

Young / Sommer LLC

JEFFREY S. BAKER
DAVID C. BRENNAN
JOSEPH F. CASTIGLIONE
JAMES A. MUSCATO II
J. MICHAEL NAUGHTON
ROBERT A. PANASCI
ALLYSON M. PHILLIPS
DEAN S. SOMMER
KEVIN M. YOUNG

LAURA K. BOMYEA
E. HYDE CLARKE
JESSICA ANSERT KLAMI
KRISTINA M. MAGNE
KRISTIN LAVIOLETTE PRATT

COUNSELORS AT LAW

EXECUTIVE WOODS, FIVE PALISADES DRIVE, ALBANY, NY 12205
Phone: 518-438-9907 • Fax: 518-438-9914

www.youngsommer.com

SENIOR COUNSEL
MICHAEL J. MOORE
KENNETH S. RITZENBERG
DOUGLASH H. WARD

OF COUNSEL
SUE H.R. ADLER
ROGER FLORIO
LAUREN L. HUNT
ELIZABETH M. MORSS
SCOTT P. OLSON
STEPHEN C. PRUDENTE
KRISTIN CARTER ROWE

PARALEGALS
ALLYSSA T. MOODY
AMY S. YOUNG

Writer's Telephone Extension: 258
solson@youngsommer.com

May 4, 2018

VIA FEDERAL EXPRESS AND E-MAIL

Donald Serotta, Chairman
Town of Chester Planning Board
1786 Kings Highway
Chester, New York 10918

RE: Application of Orange County-Poughkeepsie Limited Partnership d/b/a Verizon Wireless Proposed Public Utility/Personal Wireless Service Facility on existing water tank located off Kings Highway

Dear Chairman Serotta,

In accordance with the Town Planning Board's direction at the April 4, 2018 public hearing¹, on behalf of Verizon Wireless (the "Applicant"), I submit the following response to the comments that have been raised by members of the public:

1. General Opposition to the Facility being in a Residential Area

Some of the commenters complained that the facility should not be sited in a residential area of the Town. Several members of the public also incorrectly referred to the project as a new "cell tower" facility. As the Application clearly provides, Verizon Wireless is not proposing to

¹ During the public hearing, the Planning Board advised the Applicant and the public that the public hearing would be kept open for a period of ten (10) days to allow for written comments to be submitted. According to our records, the public hearing was closed as of Saturday April 14th.

install a new cell tower structure, but rather, is proposing to install antennas and equipment on/at an existing water tower facility.

With respect to the proposed antennas being located in a residential zoning district, it is important to note that the Town of Chester Zoning Law specifically provides that telecommunications facilities are permitted in all zoning districts by special use permit and site plan approval issued by the Planning Board. The Zoning Law does not prefer one zoning district over another when it comes to collocation on an existing structure. Any comments that the proposed collocation is not permitted in a residential zoning district, is simply incorrect as a matter of law.

Moreover, under longstanding New York decisional law, “[t]he inclusion of [a special] permitted use in [a zoning] ordinance is tantamount to a legislative finding that the permitted use is in harmony with the general zoning plan and will not adversely affect the neighborhood”. *Matter of North Shore Steak House v. Board of Appeals of Inc., Vil. of Thomaston*, 30 NY2d 238, 234 (1972). Therefore, the Town of Chester Town Board has already determined a telecommunications facility (i.e. collocation) at this location, that meets the standards of the local law, will be in harmony with existing uses and will not adversely impact the neighborhood. Generalized objections to the contrary are not supported by the record and are inconsistent with applicable law. If the Town Board was of the opinion that such facilities were not appropriate for such areas, it would have prohibited such uses from these areas in its legislation. Since it did not, the claim that these facilities are not appropriate for residential areas is legally incorrect.

2. Alternatives Considered

In addition to generalized objections discussed above, comments have been received which question whether alternative sites were considered, including a commercial area to the north and an existing tower on the former Warwick prison site. As set forth in more detail below and the reports appended to the Application, these locations were considered, but ultimately, eliminated because they could not satisfy the Applicant’s coverage and capacity objectives and did not meet the requirements of the Town Zoning Law. Significantly, the expert analysis prepared by Verizon Wireless’ Radio Frequency (“RF”) Design Engineer have not been disputed by a qualified RF expert.

The Zoning Law requires that Applicants for telecommunications facilities give the highest priority to sites with existing tall structures or telecommunications towers. *See Zoning Law §89-6(A)(1)*. In this case, the Applicant’s RF Design Engineer documented the geographic area where the facility needs to be located to satisfy applicable coverage and capacity objectives. The Applicant’s experts conducted a detailed search for existing tall structures or telecommunications towers in the area that were available for collocation because that is what the Zoning Law expressly requires. The proposed location, an existing water tank on a 9.9-acre parcel, was the only potential candidate for collocation on an existing structure that would satisfy the objectives of a new site in the area. Where, as here, there is a site with an existing structure that meets the Applicant’s coverage objectives, that site “may not be bypassed absent a

demonstration that such site is unavailable”. *Id. at* §89-6(A)(3). Accordingly, locating the facility on the existing water tank at this site is not only preferred, it is required by the Zoning Law.

The Applicant’s experts completed a thorough evaluation of the relevant search area and surrounding environs (including the commercial area to the north on Kings Highway) and documented that there are no other suitable existing towers or other tall structures within or near the designated search area that can be used to satisfy coverage objectives in this location. *See, e.g.,* Site Selection Analysis, dated November 9, 2017 and Search Ring Justification, dated December 8, 2017 at Application Package TAB 6; *see also* Radio Frequency (RF) Engineering Report, dated November 27, 2017 at Application Package TAB 7.

It is noted that an existing water tank location (which has been referred to as Creamery Pond Road) was reviewed and deemed ineligible by the Applicant’s RF Design Engineer because of its low position relative to its local obstructions, low ground elevation (AMSL) and antennae centerline (ACL), and poor positioning which would prevent the Applicant from serving and offloading the neighborhoods and roads that are located south of the proposed site. These disadvantages prevent this site from covering the necessary objective and providing the necessary capacity offload detailed in the RF Justification. Therefore, it was eliminated from further consideration. *See* Report by Applicant’s RF Design Engineer attached as **TAB 1**.

With regard to the existing water towers located on the former Warwick prison site, such structures were considered and rejected by the Applicant’s RF Design Engineer for the following reasons: (i) it is located too far from the target area to meet the Applicant’s objectives (i.e., to provide the required capacity relief for existing sites currently experiencing capacity overload); (ii) it is not located a sufficient distance from the existing Bellvale site and would cause large areas of interference with overlapping coverage; and (iii) it would not improve coverage and capacity in the Sugarloaf area meaning significant deficiencies would remain unaddressed and require the construction of additional facilities. In sum, the site would not provide adequate service to the target area and would not work properly as part of the overall network. Therefore, it was eliminated from further consideration and is not a viable candidate for colocation. *See* Report by Applicant’s RF Design Engineer attached as **TAB 2**.

As noted throughout this process, the facility must be located on a site that can provide service to residents and roadways in areas where there are significant deficiencies in capacity and coverage. Unfortunately, the technology utilized to provide wireless service does not allow sites to be placed indiscriminately. There is a science behind wireless network design that must be followed. The required service could not be provided by alternative site locations that were identified and considered. The record demonstrates the proposed site is the only viable location that meets the Applicant’s coverage objectives and satisfies the requirements of its Zoning Law.

3. Impact on Property Values

A number of speakers commented (without any supporting evidence) that the facility will cause a reduction in residential property values. Attached as **TAB 3** is a market study analysis which shows even the construction of a new 150-foot tower in the viewshed of residential properties did not adversely impact property values. This study is under two (2) years old and provides ample evidence (in the form of current market data) that telecommunications facilities do not negatively impact residential property values. In this case, there is no new tower proposed; only the location of antennas on an existing water tower. The existing water tank is located on a 9.9-acre parcel with undeveloped woodlands that provide natural screening for ground equipment from neighboring properties. In addition, the existing water tank will be painted as part of this project which will improve upon the tank's current visual appearance. It is also noted that the results of at least one national study demonstrate that most home buyers value good cell service over many other factors, including the proximity of schools, when purchasing a home². The same study showed that 83% of Millennials (those born between 1982 and 2004) said cell service was the most important factor in purchasing a home. Based on this information and the information that is already in the record, there is simply no basis to conclude the facility will have a negative impact on property values.

4. Health Effects

A few commenters expressed opinions that they would like the Planning Board to deny the Application based on unsupported claims that the proposed facility is a health hazard. As set forth below, not only is there absolutely no support for such statements, the Telecommunications Act of 1996 ("TCA") expressly prohibits a local municipality from denying an application on the basis of environmental effects of radio frequency emissions as long as the applicant demonstrates that such facility complies with the Federal Communications Commission ("FCC") regulations concerning such emissions. As noted in the Application documents and the Applicant's presentation at the public hearing, health effects are not something to be considered when reviewing a wireless facility. *See* Radio Frequency (RF) Engineering Report, dated November 27, 2017 at Application Package TAB 7. The Applicant has submitted a report prepared by a professional engineer licensed by the State of New York which confirms the facility will comply by a wide margin with the Federal Communications Commission (FCC) concerning RF emissions. The facility is also categorically excluded from routine monitoring under FCC regulations due to the low power nature of the signals and the elevated position of the antennas. Based on the above and contrary to the suggestions of certain commenters, a local municipality may not deny an application based on health effects.

5. Noise from Generator

There was a concern raised that the backup diesel generator at the site will result in significant noise impacts. The diesel generator will be located on a 11' x 16' equipment platform

² RootMetrics/Money, The Surprising Thing Home Buyers Care About More than Schools, June 2, 2015

within the fenced compound as depicted in the submitted plans. The generator will be tested once every two (2) weeks for forty-five minutes to ensure proper functioning in the event of an emergency. Attached as **TAB 4** is a Noise Analysis prepared by Taconic Engineering which indicates that the generator will not have any impact on adjoining properties.

Significantly, the noise generated by the back up emergency generator at the closest property line will be less than the noise associated with a normal conversation (i.e. 60 dBA). Moreover, the noise generated from outdoor yard equipment, including lawn mowers, etc. used by the neighbors will be significantly louder than the noise associated with the generator.

6. Visual Impacts

During the public hearing, some of the commenters stated that they were opposed to the application due to the fact that the proposed antennas would be visible from their neighborhood and that adding antennas to the existing structure would result in significant adverse aesthetic impacts. We note that these comments relative to significant adverse impacts were not supported by any expert opinion or testimony. Moreover, the fact that the antennas may be visible in certain areas does not equate to an adverse visual impact.

The New York Court of Appeals, New York's highest court, has confirmed that:

“[n]egative aesthetic impact consideration alone...unsupported by substantial evidence, may not serve as a basis for denying approval of a proposed action pursuant to SEQRA review.

WEOK Broadcasting Corp. v. Town of Lloyd, 79 N.Y.2d 373, (1992).

For obvious reasons, the proposed addition of antennas on an existing water tank does not represent a significant adverse effect. This was clearly demonstrated by the professional visual resource report prepared by Tectonic Engineering and included in the application. Additionally, by collocating on an existing structure currently located in the viewshed, Verizon Wireless is mitigating potential impacts to the surrounding area as opposed to building a new communications tower. As noted above, this is further supported by the Town's Zoning Law which expressly requires collocation over new towers when feasible.

Additionally, according to existing New York State Department of Environmental (“NYSDEC”) Program Policy, entitled “Assessing and Mitigating Visual Impacts” dated July 31, 2000:

“Significant aesthetic impacts are those that may cause a diminishment of the public enjoyment and appreciation of an inventoried resource, or one that impairs the character or quality of such a place. Proposed large facilities by themselves should not be a trigger for a declaration of significance. Instead, a project by virtue of its siting in visual proximity to an inventoried resource may lead staff to

conclude that there may be a significant impact. For example, a cooling tower plume may drift between viewers standing on an overlook at a State Park thereby blocking the view of the panorama. Staff must verify the potential significance of the impact using the qualities of the resource and the juxtaposition (using viewshed and or line-of site profiles) of the proposal as the guide for the determination.”

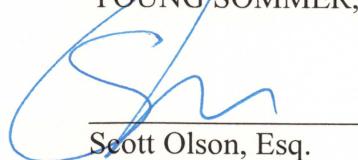
(Emphasis provided). The purpose of including the above extract from NYSDEC’s Program Policy is to highlight the fact that, despite what many local residents may believe, a significant visual impact exists when a project negatively impacts the public’s enjoyment of an “inventoried resource.” An inventoried resource is an aesthetic resource that is enjoyed by members of the public, and includes places such as State Parks, National Wildlife Refuges, and scenic areas of significance to the public at large.

The minor addition of antennas to the existing structure will not impact an identified State or local visual resource. The nearby residences do not constitute an inventoried aesthetic resource enjoyed by the public at large. It is also significant to note that none of the commenters have argued that the addition of the antennas will diminish the enjoyment of an inventoried aesthetic resource; because it will not. The commenters have only stated that they wish not to see the antennas on the existing water tank. The fact that the antennas may be visible from certain nearby properties does not constitute an adverse visual impact.

I would request that you distribute the enclosed copies of the materials to the other Planning Board members so that we may discuss this at the May 16, 2018 meeting.

Please kindly contact me with any questions or concerns.

Very truly yours,
YOUNG SOMMER, LLC



Scott Olson, Esq.
Allyson M. Phillips, Esq.

Encl.

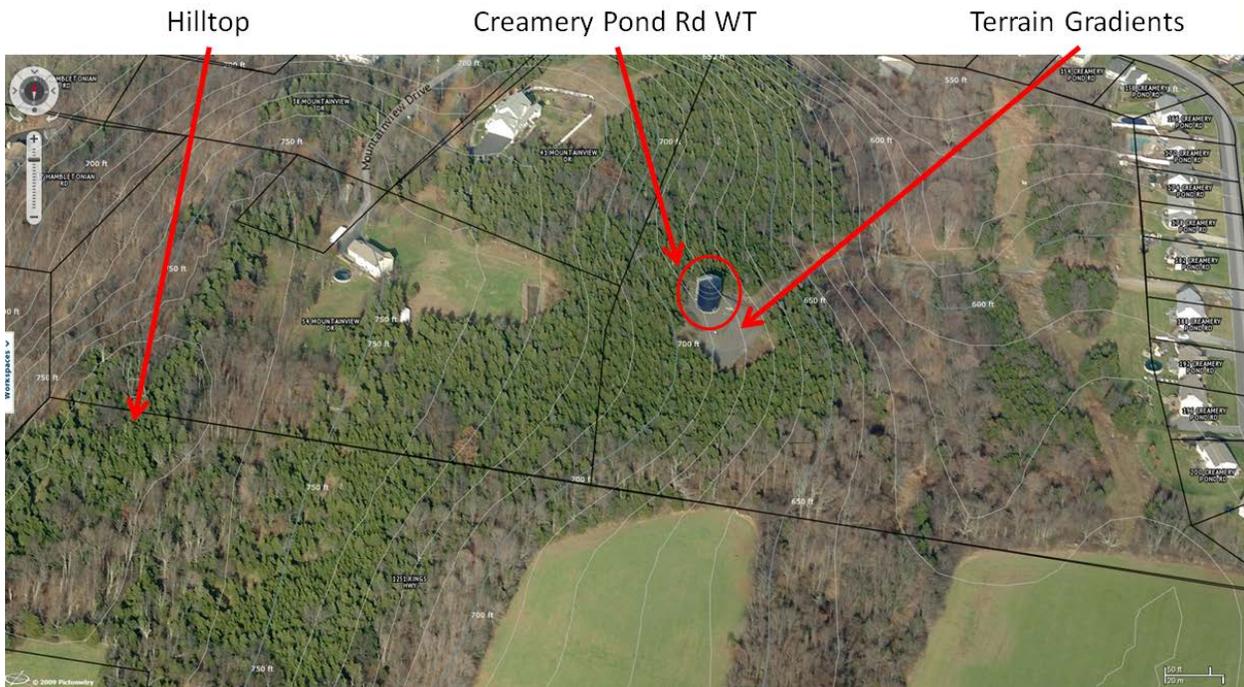
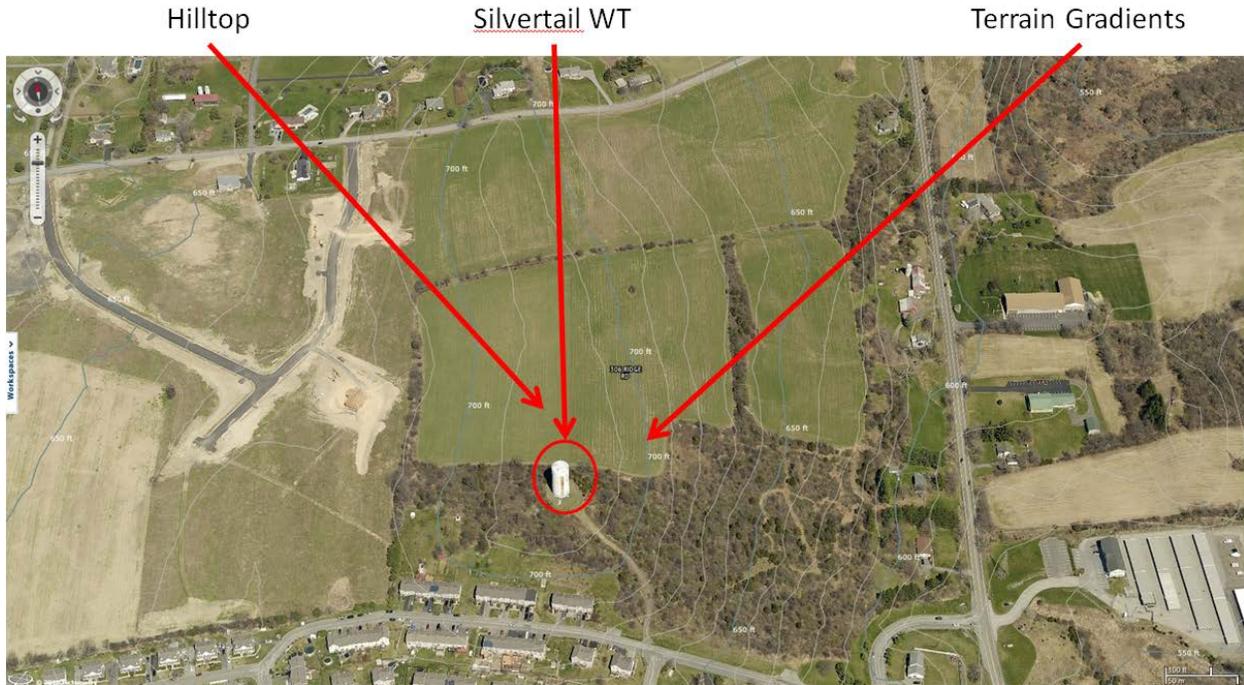
TAB 1

We have been aware of the Creamery Pond Rd WT location and have reviewed it prior to and during the process of developing the proposed Silvertail site. This location has been deemed not of RF value for several reasons. It is critical to understand how the actual physical location of the Creamery Pond Rd WT has much of its potential view shed blocked by local obstructions. Additionally the physical position is roughly 43' lower in ground elevation and 50' lower antenna mounting location due to Creamery Pond Rd being lower in terrain as well as a physically smaller tank. These are significant limitations restricting the potential capabilities of this alternate location.

The Creamery Pond Rd WT location fails to achieve the Silvertail site's objectives for the following reasons and is therefore RF Rejected:

1. Too low of position relative to its local obstructions. Creamery Rd WT is 100' lower than the peak of its hill and has both near and far field (views) blocked by dense local clutter/trees (unlike Silvertail WT which is on top of its hill and clears the local clutter). The dominant footprint that is necessary to offload the existing sites is not possible from this location due to being blocked by terrain and foliage. Having a clear line of sight (LOS) to area objectives is critical when designing new macro sites at cellular frequencies.
2. The existing Creamery Pond Rd WT is too low in ground elevation (AMSL) and too low in antenna centerline (ACL). The Creamery Pond Rd WT existing structure is 43' lower in AMSL and 50' lower in ACL than Silvertail WT. Combined 93' disadvantage plus the view shed issues mentioned in item 1 where the Creamery Pond Rd WT is ~180' lower than the local combined hill and foliage further limiting this location's capabilities.
3. Poor positioning relative to some area objectives and other far field obstructions including the hill top area that Silvertail WT is located on. The Silvertail WT hill blocks the Creamery Pond Rd WT ability to serve and offload the neighborhoods and roads south of the proposed Silvertail WT location. These disadvantages prevent this site from covering the necessary objective and providing the necessary capacity offload detailed in the RF Justification.

Additional images below (including terrain gradients) help visualize the differences in hilltop vs side hill placement of the Silvertail WT vs the Creamery Pond Rd WT.



The Silvertail WT is an existing structure that is centrally located to the necessary coverage and capacity improvement area offering an uncluttered view of the coverage objectives. The Creamery Pond Rd WT is not located such that it provides value as an alternate existing (macro co-locatable) structure due to extensive portions of its potential view shed being blocked by local area terrain and foliage. These obstructions prevent this location from providing the necessary coverage and capacity relief. The Creamery Pond Rd WT is RF rejected due to failing to provide adequate value with required initiatives.

Very truly yours,

Michael R. Crosby

Michael R. Crosby
Engineer IV – RF Design
Verizon Wireless

TAB 2

verizon^v
Network Engineering
1275 John Street
West Henrietta, New York 14586

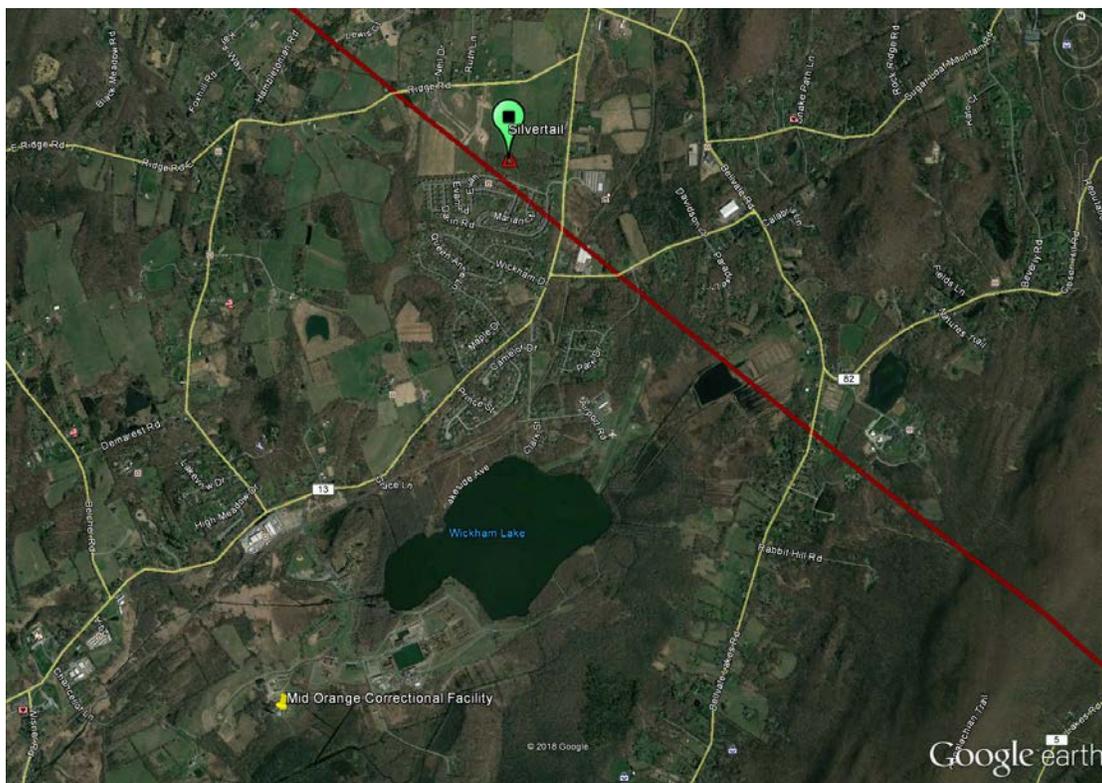
April 27, 2018

Allyson M. Phillips, Esq.
Young / Sommer llc
ATTORNEYS AT LAW
Five Palisades Drive, Albany, NY 12205

RE: Silvertail Application, Prison location

Some members of the public have commented on whether or not Verizon may be able to move the proposed installation to an alternate water tank location which some have referred to as the prison, Mid Orange Correctional Facility or Warwick Corporate Park (all referring to the sam location).

The proposed Silvertail installation (green mark in map below) and the alternate prison location (yellow pin) suggested by others is shown below:

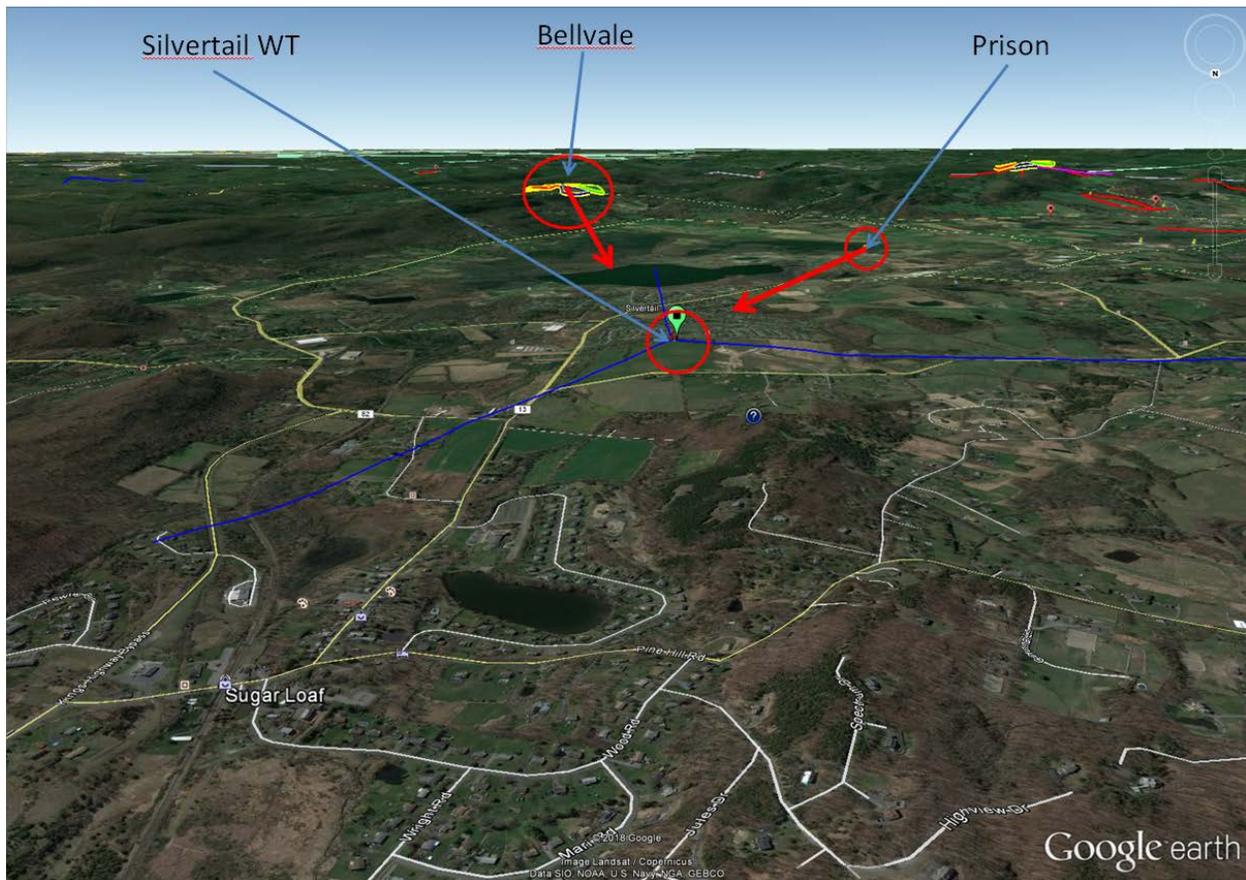


We have been aware of the prison water tank location and have reviewed it on several occasions prior to and during the process of developing the proposed Silvertail site. This location has been deemed not of RF value for several reasons. It is critical to understand the actual physical location of the prison WT is more than two miles south of our proposed location and search area and is roughly 150' lower in ground elevation. This is an excessive distance and negative elevation change limiting the capabilities of this alternate location.

The prison location fails to achieve the Silvertail site's objectives for the following reasons and is therefore RF Rejected:

1. Too far from objectives. As distance increases the signal becomes less dominant and loses its ability to not only serve a designated area but also to provide capacity relief from other similarly situated distant sectors. It is critical to have a new dominant server provided from a centrally located position. The prison water tank is not centrally located. It is similar to an existing site we refer to as Bellvale which suffers from weak RF in the target area and due to not being centrally located is overloaded on the sector that serves in the direction of the coverage objectives. Adding a second similarly situated site does not resolve the coverage and capacity goals for the Silvertail site.
2. Too close to existing Bellvale site. Due to the combination of the prison's relatively close distance to Bellvale and the fact that Bellvale is on high terrain overlooking the Mid Orange Correctional Facility the addition of a prison macro site will result with large areas of excessive and preventable interference due to overlapping strong coverage from Bellvale. It is necessary to place new facilities central to the designated offload area combined with cell edge coverage conditions from existing sites. This allows for new strong and dominant service in areas of existing weak to no coverage which allows for minimal interference and maximum capacity and call performance.
3. Does not resolve capacity issues. The prison will actually make the area of concern worse due to an additional weak serving sector from long distance combining with other weak and distant servers with similar received power. This will not only fail to achieve the coverage and offload objectives but further degrade performance in the area by further compromising the existing weak and underperforming service through increased interference and decreased efficiency. It is necessary to locate the new site central to the problem area.
4. Does not improve coverage and capacity in the Sugarloaf area. Due to lower ground elevation and distance from objectives the prison location fails to achieve the primary objectives and ultimately failing to offload Bellvale which means another site would need to be built at the location we have currently proposed as the Silvertail water tank. The prison WT is not capable of replacing the proposed Silvertail WT.

An additional google earth image is below to help visualize the similarities of the prison location and the existing on air Bellvale location relative to the intended coverage area around the Silvertail WT. The image view is looking South.



The Silvertail WT is an existing structure that is centrally located to the necessary coverage and capacity improvement area. The prison WT is not located such that it provides value as an alternate existing structure. The prison WT is rejected due to failing to provide value with required initiatives.

Very truly yours,

Michael R. Crosby

Michael R. Crosby
Engineer IV – RF Design
Verizon Wireless

TAB 3

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.



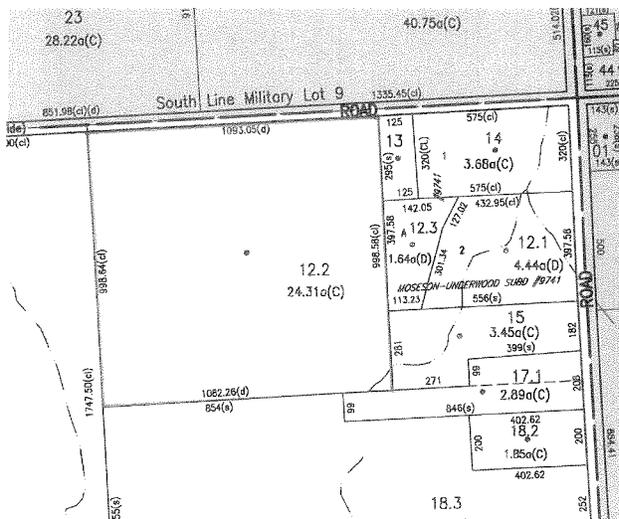
You requested that only this limited Market Study be prepared at this time for internal purposes to help evaluate the potential for damages and/or value impact of nearby residential properties as associated with a tower structure. This consulting report shall examine sale patterns of improved residential 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.

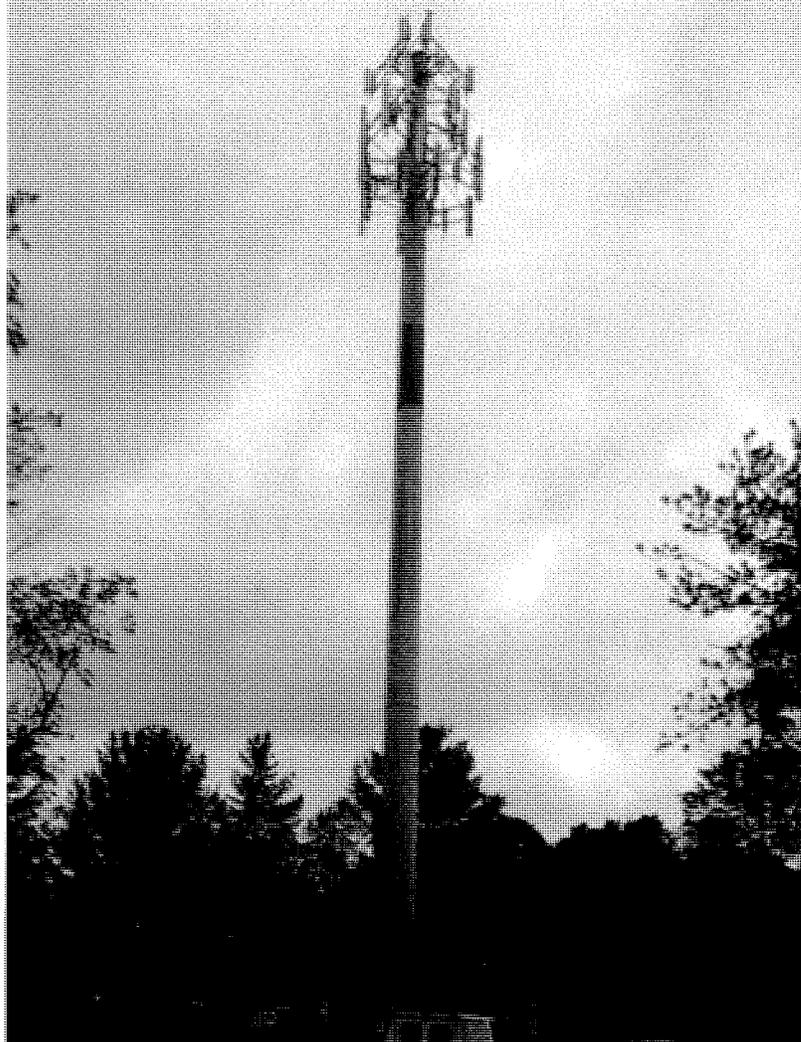


The proposed tower site is bounded on the east by residences ranging from ten to over one hundred years in age and consisting of ranch, cape cod, old style, colonial and contemporary house styles on lots ranging from less than one acre to over five acres. Pompey Pines, a residential subdivision, is located 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."*¹

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 (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

¹ 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

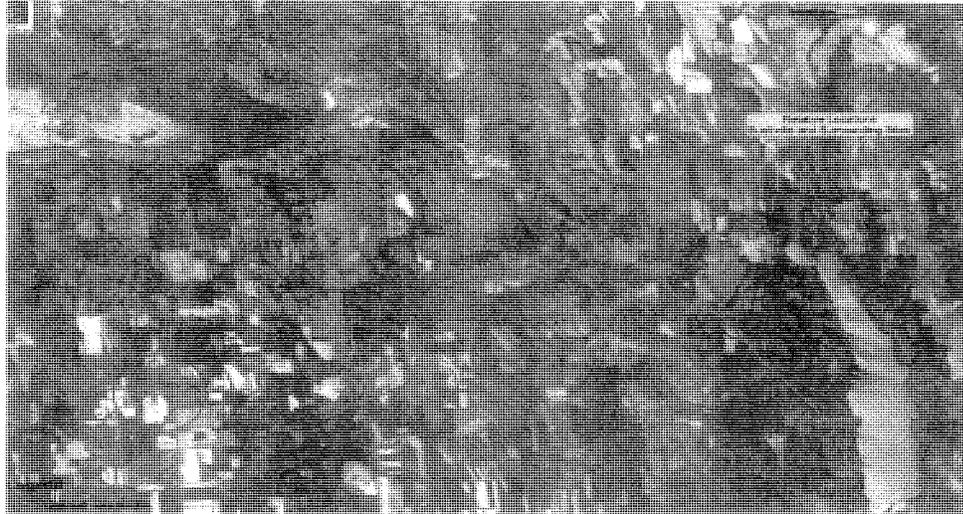
The third phase of this assignment including inserting the sale data into a series of Excel spreadsheets that could be used for limited statistical analysis to compare sales prices of residential properties that were within the viewshed of a cell tower compared to residential properties in the same neighborhoods 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

Chittenango Tower - 1326 Kinderhook Road, Town of Sullivan - 180-ft. guyed tower										
Kinderhook - Bolivar - Rt. 5 Neighborhood - All 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.
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	1993	2033				\$176,786	\$86.94	8%
		MEDIAN	1991	1820				\$157,829	\$87.87	0%
TOWER IN SIGHT OF HOUSE										
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	
		AVERAGE	2001	2055				\$193,808	\$94.30	
		MEDIAN	2007	2070				\$186,738	\$87.55	



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.
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	1993	2033				\$176,786	\$86.94	-2%
		MEDIAN	1991	1820				\$157,829	\$87.87	-3%
TOWER IN SIGHT OF HOUSE										
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	
		AVERAGE	1999	2176				\$186,039	\$85.49	
		MEDIAN	2007	2212				\$183,641	\$85.57	

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.
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	1982	1916				\$141,116	\$73.65	2%
		MEDIAN	1982	1916				\$141,116	\$75.79	0%
TOWER IN SIGHT OF HOUSE										
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	
		AVERAGE	1964	2045				\$154,281	\$75.44	
		MEDIAN	1964	2045				\$154,281	\$75.76	



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.
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	1994	1796				\$163,212	\$90.88	-4%
		MEDIAN	1993	1816				\$162,840	\$89.28	-2%
TOWER IN SIGHT OF HOUSE										
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	
		AVERAGE	2006	2203				\$192,391	\$87.35	
		MEDIAN	2007	2224				\$186,738	\$87.55	



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.
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	1977	1955				\$192,780	\$98.63	-6%
		MEDIAN	1975	1996				\$209,261	\$97.01	-12%
TOWER IN SIGHT OF HOUSE										
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	
		AVERAGE	1985	2159				\$200,946	\$93.06	
		MEDIAN	1986	2328				\$183,711	\$85.06	

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.
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	1977	2005				\$195,941	\$97.71	16%
		MEDIAN	1975	2104				\$209,261	\$97.01	17%
TOWER IN SIGHT OF HOUSE										
5067	Stagecoach Rd	Colonial	1990	2342	7/2/2014	\$261,000	1.7%	\$265,333	\$113.29	
		AVERAGE	1990	2342				\$265,333	\$113.29	
		MEDIAN	1990	2342				\$265,333	\$113.29	



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.
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	1991	1913				\$215,546	\$112.70	1%
		MEDIAN	1991	1913				\$215,546	\$113.44	0%
TOWER IN SIGHT OF HOUSE										
5067	Stagecoach Rd	Colonial	1990	2342	7/2/2014	\$261,000	1.7%	\$265,333	\$113.29	
		AVERAGE	1990	2342				\$265,333	\$113.29	
		MEDIAN	1990	2342				\$265,333	\$113.29	

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.
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	1977	2100				\$215,233	\$102.49	-9%
		MEDIAN	1970	2008				\$189,471	\$97.42	-13%
TOWER IN SIGHT OF HOUSE										
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	
		AVERAGE	1985	2159				\$200,946	\$93.06	
		MEDIAN	1986	2328				\$183,711	\$85.06	



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.
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	1987	2130				\$237,403	\$111.46	2%
		MEDIAN	1987	2130				\$237,403	\$110.83	2%
TOWER IN SIGHT OF HOUSE										
5067	Stagecoach Rd	Colonial	1990	2342	7/2/2014	\$261,000	1.7%	\$265,333	\$113.29	
		AVERAGE	1990	2342				\$265,333	\$113.29	
		MEDIAN	1990	2342				\$265,333	\$113.29	

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.
POWERLINE NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	1977	2100				\$215,233	\$102.49	-30%
		MEDIAN	1970	2008				\$189,471	\$97.42	-26%
POWERLINE ADJACENT TO HOUSE										
4189	Saint John Dr.	Raised Ranch	1965	2282	3/28/2014	\$160,000	2.2%	\$163,504	\$71.65	
		AVERAGE	1965	2282				\$163,504	\$71.65	
		MEDIAN	1965	2282				\$163,504	\$71.65	

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									
<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>
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	2003	2753				\$336,150	\$122.13	-1%
		MEDIAN	2003	2753				\$336,150	\$122.01	0%
TOWER IN SIGHT OF HOUSE										
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	
		AVERAGE	2001	2941				\$354,792	\$120.62	
		MEDIAN	2002	2975				\$359,456	\$122.56	

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									
<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>
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	1979	1765				\$158,659	\$89.92	20%
		MEDIAN	1979	1761				\$155,651	\$91.13	6%
TOWER IN SIGHT OF HOUSE										
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	
		AVERAGE	1981	2125				\$229,583	\$108.02	
		MEDIAN	1981	2080				\$209,420	\$96.44	



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.
TOWER NOT IN SIGHT OF HOUSE										
8772	Radburn Dr.	Colonial	1979	1976	9/22/2014	\$180,000	1.2%	\$182,178	\$92.20	
		AVERAGE	1979	1976				\$182,178	\$92.20	2%
		MEDIAN	1979	1976				\$182,178	\$92.20	2%
TOWER IN SIGHT OF HOUSE										
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	
		AVERAGE	1980	2148				\$201,923	\$94.00	
		MEDIAN	1980	2148				\$201,923	\$94.15	

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.
TOWER NOT IN SIGHT OF HOUSE										
8742	Radburn Dr.	Contemporary	1979	1560	5/29/2014	\$147,900	1.8%	\$150,621	\$96.55	
		AVERAGE	1979	1560				\$150,621	\$96.55	42%
		MEDIAN	1979	1560				\$150,621	\$96.55	42%
TOWER IN SIGHT OF HOUSE										
8714	Radburn Dr.	Contemporary	1982	2080	10/24/2014	\$282,000	1.0%	\$284,905	\$136.97	
		AVERAGE	1982	2080				\$284,905	\$136.97	
		MEDIAN	1982	2080				\$284,905	\$136.97	



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>
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	1985	1548				\$131,809	\$85.15	-8%
		MEDIAN	1985	1520				\$132,249	\$87.03	-10%
TOWER IN SIGHT OF HOUSE										
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	
		AVERAGE	1984	1594				\$125,355	\$78.64	
		MEDIAN	1984	1660				\$124,697	\$78.67	



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.
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	1984	1474				\$128,844	\$87.42	-4%
		MEDIAN	1985	1444				\$132,001	\$87.06	-2%
TOWER IN SIGHT OF HOUSE										
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	
		AVERAGE	1984	1561				\$131,344	\$84.14	
		MEDIAN	1984	1561				\$131,344	\$84.91	

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.
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	1989	1554				\$153,185	\$98.60	-11%
		MEDIAN	1991	1500				\$149,930	\$94.79	-8%
TOWER IN SIGHT OF HOUSE										
6303	Tanker Trl	Split Level	1993	1471	8/12/2013	\$124,500	3.5%	\$128,808	\$87.56	
		AVERAGE	1993	1471				\$128,808	\$87.56	
		MEDIAN	1993	1471				\$128,808	\$87.56	



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.
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	1991	1759				\$157,932	\$89.77	-2%
		MEDIAN	1991	1660				\$149,930	\$90.32	-3%
TOWER IN SIGHT OF HOUSE										
6303	Tanker Trl	Split Level	1993	1471	8/12/2013	\$124,500	3.5%	\$128,808	\$87.56	
		AVERAGE	1993	1471				\$128,808	\$87.56	
		MEDIAN	1993	1471				\$128,808	\$87.56	

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.
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	2003	2528				\$277,462	\$109.74	3%
		MEDIAN	2003	2643				\$259,706	\$110.75	4%
TOWER IN SIGHT OF HOUSE										
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	
		AVERAGE	2002	2124				\$239,205	\$112.64	
		MEDIAN	2004	2056				\$238,849	\$114.92	



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.
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	2003	2528				\$277,462	\$109.74	4%
		MEDIAN	2003	2643				\$259,706	\$110.75	5%
TOWER IN SIGHT OF HOUSE										
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	
		AVERAGE	2006	2194				\$250,756	\$114.27	
		MEDIAN	2004	2091				\$239,658	\$116.20	



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.
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	2003	2528				\$277,462	\$109.74	1%
		MEDIAN	2003	2643				\$259,706	\$110.75	0%
TOWER IN SIGHT OF HOUSE										
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	
		AVERAGE	2004	2205				\$244,163	\$110.73	
		MEDIAN	2004	2091				\$239,658	\$111.05	

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.
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	2003	2632				\$279,706	\$106.26	5%
		MEDIAN	2003	2668				\$269,645	\$107.94	3%
TOWER IN SIGHT OF HOUSE										
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	
		AVERAGE	2005	2309				\$257,211	\$111.42	
		MEDIAN	2004	2226				\$240,571	\$111.05	



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.
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	2003	2632				\$279,706	\$106.26	1%
		MEDIAN	2003	2668				\$269,645	\$107.94	-1%
TOWER IN SIGHT OF HOUSE										
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	
		AVERAGE	2003	2280				\$244,923	\$107.42	
		MEDIAN	2004	2126				\$240,468	\$107.18	

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.
TOWER NOT IN SIGHT OF HOUSE										
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	
		AVERAGE	2002	2286				\$272,225	\$119.08	9%
		MEDIAN	2002	1970				\$237,267	\$120.44	8%
TOWER IN SIGHT OF HOUSE										
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	
		AVERAGE	2009	1738				\$224,932	\$129.42	
		MEDIAN	2009	1738				\$224,932	\$129.83	

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%		
				AVERAGE	3%	2%
				MEDIAN	1%	0%

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%
				AVERAGE	6%	5%
				MEDIAN	2%	0%

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%
				AVERAGE	2%	2%
				MEDIAN	1%	0%

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.

A handwritten signature in dark ink that reads "Donald A. Fisher". The signature is written in a cursive, flowing style.

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."*²

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."*³

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."*⁴

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."*⁵

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."*⁶

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."*⁷

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

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

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

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

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

⁷ 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."*⁸

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."*⁹

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."*¹⁰

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

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

¹⁰ 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."*¹¹

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."*¹²

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

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."*¹⁴

Subject Property: *"The property that is appraised in an assignment."*¹⁵

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."*¹⁶

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

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

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

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

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

¹⁶ 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

Page 1 of 4

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

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

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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

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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, 2nd 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., 2nd Quarter,
 1996
 Rural Appraisal Manual, ASFMRA, 6th 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

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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

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

ASFMRA 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**

voice-mail: 315-422-7106, ext. 313

e-mail: 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	\$191,800		
DeWitt	6	64	\$203,250	\$277,100		
Elbridge	1	20	\$132,000	\$122,700		
Fabius	0	7	\$144,700	\$173,300		
Gesler	3	40	\$130,850	\$125,300		
LaFayette	0	12	\$172,500	\$246,800		
Lynch	5	80	\$215,500	\$235,700		
Mannus	6	99	\$227,800	\$228,100		
Marcellus	0	17	\$99,700	\$192,700		
Oran	3	57	\$184,200	\$197,700		
Oran	0	7	\$333,800	\$254,600		
Pompey	4	23	\$507,200	\$111,800		
Salm	9	57	\$593,100	\$477,900		
Schalmers	1	29	\$287,400	\$471,100		
Spartan	15	259	\$96,800	\$94,000		
Syracuse	1	9	\$174,500	\$217,500		
Tully	4	46	\$193,900	\$140,000		
Van Buren	4	155	\$148,100	\$138,800		
Washington	6	101	\$123,800	\$132,100		
Madison County	121	145	\$170,300	\$189,200		
Onondaga County	6	107	\$44,900	\$138,300		
Oran	84	258	\$153,000	\$183,000		
Oswego County	21	273	\$209,500	\$117,300		

Compiled by the Greater Syracuse Association of Realtors and the Oswego 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 Mee, also known as National Mortgage Association on March 3.

at Ridge Drive — J. — Anthony G. and Agillo to Jonathan T. and Gallag on May 8.

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

10th Street E — 120 — Anthony Belletier, as Referee to U.S. Bank National Association, as Trustee on May 15.

14th Terrace — \$79,000 — S. Feldman to Guido Test and Heather Law on May 15.

16th Blvd — \$85,000 — Erin, by Ellen C. West, Referee to Deutsche National Trust Company, Inc. on April 8.

17th Ave. — \$23,814 — Fargo Bank, N.A. to Secretary of Veterans on May 15.

18th St. — \$95,400 — Thomas P. Rogers to Denise on May 8.

19th Place — \$74,200 — J. Cass to Megan E. Black on May 15.

Herkimer St. — \$69,907 — Beth Ann, Esq., as Referee Mee, also known as National Mortgage Association on April 27.

10th Ave. — \$12,800 — and Antonio H. Callipari, as Referee Mee, also known as National Mortgage Association on May 7.

11th Ave. — \$20,000 — E. and Frank J. Guido,

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

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

210 Waterfront Drive — \$58,000 — Michael McAndrew to Soren Lowell and Harry Kaiser on May 11.

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

8967 Haven Circle — \$140,000 — Miller Living Trust to Richard and Teresa Metzger on May 7.

8771 Larchmont Drive — \$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. on April 6.

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.

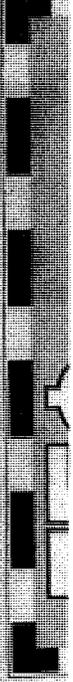
The tight supplies have

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.



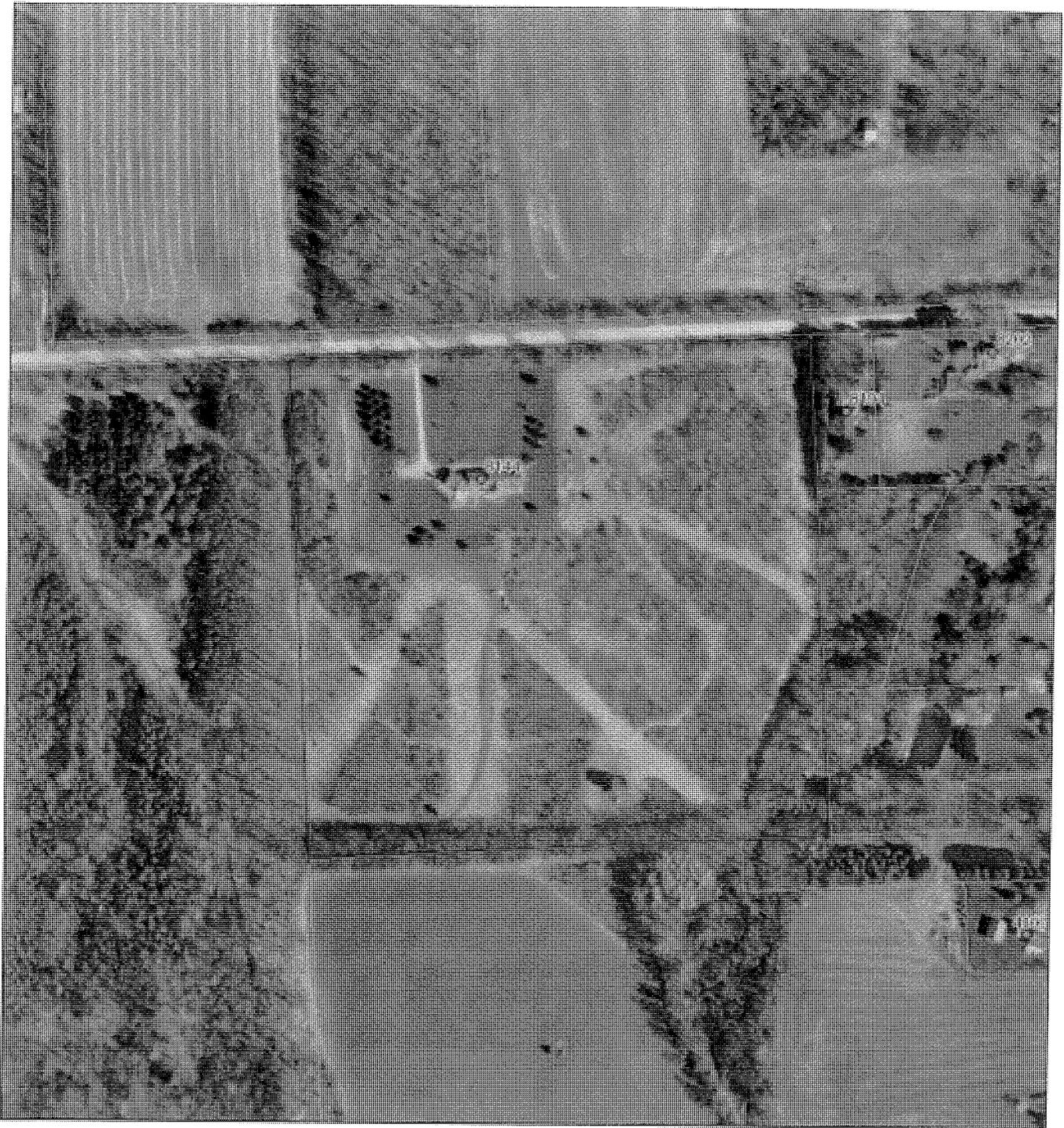


Neighborhood within 1/2 Mile of the
Proposed Buellville tower

Legend

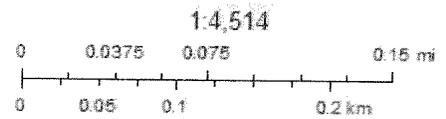
One half mile Radius

Indian Hill Road



May 21, 2015

- 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

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

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

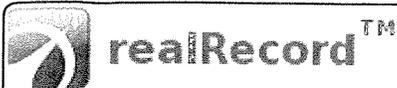
IMPROVEMENTS:

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

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APPENDIX B



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

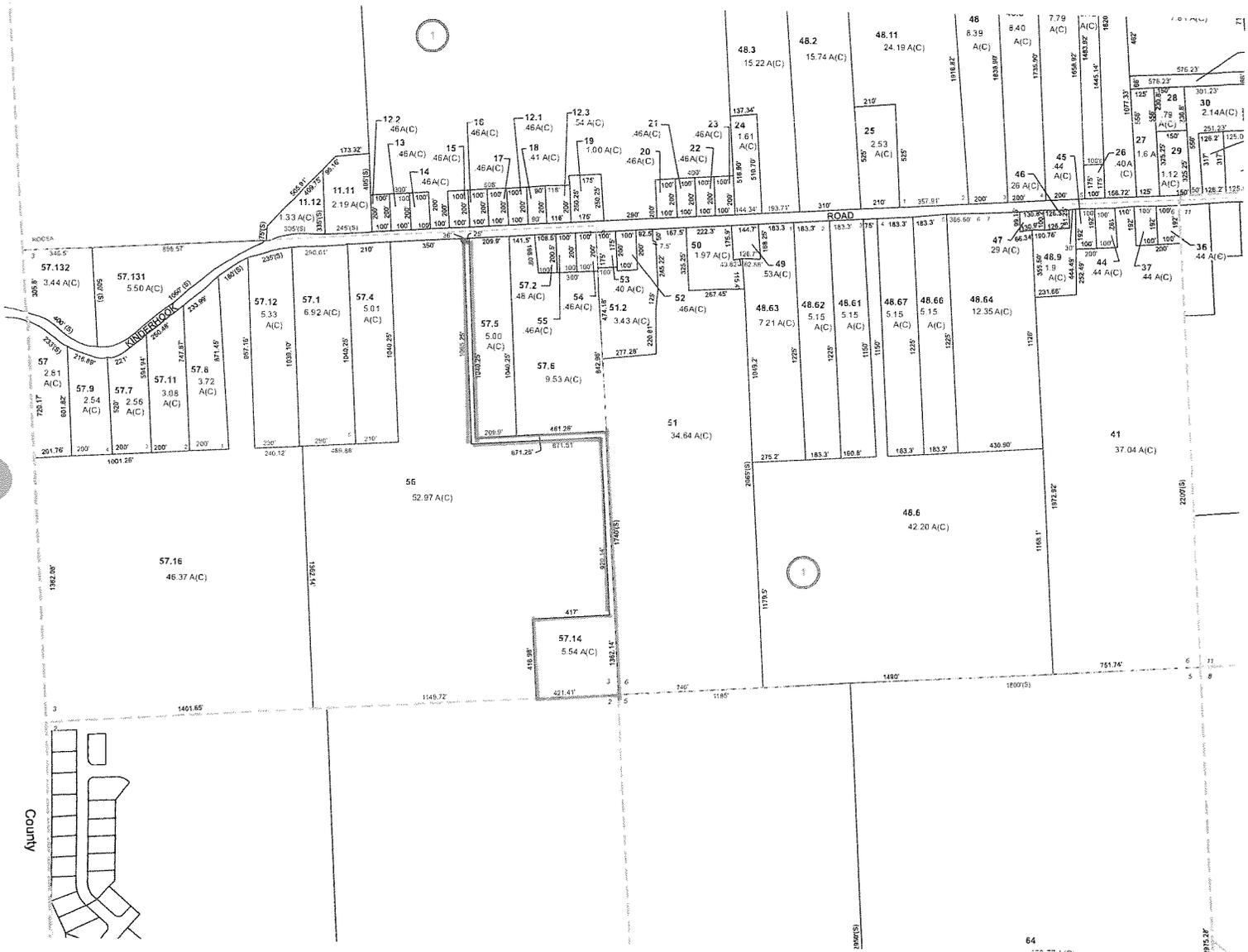
IMPROVEMENTS :

- (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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4

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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Y

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

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 INFORMATION

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 INFORMATION

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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4



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>Square Feet 2,748 Sqft. 1st Floor 1,452 Sqft. 2nd Floor 1,296 Fin. Basement Sqft. 516 Year Built 2007 Bldg Style COLONIAL # Units # Stories 2.00 # Baths 2 FULL # 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</p>	<p>Lot Size Dim.: 0.00x0.00 Land SQFT Lot Size Acres 0.27 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</p>	<p>Tax ID# 41.13-1-1.8 Assessed Value \$ 219,200 Land Assesment \$ 28,100 School Tax \$ 5,971 County/Town Tax \$ 2,433 City/Village Tax \$ Total Tax \$ 8,404 Full Tax Value \$ 219,200 Equalization Rate 1.00 Prior Tax ID# Full Land Value \$ 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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Y - d.f. house

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
-------------	-------	------	-------------	--------	-------

No sale history in database for this parcel.

STRUCTURAL INFORMATION

LOT INFORMATION

TAX INFORMATION

Square Feet	1,952	Lot Size Dim.:	0.00x0.00	Tax ID#	41.17-2-1.28
Sqft. 1st Floor	1,040	Land SQFT	15,246	Assessed Value \$	154,900
Sqft. 2nd Floor	912	Lot Size Acres	0.35	Land Assesment \$	30,900
Fin. Basement Sqft.	0	Zoning	02	School Tax \$	4,294
Year Built	1992	Nbhd Code	48051	County/Town Tax \$	1,750
Bldg Style	COLONIAL	School District	254801 - CHITTENANGO	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	6,044
# Stories	2.00	Water Front	N	Full Tax Value \$	154,900
# Baths	2 FULL, 1 HALF	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	1.00
# Bedrooms	3	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	41.17-1-1.28
# Fireplaces	1	Utilities	GAS/ELECTRIC	Full Land Value \$	30,900
# 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: 1992, 440 SQFT, DIMENSIONS: (22 X 20), 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	254801	Updated:05/02/2015 1:12 pm	
Exterior Condition	ALUM/VINYL NORMAL				
Basement Type	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

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

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Y - diff. from

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

Square Feet	2,041	Lot Size Dim.:	0.00x0.00	Tax ID#	41.17-2-1.134
Sqft. 1st Floor	1,119	Land SQFT	47,916	Assessed Value \$	178,000
Sqft. 2nd Floor	922	Lot Size Acres	1.10	Land Assesment \$	39,400
Fin. Basement Sqft.	0	Zoning		School Tax \$	5,241
Year Built	2004	Nbhd Code	48051	County/Town Tax \$	2,136
Bldg Style	COLONIAL	School District	254801 - CHITTENANGO	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	7,377
# Stories	2.00	Water Front	N	Full Tax Value \$	178,000
# Baths	2 FULL, 1 HALF	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	1.00
# Bedrooms	3	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	41.17-1-1.134
# Fireplaces	1	Utilities	GAS/ELECTRIC	Full Land Value \$	39,400
# 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: 2004, DIMENSIONS: (20.00 X 21.00), CNDTN: NORMAL, GRADE: B	Nbhd. Type	UNKNOWN		
Garage Bays	2	# 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	ALUM/VINYL				
Condition	NORMAL				
Basement Type	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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Handwritten initials: FE 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

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:

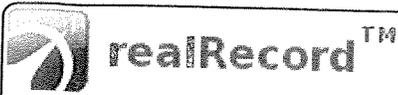
BASIC STAR 1999-2000

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

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

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N

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:

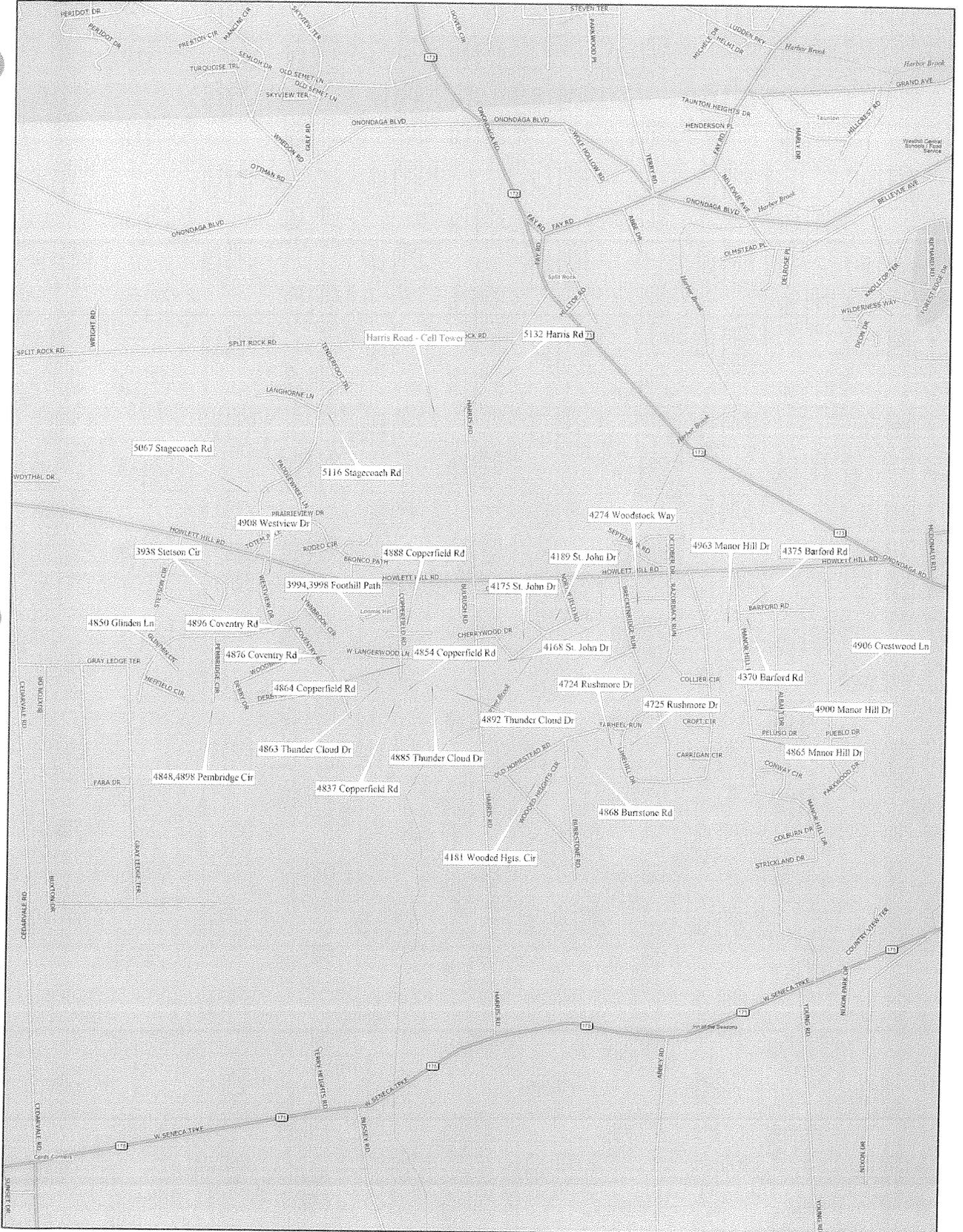
BASIC STAR 1999-2000

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



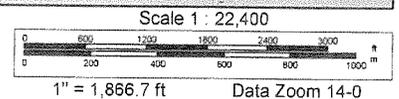
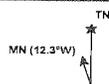
APPENDIX C

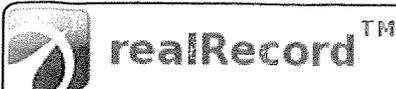


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www.delorme.com





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

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

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
-------------	-------	------	-------------	--------	-------

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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Harris Road



24, 2015

Infiltration Test Pits

All

ESCCP-2 Boundary

Limits of Cultural Resources and Biological Survey

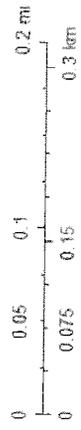
Approved Variance Workspace

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

Square Feet 2,328
Sqft. 1st Floor 1,688
Sqft. 2nd Floor 640
Fin. Basement Sqft. 0
Year Built 1986
Bldg Style CONTEMPORARY
Units 1
Stories 2.00
Baths 2 FULL, 1 HALF
Bedrooms 4
Fireplaces 1
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 Size Dim.: 93.00x113.00
Land SQFT 10,509
Lot Size Acres 0.24
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 ABOVE AVERAGE
Nbhd. Type SUBURBAN
Res. Sites 1
Comm. Sites 0
Swis Code 314200

Tax ID# 015.-02-01.0
Assessed Value \$ 201,000
Land Assesment \$ 21,300
School Tax \$ 4,326
County/Town Tax \$ 1,662
City/Village Tax \$
Total Tax \$ 5,988
Full Tax Value \$ 201,000
Equalization Rate 1.00
Prior Tax ID#
Full Land Value \$ 21,300

*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) 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

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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
-------------	-------	------	-------------	--------	-------

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

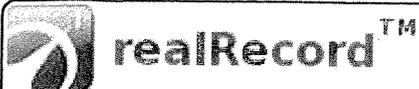
EXEMPTIONS:

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

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

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



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 GOOD
Basement Type 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

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**OWNERSHIP INFORMATION**

BERGIN JEFFREY SHUERT
4837 COPPERFIELD RD
ONONDAGA NY 13215-1105

PARCEL NO: 015.-24-06.0**Mail:**

SYRACUSE NY 00000-0000

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

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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

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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

Square Feet	1,725	Lot Size Dim.:	0.00x0.00	Tax ID#	015.-01-11.0
Sqft. 1st Floor	1,400	Land SQFT	13,958	Assessed Value \$	139,400
Sqft. 2nd Floor	0	Lot Size Acres	0.80	Land Assesment \$	31,500
Fin. Basement Sqft.	325	Zoning	02	School Tax \$	3,000
Year Built	1971	Nbhd Code	42261	County/Town Tax \$	1,153
Bldg Style	RAISED RANCH	School District	312001 - WEST GENESEE	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	4,153
# Stories	1.00	Water Front	N	Full Tax Value \$	139,400
# Baths	1 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 \$	31,500
# 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	2 BSMT GARAGE	Nbhd. Type	UNKNOWN		
Garage Bays	2	# Res. Sites	1	Updated:05/03/2015 5:09 am	
Cooling Detail	CENTRAL	# Comm. Sites	0		
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)	Swis Code	314200		
Exterior	WOOD				
Condition	NORMAL				
Basement Type	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

Square Feet 2,104	Lot Size Dim.: 0.00x0.00	Tax ID# 015.-01-12.0
Sqft. 1st Floor 1,220	Land SQFT 9,998	Assessed Value \$ 148,400
Sqft. 2nd Floor 884	Lot Size Acres 0.60	Land Assesment \$ 27,500
Fin. Basement Sqft. 0	Zoning 02	School Tax \$ 3,194
Year Built 1976	Nbhd Code 42261	County/Town Tax \$ 1,227
Bldg Style COLONIAL	School District 312001 - WEST GENESEE	City/Village Tax \$
# Units 1	Desirability TYPICAL	Total Tax \$ 4,421
# Stories 2.00	Water Front N	Full Tax Value \$ 148,400
# 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 \$ 27,500
# 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 GAR-1.0 ATT, BUILT: 1976, 528 SQFT, DIMENSIONS: (22 X 24), 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 Condition ALUM/VINYL NORMAL		Updated:05/03/2015 5:09 am
Basement Type 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

PARCEL NO: 013.-03-11.0

Mail: 4876 COVENTRY RD
 SYRACUSE NY 13215-1002

PHONE NUMBER:

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

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 WOOD
Condition 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

<p>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: (HOT AIR) FUEL: (GAS) Heat Type Exterior WOOD Condition NORMAL Basement Type FULL</p>	<p>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</p>	<p>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</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>
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Updated:05/03/2015 5:09 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

- (1) 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.



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

LOT INFORMATION

TAX 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 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 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

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)
Exterior Condition ALUM/VINYL
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

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**

Square Feet	2,100	Lot Size Dim.:	140.00x152.00	Tax ID#	016.-04-21.0
Sqft. 1st Floor	1,148	Land SQFT	21,280	Assessed Value \$	175,300
Sqft. 2nd Floor	952	Lot Size Acres	0.49	Land Assesment \$	30,000
Fin. Basement Sqft.	0	Zoning	02	School Tax \$	3,772
Year Built	1976	Nbhd Code	42261	County/Town Tax \$	1,450
Bldg Style	COLONIAL	School District	312001 - WEST GENESEE	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	5,222
# Stories	2.00	Water Front	N	Full Tax Value \$	175,300
# 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 \$	30,000
# 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: 1976, 484 SQFT, DIMENSIONS: (22 X 22), CNDTN: NORMAL, GRADE: C	Nbhd. Type	UNKNOWN		
Garage Bays	1	# Res. Sites	1	Updated:05/03/2015 5:09 am	
Cooling Detail	NONE	# Comm. Sites	0		
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)	Swis Code	314200		
Exterior Condition	ALUM/VINYL NORMAL				
Basement Type	FULL				

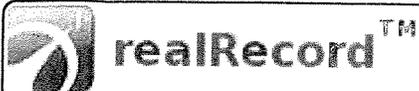
EXEMPTIONS:

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

Square Feet 1,680
Sqft. 1st Floor 980
Sqft. 2nd Floor 700
Fin. Basement Sqft. 0
Year Built 1968
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: 1970, 484 SQFT, DIMENSIONS: (22 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 Size Dim.: 100.00x183.00
Land SQFT 18,300
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# 016.-01-11.0
Assessed Value \$ 158,100
Land Assesment \$ 28,300
School Tax \$ 3,402
County/Town Tax \$ 1,307
City/Village Tax \$
Total Tax \$ 4,709
Full Tax Value \$ 158,100
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

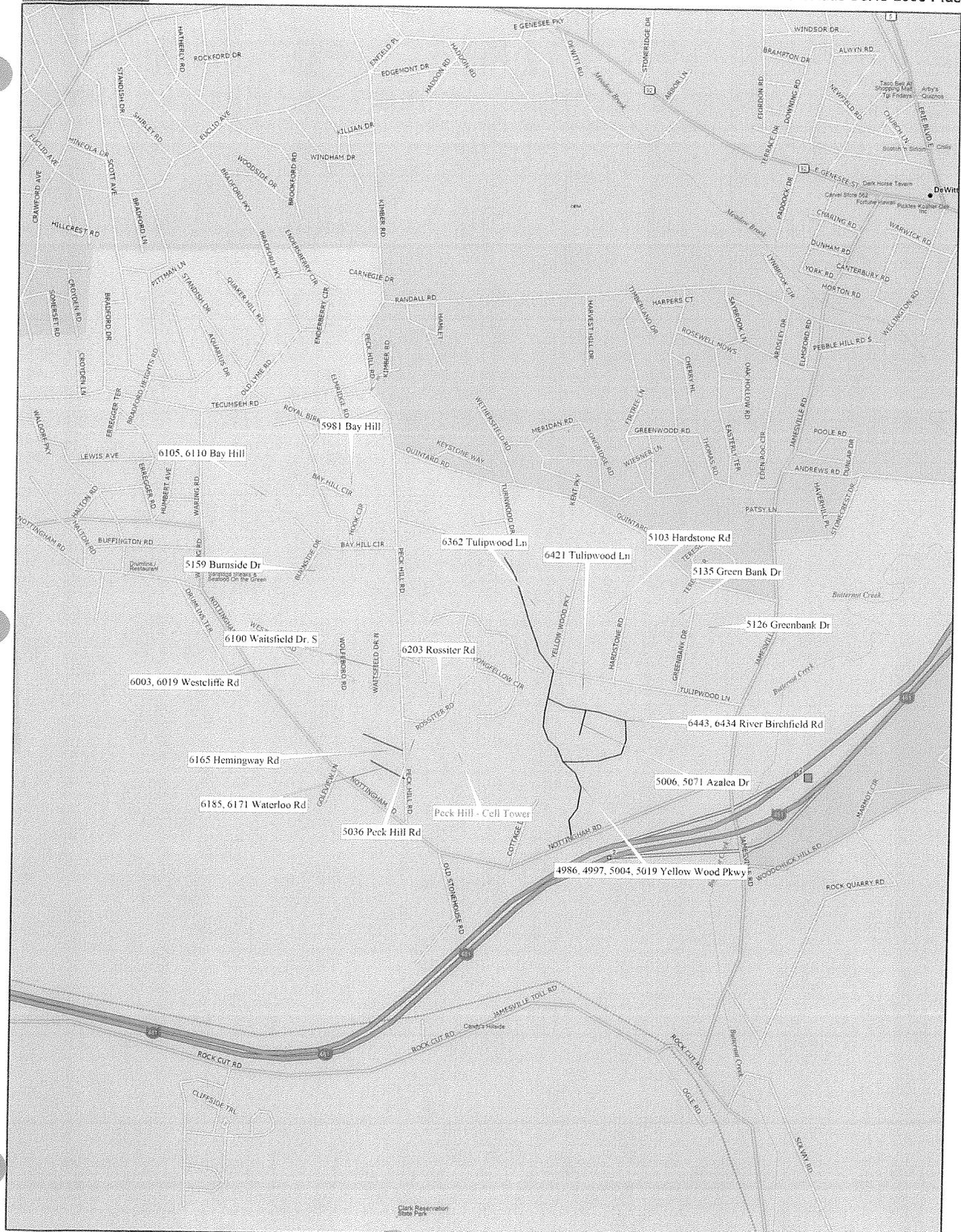
IMPROVEMENTS:

- (1) GAR-1.0 ATT, BUILT 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.



APPENDIX D



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

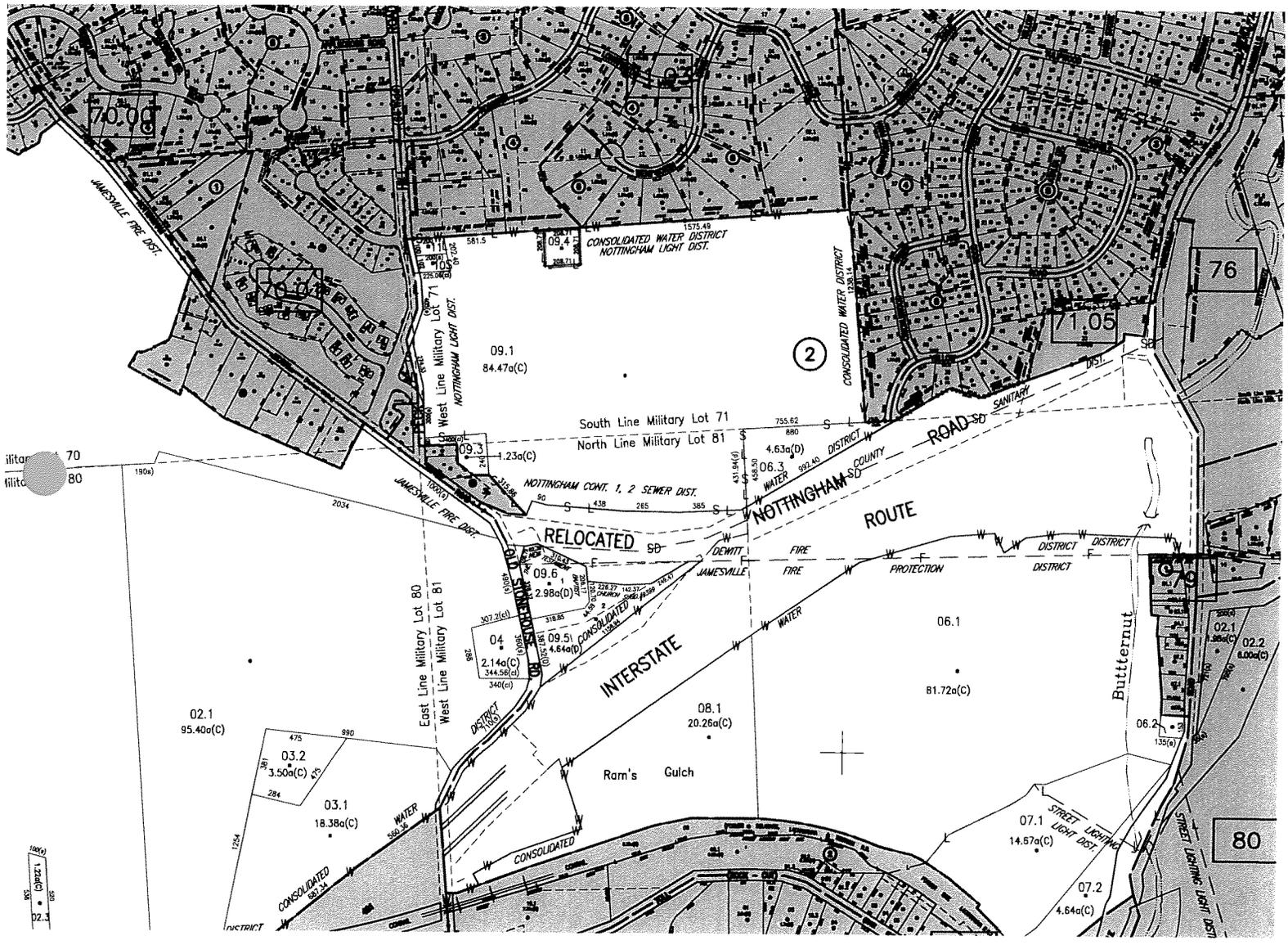
#	IDENT.	BOECKH	YR.	GROSS	STORY	BSMT.	BSMT.							
	BLDS.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SQ.FT.	STORIES	HEIGHT	AC%	SPRINKLER%	ALARM%	TYPE	SQ.FT.
														UNKNOWN

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.

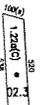
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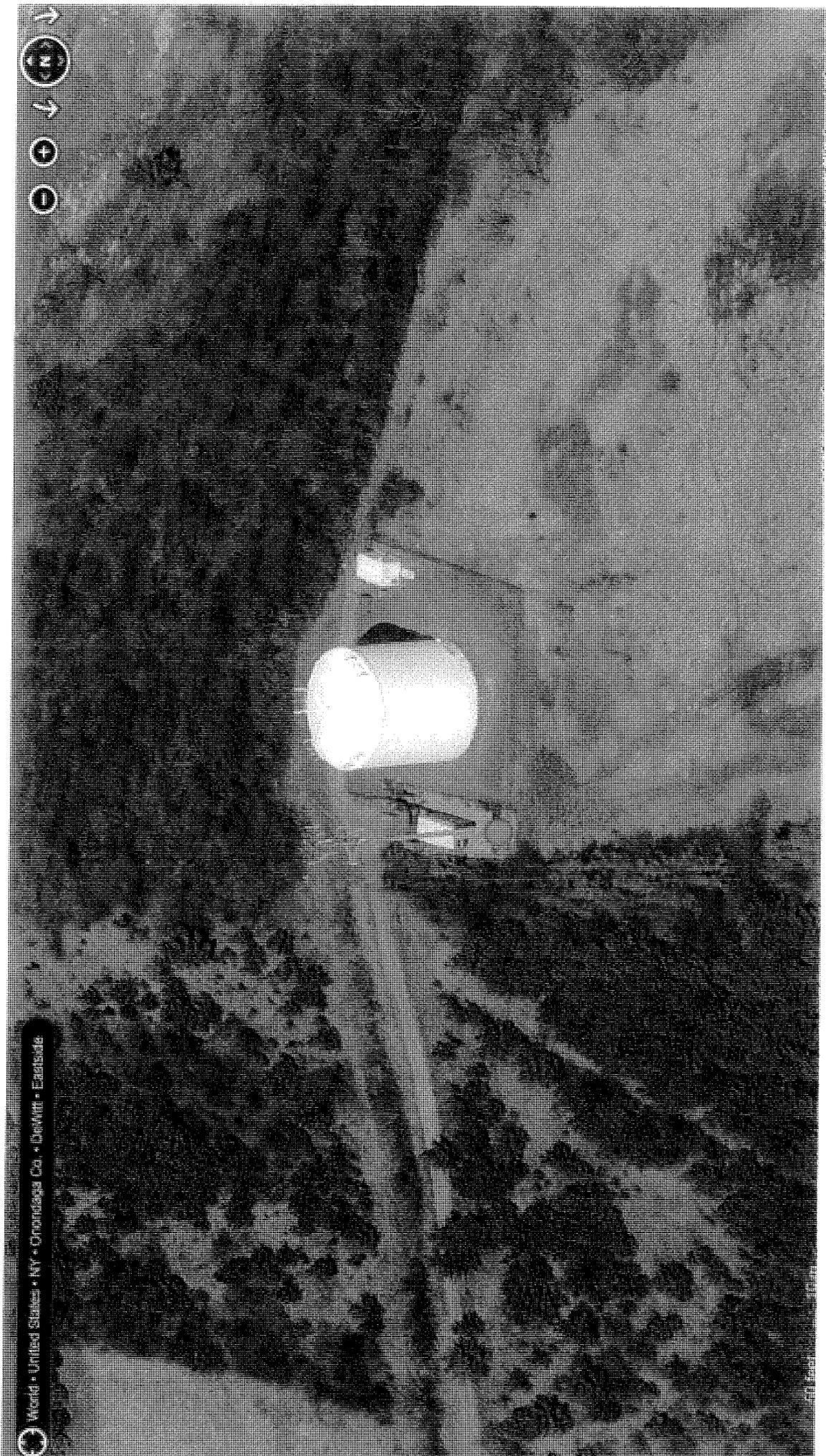


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World • United States • NY • Onondaga Co. • DeWitt • Eastside



~~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 Sqft. 1st Floor 1,447 Sqft. 2nd Floor 1,193 Fin. Basement Sqft. 0 Year Built 2000 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: 2000, 621 SQFT, CNDTN: GOOD, GRADE: B Garage Bays 1 Cooling Detail NONE Heat Type HEAT: (HOT AIR) FUEL: (GAS) Exterior ALUM/VINYL Condition GOOD Basement Type FULL	Lot Size Dim.: 112.00x200.00 Land SQFT 22,400 Lot Size Acres 0.51 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# 071.5-03-07.0 Assessed Value \$ 314,000 Land Assesment \$ 40,000 School Tax \$ 6,952 County/Town Tax \$ 3,178 City/Village Tax \$ Total Tax \$ 10,130 Full Tax Value \$ 314,000 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.
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Updated:04/10/2015 11:11 am

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**

Square Feet	2,787	Lot Size Dim.:	130.02x198.20	Tax ID#	071.5-02-28.0
Sqft. 1st Floor	1,529	Land SQFT	25,770	Assessed Value \$	321,800
Sqft. 2nd Floor	1,146	Lot Size Acres	0.52	Land Assesment \$	44,000
Fin. Basement Sqft.	0	Zoning	02	School Tax \$	7,125
Year Built	1999	Nbhd Code	26269	County/Town Tax \$	3,257
Bldg Style	COLONIAL	School District	312611 - JAMESVILLE-DEWITT	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	10,382
# Stories	2.00	Water Front	N	Full Tax Value \$	321,800
Baths	2 FULL, 1 HALF	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	1.00
# Bedrooms	4	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	071.-02-04.2
# Fireplaces	1	Utilities	GAS/ELECTRIC	Full Land Value \$	44,000
# 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	GAR-1.0 ATT, BUILT: 1999, 477 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) 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

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

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~~#~~ 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

Square Feet 3,145
Sqft. 1st Floor 1,656
Sqft. 2nd Floor 1,072
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, 665 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.: 100.00x260.79
Land SQFT 26,079
Lot Size Acres 0.64
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# 071.5-02-06.0
Assessed Value \$ 343,900
Land Assesment \$ 33,000
School Tax \$ 7,614
County/Town Tax \$ 3,480
City/Village Tax \$
Total Tax \$ 11,094
Full Tax Value \$ 343,900
Equalization Rate 1.00
Prior Tax ID# 071.-02-04.2
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:04/10/2015 11:11 am

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

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

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420

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	Lot Size Dim.:	0.00x0.00	Tax ID#	071.5-02-10.0
Sqft. 1st Floor	2,409	Land SQFT	43,996	Assessed Value \$	376,000
Sqft. 2nd Floor	684	Lot Size Acres	1.01	Land Assessment \$	38,000
Fin. Basement Sqft.	0	Zoning	02	School Tax \$	8,325
Year Built	1999	Nbhd Code	26269	County/Town Tax \$	3,805
Bldg Style	COLONIAL	School District	312611 - JAMESVILLE-DEWITT	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	12,130
# Stories	2.00	Water Front	N	Full Tax Value \$	376,000
Baths	2 FULL, 1 HALF	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	1.00
# Bedrooms	4	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	071.-02-04.2
# Fireplaces	2	Utilities	GAS/ELECTRIC	Full Land Value \$	38,000
# 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	GAR-1.0 ATT, BUILT: 1999, 528 SQFT, DIMENSIONS: (22 X 24), CNDTN: GOOD, GRADE: B	Nbhd. Type	SUBURBAN		
Garage Bays	1	# Res. Sites	1		
Cooling Detail	CENTRAL	# Comm. Sites	0		
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)	Swis Code	312689	Updated:04/10/2015 11:11 am	
Exterior	ALUM/VINYL				
Condition	GOOD				
Basement Type	FULL				

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

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

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YES

OWNERSHIP INFORMATION

DOUGHERTY JAMES DOUGHERTY
5004 YELLOW WOOD PKWY
DEWITT NY 13078-8528

PARCEL NO: 071.5-03-40.0

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

Square Feet 2,997	Lot Size Dim.: 71.64x307.85	Tax ID# 071.5-03-40.0
Sqft. 1st Floor 1,574	Land SQFT 22,054	Assessed Value \$ 337,400
Sqft. 2nd Floor 1,293	Lot Size Acres 0.98	Land Assesment \$ 50,000
Fin. Basement Sqft. 0	Zoning 02	School Tax \$ 7,470
Year Built 2003	Nbhd Code 26269	County/Town Tax \$ 3,414
Bldg Style COLONIAL	School District 312611 - JAMESVILLE-DEWITT	City/Village Tax \$
# Units 1	Desirability TYPICAL	Total Tax \$ 10,884
# Stories 2.00	Water Front N	Full Tax Value \$ 337,400
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 \$ 50,000
# 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 GAR-1.0 ATT, BUILT: 2003, 666 SQFT, CNDTN: GOOD, GRADE: B	Nbhd. Type SUBURBAN	
Garage Bays 1	# Res. Sites 1	
Cooling Detail NONE	# Comm. Sites 0	
Heat Type HEAT: (HOT AIR) FUEL: (GAS)	Swis Code 312689	Updated:04/10/2015 11:11 am
Exterior Condition ALUM/VINYL GOOD		
Basement Type FULL		

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.



YES

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

Square Feet 3,412	Lot Size Dim.: 296.12x208.98	Tax ID# 071.5-06-05.0
Sqft. 1st Floor 1,793	Land SQFT 61,883	Assessed Value \$ 360,000
Sqft. 2nd Floor 1,416	Lot Size Acres 0.63	Land Assesment \$ 51,000
Fin. Basement Sqft. 0	Zoning 02	School Tax \$ 8,362
Year Built 2004	Nbhd Code 26269	County/Town Tax \$ 3,822
Bldg Style COLONIAL	School District 312611 - JAMESVILLE-DEWITT	City/Village Tax \$
# Units 1	Desirability TYPICAL	Total Tax \$ 12,184
Stories 2.00	Water Front N	Full Tax Value \$ 360,000
# 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 \$ 51,000
# 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 1	# Res. Sites 1	
Cooling Detail CENTRAL	# Comm. Sites 0	
Heat Type	Swis Code 312689	Updated:04/10/2015 11:11 am
Exterior WOOD		
Condition GOOD		
Basement Type 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

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

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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

15

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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465

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**

Square Feet	2,786	Lot Size Dim.:	130.00x155.00	Tax ID#	071.5-05-02.0
Sqft. 1st Floor	1,506	Land SQFT	20,150	Assessed Value \$	329,300
Sqft. 2nd Floor	1,091	Lot Size Acres	0.46	Land Assesment \$	51,000
Fin. Basement Sqft.	0	Zoning	02	School Tax \$	7,291
Year Built	2001	Nbhd Code	26269	County/Town Tax \$	3,333
Bldg Style	COLONIAL	School District	312611 - JAMESVILLE-DEWITT	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	10,624
Stories	2.00	Water Front	N	Full Tax Value \$	329,300
# Baths	2 FULL, 1 HALF	Sewer	PRIVATE	Equalization Rate	1.00
# Bedrooms	4	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	071.-02-04.2
# Fireplaces	1	Utilities	GAS/ELECTRIC	Full Land Value \$	51,000
# Kitchens	1	Nbhd. Rating	AVERAGE		
Garage Type	GAR-1.0 ATT, BUILT: 2002, 533 SQFT, CNDTN: GOOD, GRADE: B	Nbhd. Type	SUBURBAN		
Garage Bays	1	# Res. Sites	1		
Cooling Detail	CENTRAL	# Comm. Sites	0		
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)	Swis Code	312689		
Exterior Condition	ALUM/VINYL GOOD				
Basement Type	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

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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

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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
-------------	-------	------	-------------	--------	-------

No sale history in database for this parcel.

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

Square Feet	0	Lot Size Dim.:	121.34x192.92	Tax ID#	070.1-01-37.1
Sqft. 1st Floor		Land SQFT		Assessed Value \$	100,000
Sqft. 2nd Floor		Lot Size Acres	0.54	Land Assesment \$	50,000
Fin. Basement Sqft.		Zoning	01	School Tax \$	
Year Built	0	Nbhd Code	26273	County/Town Tax \$	
Bldg Style	UNKNOWN	School District	312611 - JAMESVILLE-DEWITT	City/Village Tax \$	
# Units		Desirability	TYPICAL	Total Tax \$	
# Stories	0.00	Water Front	N	Full Tax Value \$	100,000
# Baths	0	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	1.00
# Bedrooms	0	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	
# Fireplaces		Utilities	GAS/ELECTRIC	Full Land Value \$	50,000
# Kitchens		Nbhd. Rating	AVERAGE		
Garage Type		Nbhd. Type	SUBURBAN		
Garage Bays		# Res. Sites	1		
Cooling Detail		# Comm. Sites	0		
Heat Type		Swis Code	312689		
Exterior					
Condition					
Basement Type					

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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:

SALE INFORMATION	Sale Date 01/03/2014	Price \$ 370,000	Deed Date 01/03/2014
Arms Length Y	Libre 5266	Page 643	# Total Parcels 1
Seller HSIE PAN	Buyer BHATTA LUNA	Personal Property 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**

Square Feet 1,728	Lot Size Dim.: 100.00x166.67	Tax ID# 070.1-01-18.1
Sqft. 1st Floor 1,728	Land SQFT	Assessed Value \$ 365,250
Sqft. 2nd Floor 0	Lot Size Acres 0.07	Land Assesment \$ 75,000
Fin. Basement Sqft. 0	Zoning 01	School Tax \$ 8,087
Year Built 2010	Nbhd Code 26273	County/Town Tax \$ 3,696
Bldg Style RANCH	School District 312611 - JAMESVILLE-DEWITT	City/Village Tax \$
# Units	Desirability TYPICAL	Total Tax \$ 11,783
# Stories 1.00	Water Front N	Full Tax Value \$ 365,250
Baths 2 FULL	Sewer COMMERCIAL/PUBLIC	Equalization Rate 1.00
# Bedrooms 2	Water COMMERCIAL/PUBLIC	Prior Tax ID# 070.1-01-18.0
# Fireplaces 1	Utilities GAS/ELECTRIC	Full Land Value \$ 75,000
# 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 GAR-1.0 ATT, BUILT: 2010, 488 SQFT, DIMENSIONS: (20 X 24), CNDTN: GOOD, GRADE: B	Nbhd. Type SUBURBAN	
Garage Bays 1	# Res. Sites 1	Updated:04/10/2015 11:11 am
Cooling Detail CENTRAL	# Comm. Sites 0	
Heat Type HEAT: (HOT AIR) FUEL: (GAS)	Swis Code 312689	
Exterior Condition GOOD		
Basement Type 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

PARCEL NO: 070.1-01-43.0**Mail:**

JAMESVILLE NY 00000-0000

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

Square Feet 6,127
Sqft. 1st Floor 2,874
Sqft. 2nd Floor 3,253
Fin. Basement Sqft. 0
Year Built 1994
Bldg Style COLONIAL
Units
Stories 2.00
Baths 5 FULL
Bedrooms 4
Fireplaces 2
Kitchens 1
Garage Type GAR-1.0 ATT, BUILT: 2009, 887 SQFT, CNDTN: NORMAL, GRADE: C
Garage Bays 1
Cooling Detail CENTRAL
Heat Type HEAT: (HOT AIR)
 FUEL: (GAS)
Exterior Condition GOOD
Basement Type FULL

Lot Size Dim.: 91.46x193.64
Land SQFT
Lot Size Acres 1.00
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# 070.1-01-43.0
Assessed Value \$ 800,000
Land Assesment \$ 55,000
School Tax \$
County/Town Tax \$
City/Village Tax \$
Total Tax \$
Full Tax Value \$ 800,000
Equalization Rate 1.00
Prior Tax ID#
Full Land Value \$ 55,000

*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 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

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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

PARCEL NO: 070.-04-15.0

Mail: 45750 SUGARLOAF MOUNTAIN TRL
 INDIAN WELLS CA 92210-9181
PHONE NUMBER:

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

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.

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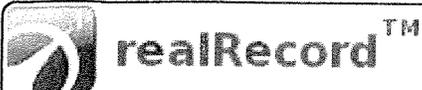
EXEMPTIONS:

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
Arms Length Y **Libre** 5287 **Page** 162 **# Total Parcels** 1
Seller EUSTON MOUNTFORT **Buyer** CAMPANINO JOSEPH **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 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 INFORMATION

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 INFORMATION

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.

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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 WOOD
Condition 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

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 Condition WOOD GOOD
Basement Type PARTIAL

LOT INFORMATION

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 INFORMATION

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

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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
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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

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

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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

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

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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**

Square Feet 1,954
Sqft. 1st Floor 1,954
Sqft. 2nd Floor 0
Fin. Basement Sqft. 0
Year Built 2001
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: 2001, 453 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.: 72.64x90.00
Land SQFT 6,538
Lot Size Acres 0.15
Zoning 02
Nbhd Code 26971
School District 312611 - JAMESVILLE-DEWITT
Desirability SUPERIOR
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# 071.4-01-12.2
Assessed Value \$ 277,500
Land Assesment \$ 43,000
School Tax \$ 6,144
County/Town Tax \$ 2,808
City/Village Tax \$
Total Tax \$ 8,952
Full Tax Value \$ 277,500
Equalization Rate 1.00
Prior Tax ID# 071.4-01-12.0
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-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**

Square Feet	2,510	Lot Size Dim.:	45.03x105.00	Tax ID#	071.4-02-20.2
Sqft. 1st Floor	2,510	Land SQFT	4,728	Assessed Value \$	275,000
Sqft. 2nd Floor	0	Lot Size Acres	0.11	Land Assesment \$	43,000
Fin. Basement Sqft.	0	Zoning	02	School Tax \$	7,342
Year Built	2001	Nbhd Code	26971	County/Town Tax \$	3,356
Bldg Style	RANCH	School District	312611 - JAMESVILLE-DEWITT	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	10,698
# Stories	1.00	Water Front	N	Full Tax Value \$	275,000
Baths	2 FULL	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	1.00
# Bedrooms	3	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	071.4-01-02.0
# Fireplaces	1	Utilities	GAS/ELECTRIC	Full Land Value \$	43,000
# 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: 2001, 490 SQFT, CNDTN: GOOD, GRADE: B	Nbhd. Type	SUBURBAN		
Garage Bays	1	# Res. Sites	1	Updated:04/10/2015 11:11 am	
Cooling Detail	CENTRAL	# Comm. Sites	0		
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)	Swis Code	312689		
Exterior	WOOD				
Condition	GOOD				
Basement Type	FULL				

EXEMPTIONS:

ENHANCED STAR

IMPROVEMENTS:

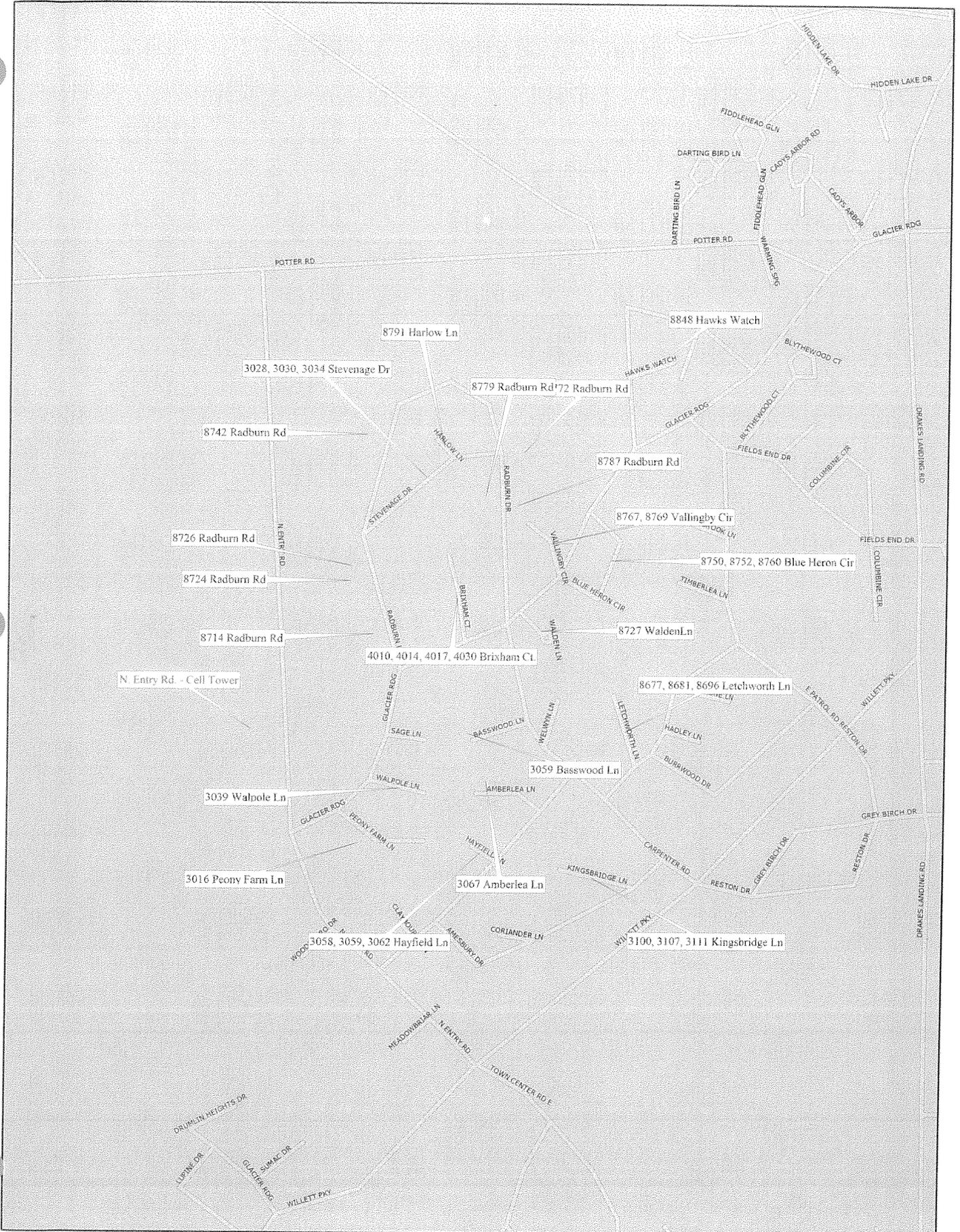
- (1) PORCH-COVERD, BUILT 2001, 0 SQFT, CONDITION GOOD
 (1) GAR-1.0 ATT, BUILT 2001, 490.00 SQFT, CONDITION GOOD

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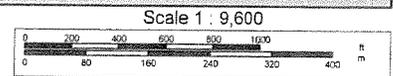
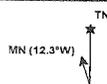
APPENDIX E



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www.delorme.com



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
-----------	-------	-----------	-------	------	-------------	--------	-------	------------	-----------

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 - BALDWINSVILLE
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: ----
Deed Book: 4709
Deed East: 574601
Legal Property Desc: Fl 70 Map# 11499, 3/9/2012
Deed Page: 180
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
Utilities: Gas & elec
Water Supply: Comm/public

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
-----	----------------------	-------------

Improvements

Structure	Size	Grade	Condition	Year
Shed-finishd	11 × 21	Average	Normal	2002
Tower- free	150 sq ft	Average	Normal	2001
Shed-finishd	16 × 9	Average	Normal	2005
Fence-chn lk	232 × 8	Average	Normal	2005

Land Types

Type	Size
Primary	106 × 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 %
------	-------------	--------	----------	----------	--------	--------	--------	-------

N. Eury Road



24, 2015

Infiltration Test Pits

All

ESCGP-2 Boundary

Limits of Cultural Resources and Ecological Survey

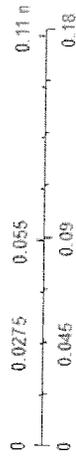
Approved Variance Workspace

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	Lot Size Dim.:	100.00x114.00	Tax ID#	080.-01-24.0
Sqft. 1st Floor	1,140	Land SQFT	11,400	Assessed Value \$	195,000
Sqft. 2nd Floor	1,140	Lot Size Acres	0.26	Land Assesment \$	37,100
Fin. Basement Sqft.	0	Zoning	PUD	School Tax \$	4,444
Year Built	1981	Nbhd Code	47	County/Town Tax \$	1,371
Bldg Style	COLONIAL	School District	313601 - BALDWINVILLE	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	5,815
# Stories	2.00	Water Front	N	Full Tax Value \$	195,000
# Baths	2 FULL, 1 HALF	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	1.00
# Bedrooms	4	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	
# Fireplaces	2	Utilities	GAS/ELECTRIC	Full Land Value \$	37,100
# Kitchens	1	Nbhd. Rating	UNKNOWN		
Garage Type	GAR-1.0 ATT, BUILT: 1981, 484 SQFT, DIMENSIONS: (22 X 22), 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		
Exterior	WOOD				
Condition	NORMAL				
Basement Type	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 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
BALDWINVILLE 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 - BALDWINVILLE	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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*Call
607 655*



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

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

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NO CELL
GOLF



OWNERSHIP INFORMATION

MCALLISTER SCOTT
3767 VALLINGBY CIR
LYSANDER NY 13027-1503

PARCEL NO: 080.-04-04.0

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 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 Condition WOOD 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

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

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NO CELL
GOLF COURSE



OWNERSHIP INFORMATION

MCGEE JAMES
8772 RADBURN DR
LYSANDER NY 13027-1522

PARCEL NO: 080.-01-01.0

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 09/22/2014 **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
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No sale history in database for this parcel.

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	1,976	Lot Size Dim.:	100.00x180.00	Tax ID#	080.-01-01.0
Sqft. 1st Floor	988	Land SQFT	18,000	Assessed Value \$	185,000
Sqft. 2nd Floor	988	Lot Size Acres	0.39	Land Assesment \$	37,800
Fin. Basement Sqft.	0	Zoning	PUD	School Tax \$	4,216
Year Built	1979	Nbhd Code	47	County/Town Tax \$	1,301
Bldg Style	COLONIAL	School District	313601 - BALDWINVILLE	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	5,517
# Stories	2.00	Water Front	N	Full Tax Value \$	185,000
# 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 \$	37,800
# Kitchens	1	Nbhd. Rating	AVERAGE		
Garage Type	GAR-1.0 ATT, BUILT: 1979, 400 SQFT, DIMENSIONS: (20 X 20), CNDTN: NORMAL, GRADE: C	Nbhd. Type	SUBURBAN		
Garage Bays	1	# Res. Sites	1		
Cooling Detail	CENTRAL	# Comm. Sites	0		
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)	Swis Code	313689		
Exterior	WOOD				
Condition	NORMAL				
Basement Type	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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NO CELL
GOLF



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	
Square Feet	1,560	Lot Size Dim.:	82.00x151.00	Tax ID#	080.-01-16.0
Sqft. 1st Floor	960	Land SQFT	12,382	Assessed Value \$	149,000
Sqft. 2nd Floor	600	Lot Size Acres	0.29	Land Assesment \$	37,200
Fin. Basement Sqft.	0	Zoning	PUD	School Tax \$	3,760
Year Built	1979	Nbhd Code	47	County/Town Tax \$	1,160
Bldg Style	CONTEMPORARY	School District	313601 - BALDWINSVILLE	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	4,920
# Stories	2.00	Water Front	N	Full Tax Value \$	149,000
# 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 \$	37,200
# 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: 1979, 440 SQFT, DIMENSIONS: (20 X 22), CNDTN: NORMAL, GRADE: C	Nbhd. Type	SUBURBAN		
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-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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POWELINE
NO CELL



OWNERSHIP INFORMATION

BIDLAKE RICHARD
3062 HAYFIELD LN
LYSANDER NY 13027-1626

PARCEL NO: 078.-02-35.0

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 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 - 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.-02-35.0
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
 BALDWINVILLE 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	
Square Feet	1,892	Lot Size Dim.:	67.00x188.00	Tax ID#	078.-04-10.0
Sqft. 1st Floor	1,352	Land SQFT	12,596	Assessed Value \$	175,000
Sqft. 2nd Floor	540	Lot Size Acres	0.58	Land Assesment \$	45,600
Fin. Basement Sqft.	0	Zoning	PUD	School Tax \$	3,988
Year Built	1977	Nbhd Code	47	County/Town Tax \$	1,230
Bldg Style	CONTEMPORARY	School District	313601 - BALDWINVILLE	City/Village Tax \$	
# Units	1	Desirability	SUPERIOR	Total Tax \$	5,218
# Stories	2.00	Water Front	Y	Full Tax Value \$	175,000
# 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 \$	45,600
# 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: 1977, 576 SQFT, DIMENSIONS: (24 X 24), CNDTN: NORMAL, GRADE: C	Nbhd. Type	SUBURBAN		
Garage Bays	1	# Res. Sites	1		
Cooling Detail	NONE	# 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	PARTIAL				

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

Square Feet 1,352
Sqft. 1st Floor 880
Sqft. 2nd Floor 472
Fin. Basement Sqft. 0
Year Built 1977
Bldg Style CONTEMPORARY
Units 1
Stories 2.00
Baths 2 FULL, 1 HALF
Bedrooms 4
Fireplaces 1
Kitchens 1
Garage Type GAR-1.5 ATT, BUILT: 1977, 504 SQFT, CNDTN: NORMAL, GRADE: C
Garage Bays 1
Cooling Detail NONE
Heat Type HEAT: (HOT WATER/STEAM) FUEL: (GAS)
Exterior WOOD
Condition NORMAL
Basement Type PARTIAL

Lot Size Dim.: 67.00x188.00
Land SQFT 12,596
Lot Size Acres 0.39
Zoning PUD
Nbhd Code 47
School District 313601 - BALDWINVILLE
Desirability SUPERIOR
Water Front Y
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 ID# 078.-04-09.0
Assessed Value \$ 175,000
Land Assesment \$ 39,400
School Tax \$ 3,988
County/Town Tax \$ 1,230
City/Village Tax \$
Total Tax \$ 5,218
Full Tax Value \$ 175,000
Equalization Rate 1.00
Prior Tax ID#
Full Land Value \$ 39,400

*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-1.5 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.

No Cell (Parkway) 4400 ST



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 (POWER) LINES ACROSS 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

Square Feet	1,764	Lot Size Dim.:	70.00x159.00	Tax ID#	078.-12-08.0
Sqft. 1st Floor	1,262	Land SQFT	11,130	Assessed Value \$	200,000
Sqft. 2nd Floor	502	Lot Size Acres	0.24	Land Assesment \$	29,800
Fin. Basement Sqft.	0	Zoning	PUD	School Tax \$	4,558
Year Built	2005	Nbhd Code	45	County/Town Tax \$	1,406
Bldg Style	COLONIAL	School District	313601 - BALDWINVILLE	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	5,964
# Stories	2.00	Water Front	N	Full Tax Value \$	200,000
# Baths	2 FULL, 1 HALF	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	1.00
# Bedrooms	3	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	
# Fireplaces	0	Utilities	GAS/ELECTRIC	Full Land Value \$	29,800
# 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: 2005, 420 SQFT, DIMENSIONS: (20 X 21), CNDTN: NORMAL, GRADE: C	Nbhd. Type	SUBURBAN		
Garage Bays	1	# Res. Sites	1		
Cooling Detail	NONE	# Comm. Sites	0		
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)	Swis Code	313689	Updated:04/09/2015 1:46 pm	
Exterior Condition	UNKNOWN				
Basement Type	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
 BALDWINVILLE 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 - 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.-02-34.0
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
 BALDWINSVILLE 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

LOT INFORMATION

TAX 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 Size Dim.: 80.00x129.00
Land SQFT 10,320
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 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.

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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

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
 BALDWINSVILLE 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 - 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.-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 Condition WOOD 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 Utilities COMMERCIAL/PUBLIC 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.

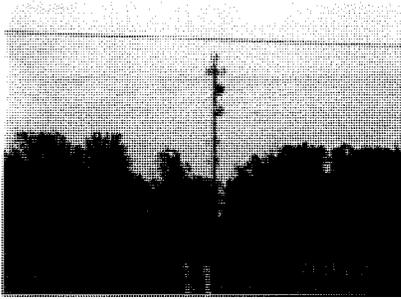
IMPROVEMENTS :

- (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

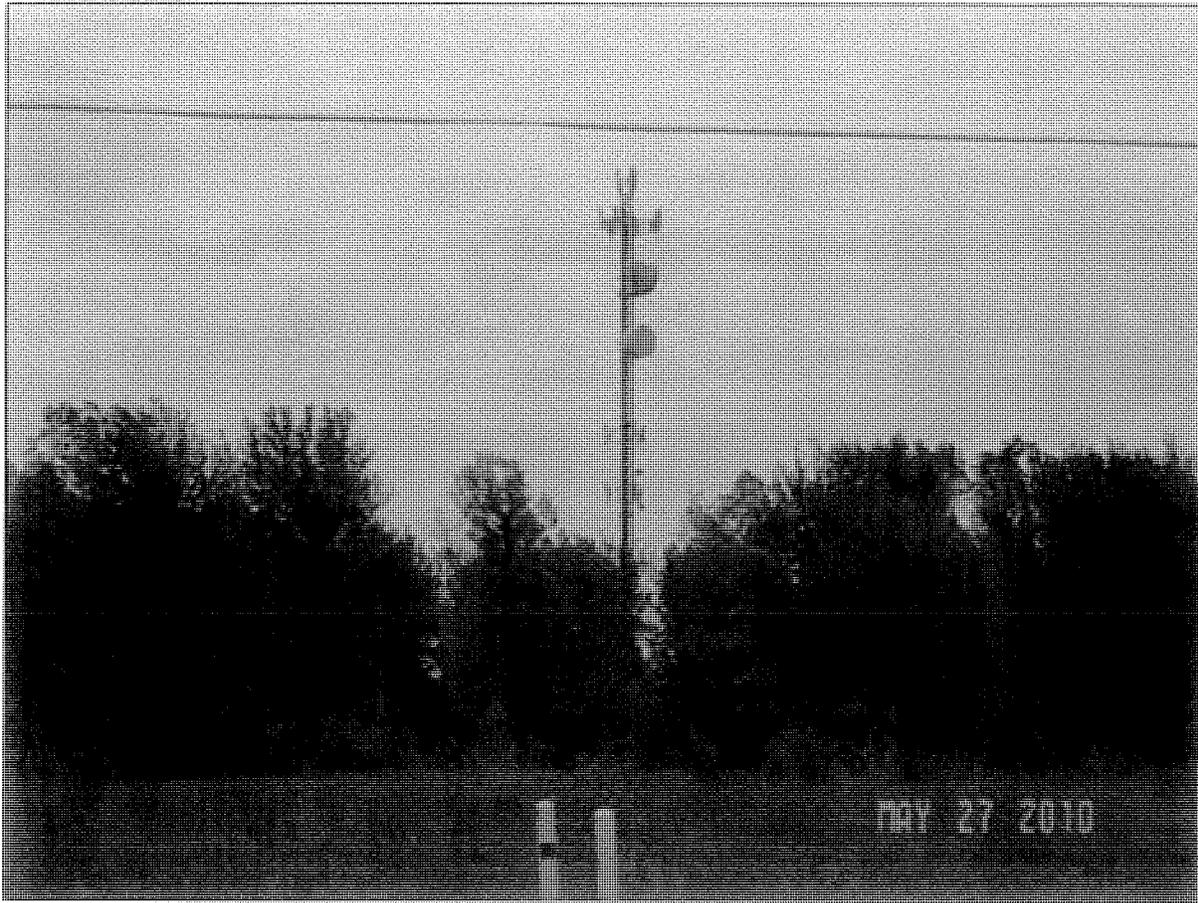
Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

Taxes

Year	Description	Amount
------	-------------	--------

***Taxes may not reflect exemptions or changes in assessment**



Photo

Photo for 051.4-12-03.1 in Town of Cicero



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

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Updated:04/09/2015 1:45 pm

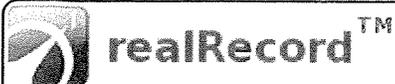
EXEMPTIONS:

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

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

Square Feet	1,852	Lot Size Dim.:	77.00x133.00	Tax ID#	088.-05-04.0
Sqft. 1st Floor	864	Land SQFT	10,241	Assessed Value \$	170,000
Sqft. 2nd Floor	988	Lot Size Acres	0.24	Land Assesment \$	13,900
Fin. Basement Sqft.	0	Zoning	R-10,R-12	School Tax \$	3,572
Year Built	1994	Nbhd Code	22502	County/Town Tax \$	1,523
Bldg Style	COLONIAL	School District	312403 - NORTH SYRACUSE	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	5,095
# Stories	2.00	Water Front	N	Full Tax Value \$	170,000
# Baths	2 FULL, 1 HALF	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	1.00
# Bedrooms	4	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	
# Fireplaces	0	Utilities	GAS/ELECTRIC	Full Land Value \$	13,900
# 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: 1994, 400 SQFT, DIMENSIONS: (20 X 20), CNDTN: NORMAL, GRADE: D	Nbhd. Type	SUBURBAN		
Garage Bays	1	# Res. Sites	1		
Cooling Detail	CENTRAL	# Comm. Sites	0		
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)	Swis Code	312289	Updated:04/09/2015 1:45 pm	
Exterior Condition	ALUM/VINYL NORMAL				
Basement Type	PARTIAL				

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1994, 0 SQFT, CONDITION NORMAL

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

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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

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

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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

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

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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
-------------	-------	------	-------------	--------	-------

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. Updated:04/09/2015 1:45 pm	
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		
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

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

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Handwritten: YES
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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	
Square Feet	1,660	Lot Size Dim.:	75.00x155.00	Tax ID#	089.-08-16.0
Sqft. 1st Floor	924	Land SQFT	11,625	Assessed Value \$	130,000
Sqft. 2nd Floor	0	Lot Size Acres	0.27	Land Assesment \$	17,000
Fin. Basement Sqft.	736	Zoning		School Tax \$	2,731
Year Built	1984	Nbhd Code	22402	County/Town Tax \$	1,165
Bldg Style	RAISED RANCH	School District	312403 - NORTH SYRACUSE	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	3,896
# Stories	1.00	Water Front	N	Full Tax Value \$	130,000
# Baths	2 FULL	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	1.00
# Bedrooms	4	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	
# Fireplaces	0	Utilities	GAS/ELECTRIC	Full Land Value \$	17,000
# 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	GAR-1.0 ATT, BUILT: 1984, 288 SQFT, DIMENSIONS: (12 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: (ELECTRIC) FUEL: (ELECTRIC)	Swis Code	312289		
Exterior	WOOD				
Condition	NORMAL				
Basement Type	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

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

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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

LOT INFORMATION

TAX 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
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

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 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

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:



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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.

Updated:04/09/2015 1:45 pm

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

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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

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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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NO CELL



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

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 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
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.-07-16.0
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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NO CELL

OWNERSHIP INFORMATION

DOTY AARON
8466 TORCHWOOD LN
CICERO NY 13039-9211

PARCEL NO: 089.-07-18.0

Mail: 8466 TORCHWOOD LN
 CICERO NY 13039-9211

PHONE NUMBER:

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

CENSUS TRACT: 0103.21

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

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
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 PARTIAL

LOT INFORMATION

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 INFORMATION

Tax ID# 089.-07-18.0
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-ENCLSD, BUILT 1996, 0 SQFT, CONDITION NORMAL

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

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No Cell

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 **LOT INFORMATION** **TAX 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 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 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

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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

LOT INFORMATION

TAX 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 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 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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*✓ EVERY HOUSE
W/ 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:

SALE INFORMATION		Sale Date 12/08/2014	Price \$ 237,000	Deed Date 12/08/2014
Arms Length Y	Libre	5307	Page 60	# Total Parcels 1
Seller CENTORE HEATHER	Buyer CRISAFI NICHOLAS	Personal Property 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	
Square Feet	1,680	Lot Size Dim.:	100.00x130.00	Tax ID#	051.4-13-08.0
Sqft. 1st Floor	1,680	Land SQFT	13,000	Assessed Value \$	205,000
Sqft. 2nd Floor	0	Lot Size Acres	0.30	Land Assesment \$	45,000
Fin. Basement Sqft.	0	Zoning	R-12	School Tax \$	4,307
Year Built	2005	Nbhd Code	22602	County/Town Tax \$	1,837
Bldg Style	RANCH	School District	312403 - NORTH SYRACUSE	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	6,144
# Stories	1.00	Water Front	N	Full Tax Value \$	205,000
# 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 \$	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	GAR-1.0 ATT, BUILT: 2005, 440 SQFT, DIMENSIONS: (20 X 22), CNDTN: NORMAL, GRADE: C	Nbhd. Type	SUBURBAN		
Garage Bays	1	# Res. Sites	1		
Cooling Detail	CENTRAL	# 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:

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

CENSUS TRACT:

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

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

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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**

Square Feet 2,508	Lot Size Dim.: 201.49x130.00	Tax ID# 051.4-13-05.0
Sqft. 1st Floor 1,254	Land SQFT 12,133	Assessed Value \$ 330,000
Sqft. 2nd Floor 1,254	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 COLONIAL	School District 312403 - NORTH SYRACUSE	City/Village Tax \$
# Units	Desirability TYPICAL	Total Tax \$ 1,348
# Stories 2.00	Water Front N	Full Tax Value \$ 330,000
# 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 \$ 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	
Exterior Condition GOOD		
Basement Type PARTIAL		

Updated:04/09/2015 1:44 pm

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

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

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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

Square Feet	2,326	Lot Size Dim.:	100.00x190.09	Tax ID#	051.4-12-15.0
Sqft. 1st Floor	1,436	Land SQFT	12,992	Assessed Value \$	232,000
Sqft. 2nd Floor	890	Lot Size Acres	0.44	Land Assesment \$	45,000
Fin. Basement Sqft.	0	Zoning	R-12	School Tax \$	4,601
Year Built	2005	Nbhd Code	22602	County/Town Tax \$	1,962
Bldg Style	COLONIAL	School District	312403 - NORTH SYRACUSE	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	6,563
# Stories	2.00	Water Front	N	Full Tax Value \$	232,000
# 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 \$	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	GAR-1.0 ATT, BUILT: 2005, 440 SQFT, DIMENSIONS: (20 X 22), CNDTN: NORMAL, GRADE: C	Nbhd. Type	SUBURBAN		
Garage Bays	1	# 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:

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

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



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
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

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

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

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

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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

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 INFORMATION

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 INFORMATION

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.



YBS

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

Square Feet	2,018	Lot Size Dim.:	90.00x150.00	Tax ID#	051.4-01-04.0
Sqft. 1st Floor	1,284	Land SQFT	13,500	Assessed Value \$	225,000
Sqft. 2nd Floor	734	Lot Size Acres	0.31	Land Assesment \$	53,600
Fin. Basement Sqft.	0	Zoning	R-12	School Tax \$	4,727
Year Built	2004	Nbhd Code	22605	County/Town Tax \$	2,016
Bldg Style	COLONIAL	School District	312403 - NORTH SYRACUSE	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	6,743
# Stories	2.00	Water Front	N	Full Tax Value \$	225,000
# 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 \$	53,600
# 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: 2004, 400 SQFT, DIMENSIONS: (20 X 20), CNDTN: EXCELLENT, GRADE: C	Nbhd. Type	SUBURBAN		
Garage Bays	1	# Res. Sites	1	Updated:04/09/2015 1:44 pm	
Cooling Detail	NONE	# Comm. Sites	0		
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)	Swis Code	312289		
Exterior	ALUM/VINYL				
Condition	GOOD				
Basement Type	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

OKOROR TITILAYO ODENIYI
8329 ANGLERS CLB
CICERO NY 13039-8681

PARCEL NO: 051.4-02-25.0

Mail: 8329 ANGLERS CLB
 CICERO NY 13039-8681

PHONE NUMBER:

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

CENSUS TRACT: 0104.00

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

Square Feet 2,992
Sqft. 1st Floor 1,302
Sqft. 2nd Floor 1,338
Fin. Basement Sqft. 0
Year Built 2004
Bldg Style COLONIAL
Units 1
Stories 2.00
Baths 3 FULL, 1 HALF
Bedrooms 4
Fireplaces 1
Kitchens 1
Garage Type GAR-1.0 ATT, BUILT: 2004, 484 SQFT, DIMENSIONS: (22 X 22), CNDTN: EXCELLENT, 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.: 89.84x162.98
Land SQFT 14,642
Lot Size Acres 0.33
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# 051.4-02-25.0
Assessed Value \$ 300,000
Land Assesment \$ 49,400
School Tax \$ 6,618
County/Town Tax \$ 2,822
City/Village Tax \$
Total Tax \$ 9,440
Full Tax Value \$ 300,000
Equalization Rate 1.00
Prior Tax ID#
Full Land Value \$ 49,400

*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:

- (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

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 INFORMATION

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 INFORMATION

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

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

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

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

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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

CENSUS TRACT: 0104.00

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

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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VO

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

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

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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

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

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TAB 4

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

April 25, 2018

**RE: NOISE COMPARISON LETTER
PROPOSED TELECOMMUNICATIONS FACILITY**

VERIZON WIRELESS SITE NAME:	SILVERTAIL
VERIZON WIRELESS PROJECT NUMBER:	20141058769
SITE ADDRESS:	KINGS HIGHWAY, TOWN OF CHESTER ORANGE COUNTY, NY 10918
TECTONIC W.O. NUMER:	8103.18

Dear Ms. Pomponio,

Tectonic Engineering was asked to provide a noise analysis/comparison letter for the proposed generator that is part of the above referenced project. We obtained noise specifications from the manufacturer Onsite Energy for their proposed standard 30kW outdoor diesel fueled AC generator. The average sound pressure level for the generator is 69.6 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 a week 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 103-feet away (due north); the anticipated noise level at this point would be approximately 56.9 dBA.
- The nearest residence to the generator is located approximately 160-feet away (due south); the anticipated noise level at this point would be approximately 53.2 dBA.

Latham Office

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 lower than that experienced for normal conversation at the nearest property line and residence.

However, the calculated values above are for circumstances where there are no obstructions between the noise source and a receptor. The existing conditions at this site feature a stand of trees approximately 100 feet deep between the equipment and the nearest residence. 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.



c/25/18

Steven M. Matthews, P.E.
Manager of Engineering

