GENERAL Buyer BIELING LYNFORD A. Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 37,000	12/18/2008	Y	MARRA NATHAN A	ALBERICI GENERAL CONTRACT ORS INC

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	1,796	Lot Size Dim.:	200.46x130.00	Tax ID#	051.4-13-06.0
Sqft. 1st Floor	1,796	Land SQFT	12,029	Assessed Value \$	203,900
Sqft. 2nd Floor	0	Lot Size Acres	0.60	Land Assesment \$	45,000
Fin. Basement Sqft.	0	Zoning	R-12	School Tax \$	945
Year Built	2013	Nbhd Code	22602	County/Town Tax \$	403
Bldg Style	RANCH	School District	312403 - NORTH SYRACUSE	City/Village Tax \$	
# Units		Desirability	TYPICAL	Total Tax \$	1,348
# Stories	1.00	Water Front	N	Full Tax Value \$	203,900
# Baths	2 FULL	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	1.00
# Bedrooms	3	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	
# Fireplaces	1	Utilities	GAS/ELECTRIC	Full Land Value \$	45,000
# Kitchens	1	Nbhd. Rating	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type		Nbhd. Type	SUBURBAN		
Garage Bays	0	# Res. Sites	1		
Cooling Detail	NONE	# Comm. Sites	0		
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)	Swis Code	312289	Updated:04/09/2015 1:44 pm	
Exterior Condition	GOOD				
Basement Type	FULL				

**EXEMPTIONS:**  
ENHANCED STAR

**IMPROVEMENTS:**

- (0) GAR-1.0 ATT, BUILT 2013, 0 SQFT, CONDITION NORMAL
- (0) PORCH-COVERD, BUILT 2013, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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*EVERY HOUSE  
IF SUB  
YES*



**OWNERSHIP INFORMATION**

**DELBIONDO JOSEPH DELBIONDO**  
8345 NATES LN  
CICERO NY 13039-8916

**PARCEL NO: 051.4-13-05.0**

**Mail:** 8345 NATES LN  
CICERO NY 13039-8916

**PHONE NUMBER:**

**COUNTY:** ONONDAGA

**CENSUS TRACT:**

**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**SALE INFORMATION**

**Sale Date** 05/06/2013 **Price \$** 330,000 **Deed Date** 05/06/2013  
**Arms Length Y** Libre 5237 **Page** 674 **# Total Parcels** 1  
**Seller** ALBERICI GENERAL CONTRACT **Buyer** DELBIONDO JOSEPH **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 330,000	04/11/2013	Y	ALBERICI GENERAL CONTRACT	DELBIONDO JOSEPH
2	\$ 37,000	12/18/2008	Y	MARRA NATHAN A	ALBERICI GENERAL CONTRACT ORS INC

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

<b>Square Feet</b>	2,508	<b>Lot Size Dim.:</b>	201.49x130.00	<b>Tax ID#</b>	051.4-13-05.0
<b>Sqft. 1st Floor</b>	1,254	<b>Land SQFT</b>	12,133	<b>Assessed Value \$</b>	330,000
<b>Sqft. 2nd Floor</b>	1,254	<b>Lot Size Acres</b>	0.60	<b>Land Assesment \$</b>	45,000
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	R-12	<b>School Tax \$</b>	945
<b>Year Built</b>	2013	<b>Nbhd Code</b>	22602	<b>County/Town Tax \$</b>	403
<b>Bldg Style</b>	COLONIAL	<b>School District</b>	312403 - NORTH SYRACUSE	<b>City/Village Tax \$</b>	
<b># Units</b>		<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	1,348
<b># Stories</b>	2.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	330,000
<b># Baths</b>	2 FULL, 1 HALF	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	4	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	
<b># Fireplaces</b>	1	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	45,000
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>		<b>Nbhd. Type</b>	SUBURBAN		
<b>Garage Bays</b>	0	<b># Res. Sites</b>	1		
<b>Cooling Detail</b>	NONE	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	312289	Updated:04/09/2015 1:44 pm	
<b>Exterior Condition</b>	GOOD				
<b>Basement Type</b>	PARTIAL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (0) GAR-1.0 ATT, BUILT 2013, 638.00 SQFT, CONDITION GOOD
- (0) PORCH-OPEN, BUILT 2013, 0 SQFT, CONDITION NORMAL
- (0) PORCH-OPEN, BUILT 2013, 0 SQFT, CONDITION NORMAL
- (0) PORCH-OPEN, BUILT 2013, 0 SQFT, CONDITION NORMAL

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*Y  
EVERY HOUSE  
IN SUB  
YES*



**OWNERSHIP INFORMATION**

**NIEVES JAMES COLLINS**  
8322 NATES LN  
CICERO NY 13039-8906

**PARCEL NO: 051.4-12-15.0**

**Mail:** CICERO NY 00000-0000

**PHONE NUMBER:**

**COUNTY:** ONONDAGA

**CENSUS TRACT:**

**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**SALE INFORMATION**

**Sale Date** 07/09/2013 **Price \$** 232,000 **Deed Date** 07/10/2013

**Arms Length Y** Libre 5244 **Page** 602 **# Total Parcels** 1

**Seller** WIEDENBECK JOSEPH **Buyer** NIEVES JAMES **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 227,000	11/16/2007	Y	BOTTEON MARK A	WIEDENBECK JOSPEH JR
2	\$ 239,900	10/20/2006	Y	ALBERICI GENERAL CONTRACTORS IN	BOTTEON MARK A
3	\$ 37,000	08/09/2005	Y	MARRA NATHAN A	ALBERICI GENERAL CONTRACTORS INC

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

<b>Square Feet</b>	2,326	<b>Lot Size Dim.:</b>	100.00x190.09	<b>Tax ID#</b>	051.4-12-15.0
<b>Sqft. 1st Floor</b>	1,436	<b>Land SQFT</b>	12,992	<b>Assessed Value \$</b>	232,000
<b>Sqft. 2nd Floor</b>	890	<b>Lot Size Acres</b>	0.44	<b>Land Assesment \$</b>	45,000
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	R-12	<b>School Tax \$</b>	4,601
<b>Year Built</b>	2005	<b>Nbhd Code</b>	22602	<b>County/Town Tax \$</b>	1,962
<b>Bldg Style</b>	COLONIAL	<b>School District</b>	312403 - NORTH SYRACUSE	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	6,563
<b># Stories</b>	2.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	232,000
<b># Baths</b>	2 FULL, 1 HALF	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	4	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	
<b># Fireplaces</b>	1	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	45,000
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	GAR-1.0 ATT, BUILT: 2005, 440 SQFT, DIMENSIONS: (20 X 22), CNDTN: NORMAL, GRADE: C	<b>Nbhd. Type</b>	SUBURBAN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1		
<b>Cooling Detail</b>	NONE	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	312289	Updated:04/09/2015 1:44 pm	
<b>Exterior Condition</b>	GOOD				
<b>Basement Type</b>	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2005, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 2009, 240.00 SQFT, CONDITION NORMAL

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4

**OWNERSHIP INFORMATION**

**DRAKE PAUL MORSE**  
**8305 SANDRA AVE**  
**CICERO NY 13039-8807**

**PARCEL NO: 052.-02-25.2**

**Mail:** 8458 ROLLERCOASTER DR  
 CICERO NY 13039-7823

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0103.01

**SALE INFORMATION**

**Sale Date** 05/17/2013 **Price \$** 119,000 **Deed Date** 05/20/2013  
**Arms Length** Y **Libre** 5238 **Page** 807 **# Total Parcels** 2  
**Seller** TYFAIR CRAIG **Buyer** DRAKE PAUL **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 114,500	12/22/2006	Y	SYMER SUZANNE	TYFAIL KRISTINE

**STRUCTURAL INFORMATION**

**Square Feet** 1,416  
**Sqft. 1st Floor** 936  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 480  
**Year Built** 1963  
**Bldg Style** SPLIT LEVEL  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 1 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 0  
**# Kitchens** 1

**LOT INFORMATION**

**Lot Size Dim.:** 110.00x180.00  
**Land SQFT** 19,800  
**Lot Size Acres** 0.45  
**Zoning** R-15  
**Nbhd Code** 22202  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 052.-02-25.2  
**Assessed Value \$** 120,000  
**Land Assesment \$** 34,400  
**School Tax \$** 2,731  
**County/Town Tax \$** 1,165  
**City/Village Tax \$**  
**Total Tax \$** 3,896  
**Full Tax Value \$** 120,000  
**Equalization Rate** 1.00  
**Prior Tax ID#** 052-02-25.0  
**Full Land Value \$** 34,400

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:44 pm

**Garage Type** GAR-1.0 ATT, BUILT: 1963, 432 SQFT, DIMENSIONS: (18 X 24), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** WOOD  
**Condition** NORMAL  
**Basement Type** FULL

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 1963, 0 SQFT, CONDITION NORMAL
- (1) SHED-MACHINE, BUILT 1999, 0 SQFT, CONDITION NORMAL
- (0) POOL-ABV GRN, BUILT 2014, 0 SQFT, CONDITION NORMAL

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YES

**OWNERSHIP INFORMATION**

**ZALLA AMY ZALLA**  
**6381 ELECTRIC RAILWAY**  
**CICERO NY 13039-8684**

**PARCEL NO: 051.4-01-02.0**

**Mail:** CICERO NY 00000-0000

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0104.00

**SALE INFORMATION**

**Sale Date** 11/04/2014 **Price \$** 234,000 **Deed Date** 11/04/2014

**Arms Length Y** **Libre** 5302 **Page** 840 **# Total Parcels** 1

**Seller** FRANCONIA REAL ESTATE SER **Buyer** ZALLA AMY **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 227,000	01/05/2009	Y	KEYES TIMOTHY D,KARA E	BROWN ALEXANDER C,KIRSTAN M
2	\$ 184,778	04/11/2003	Y	GLEASON BUILDERS INC	KEYES TIMOTHY D
3	\$ 46,000	08/21/2002	Y	EAGLEWOOD ASSOC INC	GLEASON BUILDERS INC

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 2,056  
**Sqft. 1st Floor** 1,260  
**Sqft. 2nd Floor** 796  
**Fin. Basement Sqft.** 0  
**Year Built** 2002  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2002, 400 SQFT, DIMENSIONS: (20 X 20), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior Condition** COMPOSITION NORMAL  
**Basement Type** FULL

**Lot Size Dim.:** 80.00x177.96  
**Land SQFT** 14,237  
**Lot Size Acres** 0.36  
**Zoning** R-12  
**Nbhd Code** 22605  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**Tax ID#** 051.4-01-02.0  
**Assessed Value \$** 240,000  
**Land Assesment \$** 60,500  
**School Tax \$** 4,769  
**County/Town Tax \$** 2,034  
**City/Village Tax \$**  
**Total Tax \$** 6,803  
**Full Tax Value \$** 240,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 60,500

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:44 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2002, 0 SQFT, CONDITION NORMAL
- (0) PORCH-OPEN, BUILT 2004, 278.00 SQFT, CONDITION NORMAL
- (0) SHED-MACHINE, BUILT 2006, 0 SQFT, CONDITION NORMAL
- (1) POOL-ST/VNYL, BUILT 2002, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.



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**OWNERSHIP INFORMATION**

**COSTA MICHAEL COSTA**  
**6384 ELECTRIC RAILWAY**  
**CICERO NY 13039-8687**

**PARCEL NO: 051.4-02-02.0**

**Mail:** 6384 ELECTRIC RAILWAY  
 CICERO NY 13039-8687

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0104.00

**SALE INFORMATION**

**Sale Date** 07/22/2014 **Price \$** 237,000 **Deed Date** 07/22/2014

**Arms Length Y** Libre 5289 **Page** 356 **# Total Parcels** 1

**Seller** WAGONER BARBARA **Buyer** COSTA MICHAEL **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 237,000	07/17/2014	Y	WAGONER BARBARA	COSTA MICHAEL
2	\$ 1	08/12/2008	N	WAGONER RICHARD	WAGONER BARBARA
3	\$ 157,355	05/30/2002	Y	GLEASON BUILDERS INC	WAGONER RICHARD J & BARBARA A
4	\$ 46,000	02/11/2002	Y	EAGLEWOOD ASSOC INC	GLEASON BUIDLERS INC

**STRUCTURAL INFORMATION**

**Square Feet** 1,970  
**Sqft. 1st Floor** 1,112  
**Sqft. 2nd Floor** 858  
**Fin. Basement Sqft.** 0  
**Year Built** 2002  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2002, 700 SQFT, CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** COMPOSITION  
**Condition** GOOD  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 105.35x121.85  
**Land SQFT** 12,837  
**Lot Size Acres** 0.27  
**Zoning** R-12  
**Nbhd Code** 22605  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 051.4-02-02.0  
**Assessed Value \$** 240,000  
**Land Assesment \$** 49,200  
**School Tax \$** 4,622  
**County/Town Tax \$** 1,971  
**City/Village Tax \$**  
**Total Tax \$** 6,593  
**Full Tax Value \$** 240,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 49,200

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:44 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2002, 700.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 2003, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 2002, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 2002, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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YES

**OWNERSHIP INFORMATION**

**LOUDNER MICHAEL L AND AMY C**  
**6385 ELECTRIC RAILWAY**  
**CICERO NY 13039-8684**

**PARCEL NO: 051.4-01-04.0**

**Mail:** 6385 ELECTRIC RAILWAY  
 CICERO NY 13039-8684

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0104.00

**SALE INFORMATION**

**Sale Date** 06/10/2014 **Price \$** 212,500 **Deed Date** 06/11/2014  
**Arms Length Y** **Libre** 5283 **Page** 697 **# Total Parcels** 1  
**Seller** ENGLISH GORDON M **Buyer** LOUDNER MICHAEL L AND AMY C **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 1	11/10/2011	N	ENGLISH GORDON	ENGLISH GORDON
2	\$ 166,000	07/16/2004	Y	EAGLEWOOD ASSOC	ENGLISH GORDON

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

<b>Square Feet</b>	2,018	<b>Lot Size Dim.:</b>	90.00x150.00	<b>Tax ID#</b>	051.4-01-04.0
<b>Sqft. 1st Floor</b>	1,284	<b>Land SQFT</b>	13,500	<b>Assessed Value \$</b>	225,000
<b>Sqft. 2nd Floor</b>	734	<b>Lot Size Acres</b>	0.31	<b>Land Assesment \$</b>	53,600
<b>Fin. Basement Sqft.</b>	0	<b>Zoning</b>	R-12	<b>School Tax \$</b>	4,727
<b>Year Built</b>	2004	<b>Nbhd Code</b>	22605	<b>County/Town Tax \$</b>	2,016
<b>Bldg Style</b>	COLONIAL	<b>School District</b>	312403 - NORTH SYRACUSE	<b>City/Village Tax \$</b>	
<b># Units</b>	1	<b>Desirability</b>	TYPICAL	<b>Total Tax \$</b>	6,743
<b># Stories</b>	2.00	<b>Water Front</b>	N	<b>Full Tax Value \$</b>	225,000
<b># Baths</b>	2 FULL, 1 HALF	<b>Sewer</b>	COMMERCIAL/PUBLIC	<b>Equalization Rate</b>	1.00
<b># Bedrooms</b>	3	<b>Water</b>	COMMERCIAL/PUBLIC	<b>Prior Tax ID#</b>	
<b># Fireplaces</b>	1	<b>Utilities</b>	GAS/ELECTRIC	<b>Full Land Value \$</b>	53,600
<b># Kitchens</b>	1	<b>Nbhd. Rating</b>	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
<b>Garage Type</b>	GAR-1.0 ATT, BUILT: 2004, 400 SQFT, DIMENSIONS: (20 X 20), CNDTN: EXCELLENT, GRADE: C	<b>Nbhd. Type</b>	SUBURBAN		
<b>Garage Bays</b>	1	<b># Res. Sites</b>	1	Updated:04/09/2015 1:44 pm	
<b>Cooling Detail</b>	NONE	<b># Comm. Sites</b>	0		
<b>Heat Type</b>	HEAT: (HOT AIR) FUEL: (GAS)	<b>Swis Code</b>	312289		
<b>Exterior</b>	ALUM/VINYL				
<b>Condition</b>	GOOD				
<b>Basement Type</b>	FULL				

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2004, 0 SQFT, CONDITION EXCELLENT
- (1) PORCH-COVERD, BUILT 2004, 0 SQFT, CONDITION EXCELLENT
- (1) PORCH-SCREEN, BUILT 2006, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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YBS



**OWNERSHIP INFORMATION** **PARCEL NO: 051.4-02-25.0**

**OKOROR TITILAYO ODENIYI**  
**8329 ANGLERS CLB**  
**CICERO NY 13039-8681**

**Mail:** 8329 ANGLERS CLB  
 CICERO NY 13039-8681

**PHONE NUMBER:**

**COUNTY:** ONONDAGA **CENSUS TRACT:** 0104.00

**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**SALE INFORMATION** **Sale Date** 10/23/2013 **Price \$** 294,000 **Deed Date** 11/04/2013

**Arms Length Y** **Libre** 5258 **Page** 827 **# Total Parcels** 1

**Seller** OHARA DARRIN **Buyer** OKOROR TITILAYO **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 299,900	06/15/2006	Y	MISTRETTA MICHAEL V,SUSAN M	OHARA DARRIN
2	\$ 274,610	07/15/2004	Y	MISTRETTA MICHAEL V,SUSAN M	ELDAN HOMES INC
3	\$ 40,000	01/26/2004	N	GREEN LAKE ASSOC LLC	ELDAN HOMES INC
4	\$ 1	02/17/2003	N	BALDWINVILLE STRUCTURAL SYSTEMS	GREEN LAKE ASSOCIATES LLC

**STRUCTURAL INFORMATION** **LOT INFORMATION** **TAX INFORMATION**

<p><b>Square Feet</b> 2,992</p> <p><b>Sqft. 1st Floor</b> 1,302</p> <p><b>Sqft. 2nd Floor</b> 1,338</p> <p><b>Fin. Basement Sqft.</b> 0</p> <p><b>Year Built</b> 2004</p> <p><b>Bldg Style</b> COLONIAL</p> <p><b># Units</b> 1</p> <p><b># Stories</b> 2.00</p> <p><b># Baths</b> 3 FULL, 1 HALF</p> <p><b># Bedrooms</b> 4</p> <p><b># Fireplaces</b> 1</p> <p><b># Kitchens</b> 1</p> <p><b>Garage Type</b> GAR-1.0 ATT, BUILT: 2004, 484 SQFT, DIMENSIONS: (22 X 22), CNDTN: EXCELLENT, GRADE: C</p> <p><b>Garage Bays</b> 1</p> <p><b>Cooling Detail</b> CENTRAL</p> <p><b>Heat Type</b> HEAT: (HOT AIR) FUEL: (GAS)</p> <p><b>Exterior</b> ALUM/VINYL</p> <p><b>Condition</b> GOOD</p> <p><b>Basement Type</b> FULL</p>	<p><b>Lot Size Dim.:</b> 89.84x162.98</p> <p><b>Land SQFT</b> 14,642</p> <p><b>Lot Size Acres</b> 0.33</p> <p><b>Zoning</b> R-12</p> <p><b>Nbhd Code</b> 22605</p> <p><b>School District</b> 312403 - NORTH SYRACUSE</p> <p><b>Desirability</b> TYPICAL</p> <p><b>Water Front</b> N</p> <p><b>Sewer</b> COMMERCIAL/PUBLIC</p> <p><b>Water</b> COMMERCIAL/PUBLIC</p> <p><b>Utilities</b> GAS/ELECTRIC</p> <p><b>Nbhd. Rating</b> AVERAGE</p> <p><b>Nbhd. Type</b> SUBURBAN</p> <p><b># Res. Sites</b> 1</p> <p><b># Comm. Sites</b> 0</p> <p><b>Swis Code</b> 312289</p>	<p><b>Tax ID#</b> 051.4-02-25.0</p> <p><b>Assessed Value \$</b> 300,000</p> <p><b>Land Assesment \$</b> 49,400</p> <p><b>School Tax \$</b> 6,618</p> <p><b>County/Town Tax \$</b> 2,822</p> <p><b>City/Village Tax \$</b></p> <p><b>Total Tax \$</b> 9,440</p> <p><b>Full Tax Value \$</b> 300,000</p> <p><b>Equalization Rate</b> 1.00</p> <p><b>Prior Tax ID#</b></p> <p><b>Full Land Value \$</b> 49,400</p>
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\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:44 pm

**EXEMPTIONS:**  
 BASIC STAR 1999-2000

**IMPROVEMENTS:**

(1) GAR-1.0 ATT, BUILT 2004, 0 SQFT, CONDITION EXCELLENT  
 (1) PORCH-COVERD, BUILT 2004, 0 SQFT, CONDITION EXCELLENT  
 (1) PORCH-OPEN, BUILT 2007, 0 SQFT, CONDITION NORMAL  
 (1) POOL-ST/VNYL, BUILT 2008, 0 SQFT, CONDITION NORMAL  
 (1) PORCH-COVERD, BUILT 2007, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.



YES

**OWNERSHIP INFORMATION**

**FAIRFIELD TAMMI**  
**8392 CICERO STAGE**  
**CICERO NY 13039-8660**

**PARCEL NO: 051.4-03-03.0**

**Mail:** CICERO NY 00000-0000

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0104.00

**SALE INFORMATION**

**Sale Date** 09/19/2014 **Price \$** 210,000 **Deed Date** 09/29/2014  
**Arms Length Y** **Libre** 5297 **Page** 726 **# Total Parcels** 1  
**Seller** SKRZYPEK MICHAEL **Buyer** FAIRFIELD TAMMI **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 1	08/17/2004	N	ELDAN HOMES INC	GREEN LAKE ASSOCIATES LLC

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 2,472  
**Sqft. 1st Floor** 1,284  
**Sqft. 2nd Floor** 1,188  
**Fin. Basement Sqft.** 0  
**Year Built** 2004  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2004, 420 SQFT, DIMENSIONS: (20 X 21), CNDTN: GOOD, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** ALUM/VINYL  
**Condition** GOOD  
**Basement Type** FULL

**Lot Size Dim.:** 90.17x235.85  
**Land SQFT** 21,267  
**Lot Size Acres** 0.49  
**Zoning** R-12  
**Nbhd Code** 22605  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**Tax ID#** 051.4-03-03.0  
**Assessed Value \$** 285,000  
**Land Assesment \$** 61,500  
**School Tax \$** 5,988  
**County/Town Tax \$** 2,554  
**City/Village Tax \$**  
**Total Tax \$** 8,542  
**Full Tax Value \$** 285,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 61,500

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:44 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2004, 0 SQFT, CONDITION GOOD
- (1) CANPY-W/SLAB, BUILT 2004, 96.00 SQFT, CONDITION GOOD

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YES

**OWNERSHIP INFORMATION**

**DOBRINSKI MICHAEL DOBRINSKI**  
**8376 CICERO STAGE**  
**CICERO NY 13039-8660**

**PARCEL NO: 051.4-03-06.0**

**Mail:** 8376 CICERO STAGE  
 CICERO NY 13039-8660

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0104.00

**SALE INFORMATION**

**Sale Date** 11/26/2014 **Price \$** 263,000 **Deed Date** 11/26/2014  
**Arms Length Y** Libre 5306 **Page** 6 **# Total Parcels** 1  
**Seller** BREFKA DANIEL **Buyer** DOBRINSKI MICHAEL **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 250,000	09/05/2012	Y	KEYES SUSAN	BREFKA DANIEL
2	\$ 249,900	08/31/2012	Y	KEYES SUSAN	BREFKA DANIEL
3	\$ 173,500	06/20/2003	Y	JMG INC DBA JMG CUSTOM HOMES	KEYES PATRICK M,SUSAN E

**STRUCTURAL INFORMATION**

**LOT INFORMATION**

**TAX INFORMATION**

**Square Feet** 2,126  
**Sqft. 1st Floor** 1,292  
**Sqft. 2nd Floor** 834  
**Fin. Basement Sqft.** 0  
**Year Built** 2003  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2003, 576 SQFT, DIMENSIONS: (24 X 24), CNDTN: GOOD, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** WOOD  
**Condition** GOOD  
**Basement Type** FULL

**Lot Size Dim.:** 133.60x148.86  
**Land SQFT** 19,888  
**Lot Size Acres** 0.45  
**Zoning** R-12  
**Nbhd Code** 22605  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**Tax ID#** 051.4-03-06.0  
**Assessed Value \$** 250,000  
**Land Assesment \$** 63,300  
**School Tax \$** 5,778  
**County/Town Tax \$** 2,464  
**City/Village Tax \$**  
**Total Tax \$** 8,242  
**Full Tax Value \$** 250,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 63,300

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:44 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) PORCH-COVERD, BUILT 2003, 128.00 SQFT, CONDITION GOOD
- (1) GAR-1.0 ATT, BUILT 2003, 0 SQFT, CONDITION GOOD
- (1) PORCH-OPEN, BUILT 2006, 523.00 SQFT, CONDITION NORMAL
- (1) SHED-MACHINE, BUILT 2006, 0 SQFT, CONDITION GOOD
- (0) POOL-ST/VNYL, BUILT 2010, 0 SQFT, CONDITION NORMAL

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NO



**OWNERSHIP INFORMATION**

**WORM KIM WORM**  
**6257 ADDISON LOOMIS**  
**CICERO NY 13039-8685**

**PARCEL NO: 051.4-04-35.0**

**Mail:** CICERO NY 00000-0000

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0104.00

**SALE INFORMATION**

**Sale Date** 04/18/2013 **Price \$** 259,000 **Deed Date** 04/19/2013  
**Arms Length** Y **Libre** 5235 **Page** 717 **# Total Parcels** 1  
**Seller** SPENARD JEFFREY **Buyer** WORM KIM **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 206,325	10/31/2002	Y	SUMMERSET HOMES LLC	SPENARD JEFFREY C/JULIE A
2	\$ 108,000	09/06/2002	Y	EAGLEWOOD ASSOC INC	SUMMESET HOMES LLC

**STRUCTURAL INFORMATION**

**Square Feet** 2,904  
**Sqft. 1st Floor** 1,876  
**Sqft. 2nd Floor** 1,028  
**Fin. Basement Sqft.** 0  
**Year Built** 2002  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 3 FULL, 1 HALF  
**# Bedrooms** 5  
**# Fireplaces** 1  
**# Kitchens** 2  
**Garage Type** GAR-1.0 ATT, BUILT: 2002, 748 SQFT, CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** NONE  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** ALUM/VINYL  
**Condition** GOOD  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 93.04x145.00  
**Land SQFT** 16,234  
**Lot Size Acres** 0.37  
**Zoning** R-12  
**Nbhd Code** 22605  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 051.4-04-35.0  
**Assessed Value \$** 259,000  
**Land Assesment \$** 54,900  
**School Tax \$** 6,618  
**County/Town Tax \$** 2,822  
**City/Village Tax \$**  
**Total Tax \$** 9,440  
**Full Tax Value \$** 259,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 54,900

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:44 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2002, 748.00 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 2002, 0 SQFT, CONDITION NORMAL

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NO

**OWNERSHIP INFORMATION**

**BOYD THOMAS**  
**6280 ADDISON LOOMIS**  
**CICERO NY 13039-8686**

**PARCEL NO: 051.4-06-03.0**

**Mail:** CICERO NY 00000-0000

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0104.00

**SALE INFORMATION**

**Sale Date** 07/31/2013 **Price \$** 324,950 **Deed Date** 08/06/2013

**Arms Length Y** **Libre** 5247 **Page** 926 **# Total Parcels** 1

**Seller** BALINTFY DONALD **Buyer** BOYD THOMAS **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 285,000	12/23/2002	Y	JMG INC D/B/A JMG CUSTOM HOMES	BALINTFY DONALD J
2	\$ 37,500	08/23/2002	Y	EAGLEWOOD ASSOC INC	J M G INC

**STRUCTURAL INFORMATION**

**Square Feet** 3,178  
**Sqft. 1st Floor** 1,862  
**Sqft. 2nd Floor** 1,004  
**Fin. Basement Sqft.** 0  
**Year Built** 2002  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 3 FULL  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2002, 624 SQFT, DIMENSIONS: (24 X 26), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** WOOD  
**Condition** GOOD  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 101.00x140.00  
**Land SQFT** 14,140  
**Lot Size Acres** 0.32  
**Zoning** R-12  
**Nbhd Code** 22605  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 051.4-06-03.0  
**Assessed Value \$** 340,000  
**Land Assesment \$** 55,900  
**School Tax \$** 7,143  
**County/Town Tax \$** 3,046  
**City/Village Tax \$**  
**Total Tax \$** 10,189  
**Full Tax Value \$** 340,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 55,900

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:44 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2002, 0 SQFT, CONDITION NORMAL
- (0) POOL-ST/VNYL, BUILT 2007, 0 SQFT, CONDITION NORMAL
- (0) PORCH-COVERD, BUILT 2002, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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No

**OWNERSHIP INFORMATION**

**CHINIKAILO MARIA**  
**6307 MATILDA GAGE**  
**CICERO NY 13039-7919**

**PARCEL NO: 051.4-07-16.0**

**Mail:** 6307 MATILDA GAGE  
 CICERO NY 13039-7919

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0104.00

**SALE INFORMATION**

**Sale Date** 06/10/2013 **Price \$** 230,000 **Deed Date** 06/10/2013  
**Arms Length Y** **Libre** 5241 **Page** 259 **# Total Parcels** 1  
**Seller** PHILLIPS HARRY **Buyer** CHINIKAILO MARIA **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 230,000	06/03/2013	Y	PHILLIPS HARRY	CHINIKAILO MARIA
2	\$ 178,897	10/17/2003	Y	GLEASON BUILDERS INC	PHILLIPS HARRY F & LISA M
3	\$ 64,000	06/20/2003	Y	EAGLEWOOD ASSOCIATES INC	GLEASON BUILDERS INC

**STRUCTURAL INFORMATION**

**Square Feet** 2,212  
**Sqft. 1st Floor** 1,260  
**Sqft. 2nd Floor** 952  
**Fin. Basement Sqft.** 0  
**Year Built** 2003  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2003, 400 SQFT, DIMENSIONS: (20 X 20), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** ALUM/VINYL  
**Condition** GOOD  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 100.01x144.04  
**Land SQFT** 14,405  
**Lot Size Acres** 0.33  
**Zoning**  
**Nbhd Code** 22605  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 051.4-07-16.0  
**Assessed Value \$** 235,000  
**Land Assesment \$** 56,900  
**School Tax \$** 5,147  
**County/Town Tax \$** 2,195  
**City/Village Tax \$**  
**Total Tax \$** 7,342  
**Full Tax Value \$** 235,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 56,900

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:44 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2003, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 2003, 0 SQFT, CONDITION NORMAL
- (1) PATIO-CONCR, BUILT 2003, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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**OWNERSHIP INFORMATION**

**FORD MICHAEL DAMBROSIO**  
**6319 MATILDA GAGE**  
**CICERO NY 13039-7919**

**PARCEL NO: 051.4-07-18.0**

**Mail:** 6319 MATILDA GAGE  
 CICERO NY 13039-7919

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0104.00

**SALE INFORMATION**

**Sale Date** 04/26/2013 **Price \$** 240,000 **Deed Date** 04/26/2013  
**Arms Length Y** **Libre** 5236 **Page** 406 **# Total Parcels** 1  
**Seller** RETAJCZYK DANIEL **Buyer** FORD MICHAEL **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 239,000	04/23/2013	Y	RETAJCYK DANIEL	FORD MICHAEL
2	\$ 223,000	11/10/2006	Y	DEMORE LOUIS	RETAJCYK DANIEL
3	\$ 204,000	09/19/2003	Y	GLEASON BUILDERS INC	DEMORE LOUIS/PAMELA C
4	\$ 128,000	05/28/2003	N	EAGLEWOOD ASSOC INC	GLEASON BUILDERS INC

**STRUCTURAL INFORMATION**

**Square Feet** 2,618  
**Sqft. 1st Floor** 1,494  
**Sqft. 2nd Floor** 1,124  
**Fin. Basement Sqft.** 0  
**Year Built** 2003  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 4  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2003, 400 SQFT, DIMENSIONS: (20 X 20), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** COMPOSITION  
**Condition** NORMAL  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 104.00x140.00  
**Land SQFT** 14,560  
**Lot Size Acres** 0.33  
**Zoning**  
**Nbhd Code** 22605  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 051.4-07-18.0  
**Assessed Value \$** 239,000  
**Land Assesment \$** 57,500  
**School Tax \$** 5,147  
**County/Town Tax \$** 2,195  
**City/Village Tax \$**  
**Total Tax \$** 7,342  
**Full Tax Value \$** 239,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 57,500

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:44 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2003, 0 SQFT, CONDITION NORMAL
- (1) PATIO-CONCR, BUILT 2003, 0 SQFT, CONDITION NORMAL
- 1) PORCH-COVERD, BUILT 2003, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.



NO

**OWNERSHIP INFORMATION**

**BARRETT JEFFREY BARRETT**  
**6325 MATILDA GAGE**  
**CICERO NY 13039-7919**

**PARCEL NO: 051.4-07-19.0**

**Mail:** 424 DAVID DR  
 NORTH SYRACUSE NY 13212-1929

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0104.00

**SALE INFORMATION**

**Sale Date** 06/21/2013 **Price \$** 217,000 **Deed Date** 07/03/2013  
**Arms Length Y** Libre 5244 **Page** 73 **# Total Parcels** 1  
**Seller** KENNEDY RUSSEL **Buyer** BARRETT JEFFREY **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 195,786	10/21/2003	Y	GLEASON BUILDERS INC	KENNEDY RUSSEL W & SUSAN L

**STRUCTURAL INFORMATION**

**Square Feet** 1,968  
**Sqft. 1st Floor** 1,464  
**Sqft. 2nd Floor** 504  
**Fin. Basement Sqft.** 0  
**Year Built** 2003  
**Bldg Style** COLONIAL  
**# Units** 1  
**# Stories** 2.00  
**# Baths** 2 FULL, 1 HALF  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2003, 483 SQFT, DIMENSIONS: (21 X 23), CNDTN: GOOD, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** ALUM/VINYL  
**Condition** GOOD  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 104.00x140.00  
**Land SQFT** 14,560  
**Lot Size Acres** 0.33  
**Zoning**  
**Nbhd Code** 22605  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 051.4-07-19.0  
**Assessed Value \$** 225,000  
**Land Assesment \$** 57,500  
**School Tax \$** 5,147  
**County/Town Tax \$** 2,195  
**City/Village Tax \$**  
**Total Tax \$** 7,342  
**Full Tax Value \$** 225,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 57,500

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:44 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2003, 0 SQFT, CONDITION GOOD
- (1) PORCH-COVERD, BUILT 2003, 137.00 SQFT, CONDITION GOOD

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NO

**OWNERSHIP INFORMATION**

**MC LAUGLIN COLLEEN FARLEY**  
**6317 ASA EASTWOOD**  
**CICERO NY 13039-7913**

**PARCEL NO: 051.4-03-12.0**

**Mail:** 6317 ASA EASTWOOD  
 CICERO NY 13039-7913

**PHONE NUMBER:**

**COUNTY:** ONONDAGA  
**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**CENSUS TRACT:** 0104.00

**SALE INFORMATION**

**Sale Date** 05/22/2013 **Price \$** 217,000 **Deed Date** 05/23/2013  
**Arms Length Y** Libre 5239 **Page** 363 **# Total Parcels** 1  
**Seller** TILTON CARL **Buyer** MC LAUGLIN COLLEEN **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 1	08/21/2012	N	TILTON CARL	TILTON CARL
2	\$ 1	04/14/2005	N	TILTON CARL F	THE TILTON IRREVOCABLE TR
3	\$ 0	08/24/2004	N	TILTON CARL F	TILTON CARL
4	\$ 174,900	02/11/2004	Y	GLEASON BUILDERS INC	TILTON CARL F
5	\$ 132,000	08/22/2003	Y	EAGLEWOOD ASSOC INC	GLEASON BUILDERS INC

**STRUCTURAL INFORMATION**

**Square Feet** 1,688  
**Sqft. 1st Floor** 1,688  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 0  
**Year Built** 2003  
**Bldg Style** RANCH  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 2 FULL  
**# Bedrooms** 3  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type** GAR-1.0 ATT, BUILT: 2003, 440 SQFT, DIMENSIONS: (20 X 22), CNDTN: NORMAL, GRADE: C  
**Garage Bays** 1  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR) FUEL: (GAS)  
**Exterior** ALUM/VINYL  
**Condition** GOOD  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 86.00x140.00  
**Land SQFT** 12,040  
**Lot Size Acres** 0.28  
**Zoning**  
**Nbhd Code** 22605  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 051.4-03-12.0  
**Assessed Value \$** 217,000  
**Land Assesment \$** 48,200  
**School Tax \$** 4,517  
**County/Town Tax \$** 1,926  
**City/Village Tax \$**  
**Total Tax \$** 6,443  
**Full Tax Value \$** 217,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 48,200

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:44 pm

**EXEMPTIONS:**

ENHANCED STAR

**IMPROVEMENTS:**

- (1) GAR-1.0 ATT, BUILT 2003, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 2003, 108.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 2003, 0 SQFT, CONDITION NORMAL
- (1) PATIO-CONCR, BUILT 2003, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

NO



**OWNERSHIP INFORMATION**

**KENNELLY THOMAS KENNELLY**  
**6455 ELECTRIC RAILWAY**  
**CICERO NY 13039-8682**

**PARCEL NO: 051.4-01-25.0**

**Mail:** 6455 ELECTRIC RAILWAY  
 CICERO NY 13039-8682

**PHONE NUMBER:**

**COUNTY:** ONONDAGA

**CENSUS TRACT:** 0104.00

**PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE

**SALE INFORMATION**

**Sale Date** 01/17/2014 **Price \$** 345,000 **Deed Date** 01/21/2014

**Arms Length Y** Libre 5267 **Page** 928 **# Total Parcels** 1

**Seller** KEYES TIMOTHY **Buyer** KENNELLY THOMAS **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 365,000	01/05/2009	Y	PIERCE TIMOTHY S,DEIRDRE P	KEYES TIMOTHY D,KARA E
2	\$ 292,640	05/31/2002	Y	BALDWINVILLE STRUCTURAL SYSTEMS	PIERCE TIMOTHY S & DEIRDRE P
3	\$ 58,930	05/17/2002	Y	EAGLEWOODS ASSOCIATES INC	BALDWINVILLE STRUCTURAL SYSTEMS, INC

**STRUCTURAL INFORMATION**

**Square Feet** 3,200  
**Sqft. 1st Floor** 3,200  
**Sqft. 2nd Floor** 0  
**Fin. Basement Sqft.** 0  
**Year Built** 2002  
**Bldg Style** RANCH  
**# Units** 1  
**# Stories** 1.00  
**# Baths** 3 FULL, 1 HALF  
**# Bedrooms** 2  
**# Fireplaces** 1  
**# Kitchens** 1  
**Garage Type**  
**Garage Bays** 0  
**Cooling Detail** CENTRAL  
**Heat Type** HEAT: (HOT AIR)  
 FUEL: (GAS)  
**Exterior** UNKNOWN  
**Condition** GOOD  
**Basement Type** FULL

**LOT INFORMATION**

**Lot Size Dim.:** 100.03x214.30  
**Land SQFT** 21,436  
**Lot Size Acres** 0.03  
**Zoning** R-12  
**Nbhd Code** 22605  
**School District** 312403 - NORTH SYRACUSE  
**Desirability** TYPICAL  
**Water Front** N  
**Sewer** COMMERCIAL/PUBLIC  
**Water** COMMERCIAL/PUBLIC  
**Utilities** GAS/ELECTRIC  
**Nbhd. Rating** AVERAGE  
**Nbhd. Type** SUBURBAN  
**# Res. Sites** 1  
**# Comm. Sites** 0  
**Swis Code** 312289

**TAX INFORMATION**

**Tax ID#** 051.4-01-25.0  
**Assessed Value \$** 345,000  
**Land Assesment \$** 71,400  
**School Tax \$** 7,669  
**County/Town Tax \$** 3,270  
**City/Village Tax \$**  
**Total Tax \$** 10,939  
**Full Tax Value \$** 345,000  
**Equalization Rate** 1.00  
**Prior Tax ID#**  
**Full Land Value \$** 71,400

\*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:04/09/2015 1:44 pm

**EXEMPTIONS:**

BASIC STAR 1999-2000

**IMPROVEMENTS:**

(0) GAR-1.0 ATT, BUILT 2002, 642.00 SQFT, CONDITION NORMAL

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