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June 20, 2019

Via Email and FedEx

Planning Board
Town of Thompson
4052 Route 42
Monticello, New York 12701
Attn: Heather Zangla, Planning Board Secretary

RE: Application by Tarpon Towers II, LLC ("Tarpon") and Bell Atlantic Mobile Systems of Allentown, Inc. d/b/a Verizon Wireless ("Verizon Wireless") for the approvals necessary to construct and operate a 184' wireless telecommunications tower (with 4' lightning rod) and associated improvements on land owned by Calcam Associates, Inc. located off Wurtsboro Mountain Road (S.B.L. # 35-1-34) in the Town of Thompson, Sullivan County, New York (Verizon Wireless' "Louise Marie" site)

Dear Members of the Planning Board:

By application dated January 24, 2019 and supplemental application materials dated February 28, March 27, April 24, and May 22, 2019 (collectively, the "Application") Tarpon and Verizon Wireless applied to the Planning Board for the approvals necessary to construct and operate a new wireless telecommunications facility on the Calcam property (the "Project"). Thereafter, Tarpon and Verizon Wireless appeared before the Planning Board to present the Application on February 13, March 13, March 27 (first public hearing), April 24, 2019 and again on May 22, 2019 (for a second public hearing).

During the May 22, 2019 public hearing, the attorney for the opponents of the project submitted a Memorandum in Opposition to the Planning Board (the "Memorandum of Opposition Points"). The points raised in opposition to the Project set forth in the Memorandum of Opposition Points are reproduced below in bold-italicized type, followed by Tarpon/Verizon Wireless' response in regular type,[1] including Exhibits EE-II (lettered to follow Exhibits A-DD previously submitted as part of the Application).

[1] The footnotes in the Memorandum of Opposition Points have not been reproduced in this correspondence.

POINT I

Granting Tarpon Permission to Construct a Massive Eighteen (18) Story Cell Tower at the Location it Proposes Would Violate Both the Requirements Under the Zoning Code and Legislative Intent Based Upon Which Those Requirements Were Enacted by the Town

As set forth herein below, Tarpon's application for a Special Use Permit and Site Plan Approval to construct an Eighteen (18) story Cell Tower at the site it proposes must be denied, because granting the application would violate both the requirements of the Zoning Code, as well as the legislative intent behind those requirements.

As is explicitly set forth within its text, the very purpose for which the Town of Thompson enacted Section §250 of the Zoning Code was, among other things, "to promote the health, safety and general welfare of the residents of the Town," to "minimize the total number of telecommunications towers in the community" and "to minimize adverse visual effects from telecommunications towers by requiring careful siting." See §250-62

While Mr. Campanelli has cited several of the provisions of § 250-62 of the Code, it is important to read the Section in its entirety. It is reproduced below:

> § 250-62 Purpose.
>
> The purpose of these supplemental regulations is to promote the health, safety and general welfare of the residents of the Town of Thompson; to provide standards for the safe provision of telecommunications consistent with applicable federal and state regulations; to minimize the total number of telecommunications towers in the community by encouraging shared use of existing and future towers and the use of existing tall buildings and other high structures; and to minimize adverse visual effects from telecommunications towers by requiring careful siting, consideration of visual impact assessment and appropriate landscaping so as to minimize the impact upon the environment.

Read in full context, the language cited by Mr. Campanelli fails to recognize the inherent balance the Planning Board is required to achieve when reviewing applications for wireless facilities. The Planning Board must consider whether any alternative locations exist (including co-location), any potential visual impacts, as well as other factors necessary to assess a proposed tower's impact on the Town. This language does not require the Planning Board to reject a tower simply because said tower is opposed by neighbors, or because such tower is visible from the docks, beaches or boats of Wanaksink Lake. Instead, a fair reading of the Code requires the Planning Board to consider multiple factors and achieve the appropriate balance between providing much needed wireless telecommunications service to the area, in a manner that minimizes the impacts of such tower to the extent practicable and reasonable in light of the circumstances.

As set forth in the Application, Verizon Wireless has explored seventeen (17) locations to construct the Project (after eliminating the possibility of colocation) and for the reasons

described in the Application (Exhibits F, T, W, AA, BB, CC (and Exhibit FF submitted herewith)), the Site is the location that provides the best coverage to the area. While sixteen (16) alternate locations for the Project were identified (plus the two (2) alternate locations on the Calcam parcel discussed below), Verizon Wireless reviewed each location and determined that coverage from each location would be inferior to the coverage provided by the Project as proposed, with visual impacts very similar to the proposed location. In other words, while in some cases a tower at the alternate locations will be at least as visible as the proposed tower to surrounding properties (albeit potentially different properties and a different group of concerned neighbors), the coverage from a tower at each such alternate location was less than what is provided from the proposed tower at the Calcam Site.

A fair reading of the Code cited in the Memorandum of Opposition Points merely requires the Planning Board to balance the demand for service against the potential impacts, not to reject a Project merely because neighbors are opposed to it. The materials provided to the Planning Board in the Application (including two (2) sets of photos/simulations), and the RF Reports reviewing each of the alternate sites have, together, given the Planning Board sufficient information to complete their required analysis. Based on such information, the Planning Board should conclude that after balancing all of the interests before it, the Calcam site is the most appropriate location for the Project.

The obvious intent behind Sections §250, and §250-62, of the Town's Zoning Code, was to promote "smart planning" of wireless infrastructure within the Town.

Smart planning involves the adoption of zoning provisions which require the strategic placement of Cell Towers, so that, collectively, the towers provide complete wireless coverage in the Town, while contemporaneously: (a) minimizing the number of towers which are needed to provide that coverage, and (b) avoiding any unnecessary adverse aesthetic or other impacts upon homes and communities situated in close proximity to such towers.

The smart planning provisions in the Town of Thompson's Zone Code include both:

- ***(i) The legislative intent provisions set forth within §250, which clearly state that the intent of the Zoning Code is to: (a) guide the orderly development of the Town §250-1(A), to prevent inappropriate uses of land §250-1(B), to prevent abuses that would offend the eye or cause unfavorable reaction §250-1(F), and to preserve the beauty of the community and economic value of land §250-1(I), and***

- ***(ii) The smart zoning requirements, which mandate that an application for a new Cell Tower within the Town cannot be granted, unless the applicant can: (a) justify the height it proposes for the new tower §250-69(B), (b) establish that there are no less intrusive alternative sites available §250-69(B), (c) establish that the proposed siting will preserve the privacy of any adjoining properties §250-70, (d) establish that the proposed siting will best preserve the aesthetic and natural character of the neighborhood §250-71(E).***

As the Zoning Code makes crystal clear, the burden rests squarely upon the applicant to establish that it meets each and every one of these requirements.

In the present case, not only has Tarpon wholly failed to establish that it meets any of the criteria specified within subparagraph (ii) hereinabove, it hasn't even made an effort to provide a modicum of the most basic evidence provided by Cell Tower applicants across the Country to establish: (a) the actual location of gaps in personal wireless services within the Town, and (b) why or how their proposed installation is the best and/or least intrusive means of remedying those gaps.

See Tarpon/Verizon Wireless' response above. Also, as set forth in Exhibit D, Tarpon/Verizon Wireless has fully complied with the application requirements found in the Town Code, including the RF Reports that justify the need for, and the height necessary for, the Project. In order to deliver much-needed reliable wireless telecommunications service to the Rock Hill area, Tarpon/Verizon Wireless needs to construct a new 184' tower and associated improvements at on the Calcam parcel as originally proposed (the "Original Location A").

Alternatively, as discussed at the May 22, 2019 public hearing, Tarpon/Verizon Wireless representatives agreed to meet with one or more representatives of the Gottlieb family to explore the feasibility of one or more alternate locations on the Calcam parcel that would be farther away from the Gottlieb home. The meeting occurred on June 12, 2019 and as a result of the meeting, Tarpon/Verizon Wireless identified two (2) potential alternate locations on the Calcam property that are located approximately 250' southwest ("Alternate Location B") and 521' southwest ("Alternate Location C") of the Original Location A, and 628' and 1,135' away from the Gottlieb home, respectively (a map depicting the Alternate Locations is enclosed as Exhibit EE.)

Constructing a tower at Alternate Location B will require the height of the tower to increase from 184' to approximately 194'. A tower at Alternate Location C will need to be approximately 235' tall (and therefore lit). Based on the feedback from the Gottlieb family at the public hearing and during the site visit, Tarpon/Verizon Wireless has agreed to amend the Application to include each of the Alternate Locations as a potential alternatives to the Original Location A (note that both Alternate Locations will require full engineering review and due diligence to determine their feasibility). Should the Planning Board desire Tarpon/Verizon Wireless to relocate the Project to one of the Alternate Locations, Tarpon/Verizon Wireless will promptly complete the required due diligence and engineering necessary to develop the required site plan.

A. Tarpon's Failure to Provide Evidence of The Location and Extent of Gaps in Wireless Coverage Within the Town Renders it Impossible for Tarpon to Prove That its Application Meets the Requirements of Section §250 of The Zoning Code

Glaringly absent from Tarpon's application are any evidentiary submissions which are ordinarily and customarily provided by applicants seeking to construct wireless facilities within virtually any jurisdiction within the State of New York or elsewhere.

As logic would dictate, the Town is incapable of determining whether or not the Cell Tower proposed by Tarpon is the "least intrusive site" available to remedy gaps in personal wireless services within the Town See §250-69(B), or if the proposed height for Tarpon's massive tower can be justified See §250-69(B), unless and until Tarpon first provides actual evidence showing both the precise locations of gaps in personal wireless services within the Town, and the geographic extent of those gaps.

(i) Standard Evidence in Cell Tower Applications

Across the entire State of New York and the rest of the Country, Cell Tower applicants are required to submit competent proof of the geographic location of gaps in personal wireless services or areas suffering from deficiencies in capacity, and the most common forms of such evidence produced by applicants are: (a) drive test results, and (b) dropped call records.

Significantly, the reason these specific types of evidence are customarily provided by applicants is that they are the most accurate, and extremely inexpensive to compile.

Drive test data is not based upon "computer modeling" or hypothetical propagation maps, but instead, is based upon real-time testing of the actual signal strengths which exist at the precise locations being considered. Dropped called data is similarly based on actual, and not "estimated" data.

Where gaps in coverage are the problem which an applicant seeks to remedy, the drive test data is the evidence most commonly presented, because such evidence shows the existence of an actual gap or gaps in personal wireless service, as well as their precise location and extent.

By contrast, where capacity is the problem, applicants will provide dropped call records as evidence that their system lacks sufficient capacity to handle the volume of personal wireless communications, making a new proposed installation necessary to remedy such deficiency in capacity.

Attached as Exhibit FF is a letter from Verizon Wireless' RF Engineer Michael Crosby reiterating the need for the Project. While Mr. Campanelli has attempted to determine what data should be reviewed in determining the need for the Project, to our knowledge he is neither an RF engineer, nor has he ever designed a wireless telecommunications network in Upstate New York. Alternatively, Mr. Crosby has spent decades designing wireless networks in Upstate New York, using the latest available technology in doing so. Mr. Crosby's opinion regarding the need for the Project has been supported by numerous Rock Hill residents and business owners who have approached the Town and Verizon Wireless in the past few years absolutely begging for a site to deliver coverage because the coverage in the Rock Hill area is so sparse. If my recollection is correct, other than Mr. Campanelli's comments, no other speaker at the public hearings has questioned the need for the Project. In fact, most have expressly acknowledged the need for the service.

As is reflected with Tarpon's own submissions, Tarpon is a site development company which does not provide any personal wireless services. As such, Tarpon does not, and cannot

claim that it needs the facilities it proposes to remedy any gaps in Tarpon's personal wireless services, simply because it doesn't provide any such services.

Instead, Tarpon has proffered an utterly baseless claim, without any proper evidentiary support, that Verizon needs the proposed one hundred and eighty-four (184) foot tower "in order (for Verizon) to render adequate and reliable wireless telecommunication service" within the Town. See Exhibit "F" annexed to Tarpon's application which is entitled "Project Description."

Not only has Tarpon wholly failed to provide the evidence which is ordinarily and customarily submitted by applicants seeking zoning approvals of the type being sought by Tarpon herein, but Verizon's own data conclusively establishes that Tarpon's claims that Verizon needs the proposed eighteen (18) story tower to remedy alleged gaps in its wireless services are patently false and without factual basis.

This statement fails to recognize that Tarpon and Verizon Wireless are co-applicants in the Application before the Board and that Mr. Crosby has submitted multiple reports, and appeared before the Board multiple times, in support of the Project on behalf of Verizon Wireless. Mr. Crosby is a Verizon Wireless employee, not a Tarpon Towers employee. The comments in the Memorandum of Opposition attempt to trivialize the years of effort Mr. Crosby has invested in this Project, long before Tarpon was involved.

Incredulously, instead of providing the above-referenced types of evidence which most applicants across the Country provide, Tarpon has provided a document entitled "Engineering Necessity Case – Louise Marie" (See Exhibit "F" annexed to Tarpon's application).

Among the multitude of defects in such virtually meaningless submission are the facts that: (a) the document contains absolutely no actual hard data, whatsoever, (b) the document does not identify any source of any alleged data upon which the document was purportedly based, and (c) the document does not identify any carrier which suffers from any specific coverage gap or deficiency in capacity, nor specifies the geographic location of any claimed gaps or deficiencies which would require the installation of a massive eighteen (18) story tower.

Since (as is apparent) no drive test was ever conducted, there would be no way to obtain an accurate recording of the "signal strengths" which are purportedly relied upon, in reaching the "conclusions" proffered, without any evidentiary basis, whatsoever, by Tarpon.

Again, as set forth in Exhibit FF a drive test is not the best tool for determining need in the modern network design. In any event, as stated above, no one other than Mr. Campanelli has questioned the need for the Project. Others were concerned about the location of the Project, not whether it was needed.

Simply stated, Tarpon has wholly failed to provide any credible evidence as to what the purported "Engineering Necessity Case" actually shows, and failed to identify any alleged source of the data it purports to display with the otherwise meaningless depictions contained therein.

The need for the Project is outlined in the RF Reports and supported by the testimony of both public hearings.

Not only is such submission entirely void of evidentiary value, its conclusory findings (of what Tarpon purports Verizon's coverage to be), are directly contradicted by Verizon's own data, as is documented within Exhibit "B," being submitted herewith.

The need for the Project is outlined in the RF Reports and supported by the testimony at both public hearings.

(ii) Verizon's Own Data Contradicts Tarpon's Claims Regarding Verizon's Coverage

As is a matter of public record, Verizon maintains an internet website at the internet domain address of http://www.verizonwireless.com.

In conjunction with its ownership and operation of that website, Verizon contemporaneously maintains a database which contains geographic data points which cumulatively form a geographic inventory of Verizon's actual current coverage for its wireless services.

As maintained and operated by Verizon, that database is linked to Verizon's website, and functions as the data-source for an interactive function, which enables users to access Verizon's own data to ascertain both: (a) the existence of Verizon's wireless coverage at any specific geographic location, and (b) the level, quality and/or capacity of such coverage.

Verizon's interactive website translates Verizon's actual coverage data to provide imagery whereby areas that are covered by Verizon's service are depicted in red, and areas where Verizon has a lack (or gap) in coverage, are depicted in white.

Contemporaneously, the website further translates the data from Verizon's database to specify the actual service level at any specific geographic location. As categorized by Verizon, Verizon's service levels ranging from worst to best are: Service Not Available, Fair, Good and Excellent.

Exhibit "B" which is being submitted together with this Memorandum is a true copy of a record obtained from Verizon's website on May 14, 2019.

This Exhibit depicts the specific geographic location at which Tarpon seeks to install its eighteen (18) story Cell Tower under the claim that Verizon "needs" such wireless facility to remedy a gap in Verizon's 4G personal wireless service at such location.

As reflected within Exhibit "B," Verizon's own data reflects that there is no significant coverage gap in Verizon's 4G service at that precise location, or anywhere around or in close proximity to it.

Of perhaps greater import, Exhibit B additionally reflects that the quality and/or strength of Verizon's 4G coverage at that location is "excellent," meaning that the level of

Verizon's coverage at that location is the best level of coverage Verizon has at any location, whatsoever.

Exhibit "B" additionally reflects that such coverage data is current as of 5/14/2019 (see the upper left corner of Exhibit "B"), and the ledger on the bottom left of the page confirms that its source was, in fact, Verizon's internet website.

Since the only basis upon which Tarpon claims that its proposed eighteen (18) story Cell Tower is necessary, is to remedy an alleged deficiency in Verizon's service, and Verizon's own data conclusively establishes that no such deficiency exists, there is no need for the proposed facility, no public benefit would be derived from the installation of the facility, and concomitantly Tarpon's application for a Special Use Permit to construct such a facility should be denied.

See Exhibit FF. Mr. Crosby has explained the different purposes and standards utilized in Verizon Wireless' marketing materials and the more scientifically refined, detailed network propagation tools and data he uses to design the network. Again, until the issue was raised in the Memorandum of Opposition, I do not recall a single person questioning the need for the Project. In fact, almost immediately after Mr. Campanelli's presentation at the May 22 public hearing, the Assistant Fire Coordinator for the Town of Thompson stood up and expressed how important reliable service is to the area and how badly it was needed. Questioning the need of the Project is a red herring. The need for the Project is well-documented in the RF Reports and confirmed by many of the speakers at the public hearings.

B. Tarpon has Wholly Failed to Establish Why it Cannot Site a Tower at a Less Intrusive Alternative Location, or Even at a Lesser Height

As is explicitly provided under Chapter 250 of the Zoning Code, an application for a Special Use Permit cannot be granted, unless and until the respective applicant: (a) affirmatively establishes that there are no potentially less intrusive alternate sites available See Section §250-69(B) and (b) justifies the height that it proposes for the new tower See §250-69(B).

Tarpon/Verizon Wireless respectfully submits that the Application materials clearly establish: (1) the need for the tower; (2) the proposed tower at 184′ (or approximately 194′ at Alternate Location B or approximately 235′ at Alternate Location C) is the minimum height necessary to deliver reliable service to the Louise Marie service area; and (3) there are no less intrusive locations to construct the Project and deliver the same service to the area.

Tarpon's application to install its proposed eighteen (18) story tower must be denied because Tarpon has failed to establish that it meets either of these criteria.

Tarpon/Verizon Wireless respectfully submits that the Application materials clearly establish: (1) the need for the tower; (2) the proposed tower at 184′ (or approximately 194′ at Alternate Location B or approximately 235′ at Alternate Location C) is the minimum height necessary to deliver reliable wireless telecommunications service to the Louise Marie service

area; and (3) there are no less intrusive locations to construct the Project and deliver the same service to the area.

It is respectfully submitted that there are not less than three (3) potential alternative sites for a Cell Tower, each of which would inflict substantially less significant adverse impacts upon nearby homes and the community at large, and at least one of which, Verizon has conceded is a suitable alternative candidate for the proposed tower.

Those potential alternatives include Crystal Run (Section, Lot and Block 35.1-1-9.1), BBF (Section, Lot and Block 35.1-1-4.1), and RHH (Section, Lot and Block 35.1-1-7.4).

With respect to at least one of these potential alternative sites, Crystal Run, Verizon has already determined that it would be a suitable alternative site to meet the same needs for which Tarpon is seeking to build its 184 foot tower, and the occupant of the Crystal Run property, Crystal Run HealthCare, has indicated a willingness to offer space for a tower.

Annexed hereto as Exhibit "C" is a "Supplemental: Alternative Candidates" list prepared by Verizon. At list item "D", Verizon listed the property site at Crystal Run and affirmatively indicated that Verizon found the site to have been "Approved as alternate candidate."

Annexed hereto as Exhibit "D" is a letter from the CEO and Managing Partner of Crystal Run Healthcare indicating that they are willing to accommodate a Cell Tower upon their site.

As such, there is at least one alternative, less intrusive site, which could host a Cell Tower that would be a suitable replacement to satisfy the needs of Verizon, and as such, Tarpon's application to construct its Cell Tower on the more intrusive location must be denied, as a matter of law.

Included in Exhibit GG is correspondence from the agent for the owner of Crystal Run evidencing that Crystal Run is not interested in hosting a tower on their property. The "BBF" location was previously reviewed and rejected by the RF Engineer in Exhibit BB (see pp. 41-43) and discussed again in Exhibit FF. The RHH parcel was reviewed and rejected in Exhibit FF. As stated above, after exploring seventeen (17) locations and conducting two (2) balloon flies, a tower on the Calcam property (at one of the three (3) identified locations) is the most feasible location for the Project. While there were a number of potential additional alternative sites identified by the Planning Board and the public, all would be at least as visible from an aesthetics perspective (and also located near homes), however, relocating to any such additional alternate locations would create a loss in coverage that would otherwise be provided from a tower on the Calcam property. As such, Tarpon/Verizon Wireless has adequately demonstrated that the Original Location A (or either of the two (2) Alternate Locations) on the Calcam property is the most appropriate location for the Project.

In a similar vein, having failed to show the exact location and extent of the actual gaps in wireless services within the Town, Tarpon has wholly failed to justify the installation of a massive eighteen (18) story tower, as opposed to a tower of a substantially lower height.

The need for the Project has been well documented in the RF Reports and testimony before the Planning Board.

Since Tarpon has failed to meet its burden of proving that there are no less intrusive alternative sites, or of justifying the proposed massive height of its proposed tower, Tarpon's application for a Special Use Permit must be denied as a matter of law.

See our response above.

POINT II

Tarpon's Application Must Be Denied, Because the Proposed Cell Tower Would Inflict the Adverse Impacts Which the Relevant Provisions of the Thompson Zoning Ordinance Were Specifically Enacted to Prevent

As the Zoning Code makes quite clear, the intent behind the provisions pertaining to Wireless Telecommunication Facilities (Chapter 250), and the reason why the Town implemented a Special Use Permit requirement for same, was to protect the Town, its communities and the residents and residential properties against the adverse impacts which irresponsibly placed wireless facilities would inflict upon the homes and communities within the Town.

That legislative intent is codified in Section §250-62 et seq., which is entitled "Purpose" and explicitly states that the intent of enacting Chapter 250 was, among other things, to "to promote the health, safety and general welfare of the residents of the Town," to "minimize the total number of telecommunications towers in the community" and "to minimize adverse visual effects from telecommunications towers by requiring careful siting."

As set forth above, § 250-62 requires the Planning Board to weigh the need for service against any potential adverse impacts to the community as a whole, not to individual property owners. As set forth above, Tarpon/Verizon Wireless has established that the Calcam property is the most feasible and most appropriate location for the Project.

Consistent with such intent, Section §250-63 of the Code provides that wireless facilities, such as those which are currently the subject of Tarpon's application, cannot be built without the granting of a Special Use Permit (§250-63) and Site Plan Approval.

A site plan for a new Cell Tower cannot be approved unless the applicant can: (a) justify the height it proposes for the new tower §250-69(B), (b) establish that there are no less intrusive alternative sites available §250-69(B), (c) establish that the proposed siting will preserve the privacy of any adjoining properties §250-70, and (d) establish that the proposed siting will best preserve the aesthetic and natural character of the neighborhood §250-71(E).

These provisions, of course, are in addition to the codified legislative intent set forth within §250, which clearly states that the intent of the Zoning Code is to: (a) guide the orderly development of the Town §250-1(A), to prevent inappropriate uses of land §250-1(B), to

prevent abuses that would offend the eye or cause unfavorable reaction §250-1(F), and to preserve the beauty of the community and economic value of land §250-1(I).

The irresponsible placement of the massive eighteen (18) story Cell Tower at the location being proposed by Tarpon would not only cause it to "stick out like a sore thumb", it would inflict upon nearby residential properties and the surrounding community the precise types of adverse impacts which both the Zoning Code, and its provisions, were specifically enacted to prevent.

As such, Tarpon's application for a Special Use Permit and Site Plan Approval should be denied.

Tarpon/Verizon Wireless respectfully submits that the Application materials clearly establish: (1) the need for the Project; (2) the height of the proposed tower, as (at the Original Location A or at one of the Alternate Locations), is the minimum height necessary to deliver reliable service to the Louise Marie service area; and (3) there are no less intrusive locations to construct the Project and deliver the same service to the area.

A. The Proposed Installations Will Inflict Dramatic and Wholly Unnecessary Adverse Impacts Upon the Aesthetics and Character of the Areas

Recognizing the likely adverse aesthetic impact which an irresponsibly placed wireless facility could inflict upon nearby homes and residential communities, the Town of Thompson enacted Chapter 250 to minimize adverse visual effects from telecommunications towers through "careful siting" See §250-62, consistent with the underlying regulatory intent set forth within 250-1 which is to "prevent abuses that would offend the eye." See §250-1(F).

The irresponsible placement of the massive eighteen (18) story Cell Tower sought by Tarpon, if permitted to be constructed, would not only stand out like a sore thumb, it would dominate the skyline, destroy the otherwise pristine views enjoyed by dozens of nearby homeowners, and would inflict substantial adverse, and wholly unnecessary aesthetic impacts upon those homes and the surrounding community.

The need for the Project at its proposed height(s) has been outlined in the RF Reports. The Town is well aware that three (3) out of the four (4) existing towers currently serving the Town located within four (4) miles of the Site are 225', 280', 280' and 90' tall (see Exhibit HH) (with three (3) lit to comply with FAA regulations). Several of these existing towers are visible from Wanaksink Lake (see Exhibit Z previously submitted). To argue that the residents in and around Wanaksink Lake (many of whom acknowledge the urgent need for the service) should somehow be exempt from having to see a tower from their property, imposes an unfair burden on the remainder of the Town. Tarpon/Verizon Wireless has proposed a project that minimizes the aesthetic impacts of the Project to the extent practicable to both adjacent neighbors and to the community as a whole, while still delivering reliable wireless telecommunications service to the area.

B. Evidence of the Actual Adverse Aesthetic Impacts Which the Proposed Installations Would Inflict Upon the Residential Homes

As logic would dictate, the persons who are best suited to accurately assess the nature and extent of the adverse aesthetic impacts which an irresponsibly placed Cell Tower would inflict upon homes in close proximity to the proposed installation, are the homeowners and their families.

Consistent with same, federal Courts have ruled that when a local government is entertaining a Cell Tower application, it should accept, as direct evidence of the adverse aesthetic impacts which a proposed Cell Tower would inflict upon nearby homes, statements and letters from the actual homeowners, because they are in the best position to know and understand the actual extent of the impact they stand to suffer. See e.g., Omnipoint Communications Inc. v. The City of White Plains, 430 F2d 529 (2nd Cir. 2005). Moreover, Federal Courts have consistently held that adverse aesthetic impacts are a valid basis on which to deny applications for proposed wireless facilities. See Omnipoint Communications Inc. v. The City of White Plains, 430 F2d 529 (2nd Cir. 2005).

Annexed collectively hereto as Exhibit "E" are letters from homeowners whose homes are situated in close proximity to the site upon which Tarpon proposes to install its eighteen (18) story Cell Tower.

Within each of those letters, the homeowners, and others who are intimately acquainted with their homes, personally detail the adverse aesthetic impacts that the proposed installations would inflict upon their respective homes. They have provided detailed and compelling explanations of the dramatic adverse impacts their properties would suffer if the proposed installation is permitted to proceed.

Detailed descriptions of the adverse aesthetic impacts which Tarpon's proposed eighteen (18) story Cell Tower would inflict upon the nearby homes include letters from the following homeowners: Douglas Poetzsch, 14 Gold Point Road, Rock Hill, NY 12775, Catherine Poetzsch, 14 Gold Point Road, Rock Hill, NY 12775, Elizabeth Rowley, 80-82 Middletown Point Road, Rock Hill, NY 12775, W. J. Youngs, 105 South Lake Road, Rock Hill, NY 12775, Phil Downing, 93 South Lake Road, Rock Hill, NY 12775, Matt Downing, 93 South Lake Road, Rock Hill, NY 12775, Mark DeMuro, 93 South Lake Road, Rock Hill, NY 12775, Darren Webber, 67 Wurtsboro Mt. Road, Rock Hill, NY 12775, Donald C. Webber, 67 Wurtsboro Mt. Road, Rock Hill, NY 12775, Annie Rody-Wright, 113 South Lake Road, Rock Hill, NY 12775, David Wright, 113 South Lake Road, Rock Hill, NY 12775, Peter Diamond, 12 First Road, Rock Hill, NY 12775, Terry Diamond, 12 First Road, Rock Hill, NY 12775, Nancy B. Winter, 72 Gold Point Road, Rock Hill, NY 12775, Dr. William J. Winter, Jr., 72 Gold Point Road, Rock Hill, NY 12775, Verlee M. Harris, 173 North Shore Road, Rock Hill, NY 12775, Christine Cullen Schepps, 72 Middletown Point Road, Rock Hill, NY 12775, Wayne Mancroni, 164 South Lake Road, Rock Hill, NY 12775, Barbara Mancroni, 164 South Lake Road, Rock Hill, NY 12775, Robert Rickett, 125 South Lake Road, Rock I Jill, NY 12775, Laurie M. Supinski, 91 South Shore Road, Rock Hill, NY 12775, Sally Hallinan, 2 Elm Road, Rock Hill, NY 12775, Jennifer Dougherty, 35 Middletown Point Road, Rock Hill, NY

12775, Ruth & John Konefal, 15 Middletown Point Road, Rock Hill, NY 12775, Kirsten P. Konefal, 15 Middletown Point Road, Rock Hill, NY 12775, Michael J. Lorch, 131 South Lake Road, Rock Hill, NY 12775, Edward Rimmels, 14 Second Street, Rock Hill, NY 12775, Agnes Rimmels, 14 Second Street, Rock Hill, NY 12775, Patricia M. Leddy, 88 Middletown Point Road, Rock Hill, NY 12775, David Leddy, 88 Middletown Point Road, Rock Hill, NY 12775, Karen L. Huff, 88 Middletown Point Road, Rock Hill, NY 12775, Marianne Murray, 82 Middletown Point Road, Rock Hill, NY 12775, Rich Rowley, 82 Middletown Point Road, Rock Hill, NY 12775, Lauren Rowley, 82 Middletown Point Road, Rock Hill, NY 12775, Kaitlyn D. Ribeiro, 45 North Shore Road, Rock Hill, NY 12775, Christopher Wernau, 6 Gold Point Road, Rock Hill, NY 12775, Mike Wernau, 6 Gold Point Road, Rock Hill, NY 12775, Madelyn Wernau, 6 Gold Point Road, Rock Hill, NY 12775, Herb Wernau, 6 Gold Point Road, Rock Hill, NY 12775, Jason Wernau, 6 Gold Point Road, Rock Hill, NY 12775, Jim Harris, 14 First Road, Rock Hill, NY 12775, Abigail Harris, 14 First Road, Rock Hill, NY 12775, Rebecca Harris, 14 First Road, Rock Hill, NY 12775, Carolyn Coughlin, 14 First Road, Rock Hill, NY 12775, David Harris, 14 First Road, Rock Hill, NY 12775, Phyllis Perry, 106 Middletown Point Road, Rock Hill, NY 12775, Stephen Albanese, 8 Little North Shore Road, Rock Hill, NY 12775, Shannon Albanese, 8 Little North Shore Road, Rock Hill, NY 12775, Robert J. Whitaker, 39 Middletown Point Road, Rock Hill, NY 12775, Eileen M. Conway-Whitaker, 39 Middletown Point Road, Rock Hill, NY 12775, Joseph E. Soller, 25 Sylvan Shore Road, Rock Hill, NY 12775, Jennifer & Jim AuClair, 20 Gold Point Road, Rock Hill, NY 12775, Cheree Lemmerman, 38 Gold Point Road, Rock Hill, NY 12775, Dennis Kujawski, 68 Gold Point Road, Rock Hill, NY 12775, Linda L. Kujawski, 68 Gold Point Road, Rock Hill, NY 12775, Frank Saladino, 16 First Road, Rock Hill, NY 12775, Jennifer Saladino, 16 First Road, Rock Hill, NY 12775, Taryn L. Otto, 148 North Shore Road, Rock Hill, NY 12775, Joseph E. Sicari, 62 North Shore Road, Rock Hill, NY 12775, Joan Krieger, 108 Middletown Point Road, Rock Hill, NY 12775, Richard Rohan, 108 Middletown Point Road, Rock Hill, NY 12775, Scott Sullivan, 10 First Road, Rock Hill, NY 12775, Valerie Kilcoin, 19 Second Road, Rock Hill, NY 12775, William Kilcoin, 19 Second Road, Rock Hill, NY 12775, Tyler Kilcoin, 19 Second Road, Rock Hill, NY 12775, Thomas H. Kozlark, 29 Sylvan Shore Road, Rock Hill, NY 12775, Maureen McGavin Kozlark, 29 Sylvan Shore Road, Rock Hill, NY 12775, Diane E. Schliphack, 193 South Lake Road, Rock Hill, NY 12775, Kenneth R. Schliphack, 193 South Lake Road, Rock Hill, NY 12775, Ali Nasr, 119 South Lake Road, Rock Hill, NY 12775, Jay S. Ouellette, 10 Rocky Road, Rock Hill, NY 12775, Richard Jeranek, 16 Gold Point Road, Rock Hill, NY 12775 Florence Jeranek, 16 Gold Point Road, Rock Hill, NY 12775, Linda M. Cantwell, 102 North Shore Road, Rock Hill, NY 12775, John Lynch, 102 North Shore Road, Rock Hill, NY 12775, Joyce Moshier, 91 South Lake Road, Rock Hill, NY 12775, Derek and Marcella Bloomfield, 88 North Shore Road, Rock Hill, NY 12775, Carol Nasr, 119 South Lake Road, Rock Hill, NY 12775, James Westerman, 165 South Lake Road, Rock Hill, NY 12775, Anthony DiGioia, 92 North Shore Road, Rock Hill, NY 12775, Karen Hunt DiGioia, 92 North Shore Road, Rock Hill, NY 12775, Virginia and Anthony Moustakas, 77 Gold Point Road, Rock Hill, NY 12775 and Mark and Carole Andryshak, 45 North Shore Road, Rock Hill, NY 12775.

Significantly, as is set forth hereinabove, all of the adverse aesthetic impacts which the proposed wireless facilities would inflict upon their respective homes are entirely unnecessary,

because neither Tarpon nor Verizon needs the proposed eighteen (18) story Cell Tower to provide wireless services within the Town.

As such Tarpon's application for a Special Use Permit and Site Plan Approval to construct its massive Cell Tower should be denied.

As stated above, Tarpon/Verizon Wireless has never asserted that the proposed tower will not be visible. The fact is that wireless telecommunications technology is a line of site technology requiring the end-user device to "see" the tower servicing it. The extreme mountainous terrain in and around the Rock Hill area necessitates a tall tower to provide service (as evidenced by the height of the surrounding towers). The Planning Board has had the opportunity to review the RF Reports that together demonstrate that the potential alternate locations are certainly no less visible to adjacent residences, but moving to such locations would create an unnecessary loss of coverage to the area. As stated above, based on discussions with the Gottlieb family representatives and the Landlord, Tarpon/Verizon Wireless has agreed to relocate the tower to one of the Alternate Locations (pending full engineering and due diligence) to mitigate the tower's impact on the adjacent Gottlieb property (and other residents) because relocating the tower to either Alternate Location will increase the setback between the tower and the closest homes (and moving it closer to I-86), while still providing reliable service to the area.

C. The Proposed Installations Will Inflict Substantial and Wholly Unnecessary Losses in the Values of Adjacent and Nearby Residential Properties

In addition to the adverse impacts upon the aesthetics and residential character of the area at issue, the irresponsible placement of such a massive Cell Tower in such close proximity to nearby residential homes would contemporaneously inflict upon such homes a severe adverse impact upon the actual value of those residential properties.

Across the entire United States, both real estate appraisers and real estate brokers have rendered professional opinions which simply support what common sense dictates.

When wireless facilities are installed unnecessarily close to residential homes, such homes suffer material losses in value which typically range anywhere from 5% to 20%.

In the worst cases, Cell Towers built near existing homes have caused the homes to be rendered wholly unsaleable.

As has been recognized by federal Courts, it is perfectly proper for a local zoning authority to consider, as direct evidence of the reduction of property values which an irresponsibly placed Cell Tower would inflict upon nearby homes, the professional opinions of licensed real estate brokers and/or appraisers, who could provide their professional opinions as to the adverse impact upon property values which would be caused by the installation of the proposed wireless facility See Omnipoint Communications Inc. v. The City of White Plains, 430 F2d 529 (2nd Cir. 2005), and this is especially true when they are possessed of years of real estate sales experience within the community and specific geographic area at issue.

As evidence of the adverse impact that the proposed wireless installations would have upon the property values of the homes which would be adjacent and/or in close proximity to the proposed Cell Tower described herein, annexed hereto collectively as Exhibit "F" is a professional joint appraisal of three homes situated in close proximity to the site of the proposed tower.

Such professional appraisals reflect that if the proposed tower is built, the actual monetary values of the three homes addressed in the appraisal will be respectively reduced by Thirty-Three Thousand ($33,000) Dollars, (See Exhibit "F" at pages 1 and 4), Twenty-Eight Thousand ($28,000.00) Dollars (See Exhibit "F" at pages 12 and 15) and Thirty-Seven Thousand ($37,000.00) Dollars (See Exhibit "F" at pages 23 and 26).

In his Memorandum of Opposition and throughout the May 22, 2019 public hearing, a number of residents and Mr. Campanelli questioned whether the Project would have an impact on surrounding property values.

First, as directed in the New York State Department of Environmental Conservation Handbook (the "Handbook"), "[t]he potential effects that a proposed project may have...in reducing property values in a community may not be considered under SEQR" (emphasis added) because "speculative environmental loss" is not an environmental factor. Handbook, Ch. 5, p. 60-61.

Second, the evidence demonstrates that there is no statistical correlation between cell tower proximity and reduction in property values.

The neighbors' concerns about the potential negative impact telecommunication towers on surrounding property values are not unique. During the late 1980's up and through the mid-1990's, when wireless telecommunications technology was relatively new, the need for telecommunication towers was less accepted within communities. At that time, it was not uncommon for residents or board members to raise concerns about a proposed tower's potential impact on property values.

In response to those concerns, Verizon Wireless' representatives, on occasion, have been asked to conduct property value analyses to determine whether a proposed telecommunications tower would cause a decrease in property values in the area surrounding it. Enclosed as Exhibit II (1-6) are five (5) property value reports/analyses completed by certified New York State Appraisers in areas around proposed tower sites in several locations throughout Upstate New York (dating from the mid to late 1990's to 2015), as well as an article from a *Right of Way* magazine describing a property value analysis completed by an appraisal firm that explored the impact of towers on adjacent property values. In each report and in the article, the appraisers conclude that there is no evidence that telecommunications towers adversely impact property values. These conclusions were based on analysis of actual property sales adjacent to existing towers.

The appraisals submitted as exhibits to the Memorandum of Opposition, however, are shockingly void of any evidence supporting the claims of their author. There are no comparative sales data (or even data at all) cited in the reports (as compared to the Analyses submitted in

Exhibit II). Instead, the "appraisals" contain no back up data to support the opinion of the appraiser that the property values will depreciate as a result of the Project. In the context of real estate appraisals, an opinion regarding value, without comparable sales or other applicable data substantiating such opinion, minimizes (if not eliminates) the credibility of such appraisals.

In addition, a 2015 survey found that cellular coverage was more important than schools when looking for a home (cellular service ranked 76% versus 60% for schools) and cellular coverage trailed only crime rates (96%), local taxes (90%) and amenities like parks and shops (84%).[2] Also, it has been estimated that the availability of high speed internet can add $5,437 to the price of a $175,000 home.[3] The facts submitted herewith and with the Application demonstrate the importance of reliable wireless service to the community for maintaining property values.

While the neighbors' questions about the Project are not unique, their concern regarding property values should be allayed by the attached analyses which effectively eliminate any question whether the Project will reduce property values in the area. What is more likely, as our society becomes more and more dependent on wireless technology, is that a property will be less valuable and less desirable if not served by reliable voice and data wireless telecommunication services.

Allegations that the Project may reduce the market value of the property surrounding the Project are simply not supported by actual statistical data.

In addition, annexed hereto as Exhibit "G" is a professional opinion letter from a real estate professional, which sets out their professional credentials and additionally sets forth their professional opinion that the installation of the proposed facility would cause severe reductions in the property values of the affected homes at Wanaksink Lake, by as much as thirty (30%) percent and would make those homes more difficult to sell, even at reduced purchase prices.

For the reasons stated above, the opinion of value referenced above should be rejected, as it, too, lacks comparable sales or other objective data to justify its conclusion.

Given the drastic reductions in property values that the proposed installations would inflict upon the nearby homes, which would result in the loss of millions of dollars in losses to the owners of those homes, the granting of Tarpon's application would inflict upon the residential neighborhood the very type of injurious impacts which the Zoning Ordinance was specifically intended to prevent. Accordingly, Tarpon's application should be denied.

The evidence simply does not support the assertions regarding the loss of property values. In fact, reliable wireless telecommunications service will increase the property values of surrounding properties as well as the residents' access to public safety.

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[2] RootMetrics/Money, June 2, 2015.

[3] WSJ "How Fast Internet Affects Home Prices," June 30, 2015.

POINT III

§ 6409(a) of the Middle-Class Tax Relief and Job Creation Act of 2012 Would Allow Tarpon to Increase the Height of the Proposed Facilities Without Further or Prior Zoning Approval

As substantial as the adverse impacts upon the nearby homes and communities will be if the proposed facilities were constructed at the heights currently proposed by Tarpon, Tarpon's submissions suggest that once these facilities are built, Tarpon might unilaterally choose to increase the height of the eight (8) poles owned by Tarpon by as much as an additional twenty-two (22) feet, and the Town would be legally prohibited from stopping Tarpon from doing so, due to the constraints of the Middle-Class Tax Relief and Job Creation Act of 2012.

§ 6409(a) of the Middle-Class Tax Relief and Job Creation Act of 2012 provides that notwithstanding section 704 of the Telecommunications Act of 1996 or any other provision of law, a State or local government may not deny, and shall approve, any eligible request for a modification of an existing wireless facility or base station that does not substantially change the physical dimensions of such facility or base station. See 47 U.S.C. § 1455(a).

Under the FCC's reading and interpretation of § 6409(a) of the Act, local governments are prohibited from denying modifications to wireless facilities unless the modifications will "substantially change" the physical dimensions of the facility, pole or tower.

The FCC defines "substantial change" to include any modification that would increase the height of the facility by more than ten (10%) percent or by more than "the height of one additional antenna with separation from the nearest existing antenna not to exceed 20 feet, whichever is greater."

Typical telecommunication antennas range from four (4) to eight (8) feet tall, so this provision would allow an increase in the proposed facility's height by as much as an additional thirty-six (36) feet, and this height increase could not be challenged or prevented by the Town.

Simply stated, under the FCC's regulation, if Tarpon were permitted to build its desired 184 foot tower, Tarpon, at any time thereafter, could unilaterally increase the height of its tower by as much as an additional thirty-six (36) feet, and there would be no way for the Town to prevent such an occurrence.

Considering the even more extreme adverse impacts which an increase in the height of the facilities would inflict upon the homes and communities nearby, Tarpon's application should be denied, especially since, as set forth above, Tarpon doesn't actually need the proposed Cell Tower in the first place.

While Mr. Campanelli has cited the correct FCC Regulation, he has substantially and dramatically misinterpreted its language and/or otherwise overstated its impact. The full language of the applicable portion of the FCC regulation is reproduced below:

> 188. *Discussion.* After careful review of the record, we adopt an objective standard for determining when a proposed modification will "substantially change the physical dimensions" of an existing tower or base station. Specifically, and for the reasons discussed below, we provide that a modification substantially changes the physical dimensions of a tower or base station if it meets any of the following criteria: ***(1) for towers outside of public rights-of-way, it increases the height of the tower by more than 10%, or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater***; for those towers in the rights-of-way and for all base stations, it increases the height of the tower or base station by more than 10% or 10 feet, whichever is greater; (2) for towers outside of public rights-of-way, it protrudes from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for those towers in the rights-of-way and for all base stations, it protrudes from the edge of the structure more than six feet; (3) it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; (4) it entails any excavation or deployment outside the current site of the tower or base station; (5) it would defeat the existing concealment elements of the tower or base station; or (6) it does not comply with conditions associated with the prior approval of construction or modification of the tower or base station unless the non-compliance is due to an increase in height, increase in width, addition of cabinets, or new excavation that does not exceed the corresponding "substantial change" thresholds identified above. We further provide that the changes in height resulting from a modification should be measured from the original support structure in cases where the deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act. Beyond these standards for what constitutes a substantial change in the physical dimensions of a tower or base station, we further provide that for applications covered by Section 6409(a), States and localities may continue to enforce and condition approval on compliance with generally applicable building, structural, electrical, and safety codes and with other laws codifying objective standards reasonably related to health and safety (Emphasis added).

Based upon the plain language of the highlighted portion of the regulation, the maximum height permitted under the FCC Order is 20′ (the greater of 10% of the tower height (in this case, 18′-4″) or 20′ is 20′).

POINT IV

To Comply with the TCA, Tarpon's Application Should Be Denied in a Written Decision Which Cites the Evidence Provided Herewith

The Telecommunications Act of 1996 requires that any decision denying an application to install a wireless facility: (a) be made in writing, and (b) be made based upon substantial evidence, which is discussed in the written decision. See 47 U.S.C.A. §332(c)(7)(B)(iii).

A. The Written Decision Requirement

To satisfy the requirement that the decision be in writing, a local government must issue a written denial which is separate from the written record of the proceeding, and the denial must contain a sufficient explanation of the reasons for the denial to allow a reviewing Court to evaluate the evidence in the record supporting those reasons. See e.g., MetroPCS v. City and County of San Francisco, 400 F.3d 715(2005).

B. The Substantial Evidence Requirement

To satisfy the requirement that the decision be based upon substantial evidence, the decision must be based upon such relevant evidence as a reasonable mind might accept as adequate to support a conclusion. "Substantial evidence" means "less than a preponderance, but more than a scintilla." Review under this standard is essentially deferential, such that Courts may neither engage in their own fact-finding nor supplant a local zoning board's reasonable determinations. See e.g., American Towers, Inc. v. Wilson County, Slip Copy 59 Communications Reg. P & F 878 (U.S.D.C. M.D. Tennessee January 2, 2014) [3:10-CV-1196]

To ensure that the Board's decision cannot be challenged under the Telecommunications Act of 1996, it is respectfully requested that the Board deny Tarpon's application in a separate written decision, wherein the Board cites the evidence based upon which it made its determination.

No response necessary.

June 12, 2019 Correspondence

In addition to the Memorandum of Opposition submitted at the May 22, 2019 public hearing, in correspondence dated June 12, 2019, Mr. Campanelli suggested that Tarpon made disingenuous efforts to lease ground space at Crystal Run. Mr. Campanelli's assertions are patently false. Following the May 22, 2019 meeting, representatives of Tarpon contacted Dr. Teitelbaum of Crystal Run Healthcare via email (copies of the electronic mail are enclosed in Exhibit GG). In an email response, Tarpon was directed to contact Brian Nixon of Vertical Bridge, who was identified as Starwood's agent for negotiating wireless telecommunications towers on Starwood-owned projects (the "Starwood Agent") (also included in Exhibit GG).

As directed, Tarpon's representative contacted the Starwood Agent and had a brief conversation regarding a potential lease. There was no specific offer (or demand) made by either party but the idea of "market rate" rent was discussed in general terms. Further, at no time did Tarpon discuss nor condition rent of ground space in any way described by Mr. Campanelli. At the end of the conversation, the Starwood Agent indicated he would discuss the concept of a lease with his client and provide a response to Tarpon. A few days later, Tarpon received a copy of an email from Starwood to the Starwood Agent rejecting the opportunity (also included in Exhibit GG).

Mr. Campanelli's assertions questioning the integrity of Tarpon are materially false, insulting and test the boundaries of professional responsibility.

The Application has been pending before the Planning Board since January 24, 2019. Tarpon/Verizon Wireless has (1) demonstrated the need for the Project; (2) demonstrated that a facility on the Calcam property will rectify that need; and (3) it has diligently explored a total of seventeen (17) locations (several of them twice). As such, Tarpon/Verizon Wireless respectfully requests the Planning Board to determine:

(1) Of the potential alternate locations in and around the search ring, the Calcam parcel is the most appropriate location for the Project; and

(2) Whether the Original Location A, Alternate Location B or Alternate Location C is the most appropriate location on the Calcam parcel for the Project.

If the Planning Board determines the Original Location A is the most appropriate location for the Project, we respectfully request the Board to complete its SEQRA review and approve the Project as originally submitted. Otherwise, if the Planning Board determines that either Alternate Location is the most appropriate, we ask the Planning Board to determine its preferred location and Tarpon/Verizon Wireless will do its best to complete the engineering/due diligence necessary to complete final engineering plans for that location in time for the July 24, 2019 Planning Board meeting.

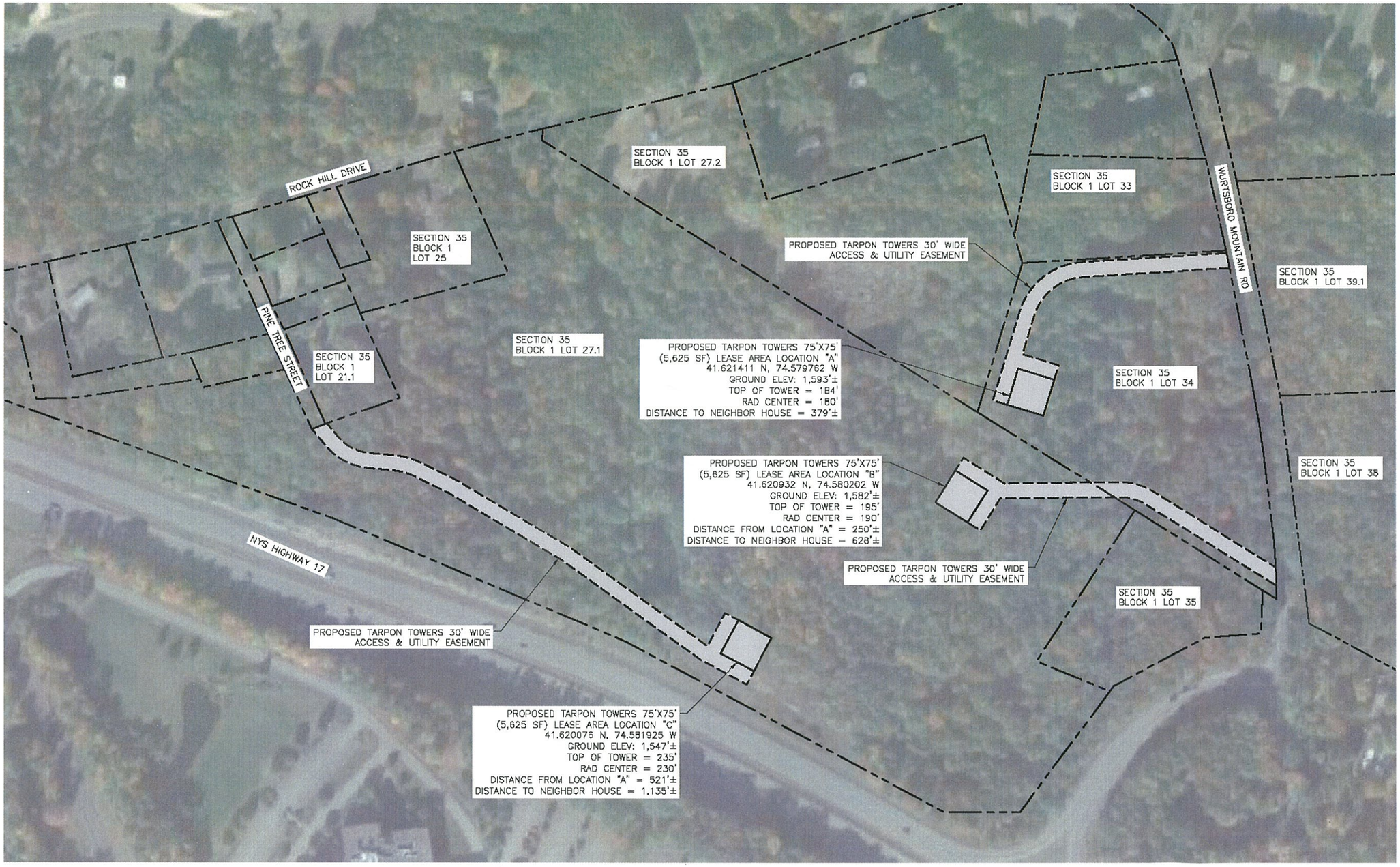
If you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,

Jared C. Lusk

JCL/mkv
Enclosure
cc: Paula Elaine Kay, Esq.
Brett Buggeln
Kathy Pomponio
Michael Crosby
Sara Colman

Exhibit EE



NOTE:

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

1 / L-1 LOCATION OPTIONS

SCALE: 1" = 200' (11x17 SIZE)
1" = 100' (22x34 SIZE)

TARPON TOWERS

1001 3RD AVE WEST, SUITE 420
BRADENTON, FL, 34205

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering & Surveying Consultants P.C.
38 British American Blvd.
Suite 101
Latham, NY 12110
Phone: (518) 783-1630
(607) 029-0031
www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY
9584.02	JRF

NO.	DATE	ISSUE
0	5/20/19	FOR COMMENT

RELEASED BY | DATE

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0 1 2 3
ORIGINAL SIZE IN INCHES

SITE INFORMATION

NY1137
LOUISE MARIE

SITE ADDRESS

WURTSBORO MNT RD
TOWN OF THOMPSON
SULLIVAN COUNTY
NY 12775

SHEET TITLE

LOCATION OPTIONS

SHEET NUMBER

L-1

Exhibit FF

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

June 10, 2019

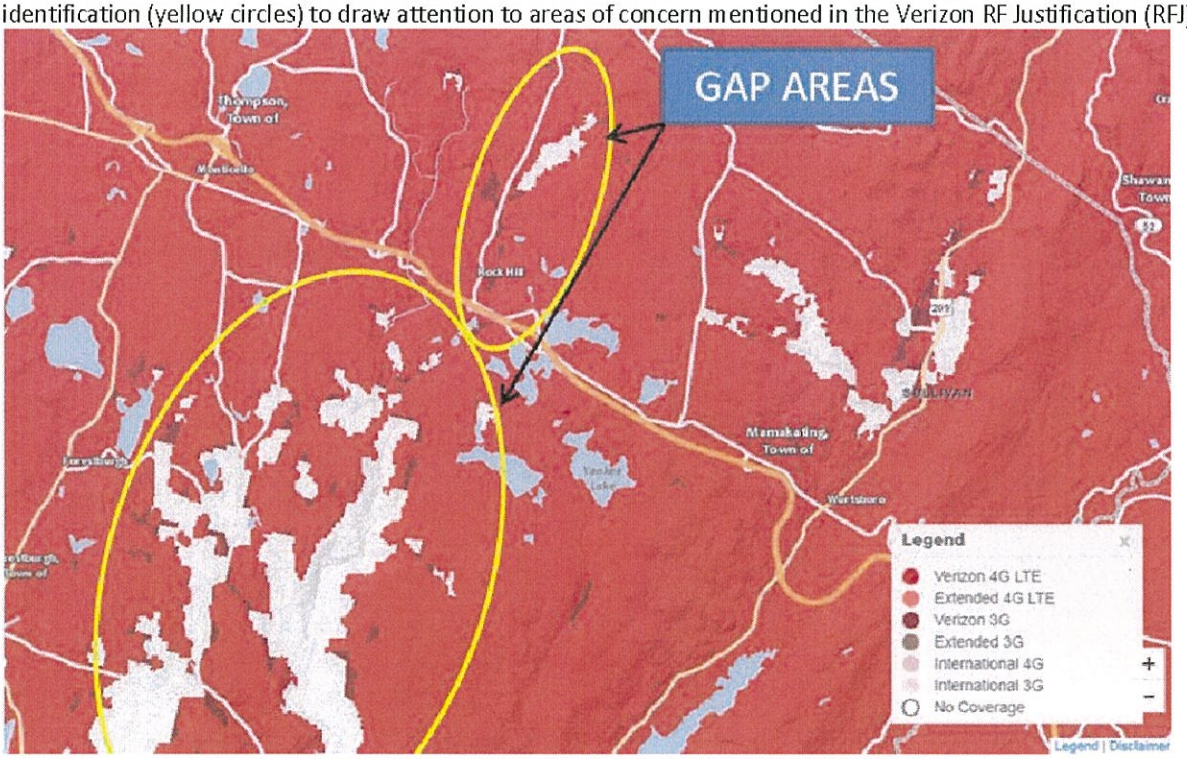
Planning Board
Town of Thompson
4052 Route 42, Monticello, NY 12701

RE: Louise Marie

Please see the below Verizon RF response addressing several recent comments raised during the recent Town of Thompson planning board public hearing (May 22, 2019) as well as documentation submitted in opposition to the proposed Louise Marie site during that meeting.

Discussion regarding gaps in service: The opposition has suggested there is no need for the proposed site, apparently justified by Verizon's nationwide coverage maps as well as failure to submit compelling evidence that gaps do exist.

One of the data sources related to the opposition's misunderstanding is publically available online maps. The Verizon sales and marketing teams provide an interactive mapping tool on the Verizon website generalizing nationwide coverage for various technologies including 3G, 4G and 5G. For purposes of this application we are concerned with gaps in 4G service. The Rock Hill area map below is the map being referenced along with identification (yellow circles) to draw attention to areas of concern mentioned in the Verizon RF Justification (RFJ):



In the Rock Hill and surrounding project area there are areas of coverage as well as substantial coverage gaps (white) and no 4G (dark red). It should be noted that the (sales) coverage maps utilize minimal RF threshold levels that may be subject to variable RF coverage conditions. There is a disclaimer noted on the website which is detailed below:

These Coverage Locator depictions apply to the following calling plans: National Calling Plans, Mobile Broadband and Prepaid.

International rates for voice and data will apply.

These maps are not a guarantee of coverage and contain areas of no service, and are a general prediction of where rates apply based on our internal data. Wireless service is subject to network and transmission limitations,including cell site unavailability, particularly near boundaries and in remote areas. Customer equipment, weather,topography and other environmental considerations associated with radio technology also affect service and service may vary significantly within buildings.Some information on service outside the Verizon Wireless proprietary network, and we can not vouch for its accuracy.

The opposition appears interested in using the sales and marketing maps to frame the coverage topic as a simple black and white discussion where a user either has coverage or doesn't, in reality RF signal propagation and network design is not that simple and this is a common misunderstanding. The Louise Marie RF Justification Report (RFJ) referenced (Jan 10th, 2019) efforts to explain the differences between the frequencies used by Verizon as well as the various signal strengths needed to provide wireless service in various usage scenarios. The engineering maps help provide a visual reference to support the coverage and capacity needs detailed in the RFJ while at the same time it is industry standard and common for sales (and marketing) to focus on providing an easy to use interactive online mapping tool to convey Verizon's general coverage capabilities. There is no expectation that the sales maps should exactly match the engineering/zoning maps since they are being used for very different purposes, in front of very different audiences, ultimately with different goals. Opposition point that 30 Wurtsboro Rd has excellent coverage according to online mapping in no way contradicts area need, it simply draws attention to common sense that elevated locations which are not blocked by terrain would be in better low band coverage. The opposition's misunderstanding and misguided use of the sales maps is flawed, not only for the reasons listed above, but also because these maps clearly support and complement each other, each showing areas of coverage concern throughout the intended project area. It has been well established that Town of Thompson constituents and Verizon customers in and around the Rock Hill area are well aware of substantial gaps in service. The engineering maps in the RFJ provide maximum resolution to these problem areas with the ultimate goal of supporting this community with adequate and reliable service.

It has also been suggested by the opposition that drive data and dropped call records are nationwide standards to be used in place of coverage maps to justify gaps in service. This is not the case and there is no such standard. It is however, important to understand why best server and coverage threshold maps (used in the RFJ) in conjunction with supporting capacity utilization charts are more critical and reliable than the suggested drive data and dropped call records.

RF propagation tools (computer software) used to generate best server and coverage threshold plots have been evolving in parallel with wireless network evolution for decades. When the early Advanced Mobile Phone Service (AMPS networks) were developed (mid to late 1980's through mid-1990's) the propagation maps generated by ANET (Advanced Network Engineering Tools/software) was the best available at that time. These predictions were rudimentary (even at that time) but still useful as one of many data sources that RF Engineers utilized to estimate coverage capabilities. The accuracy of these maps was estimated up to 70% but keep in mind the only network service supported was analog voice calls which used relatively high powered phones and very few customers. As network densification progressed, customer base grew and highway connectivity efforts progressed into the 2000's, drive data was relied on to compliment propagation tool outputs. One of the main limitations holding back propagation tool accuracy was the lack of availability and lack of computing power necessary to process high

resolution terrain and morphology data. Fast forward to 2019 with modern (network server based) propagation tools like Atoll (used in this RFJ) which is capable of processing 5 and 15m terrain data compared to 50 and 100+m data in the old days. This extremely powerful modern propagation tool along with high res data and extensive model calibration increases prediction accuracy to 95% or greater.

When comparing this highly accurate and comprehensive map data to drive data consider the following drive data limitations and variables:

- Drive data is a relatively limited data set (blinders on) potentially misleading the untrained observer (drive data focuses on selected roads only and not the big picture that is necessary today...all roads, homes, businesses as well as entire area in question)...an extreme example we see is, even some wooded/remote areas which in the past may not have been perceived as important now show high usage during hunting seasons for example...a factor in coverage and capacity considerations but only mentioned as an example of how mobile usage has changed from when drive data was useful.
- Mobile users are not limited to primary "in-car" voice only usage anymore, customers now use mobile devices for voice and data, at home, work and for internet and emergency services. Almost everybody has a phone now and the majority of mobile phone customers in Sullivan County, NY have Verizon phones.
- Short and long term RF signal fading, ground speed of the mobile all impact the reliability of the reported signal strength, (the casual observer could easily misinterpret these data points lacking context)
- Time of year (foliage), this is factored into the propagation tool calculations for year-round accuracy eliminating foliage variability from drive data collection.
- Test device variability, specific model/radio/scanner performance and calibration, many issues can arise while collecting data, compromising the collection resulting with missed or skewed results.
- Test device or antenna placement/condition, direction of travel etc...all can impact results.

For many years drive data was regarded as highly valuable due wireless carrier's limited focus on "in car" applications combined with the aforementioned limitations of early software (propagation) tool capabilities. Today, wireless carriers have to focus efforts far beyond just the highways and fortunately the tools available today are exceedingly reliable as well as capable of processing much more detailed and accurate terrain/morphology layer data, resulting with high resolution and extremely accurate predictions.

Dropped Call data was also used extensively years ago but again, very limited and if used out of context can result with further misinterpretations by non-engineers. Dropped calls can indicate issues other than what is suggested by the opposition in this case. Please consider the following dropped call limitations when compared to highly accurate and comprehensive map data.

- Dropped calls don't always indicate end of usable signal due to "rescue parameters" that can keep a call up while waiting for RF signal strength to become usable again. The dropped call may not occur at the end of signal or may occur well past where the signal ends.
- Dropped calls can be caused by network issues or interference neither of which is an indicator of lost RF/cell edge conditions.
-Cell edge conditions often occur in variable RF coverage environments. This means the cell edge is subject to signal fluctuation due to signal fading and dependent on many factors including the ground speed of the mobile. A dropped call may not occur in the same place repeatedly. Coverage threshold maps (provided in the RFJ) identify these areas in a comprehensive fashion as opposed to dropped call records which are limited to an actual mobile experiencing that issue during the window of time used to collect that data.

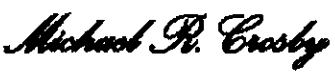
It is clear that for consistent and wide area evaluations like performed in the aforementioned RFJ, the best server and threshold maps are the most accurate and consistent way for RF Engineers to convey this information. This information should always be interpreted by and testified to by experienced engineers; in this case my supporting testimony in the RFJ does exactly that.

An important concept related to this application is the relationship between coverage and capacity. Years ago wireless carriers typically operated only one block (band) of wireless spectrum which simplified the coverage vs no coverage discussion. Today, this is a much more complex topic and many wireless carriers, including Verizon, own multiple FCC licensed bands of spectrum which are utilized to provide their services. This varies by wireless carrier and geographic licensed area. These bands are not all created equal. It is also important to note that overlapping LTE cells create interference which degrades overall performance, including but not limited to, throughput which results with reduced voice and data capacity capabilities. Some overlap is normal and expected to maintain mobility. Lower frequency bands like 700 and 850MHz propagate further distances due to their relatively longer wavelength and associated propagation characteristics. Longer wavelength may be good for coverage but may also result with unwanted overlapping interference. Lower frequencies are often subject to narrower (relatively less) licensed bandwidth, as a result are not capable of offering as much capacity capability as the higher frequency bands (PCS/AWS 2GHz). These relatively higher frequency bands are subject to distance, terrain, foliage and in building coverage challenges due to the shorter wavelength and associated propagation characteristics. The good news is they are often wider in bandwidth, offering increased capacity capability. Additionally, due to the higher frequency's more limited coverage footprint these higher bands allow for increased network densification and better control of unwanted interference which allows for acceptable network performance while increasing overall capacity to keep up with customer demand. In order for these higher frequency cells to be effective, the supporting sites must be properly situated. This typically means centrally located to an objective area. For the Louise Marie application, the RFJ details the differences between low and high band coverage and capacity capabilities throughout the project area and why this site is located where it is.

A central concept is that while 700MHz from existing sites in the Louise Marie area provide general coverage in this area (with gaps) they are also overloaded, especially during summer months where this area experiences an influx of user traffic. This means there are two problems, coverage and capacity. The first and logical step to resolve this issue is to add AWS (2100MHz) to existing area sites to relieve 700MHz capacity issues. As mentioned the AWS carriers do not have the same coverage capabilities as 700MHz. Unfortunately since they are not able to provide service to the same footprint as 700MHz these AWS carrier adds by themselves are not able to resolve the capacity issue. This leaves us at the next step which is logical network densification. This requires the new site to be properly placed so that it will be capable of resolving existing low band coverage deficiencies, as well as providing AWS (2100MHz) coverage throughout the 700MHz coverage area so that proper offloading can occur and adequate and reliable service can be restored. The selected Louise Marie location, from an RF perspective, is critical to these efforts since it is centrally/properly situated between existing sites and located on the highest ground elevation in the requisite area (1,600'AMSL).

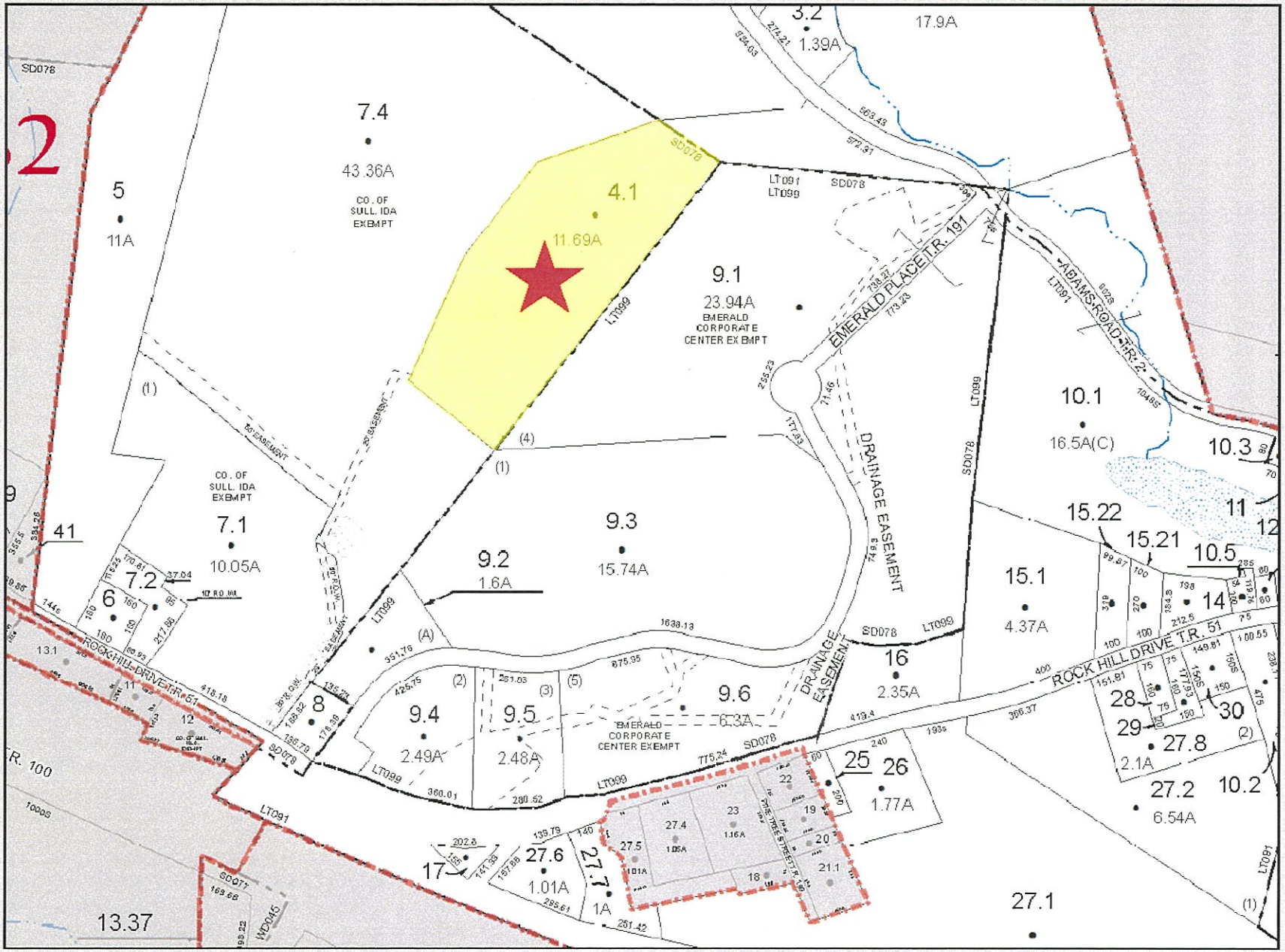
When considering coverage gaps, at a minimum ACL of 180' closing the 700 and 2100MHz coverage gaps as shown on p 14 through 21 (in RFJ) throughout the identified coverage objective area (p3 of RFJ) will resolve the coverage and capacity issues challenging the project area within the eastern portion of the town of Thompson.

Very truly yours,



Michael R. Crosby
Engineer IV – RF Design
Verizon Wireless

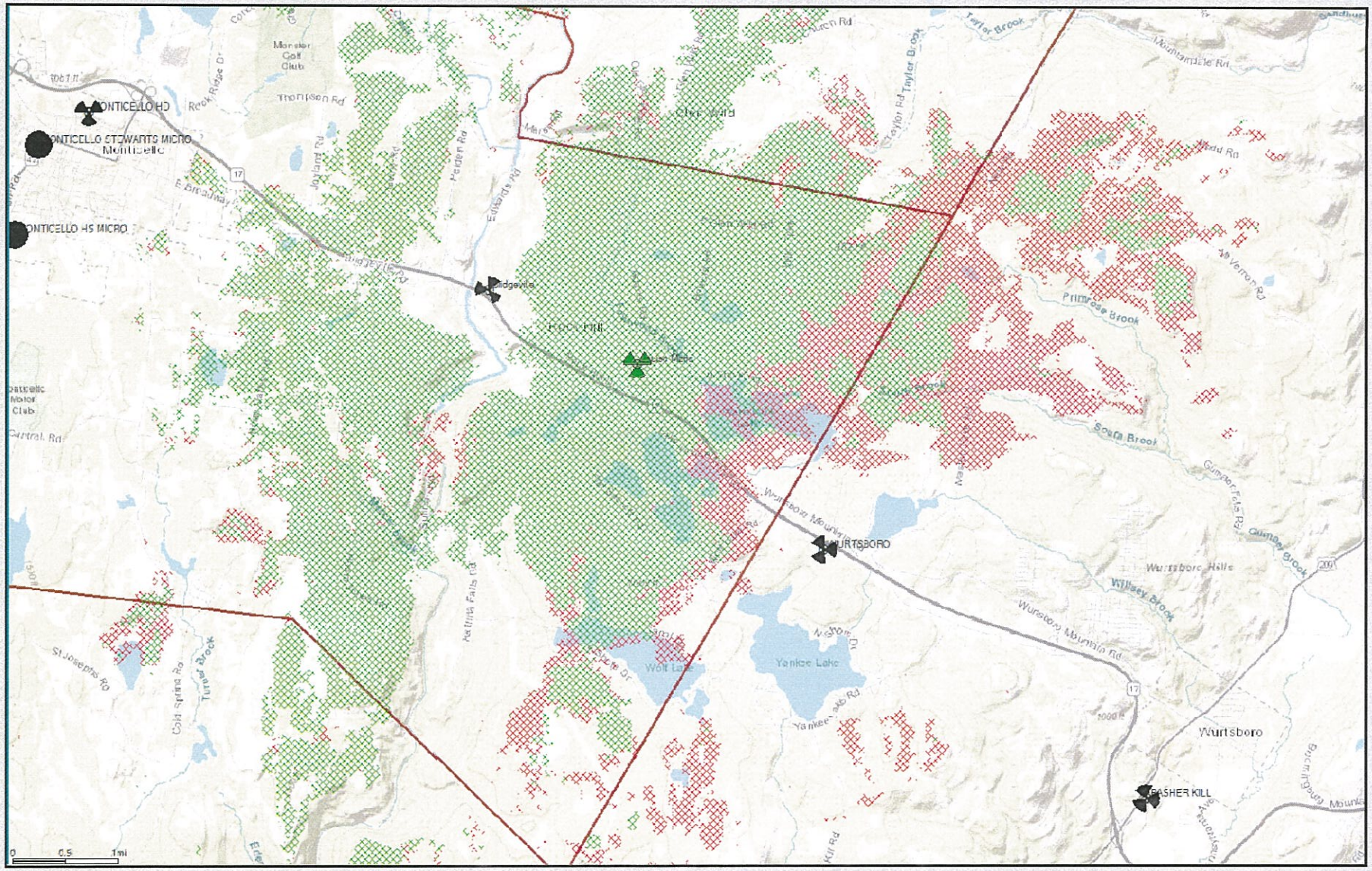
“N” 41.626163°, -74.588091° (BBF Land Holding New Tower 1,545’AMSL) RF Rejected due to inadequate coverage, outside SA, not properly situated, inadequate capacity offload



verizon

Best Server 700MHz Coverage – Delta Plot – "C" vs "N"

This coverage map shows the difference between the Proposed "C" candidate and the Rejected "N" candidate (BBF Land Holding New twr). The Rejected "N" candidate is shown in green while the red coverage (underneath the green) is from the Proposed "C" candidate.

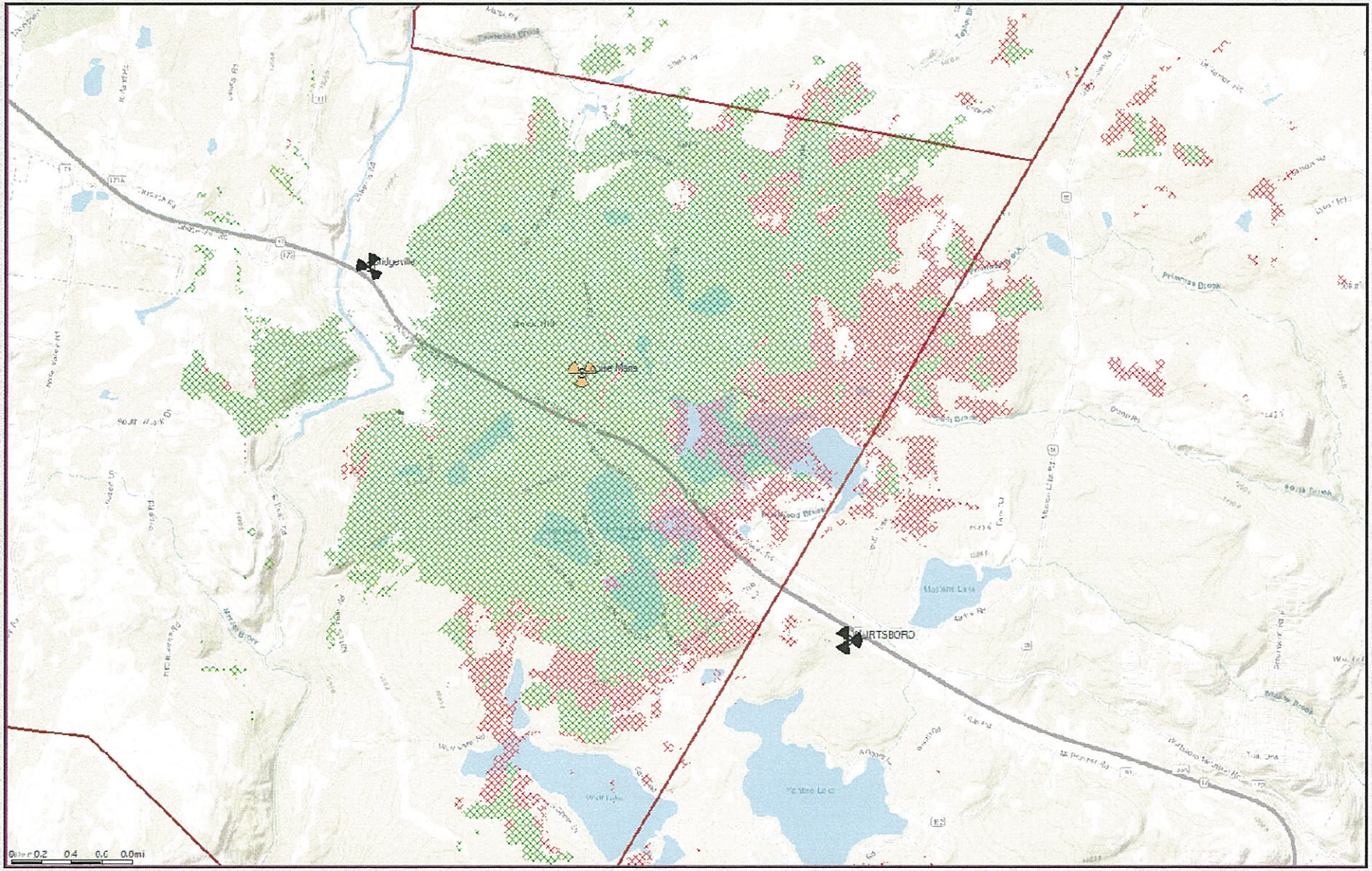


Areas where the red coverage layer (underneath the green layer) is exposed represents areas where the rejected "N" candidate would not cover but would otherwise be covered by the Proposed "C" candidate. **RF REJECTED**

verizon

Best Server 2100MHz Coverage – Delta Plot – "C" vs "N"

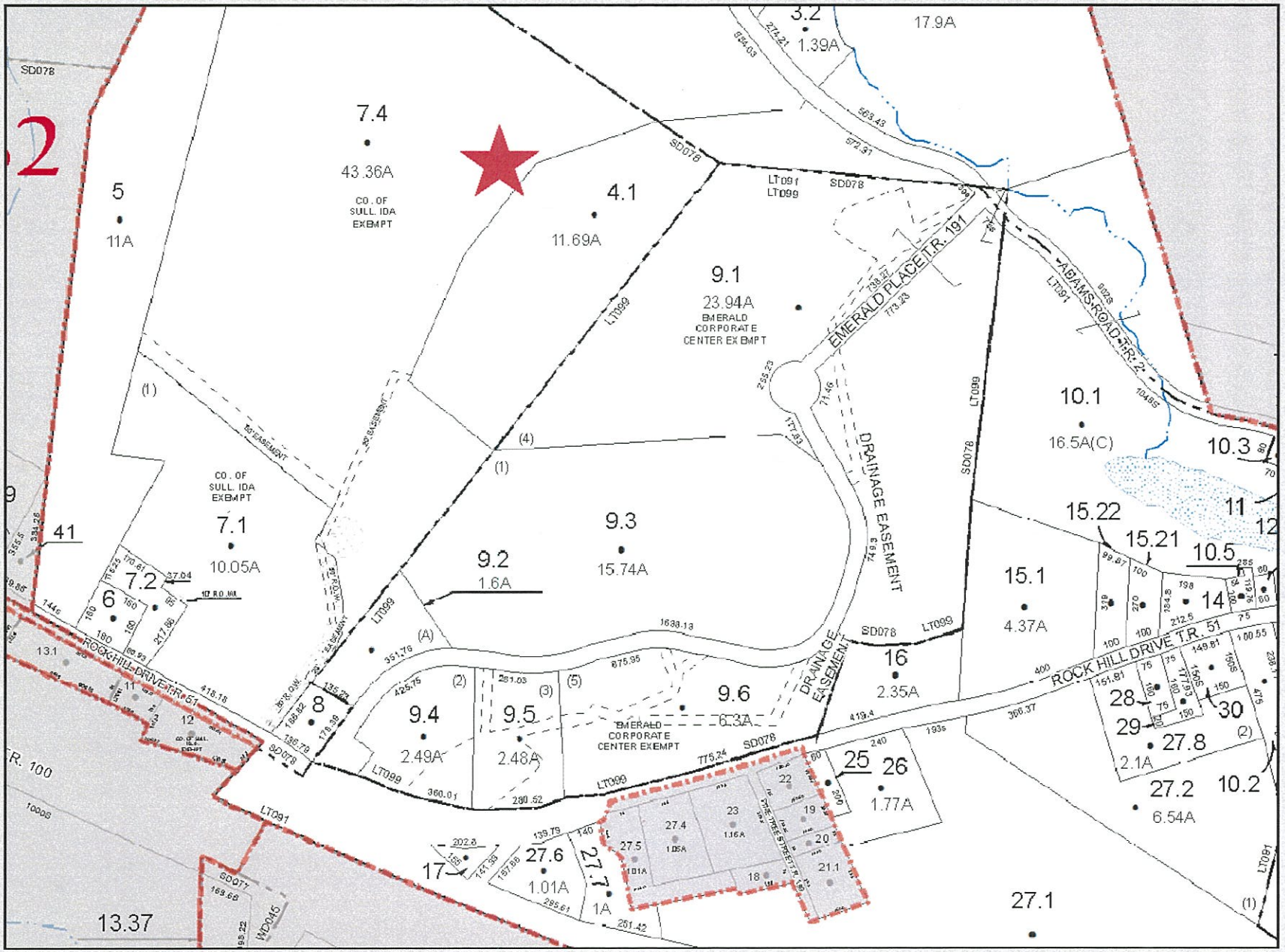
This coverage map shows the difference between the Proposed "C" candidate and the Rejected "N" candidate (BBF Land Holding New Tower). The Rejected "N" candidate is shown in green while the red coverage (underneath the green) is from the Proposed "C" candidate.



Areas where the red coverage layer (underneath the green layer) is exposed represents areas where the rejected "N" candidate would not cover but would otherwise be covered by the Proposed "C" candidate. **RF REJECTED**

verizon

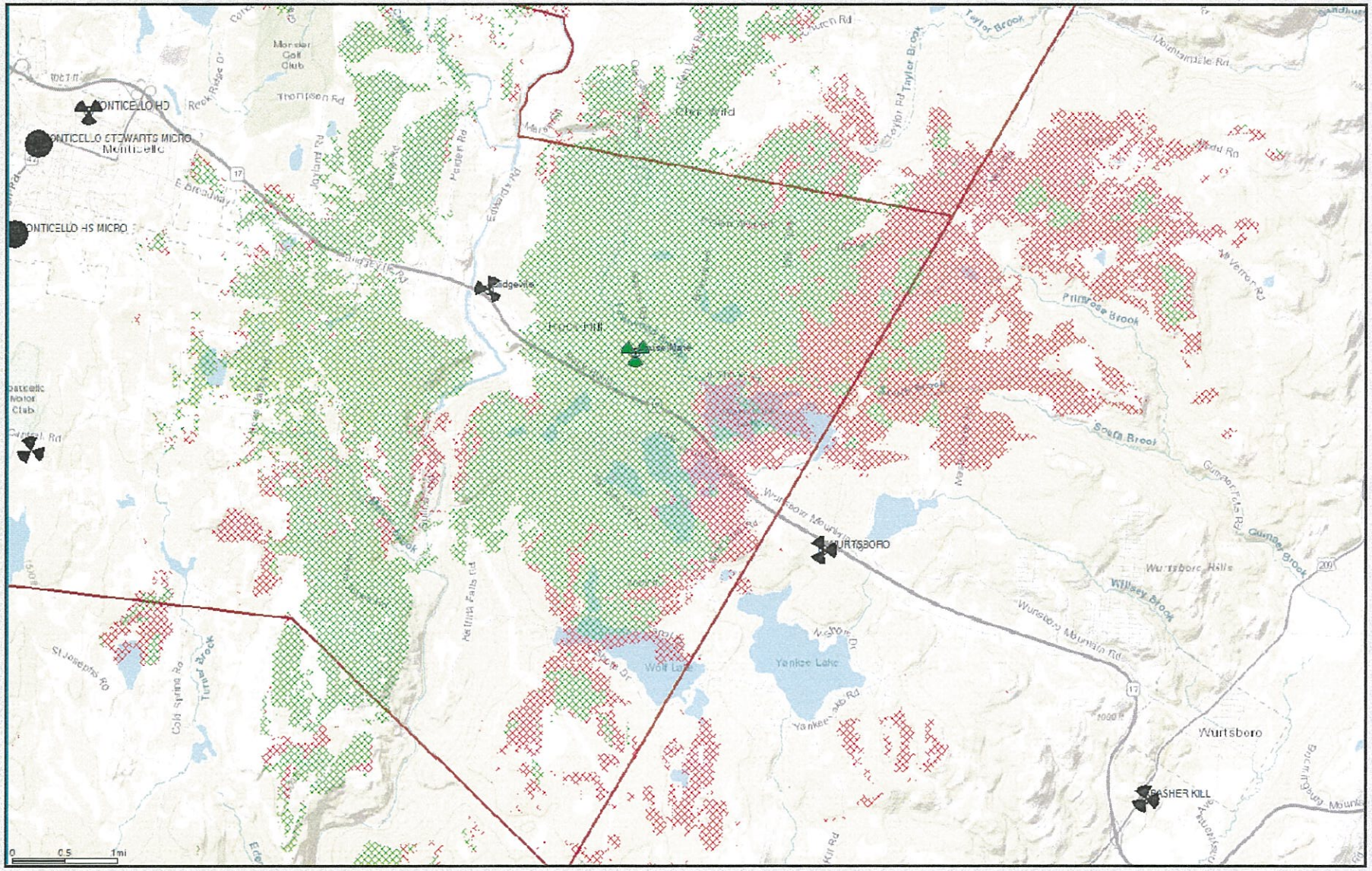
"Q" 41.627655°, -74.588404°, (RHH New Tower 1,477'AMSL) RF Rejected due to inadequate coverage, outside SA, not properly situated, ground elevation too low, inadequate capacity offload



verizon

Best Server 700MHz Coverage – Delta Plot – "C" vs "Q"

This coverage map shows the difference between the Proposed "C" candidate, the Rejected "Q" candidate (RHH). The Rejected "Q" candidate is shown in green and the red coverage (base coverage layer) is from the Proposed "C" candidate.

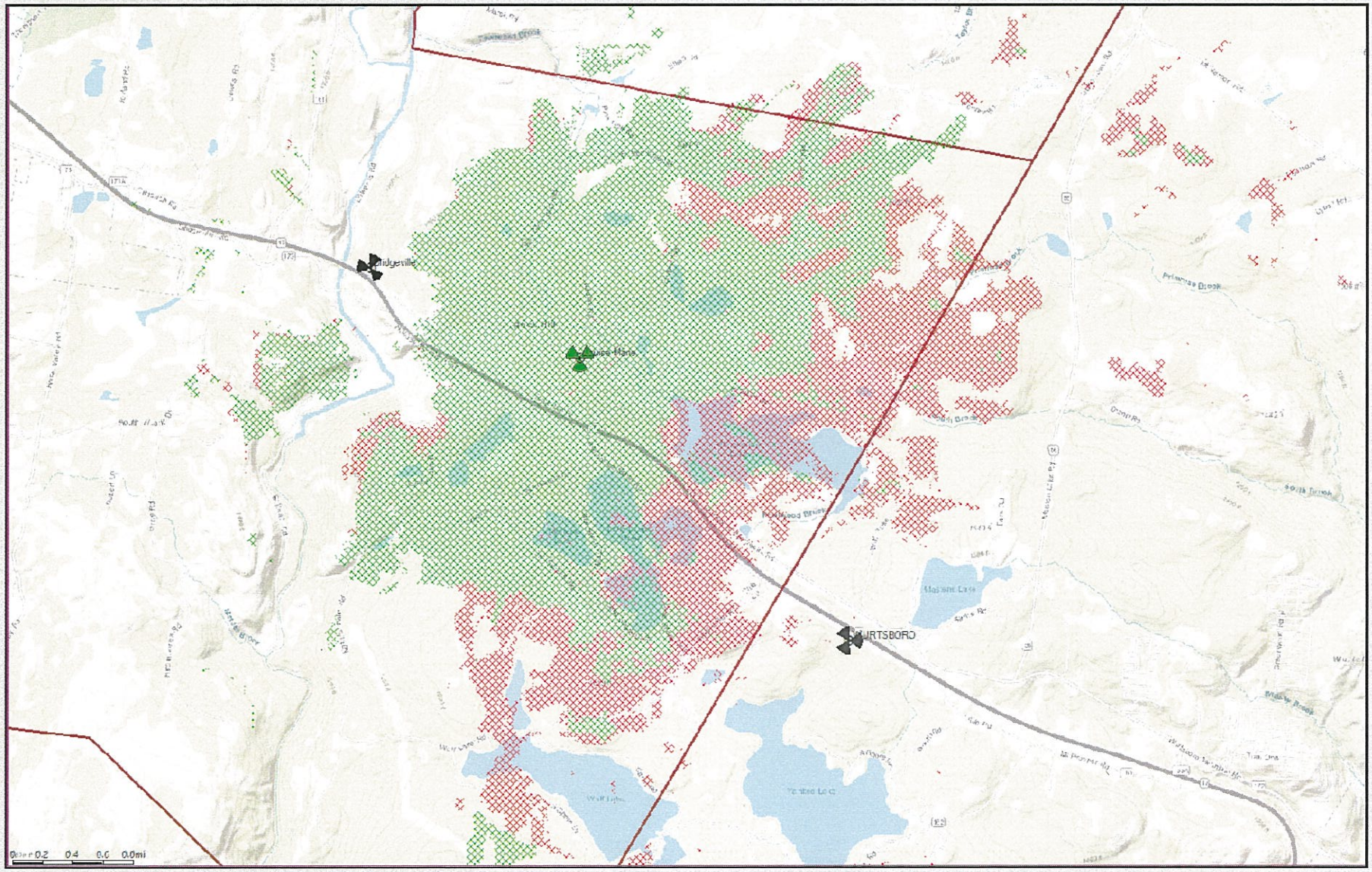


Areas where the red coverage layer (underneath the green layer) is exposed represents areas where the "Q" candidate would not cover but would otherwise be covered by the Proposed "C" candidate. **Q RF REJECTED**

verizon

Best Server 2100MHz Coverage – Delta Plot – "C" vs "Q"

This coverage map shows the difference between the Proposed "C" candidate, the Rejected "Q" candidate (RHH). The Rejected "Q" candidate is shown in green and the red coverage (base coverage layer) is from the Proposed "C" candidate.



Areas where the red coverage layer (underneath the green layers is exposed represents areas where the "Q" candidate would not cover but would otherwise be covered by the Proposed "C" candidate. **Q RF REJECTED**

verizon

Exhibit GG

Vimislik, Melissa

To: Lusk, Jared
Subject: RE: 61 Emerald Place, Rock Hill - Verizon Wireless proposed tower

---

From: Wise-Vazquez, Christine <cvazquez@CrystalRunHealthCare.com>
Sent: Monday, June 3, 2019 1:35 PM
To: Teitelbaum, Hal <HTeitelbaum@CrystalRunHealthCare.com>; Sara Colman <SColman@airosmithdevelopment.com>
Cc: Lusk, Jared <jlusk@nixonpeabody.com>; Winchell, Tara <TWinchell@CrystalRunHealthCare.com>
Subject: RE: 61 Emerald Place, Rock Hill - Verizon Wireless proposed tower

Hello Sara,

The landlord has engaged a consultant that will be in contact with you to help facilitate. His name is Brian Nixon. Please see his contact info.

Brian Nixon
Director-Real Estate & Access Leasing
Vertical Bridge Holdings, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487

M: 310.291.5121
bnixon@verticalbridge.com
www.verticalbridge.com

Thank you for your help,

Christine K. Wise-Vazquez | SVP of Support Services
Crystal Run Health- *Transformation*
155 Crystal Run Road | Middletown, NY 10941
p. 845-703-3616 | **f.** 845-703-6264 | cvazquez@crystalrunhealthcare.com

Crystal Run HEALTH

From: Teitelbaum, Hal
Sent: Monday, June 03, 2019 11:37 AM
To: Sara Colman <SColman@airosmithdevelopment.com>; Wise-Vazquez, Christine <cvazquez@CrystalRunHealthCare.com>
Cc: Lusk, Jared <jlusk@nixonpeabody.com>; Winchell, Tara <TWinchell@CrystalRunHealthCare.com>
Subject: RE: 61 Emerald Place, Rock Hill - Verizon Wireless proposed tower

Christine Wise-Vazquez, cc'ed on this letter, can provide the contact information.

Hal Teitelbaum, MD
Crystal Run Health | Healthcare | Health Transformation
155 Crystal Run Road | Middletown, NY 10941

p. 845-703-6101 | **f.** 845-703-6201 | **e.** hteitelbaum@crystalrunhealthcare.com

Crystal Run HEALTH

From: Sara Colman [mailto:SColman@airosmithdevelopment.com]
Sent: Monday, June 3, 2019 10:44 AM
To: Teitelbaum, Hal <HTeitelbaum@CrystalRunHealthCare.com>
Cc: Lusk, Jared <jlusk@nixonpeabody.com>
Subject: 61 Emerald Place, Rock Hill - Verizon Wireless proposed tower

Good Morning Mr. Teitelbaum –
My name is Sara Colman and I am the site acquisition contact working with Verizon Wireless and Tarpon Towers on the proposed cell tower in the Town of Thompson/Rock Hill area.
You wrote a letter to the Planning Board stating that you thought the Owner of 61 Emerald Place might be interested in siting the tower on this piece of property.
Could you please send over to me an owner's contact name and a way to reach them. I would like to discuss this further with them.
Thank you for your time, it is appreciated.

Sara Colman
Site Acquisition | Airosmith Development
32 Clinton Street | Saratoga Springs | New York | 12866
518.461.7114 *cell*
scolman@airosmithdevelopment.com

AIROSMITH DEVELOPMENT

Certified Women's Business Enterprise (WBENC)
*2017, 2018 ranked **Inc. 5000** fastest-growing private companies in America*
2017, 2018 Albany Business Review Best Places to Work

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Vimislik, Melissa

Subject: FW: Verizon Tower US-NY-1201 61 Emerald Pl, Rock Hill, NY

From: Andres Panza <apanza@starwood.com>
Sent: Tuesday, June 11, 2019 9:59 AM
To: Brian Nixon <BNixon@verticalbridge.com>
Subject: Verizon Tower US-NY-1201 61 Emerald Pl, Rock Hill, NY

Brian,

Thank you for your time last week to discuss the proposed Verizon Cell Tower located at 61 Emerald Pl, Rock Hill, NY. Unfortunately, we have decided not to move forward with the proposed cell tower.
We welcome you to submit other proposals in the future for this location.

Thank you again for your time.

Andres Panza
Starwood Capital Group
1255 23rd Street NW, Suite 675
Washington, DC 20037
O: 202.470.1548
C: 301.520.5126
apanza@starwood.com

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Thank you.



verticalbridge

Exhibit HH

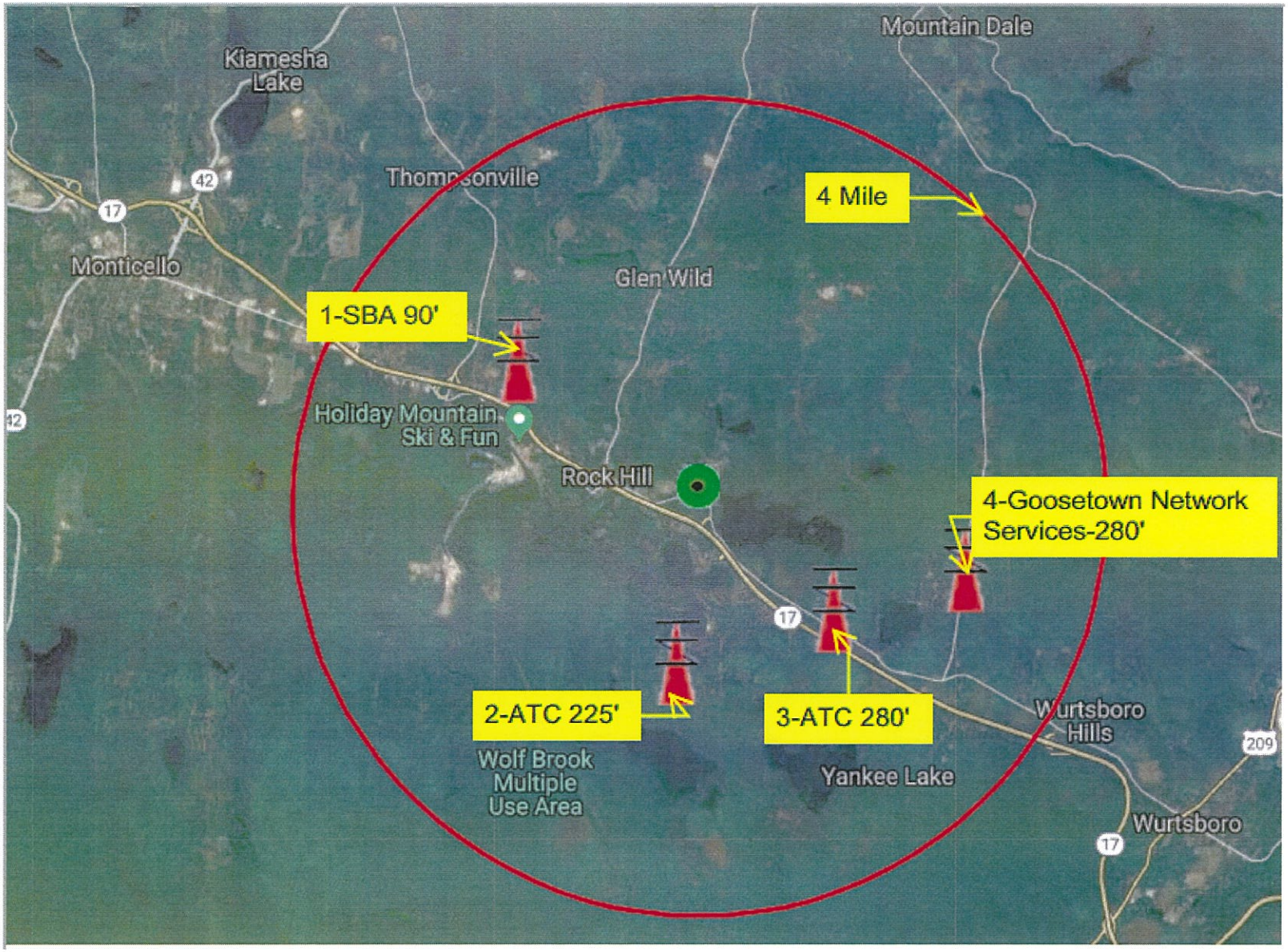

Mountain Dale
Kiamesha Lake
Thompsonville
4 Mile
Monticello
Glen Wild
1-SBA 90'
Holiday Mountain Ski & Fun
Rock Hill
4-Goosetown Network Services-280'
2-ATC 225'
3-ATC 280'
Wurtsboro Hills
Wolf Brook Multiple Use Area
Yankee Lake
Wurtsboro
42
17
209

Exhibit II

EXHIBIT 1

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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APPRAISAL CONSULTING REPORT - MARKET STUDY

Of

VERIZON - PROPOSED BUELLVILLE CELL TOWER
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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, NY 13202
TELEPHONE: 315-422-7106
FAX: 315-476-1011
E-MAIL: pomeroy@pomeroyappraisal.com
http://pomeroyappraisal.com

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.



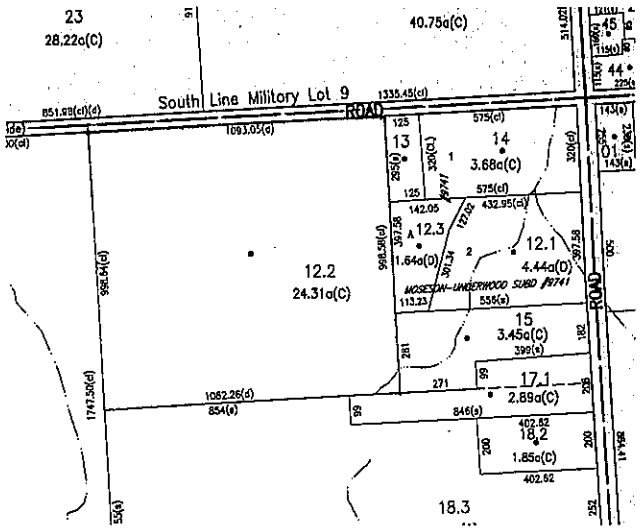
You requested that only this limited Market Study be prepared at this time for internal purposes to help evaluate the potential for damages and/or value impact of nearby residential properties as associated with a tower structure. This consulting report shall examine sale patterns of improved residential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

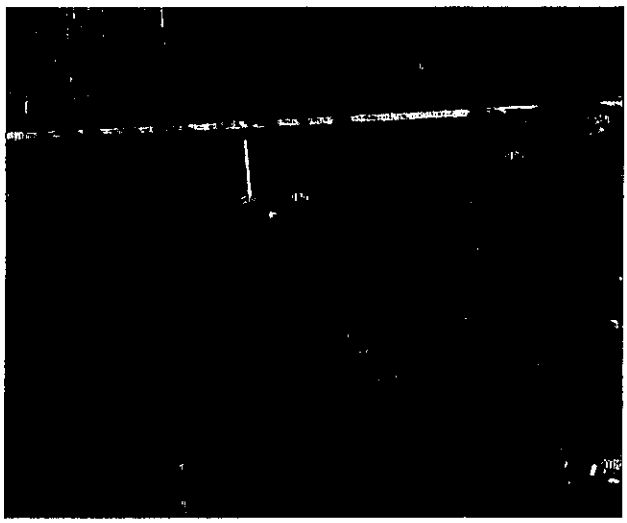
This market study has been completed in May 2015.

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.

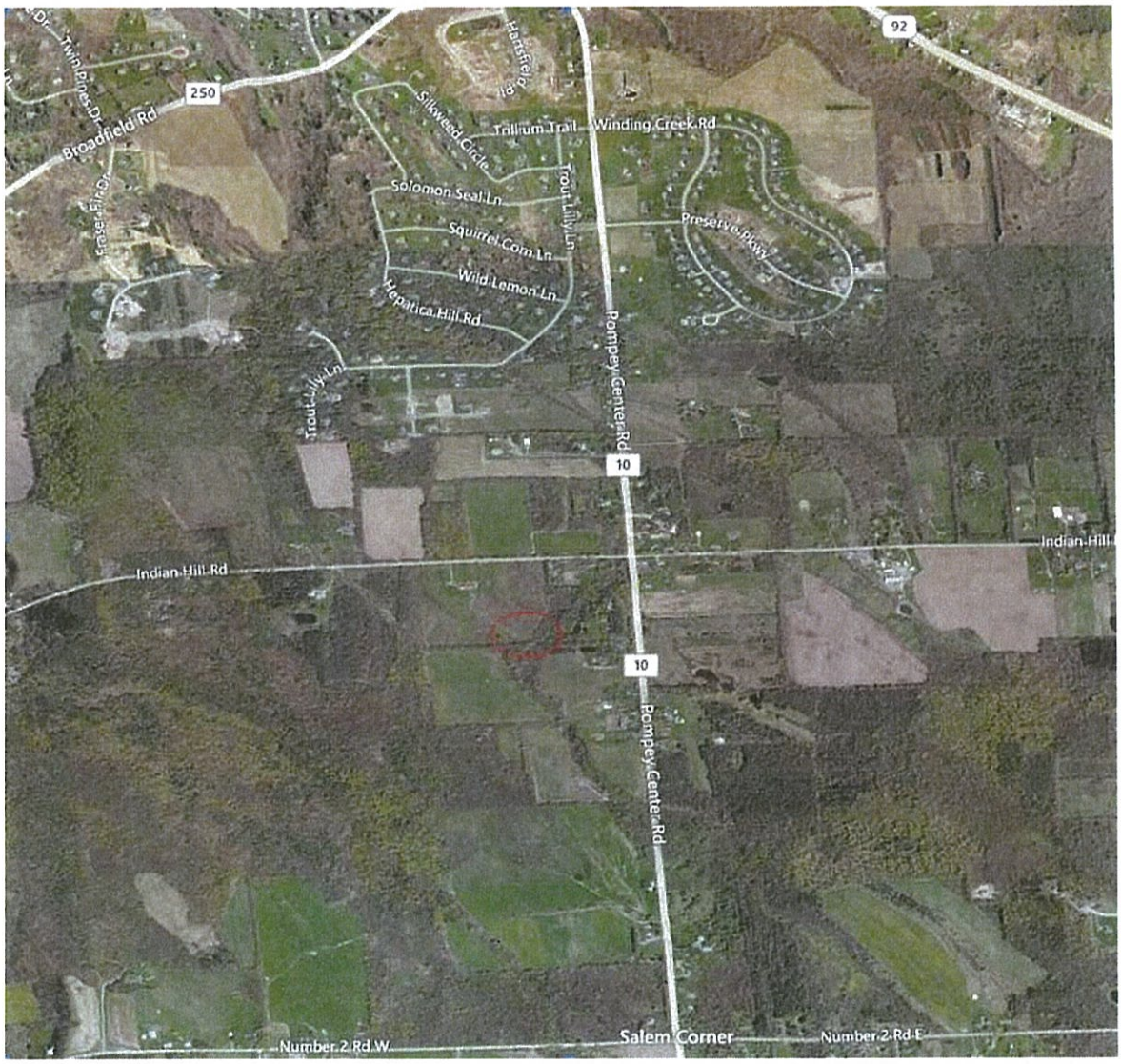
The parent property is located along the south side of Indian Hill Road, east of Pompey Center Road, south of the village of Manlius. The land is a mixture of open, wooded and brush-covered sloping terrain that is improved with a 3,267-square foot Cape Cod style residence near its northwestern corner.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



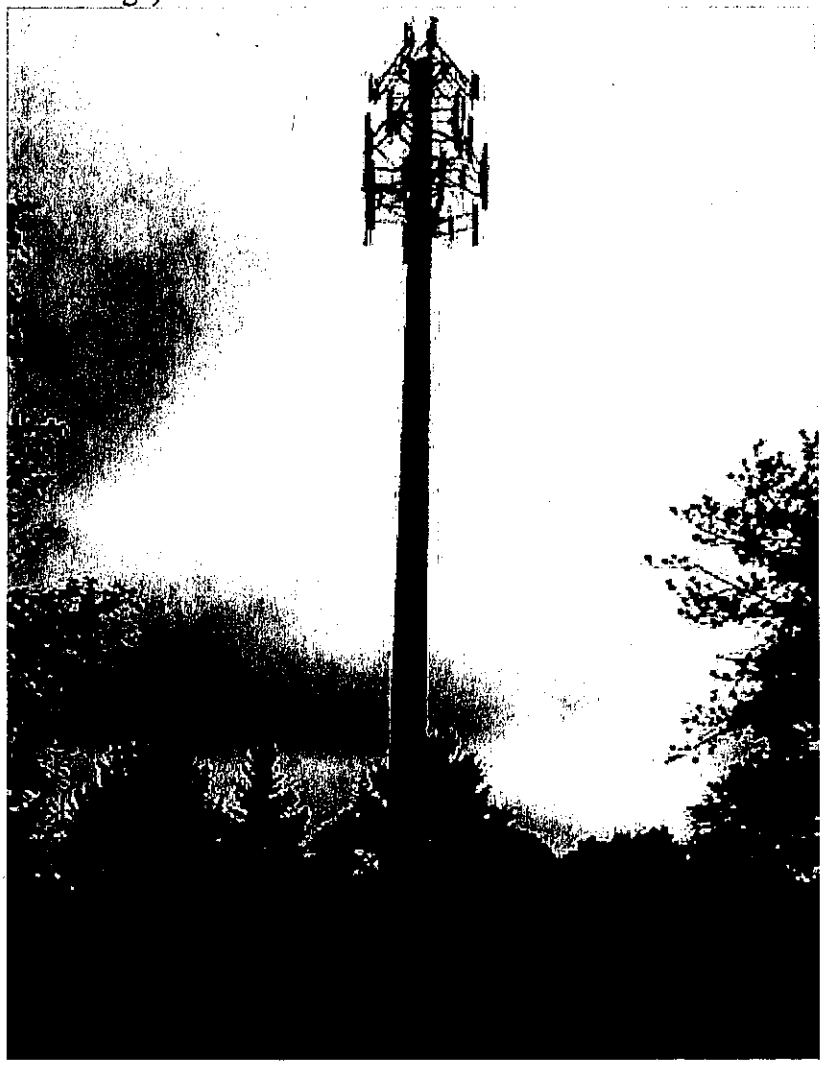


The proposed tower site is bounded on the east by residences ranging from ten to over one hundred years in age and consisting of ranch, cape cod, old style, colonial and contemporary house styles on lots ranging from less than one acre to over five acres. Pompey Pines, a residential subdivision, is located 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
Cell tower sites with sufficient residential sale data for market study					
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

Cell tower sites without sufficient sale data for market study with reasons for exclusions					
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								
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										
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								
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										
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								
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	
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:

Tower	Tower Type	Neighborhood	House Style	House Age	Average $/SF	Median $/SF
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.

Tower	Tower Type	Neighborhood	House Style	House Age	Average $/SF	Median $/SF
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:

Tower	Tower Type	Neighborhood	House Style	House Age	Average $/SF	Median $/SF
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.

Donald A. Fisher

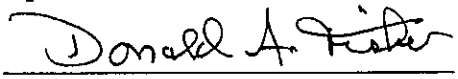
Donald A. Fisher, MAI, ARA
NYS Certified General Appraiser #46-0060

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]

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[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]

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[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

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.

POMEROY PA APPRAISAL ASSOCIATES, INC.

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

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

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

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)

POMEROY PA APPRAISAL ASSOCIATES, INC.

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

E RECORD

tate

evue Ave. — $67,000 — S. Kelley to Joshua A. te M. Cruz on May 8.

Butternut St. — $85,630 l Martin, Esq., as Referee le Mae, also known as National Mortgage As- n on March 3.

er Ridge Drive — 0 — Anthony G. and Siglio to Jonathan T. and . Galang on May 8.

l St. — $2,000 — Greater se Property Development ation to Santino Crisafulli 8.

lon Street E — 1.20 — Anthony Belletier, as Referee to U.S. Bank al Association, as Trustee ll 15.

ld Terrace — $179,000 na S. Feldman to Guido ossi and Heather Law on

ette Blvd — $86,093 — ierin, by Ellen C. Priest, s Referee to Deutsche National Trust Company, stee on April 9.

nwood Ave. — $23,814 ls Fargo Bank, N.A. to ecretary of Veterans on 4.

nilton St. — $95,400 — an Rogers, Cheryl H. Rog- homas P. Rogers to Daniel y on May 8.

rding Place — $74,200 — J. Cass to Megan E. Black y 11.

s Herriman St. — $69,907 abeth Franl, Esq., as Refer- Fannie Mae, also known deral National Mortgage lation on April 27.

kevlew Ave. — $12,600 — and Antonio H. Callipari, feree John W. Gormley to tary of Housing and Urban lopment on May 7.

lan Ave. — $20,000 — sa E. and Frank J. Guido,

HOME SALES

	2015 TOTAL SALES MAY 12 - MAY 19	2015 SALES JAN 1 - MAY 19	2014 SALES JAN 1 - MAY 20	12-MONTH AVERAGE ENDING MAY 19, 2015	12-MONTH AVERAGE ENDING MAY 20, 2014
Camillus	6	66	83	$166,700	$161,000
Cicero	3	91	106	$157,000	$163,300
Clay	17	218	175	$160,900	$151,800
DeWitt	6	64	60	$203,200	$217,100
Elbridge	1	20	17	$132,000	$128,700
Fabius	0	7	3	$144,700	$173,300
Geddes	3	49	34	$130,500	$125,300
LaFayette	0	12	7	$172,600	$246,800
Lysander	5	80	79	$215,500	$215,700
Manlius	6	99	93	$227,800	$228,100
Marcellus	0	17	18	$190,700	$192,700
Onondaga	3	57	50	$184,200	$187,700
Otisco	0	7	3	$144,800	$167,700
Pompey	4	23	15	$333,800	$254,600
Salina	9	97	98	$107,200	$111,500
Skaneateles	1	39	23	$593,100	$477,900
Spafford	0	13	14	$267,400	$471,100
Syracuse	15	259	243	$96,800	$94,000
Tully	1	29	13	$176,500	$248,500
Van Buren	4	46	29	$133,900	$140,600
Cayuga County	4	55	43	$141,100	$138,600
Cortland County	6	101	69	$123,300	$132,100
Madison County	12	216	121	$170,300	$189,700
Oneida County	6	107	106	$144,900	$138,300
Onondaga County	84	1,165	1,158	$179,700	$168,600
Oswego County	21	273	241	$109,600	$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.

on April 6.

8867 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 Brittany Monroe on April 30.

4607 James St. — $150,000 — Philip A. and Darlene E. Falso to Steven A. Siechen on May 11.

210 Watertree Drive — $58,000 — Faith F. Schmelser to Anthony J. Pugliese on May 6.

Elbridge

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

2077 Pompey Center Road — $980,000 — Julie A. Miller to Ian Kavorinos on May 7.

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

2639 Route 91 — $126,500 — Lela C. Patterson to Danielle R. Herlihy and Mark S. Kosturik on

US home sales slide in April amid listing shortage

By Josh Boak
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 3.3 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.

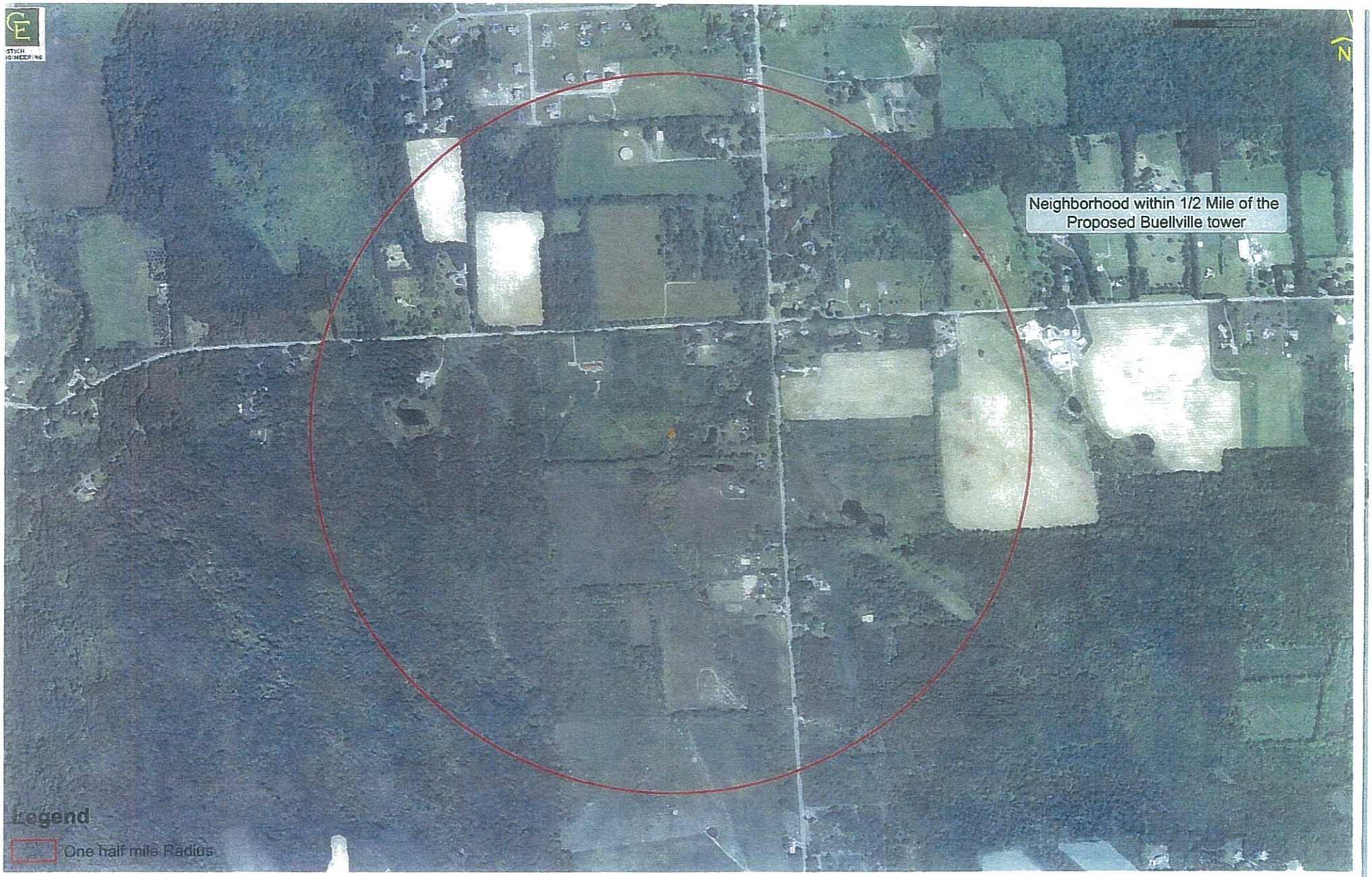
The tight supplies have caused properties to fly off the market and prices to rocket upward. The median home sold in just 39 days last month, versus 52 days in March and 62 days in February. Sales levels dropped in the Northeast, South and West, but they edged up 1.7 percent in the Midwest.

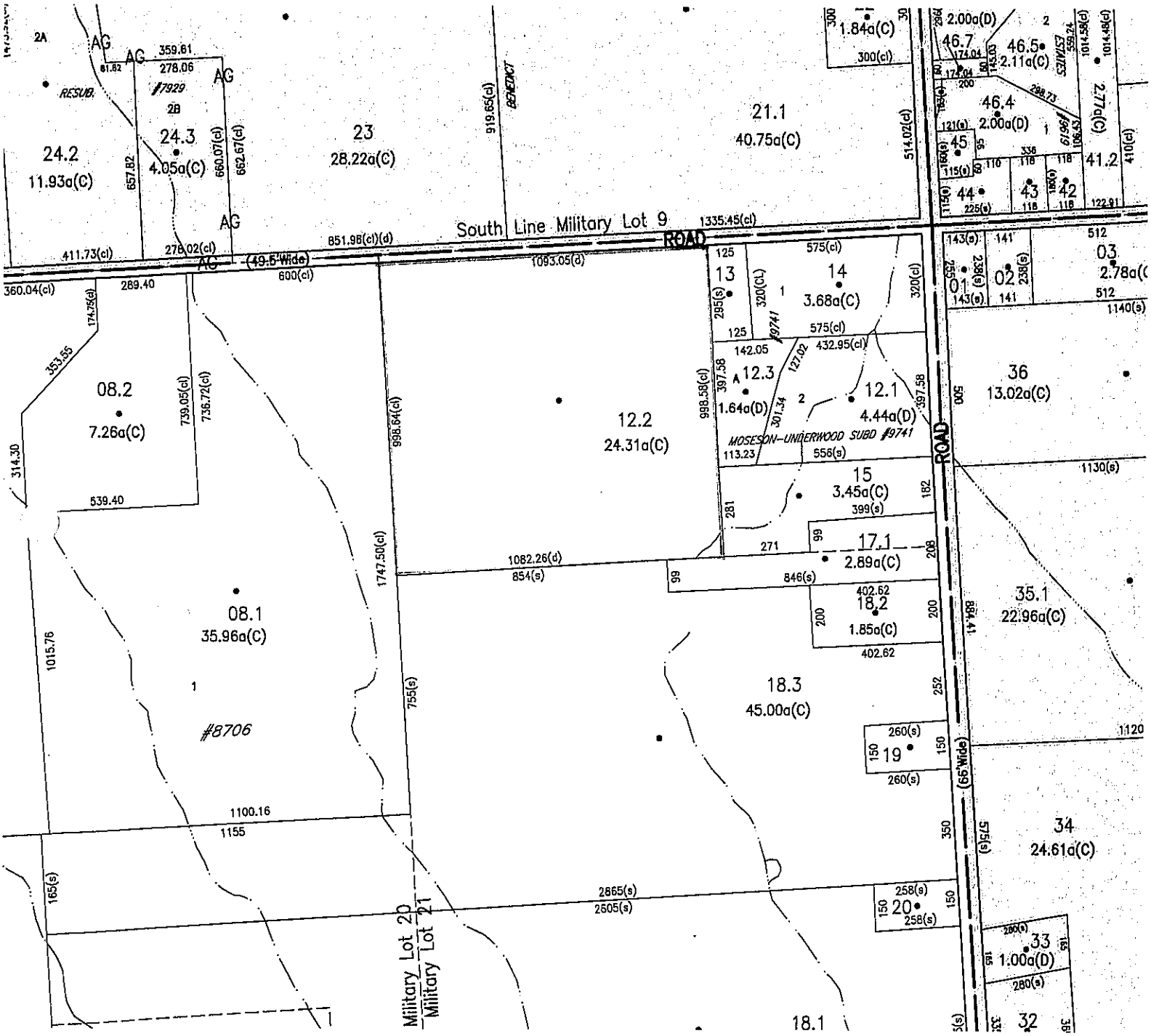
The median home price climbed 8.9 percent over the past 12 months to $219,400. That's more than four times faster than average hourly wage growth. The median home value is now just $2,500 shy of the 2006 peak.

"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
N
Legend
One half mile Radius


South Line Military Lot 9
ROAD
RESUB.
#7929
2A
2B
24.2
11.93a(C)
24.3
4.05a(C)
23
28.22a(C)
21.1
40.75a(C)
1.84a(C)
2.00a(D)
46.7
2.11a(C)
46.5
46.4
2.00a(D)
45
44
43
42
41.2
2.77a(C)
03
2.78a(C)
01
02
13
14
3.68a(C)
12.3
1.64a(D)
12.1
4.44a(D)
MOSESON-UNDERWOOD SUBD #9741
12.2
24.31a(C)
08.2
7.26a(C)
08.1
35.96a(C)
#8706
36
13.02a(C)
15
3.45a(C)
17.1
2.89a(C)
18.2
1.85a(C)
35.1
22.96a(C)
18.3
45.00a(C)
19
34
24.61a(C)
20
33
1.00a(D)
32
18.1
Military Lot 21
Military Lot 20
AG
(49.5' Wide)
(66' Wide)

Indian Hill Road



May 21, 2015

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

- Municipalities
- Address Points
- Parcels

realRecord™

Cell town 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

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	WOOD
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	0.00x0.00
Land SQFT	1,058,944
Lot Size Acres	24.31
Zoning	07
Nbhd Code	3
School District	313801 - 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 INFORMATION

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

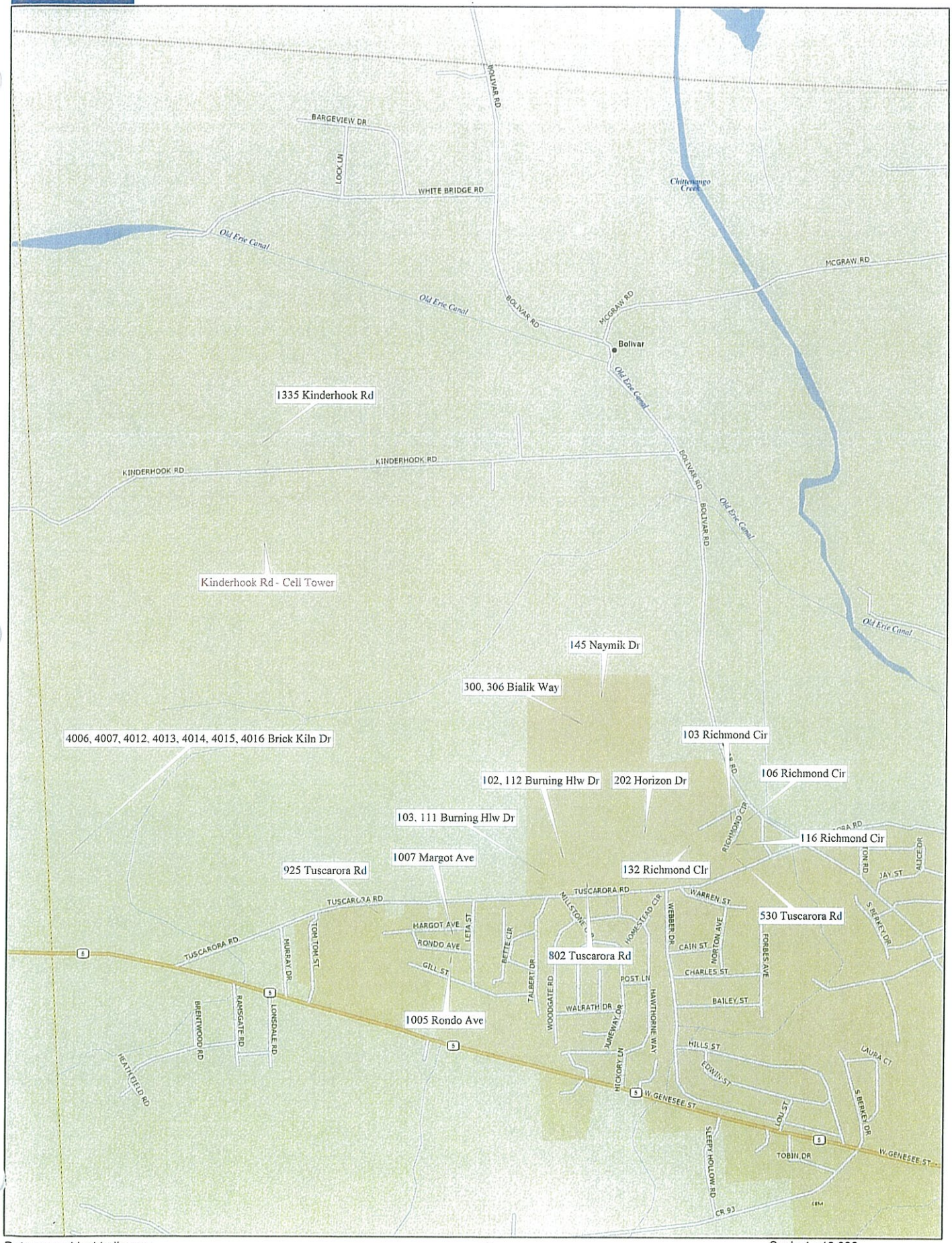
IMPROVEMENTS:

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

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

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APPENDIX B



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www.delorme.com

TN

MN (12.6°W)

Scale 1 : 19,200

0 400 800 1200 1600 2000 ft

0 160 320 480 640 800 m

1" = 1,600.0 ft

Data Zoom 14-0

realRecord™

OWNERSHIP INFORMATION

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

COUNTY: MADISON
PROPERTY CLASS: 831 - TELEPHONE FACILITY

PARCEL NO: 40.-1-57.14

Mail: PMB 353 4017 WASHINGTON RD 15317-0000
PHONE NUMBER:

CENSUS TRACT: 9407.00
SWIS_SBL: 254889040000000010570140000

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	

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

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

BUILDING USAGE

USE AS: NON-CONTRIB

BUILDING BREAKDOWN

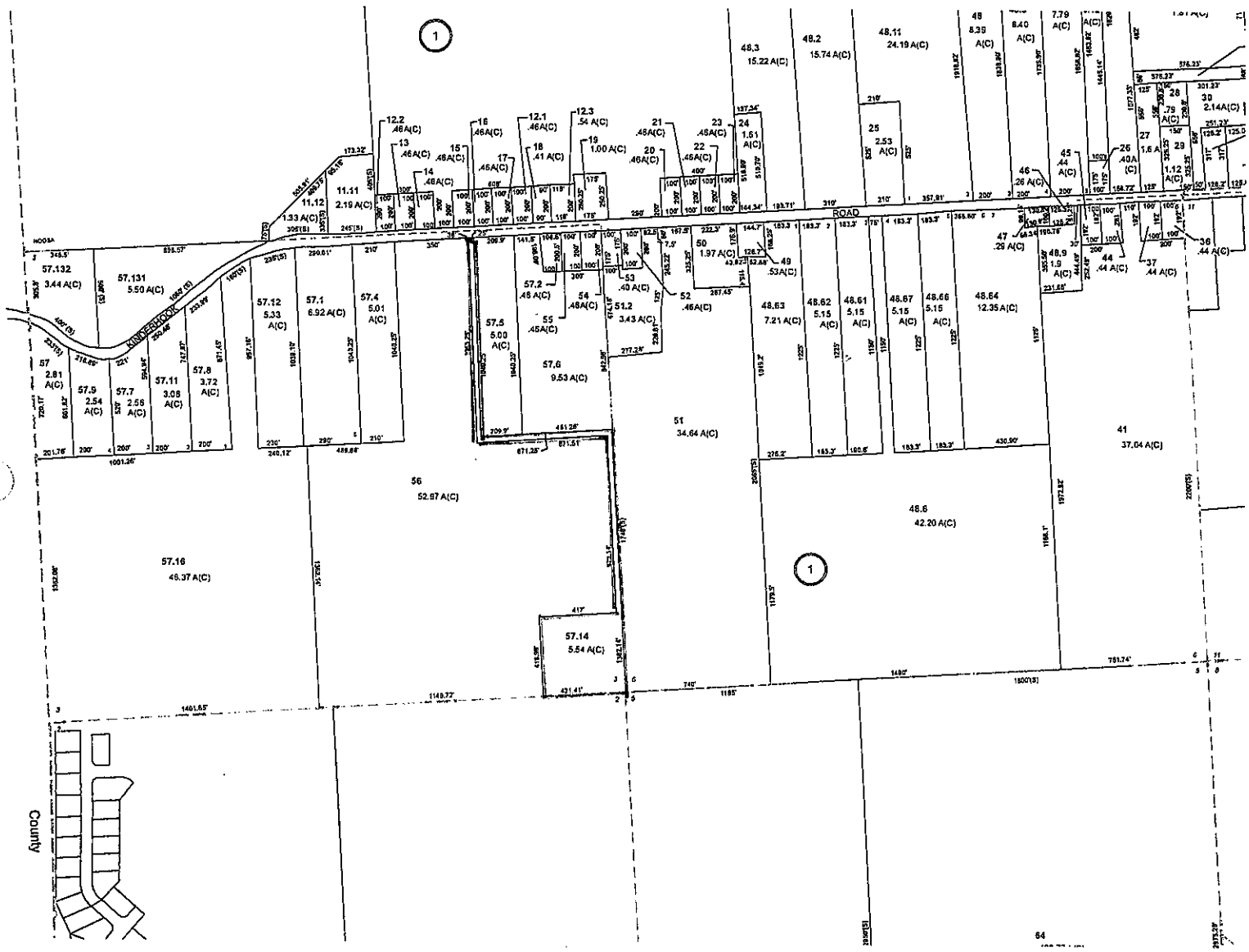
# IDENT. BLDS.	BOECKH MODEL	YR. BUILT	QUALITY	CONDITION	PERIMETER	GROSS SQ.FT.	STORY STORIES	HEIGHT	AC%	SPRINKLER%	ALARM%	BSMT. TYPE	BSMT. SQ.FT.
												UNKNOWN	

IMPROVEMENTS :

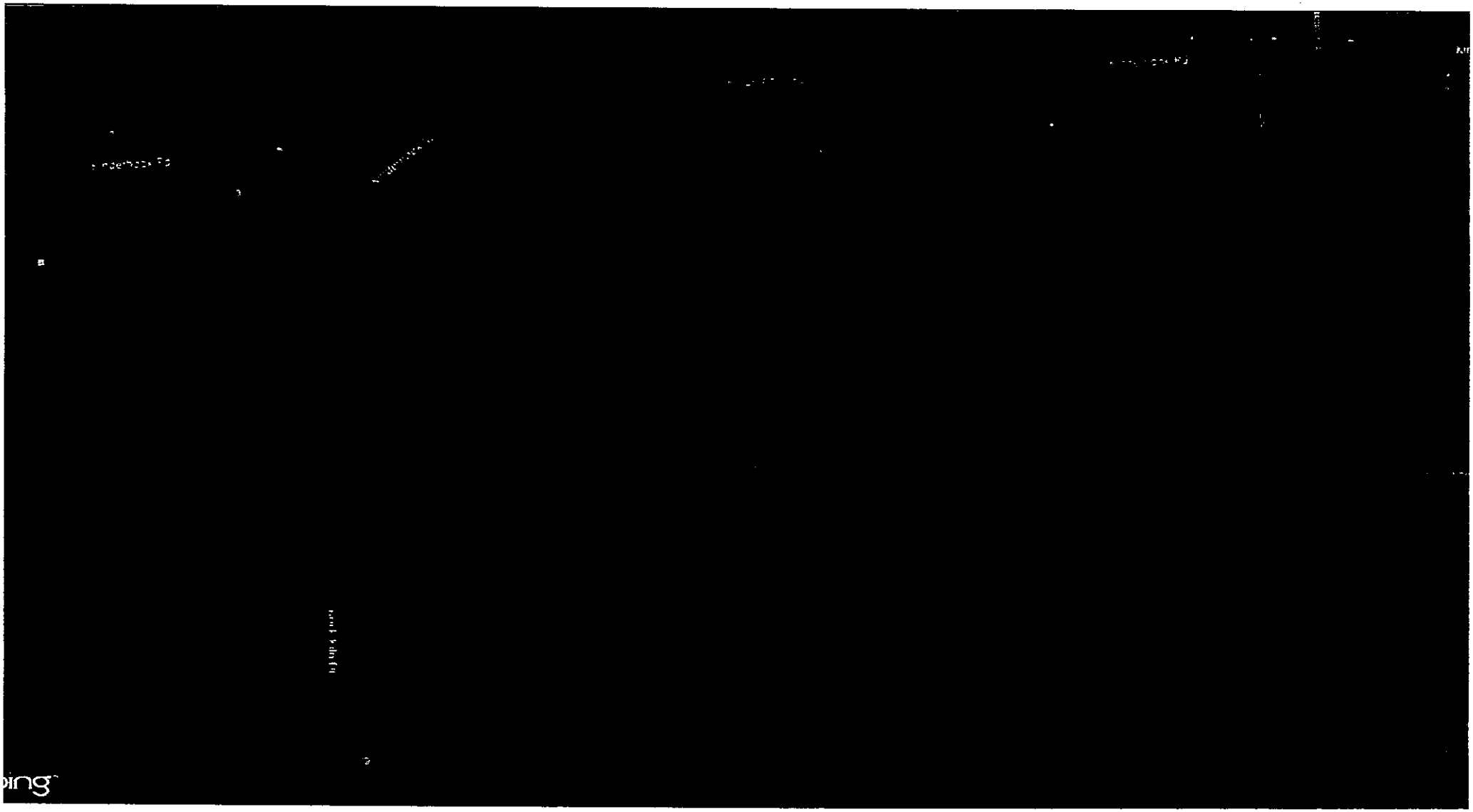
(1) FENCE-CHN LK, BUILT 2003, 312.00 SQFT, CONDITION FAIR
(1) , BUILT 2003, 24.00 SQFT, CONDITION FAIR
(3) , BUILT 2003, 1.80 SQFT, CONDITION FAIR
(1) , BUILT 2003, 185.00 SQFT, CONDITION FAIR

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

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ROAD
KINDERBOOK
57.132 3.44 A(C)
57.131 5.50 A(C)
57.12 5.33 A(C)
57.1 6.92 A(C)
57.4 5.01 A(C)
57 2.81 A(C)
57.9 2.54 A(C)
57.7 2.58 A(C)
57.11 3.08 A(C)
57.8 3.72 A(C)
57.5 5.00 A(C)
57.6 9.53 A(C)
57.2 .48 A(C)
55 .45A(C)
54 .48A(C)
53 .40 A(C)
52 .46A(C)
51 34.64 A(C)
50 1.97 A(C)
49 .53A(C)
48.3 15.22 A(C)
48.2 15.74 A(C)
48.11 24.19 A(C)
48 8.39 A(C)
8.40 A(C)
7.79 A(C)
48.63 7.21 A(C)
48.62 5.15 A(C)
48.61 5.15 A(C)
48.67 5.15 A(C)
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48.64 12.35 A(C)
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48.6 42.20 A(C)
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15 .46A(C)
16 .46A(C)
17 .45A(C)
18 .41 A(C)
12.1 .46A(C)
12.3 .54 A(C)
19 1.00 A(C)
20 .46A(C)
21 .48A(C)
22 .45A(C)
23 .45A(C)
24 1.61 A(C)
25 2.53 A(C)
45 .44 A(C)
46 .26 A(C)
26 .40A (C)
27 1.6 A
29 1.12 A(C)
30 2.14A(C)
.79 A(C)
47 .29 A(C)
44 .44 A(C)
37 .44 A(C)
36 .44 A(C)
11.11 2.19 A(C)
11.12 1.33 A(C)
County

Kinde ook Road



il 24, 2015

1:9,080

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

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

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World • United States • NY • Madison Co. • Sullivan
N
100 feet
25 m
© 2015 Microsoft Corporation Pictometry Bird's Eye © 2015 MDA Geospatial Services Inc.

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4

OWNERSHIP INFORMATION	PARCEL NO: 41.17-1-5.30
GOODHINES MICHAEL 102 BURNING HOLLOW DR CHITTENANGO NY 13037-9651	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

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

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OWNERSHIP INFORMATION

GREGORY ERICA
103 BURNING HOLLOW DR
CHITTENANGO NY 13037-9649

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

PARCEL NO: 41.17-1-5.27

Mail: 103 BURNING HOLLOW DR
CHITTENANGO NY 13037-9649
PHONE NUMBER:

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

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OWNERSHIP INFORMATION

REALE JENNIFER
111 BURNING HOLLOW DR
CHITTENANGO NY 13037-9649

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

PARCEL NO: 41.17-1-5.19

Mail: 111 BURNING HOLLOW DR
CHITTENANGO NY 13037-9649
PHONE NUMBER:

CENSUS TRACT:

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

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 INFORMATION

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 INFORMATION

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

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OWNERSHIP INFORMATION

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

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

PARCEL NO: 41.17-1-5.20

Mail: 112 BURNING HOLLOW DR
CHITTENANGO NY 13037-9651
PHONE NUMBER:

CENSUS TRACT:

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

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 INFORMATION

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 INFORMATION

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

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OWNERSHIP INFORMATION

SCALZO ANTHONY CHAMBERLIN
300 BIALEK WAY
CHITTENANGO NY 13037-1431

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

PARCEL NO: 41.13-1-1.20

Mail: 300 BIALEK WAY
CHITTENANGO NY 13037-1431
PHONE NUMBER:

CENSUS TRACT:

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

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OWNERSHIP INFORMATION	PARCEL NO: 41.13-1-1.12
MCCABE PATRICK WHITTON **306 BIALEK WAY** **CHITTENANGO NY 13037-1431**	**Mail:** 306 BIALEK WAY CHITTENANGO NY 13037-1431 **PHONE NUMBER:**
COUNTY: MADISON **PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE	**CENSUS TRACT:**

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 DEVLP CORP	NVR INC

STRUCTURAL INFORMATION

Square Feet	2,224
Sqft. 1st Floor	932
Sqft. 2nd Floor	1,292
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	0.31
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 INFORMATION

Tax ID#	41.13-1-1.12
Assessed Value $	174,700
Land Assesment $	29,500
School Tax $	5,049
County/Town Tax $	2,058
City/Village Tax $	
Total Tax $	7,107
Full Tax Value $	174,700
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) 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

COUNTY: MADISON

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

PARCEL NO: 41.17-1-3.24

Mail: 202 HORIZON DR
CHITTENANGO NY 13037-9647

PHONE NUMBER:

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 DEVLP 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
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OWNERSHIP INFORMATION

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

COUNTY: MADISON

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

PARCEL NO: 41.13-1-1.8

Mail: 145 NAYMIK DR
CHITTENANGO NY 13037-1081

PHONE NUMBER:

CENSUS TRACT:

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

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

LOT INFORMATION

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

TAX INFORMATION

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

*The calculated tax amounts are not exact. No special district tax 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, 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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4 - diff. town

OWNERSHIP INFORMATION	PARCEL NO: 41.17-2-1.28
FRENCH BRIAN **116 RICHMOND CIR** **CHITTENANGO NY 13037-9442**	**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	
Square Feet	1,952
Sqft. 1st Floor	1,040
Sqft. 2nd Floor	912
Fin. Basement Sqft.	0
Year Built	1992
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: 1992, 440 SQFT, DIMENSIONS: (22 X 20), 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#	41.17-2-1.28
Assessed Value $	154,900
Land Assesment $	30,900
School Tax $	4,294
County/Town Tax $	1,750
City/Village Tax $	
Total Tax $	6,044
Full Tax Value $	154,900
Equalization Rate	1.00
Prior Tax ID#	41.17-1-1.28
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:

(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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4 - Jeff. House

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

Square Feet	2,041
Sqft. 1st Floor	1,119
Sqft. 2nd Floor	922
Fin. Basement Sqft.	0
Year Built	2004
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: 2004, DIMENSIONS: (20.00 X 21.00), CNDTN: NORMAL, GRADE: B
Garage Bays	2
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	ALUM/VINYL
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	0.00x0.00
Land SQFT	47,916
Lot Size Acres	1.10
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#	41.17-2-1.134
Assessed Value $	178,000
Land Assesment $	39,400
School Tax $	5,241
County/Town Tax $	2,136
City/Village Tax $	
Total Tax $	7,377
Full Tax Value $	178,000
Equalization Rate	1.00
Prior Tax ID#	41.17-1-1.134
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:05/02/2015 1:12 pm

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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Yes

OWNERSHIP INFORMATION	PARCEL NO: 40.-1-15
MILLS JEFFREY H & JADE A **1335 KINDERHOOK RD** **SULLIVAN NY 13037-9425**	**Mail:** 1335 KINDERHOOK RD CHITTENANGO NY 13037-9425 **PHONE NUMBER:**
COUNTY: MADISON **PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE	**CENSUS TRACT:** 9407.00

$78,47/58

SALE INFORMATION					
Sale Date	05/28/2014	**Price $**	148,300	**Deed Date**	05/30/2014
Arms Length	Y	**Libre**	2014	**Page**	2656
# Total Parcels	1	**Seller**	OLIVER JOSHUA R	**Buyer**	MILLS JEFFREY H & JADE A
Personal Property	0				

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 128,500	09/22/2009	Y	MAXWELL PAULA A	OLIVER JOSHUA R
2	$ 122,900	09/09/2004	Y	MAZZEO PHILIP & MARIE	MAXWELL PAULA A

STRUCTURAL INFORMATION	
Square Feet	1,890
Sqft. 1st Floor	1,144
Sqft. 2nd Floor	0
Fin. Basement Sqft.	746
Year Built	1960
Bldg Style	RAISED RANCH
# Units	1
# Stories	1.00
# Baths	1 FULL, 1 HALF
# Bedrooms	3
# Fireplaces	2
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1966, DIMENSIONS: (22.00 X 25.00), CNDTN: NORMAL, GRADE: C
Garage Bays	2
Cooling Detail	NONE
Heat Type	HEAT: (HOT WATER/STEAM) FUEL: (OIL)
Exterior	WOOD
Condition	NORMAL
Basement Type	PARTIAL

LOT INFORMATION	
Lot Size Dim.:	0.00x0.00
Land SQFT	20,038
Lot Size Acres	0.46
Zoning	02
Nbhd Code	48040
School District	254801 - CHITTENANGO
Desirability	TYPICAL
Water Front	N
Sewer	PRIVATE
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	UNKNOWN
Nbhd. Type	UNKNOWN
# Res. Sites	1
# Comm. Sites	0
Swis Code	254889

TAX INFORMATION	
Tax ID#	40.-1-15
Assessed Value $	120,800
Land Assesment $	16,300
School Tax $	3,050
County/Town Tax $	1,243
City/Village Tax $	
Total Tax $	4,293
Full Tax Value $	120,800
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	16,300

*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:

(0) PORCH-ENCLSD, BUILT 1966, 220.00 SQFT, CONDITION NORMAL
(0) GAR-1.0 ATT, BUILT 1966, 550.00 SQFT, CONDITION NORMAL
(0) SHED-MACHINE, BUILT 1960, 120.00 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 1960, 240.00 SQFT, CONDITION NORMAL

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

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OWNERSHIP INFORMATION	PARCEL NO: 41.17-1-3.3
ROMAN JAMES P ROMAN 802 TUSCARORA RD CHITTENANGO NY 13037-9724	**Mail:** 7400 BOLIVAR RD CHITTENANGO NY 13037-9427 **PHONE NUMBER:**
COUNTY: MADISON **PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE	**CENSUS TRACT:** 9407.00

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

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER

No sale history in database for this parcel.

STRUCTURAL INFORMATION	
Square Feet	1,464
Sqft. 1st Floor	1,464
Sqft. 2nd Floor	0
Fin. Basement Sqft.	0
Year Built	1987
Bldg Style	RANCH
# Units	1
# Stories	1.00
# Baths	2 FULL
# Bedrooms	3
# Fireplaces	0
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1987, DIMENSIONS: (20.00 X 20.00), CNDTN: NORMAL, GRADE: C
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.:	0.00x0.00
Land SQFT	31,799
Lot Size Acres	0.73
Zoning	02
Nbhd Code	48041
School District	254801 - CHITTENANGO
Desirability	INFERIOR
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	UNKNOWN
Nbhd. Type	UNKNOWN
# Res. Sites	1
# Comm. Sites	0
Swis Code	254801

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

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

Updated:04/09/2015 1:41 pm

EXEMPTIONS:

IMPROVEMENTS:

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

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

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OWNERSHIP INFORMATION

JONES TIFFANY JONES
925 TUSCARORA RD
CHITTENANGO NY 13037-9717

PARCEL NO: 40.20-1-8

Mail: 925 TUSCARORA RD
CHITTENANGO NY 13037-9717

PHONE NUMBER:

COUNTY: MADISON

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 9407.00

SALE INFORMATION

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

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

STRUCTURAL INFORMATION

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

LOT INFORMATION

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

TAX INFORMATION

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

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

Updated:04/09/2015 1:41 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(0) PORCH-OPEN, BUILT 2000, 252.00 SQFT, CONDITION NORMAL
(0) GAR-1.0 ATT, BUILT 1968, 432.00 SQFT, CONDITION NORMAL
(1) POOL-ST/VNYL, BUILT 1994, 512.00 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 1968, 24.00 SQFT, CONDITION NORMAL
(1) PORCH-UP OPN, BUILT 2000, 56.00 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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OWNERSHIP INFORMATION	PARCEL NO: 40.4-1-1.50
GROVER CHARLES GROVER **4006 BRICK KILN DR** **SULLIVAN NY 13037-8555**	**Mail:** 4006 BRICK KILN DR CHITTENANGO NY 13037-8555 **PHONE NUMBER:**
COUNTY: MADISON **PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE	**CENSUS TRACT:**

SALE INFORMATION							
Sale Date	06/17/2014	**Price $**	259,900	**Deed Date**	06/20/2014		
Arms Length	Y	**Libre**	2014	**Page**	3109	**# Total Parcels**	1
Seller	OOT SUSAN	**Buyer**	GROVER CHARLES	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER

No sale history in database for this parcel.

STRUCTURAL INFORMATION	
Square Feet	1,704
Sqft. 1st Floor	1,704
Sqft. 2nd Floor	0
Fin. Basement Sqft.	0
Year Built	2013
Bldg Style	RANCH
# Units	
# Stories	1.00
# Baths	2 FULL
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 2013, 634 SQFT, CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	NONE
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	
Condition	NORMAL
Basement Type	FULL

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

TAX INFORMATION	
Tax ID#	40.4-1-1.50
Assessed Value $	142,000
Land Assesment $	39,000
School Tax $	130
County/Town Tax $	53
City/Village Tax $	
Total Tax $	183
Full Tax Value $	142,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	39,000

*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 2013, 634.00 SQFT, CONDITION NORMAL

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

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OWNERSHIP INFORMATION	PARCEL NO: 40.4-1-1.59
ROBERTS CHARLES L ROBERTS **4014 BRICK KILN DR** **SULLIVAN NY 13037-8555**	**Mail:** 4014 BRICK KILN DR CHITTENANGO NY 13037-8555 **PHONE NUMBER:**
COUNTY: MADISON **PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE	**CENSUS TRACT:**

SALE INFORMATION							
Sale Date	08/14/2014	**Price $**	254,843	**Deed Date**	08/14/2014		
Arms Length	Y	**Libre**	2014	**Page**	4310	**# Total Parcels**	1
Seller	OOT SUSAN	**Buyer**	ROBERTS CHARLES L	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER

No sale history in database for this parcel.

STRUCTURAL INFORMATION	
Square Feet	1,704
Sqft. 1st Floor	1,704
Sqft. 2nd Floor	0
Fin. Basement Sqft.	0
Year Built	2014
Bldg Style	RANCH
# Units	
# Stories	1.00
# Baths	2 FULL
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 2014, 634 SQFT, CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	NONE
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION	
Lot Size Dim.:	0.00x0.00
Land SQFT	
Lot Size Acres	0.30
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#	40.4-1-1.59
Assessed Value $	5,000
Land Assesment $	5,000
School Tax $	130
County/Town Tax $	53
City/Village Tax $	
Total Tax $	183
Full Tax Value $	5,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	5,000

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

Updated:04/10/2015 11:11 am

EXEMPTIONS:

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 2014, 634.00 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 2014, 36.00 SQFT, CONDITION NORMAL
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OWNERSHIP INFORMATION	PARCEL NO: 40.4-1-1.60
LAMPERT DOUGLAS LAMPERT **4016 BRICK KILN DR** **SULLIVAN NY 13037-8555**	**Mail:** 4016 BRICK KILN DR CHITTENANGO NY 13037-8555 **PHONE NUMBER:**
COUNTY: MADISON **PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE	**CENSUS TRACT:**

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

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

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

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

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

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

Updated:04/10/2015 11:11 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) PORCH-COVERD, BUILT 2013, 66.00 SQFT, CONDITION NORMAL
(1) GAR-1.0 ATT, BUILT 2013, 462.00 SQFT, CONDITION NORMAL
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OWNERSHIP INFORMATION	PARCEL NO: 41.17-2-1.23
PRATT ANTHONY PRATT **103 RICHMOND CIR** **CHITTENANGO NY 13037-9441**	**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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OWNERSHIP INFORMATION

DELONG MICHAEL
106 RICHMOND CIR
CHITTENANGO NY 13037-9442

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

PARCEL NO: 41.17-2-1.19

Mail: 106 RICHMOND CIR
CHITTENANGO NY 13037-9442
PHONE NUMBER:

CENSUS TRACT: 9407.00

SALE INFORMATION

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

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

STRUCTURAL INFORMATION

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

LOT INFORMATION

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

TAX INFORMATION

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

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

Updated:05/02/2015 1:12 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(0) PORCH-OPEN, BUILT 2001, 28.00 SQFT, CONDITION NORMAL
(0) GAR-1.0 ATT, BUILT 2001, 440.00 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 2001, 180.00 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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OWNERSHIP INFORMATION	PARCEL NO: 40.20-1-41.6
ROBINSON JAMIE DUDA **1005 RONDO AVE** **CHITTENANGO NY 13037-9743**	**Mail:** 1005 RONDO AVE CHITTENANGO NY 13037-9743 **PHONE NUMBER:**
COUNTY: MADISON **PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE	**CENSUS TRACT:** 9407.00

SALE INFORMATION					
Sale Date 12/23/2013	**Price $** 126,000	**Deed Date** 12/24/2013			
Arms Length Y	**Libre** 2013	**Page** 8605	**# Total Parcels** 1		
Seller PANEBIANCO DANIEL	**Buyer** ROBINSON JAMIE	**Personal Property** 0			

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 125,000	12/15/2010	Y	YEOMANS DAVID	PANEBIANCO DANIEL
2	$ 84,900	03/01/2002	Y	JOHNSON MARK R	YEOMANS DAVID R & AUDREY C
3	$ 73,000	02/09/1995	Y	SLIKE BARRY M	JOHNSON MARK R

STRUCTURAL INFORMATION	
Square Feet	1,508
Sqft. 1st Floor	1,028
Sqft. 2nd Floor	0
Fin. Basement Sqft.	480
Year Built	1984
Bldg Style	RAISED RANCH
# Units	1
# Stories	1.00
# Baths	1 FULL, 1 HALF
# 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.:	0.00x0.00
Land SQFT	15,682
Lot Size Acres	0.36
Zoning	02
Nbhd Code	48041
School District	254801 - CHITTENANGO
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	UNKNOWN
Nbhd. Type	UNKNOWN
# Res. Sites	1
# Comm. Sites	0
Swis Code	254801

TAX INFORMATION	
Tax ID#	40.20-1-41.6
Assessed Value $	120,000
Land Assesment $	25,000
School Tax $	2,687
County/Town Tax $	1,095
City/Village Tax $	
Total Tax $	3,782
Full Tax Value $	120,000
Equalization Rate	1.00
Prior Tax ID#	40 20 1 41
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) PORCH-COVERD, BUILT 1984, 24.00 SQFT, CONDITION NORMAL
(0) SHED-MACHINE, BUILT 1999, 256.00 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 1984, 192.00 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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OWNERSHIP INFORMATION	PARCEL NO: 41.17-2-1.4
BARNARD SCOTT BARNARD **530 TUSCARORA RD** **CHITTENANGO NY 13037-9731**	**Mail:** 530 TUSCARORA RD CHITTENANGO NY 13037-9731 **PHONE NUMBER:**

COUNTY: MADISON
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE
CENSUS TRACT: 9407.00

$85.18

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

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

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

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

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

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

Updated:04/09/2015 1:41 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

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

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

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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

$64.54

SALE INFORMATION

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

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

STRUCTURAL INFORMATION

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

LOT INFORMATION

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

TAX INFORMATION

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

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

Updated:04/09/2015 1:41 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

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

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OWNERSHIP INFORMATION

MURPHY SEAN
4013 BRICK KILN DR
SULLIVAN NY 13037-8556

COUNTY: MADISON

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

PARCEL NO: 40.4-1-1.58

Mail: 4013 BRICK KILN DR
CHITTENANGO NY 13037-8556

PHONE NUMBER:

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
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

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

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

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OWNERSHIP INFORMATION

ZEHEL DEBORAH
4015 BRICK KILN DR
SULLIVAN NY 13037-8556

COUNTY: MADISON

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

PARCEL NO: 40.4-1-1.61

Mail: 4015 BRICK KILN DR
CHITTENANGO NY 13037-8556

PHONE NUMBER:

CENSUS TRACT:

SALE INFORMATION

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

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER

No sale history in database for this parcel.

STRUCTURAL INFORMATION

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

LOT INFORMATION

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

TAX INFORMATION

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

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

Updated:04/10/2015 11:11 am

EXEMPTIONS:

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 2014, 484.00 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 2014, 32.00 SQFT, CONDITION NORMAL
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OWNERSHIP INFORMATION	PARCEL NO: 40.4-1-1.57
CISU CEZAR CISU **4012 BRICK KILN DR** **SULLIVAN NY 13037-8555**	**Mail:** 7305 DARTMOOR XING FAYETTEVILLE NY 13066-2477 **PHONE NUMBER:**
COUNTY: MADISON **PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE	**CENSUS TRACT:**

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

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER

No sale history in database for this parcel.

STRUCTURAL INFORMATION	
Square Feet	1,878
Sqft. 1st Floor	1,290
Sqft. 2nd Floor	588
Fin. Basement Sqft.	0
Year Built	2013
Bldg Style	COLONIAL
# Units	
# Stories	2.00
# Baths	2 FULL, 1 HALF
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 2013, 390 SQFT, CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	NONE
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior Condition	NORMAL
Basement Type	FULL

LOT INFORMATION	
Lot Size Dim.:	0.00x0.00
Land SQFT	
Lot Size Acres	0.29
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#	40.4-1-1.57
Assessed Value $	235,000
Land Assesment $	39,000
School Tax $	130
County/Town Tax $	53
City/Village Tax $	
Total Tax $	183
Full Tax Value $	235,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	39,000

*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 2013, 390.00 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 2013, 123.00 SQFT, CONDITION NORMAL

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

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OWNERSHIP INFORMATION	PARCEL NO: 40.4-1-1.52
TEMPLE JAMES E TEMPLE **4007 BRICK KILN DR** **SULLIVAN NY 13037-8556**	**Mail:** 249 OARLOCK CIR EAST SYRACUSE NY 13057-3121 **PHONE NUMBER:**
COUNTY: MADISON **PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE	**CENSUS TRACT:**

SALE INFORMATION							
Sale Date	05/12/2014	**Price $**	50,000	**Deed Date**	05/12/2014		
Arms Length	Y	**Libre**	2014	**Page**	2288	**# Total Parcels**	1
Seller	OOT SUSAN	**Buyer**	TEMPLE JAMES E	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 50,000	05/06/2014	Y	OOT SUSAN	TEMPLE JAMES E
2	$ 105,000	12/13/2013	N	OOT BROS. INC.	OOT SUSAN

STRUCTURAL INFORMATION	
Square Feet	1,717
Sqft. 1st Floor	1,717
Sqft. 2nd Floor	0
Fin. Basement Sqft.	0
Year Built	2014
Bldg Style	RANCH
# Units	
# Stories	1.00
# Baths	2 FULL
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 2014, 634 SQFT, CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	NONE
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION	
Lot Size Dim.:	0.00x0.00
Land SQFT	
Lot Size Acres	0.30
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#	40.4-1-1.52
Assessed Value $	5,000
Land Assesment $	5,000
School Tax $	130
County/Town Tax $	53
City/Village Tax $	
Total Tax $	183
Full Tax Value $	5,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	5,000

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

Updated:04/10/2015 11:11 am

EXEMPTIONS:

IMPROVEMENTS:

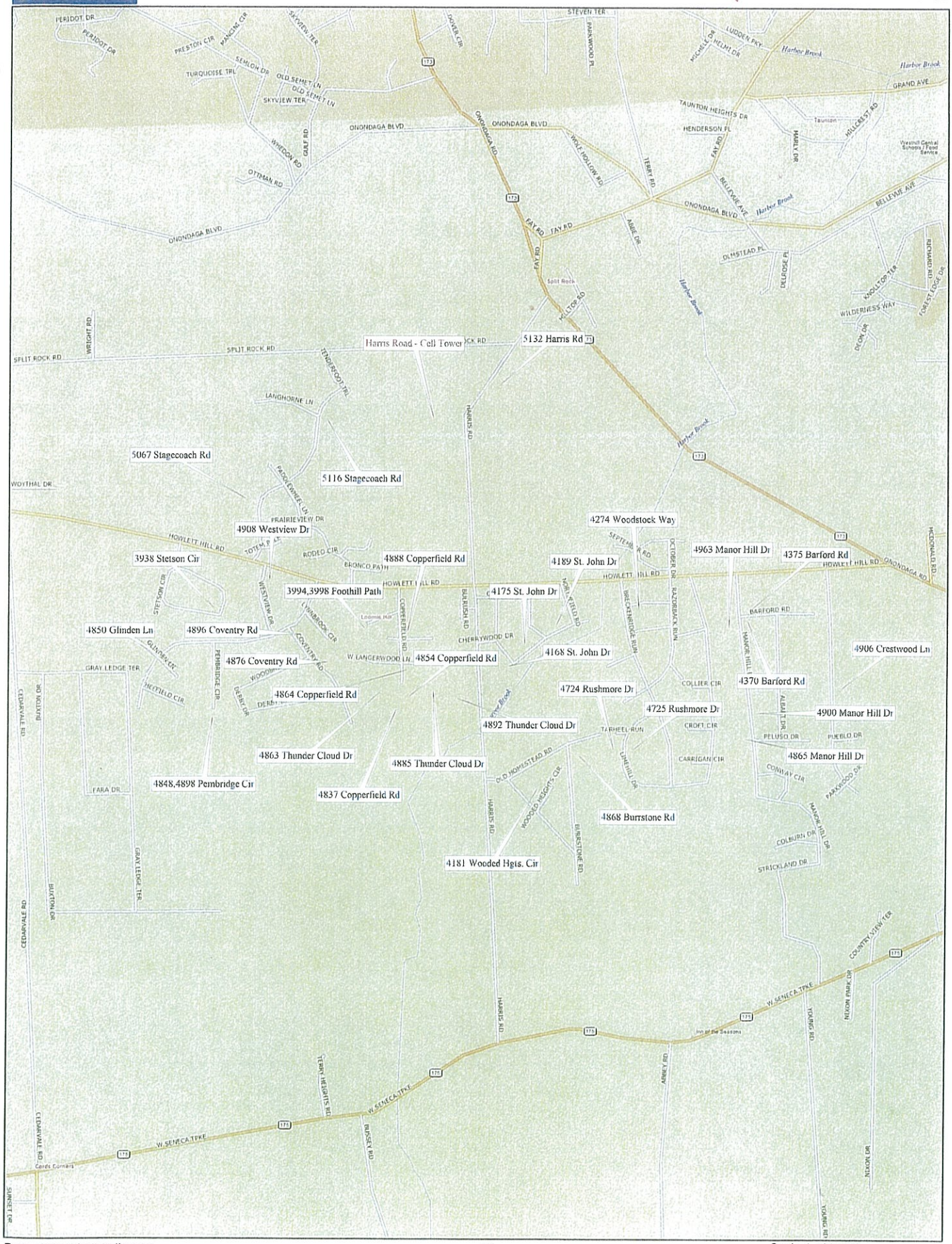
(1) GAR-1.0 ATT, BUILT 2014, 634.00 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 2014, 36.00 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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APPENDIX C

DeLORME

Street Atlas USA® 2008 Plus



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www.delorme.com

TN

MN (12.3°W)

Scale 1 : 22,400

0 600 1200 1800 2400 3000 ft

0 200 400 600 800 1000 m

1" = 1,866.7 ft

Data Zoom 14-0

realRecord™

OWNERSHIP INFORMATION

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

COUNTY: ONONDAGA
PROPERTY CLASS: 837 - CELLULAR TELEPHONE TOWERS

PARCEL NO: 009.-01-01.0/1

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

PHONE NUMBER:

CENSUS TRACT: 0164.00

SALE INFORMATION

Arms Length	**Sale Date**	**Price $**	0	**Deed Date**	
Seller	**Libre**	**Page**		**# Total Parcels**	
	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

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

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	314200
		Tax Map ID #:	009.-01-01.0/1
		Property #:	
		Property Class:	837 - Cell Tower
		Site:	COM 1
		In Ag. District:	No
		Site Property Class:	837 - Cell Tower
		Zoning Code:	02
		Neighborhood Code:	42002
Total Acreage/Size:	0.01	**School District:**	West Genesee
Land Assessment:	2014 - $0	**Total Assessment:**	2014 - $350,000
Full Market Value:	2014 - $350,000		
Equalization Rate:	----	**Legal Property Desc:**	Location #813235 Harris Rd Sub Es-235
Deed Book:		**Deed Page:**	
Grid East:	594115	**Grid North:**	1099710

Owners

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

Sales

No Sales Information Available

Utilities

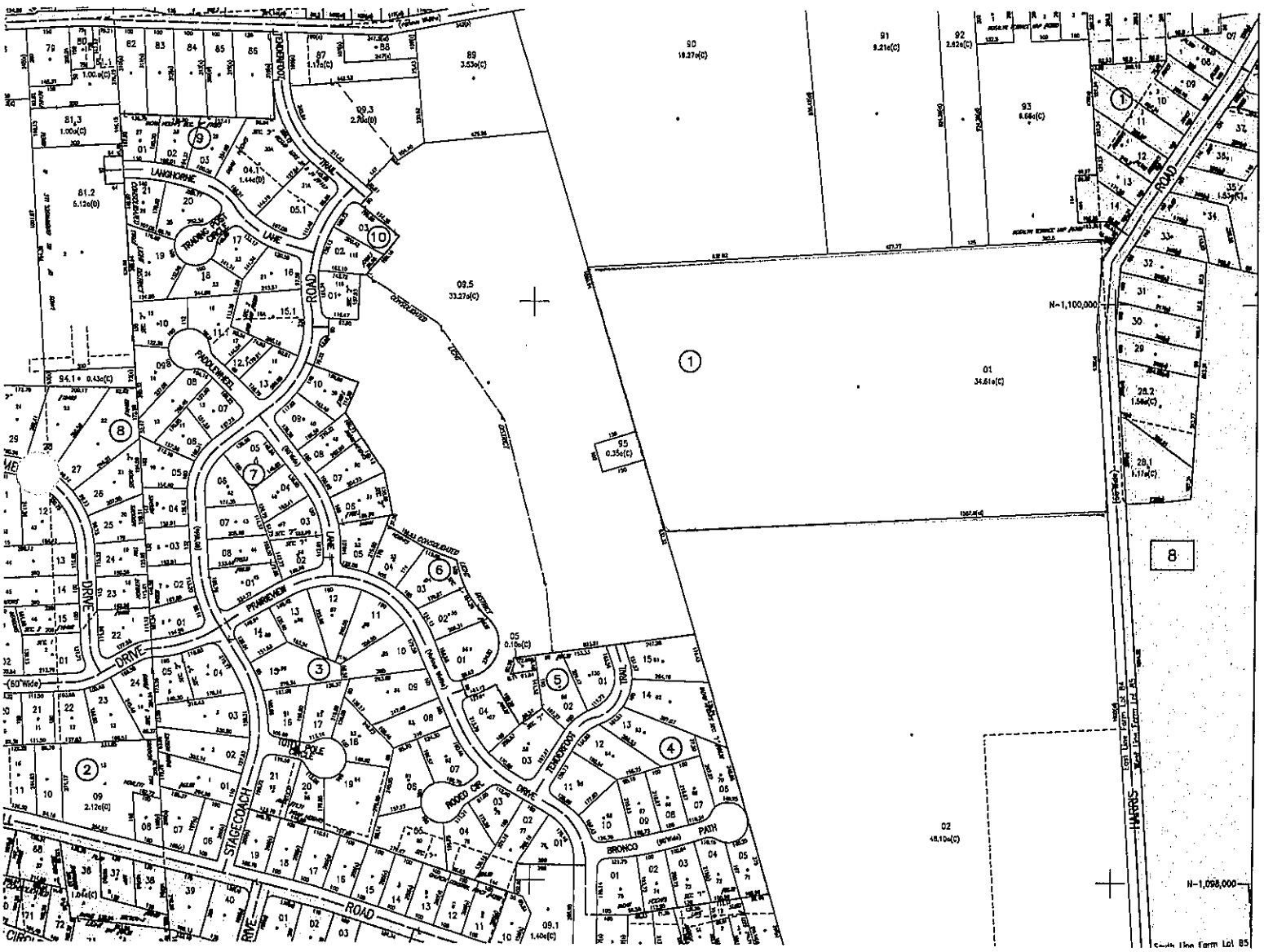
Sewer Type:	None	**Water Supply:**	Comm/public
Utilities:	Gas & elec		

Inventory

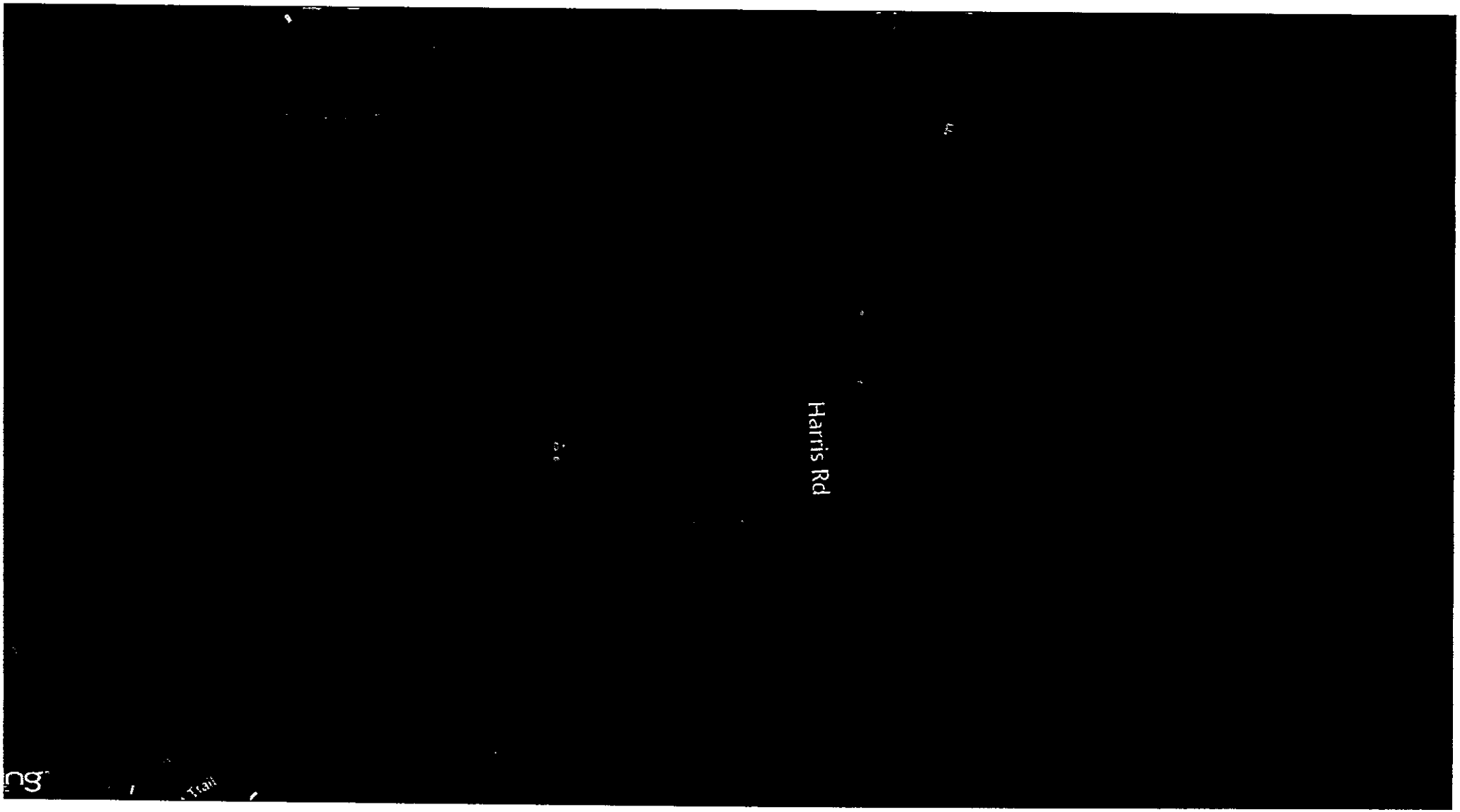
Overall Eff Year Built:		**Overall Condition:**	0
Overall Grade:		**Overall Desirability:**	3

ldings

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


LANGHORNE
TRAINING PARK
CIRCLE
LANE
ROAD
PADDLEWHEEL
DRIVE
(60' Wide)
PRAIRIEVIEW
LANE
TOTEM POLE
CIRCLE
STAGECOACH
ROAD
RANCHO DR.
TENDERFOOT
TRAIL
BRONCO
PATH
HARRIS
ROAD
OVERLAPPED
TOWN
DISTRICT
N-1,100,000
N-1,098,000
8

Har[illegible] Road



24. 2015

Infiltration Test Pits

All

ESCGP-2 Boundary

Limits of Cultural Resources and Biological Survey

Approved Variance Workspace

Permanent Workspace

Temporary Workspace

Additional Temporary Workspace

1:4,540

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

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SIO © 2015 Microsoft Corporation © 2015 Nokia © AND


World • United States • NY • Onondaga Co. • Onondaga
Harris Rd
N
50 feet
20 m

 Cell Tower

realRecord™

OWNERSHIP INFORMATION

BENJAMIN SETH BENJAMIN
5067 STAGECOACH RD
ONONDAGA NY 13031-9794

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

PARCEL NO: 009.-08-05.0

Mail: CAMILLUS NY 00000-0000
PHONE NUMBER:

CENSUS TRACT: 0164.00

SALE INFORMATION

Sale Date	07/02/2014	**Price $**	261,000	**Deed Date**	07/03/2014		
Arms Length	Y	**Libre**	5287	**Page**	157	**# Total Parcels**	1
Seller	BYRNE WILLIAM	**Buyer**	BENJAMIN SETH	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 164,900	09/25/1995	Y	PRESCOTT JOHN M PRESCOTT JANIE	BYRNE WILLIAM C

STRUCTURAL INFORMATION

Square Feet	2,342
Sqft. 1st Floor	1,274
Sqft. 2nd Floor	1,068
Fin. Basement Sqft.	0
Year Built	1990
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: 1990, 500 SQFT, 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.:	0.00x0.00
Land SQFT	21,310
Lot Size Acres	0.59
Zoning	02
Nbhd Code	42262
School District	312001 - WEST GENESEE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	UNKNOWN
Nbhd. Type	UNKNOWN
# Res. Sites	1
# Comm. Sites	0
Swis Code	314200

TAX INFORMATION

Tax ID#	009.-08-05.0
Assessed Value $	224,100
Land Assesment $	32,000
School Tax $	4,823
County/Town Tax $	1,853
City/Village Tax $	
Total Tax $	6,676
Full Tax Value $	224,100
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:04/10/2015 11:11 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1990, 500.00 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 1990, 0 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 1990, 0 SQFT, CONDITION NORMAL

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

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OWNERSHIP INFORMATION

PROCOPIO DOMINICK PROCOPIO
4864 COPPERFIELD RD
ONONDAGA NY 13215-1100

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

PARCEL NO: 015.-02-01.0

Mail: 4864 COPPERFIELD RD
SYRACUSE NY 13215-1100
PHONE NUMBER:

CENSUS TRACT: 0160.02

SALE INFORMATION

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

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	ALUM/VINYL
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

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 INFORMATION

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

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

PARCEL NO: 015.-02-18.0

Mail: 3488 WARNERS RD
CAMILLUS NY 13031-9676
PHONE NUMBER:

CENSUS TRACT: 0160.02

SALE INFORMATION

Sale Date 09/26/2014
Arms Length Y
Libre 5297
Seller SWEENIE WILLIAM
Buyer NABEWANIEC BENJAMIN
Price $ 152,000
Deed Date 09/26/2014
Page 682
Total Parcels 1
Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER

No sale history in database for this parcel.

STRUCTURAL 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 INFORMATION

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 INFORMATION

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:

) 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.

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OWNERSHIP INFORMATION

MARZIALE JOHN MARZIALE
5116 STAGECOACH RD
ONONDAGA NY 13031-9793

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

PARCEL NO: 009.-10-02.0

Mail: 5116 STAGECOACH RD
CAMILLUS NY 13031-9793
PHONE NUMBER:

CENSUS TRACT: 0164.00

SALE INFORMATION

Sale Date 09/06/2013 **Price $** 375,000 **Deed Date** 09/09/2013
Arms Length Y **Libre** 5252 **Page** 36 **# Total Parcels** 1
Seller WISEMAN GREGORY **Buyer** MARZIALE JOHN **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 353,000	08/30/2011	Y	COLE MARY KAY	WISEMAN GREGORY
2	$ 30,000	10/30/2001	N	BSB NEWPRO INC	COLE MARY KAY
3	$ 0	10/30/2001	N	BSB BANK & TRUST COMPANY	BSB NEWPRO INC

STRUCTURAL INFORMATION

Square Feet	2,822
Sqft. 1st Floor	2,822
Sqft. 2nd Floor	0
Fin. Basement Sqft.	1,800
Year Built	2002
Bldg Style	RANCH
# Units	1
# Stories	1.00
# Baths	3 FULL, 1 HALF
# Bedrooms	5
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 2002, 778 SQFT, CNDTN: GOOD, GRADE: B
Garage Bays	1
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	WOOD
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	158.13x200.42
Land SQFT	31,692
Lot Size Acres	0.73
Zoning	02
Nbhd Code	42262
School District	312001 - WEST GENESEE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	314200

TAX INFORMATION

Tax ID#	009.-10-02.0
Assessed Value $	360,000
Land Assesment $	34,000
School Tax $	7,470
County/Town Tax $	2,871
City/Village Tax $	
Total Tax $	10,341
Full Tax Value $	360,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	34,000

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

Updated:04/10/2015 11:11 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 2002, 778.00 SQFT, CONDITION GOOD
(1) PORCH-COVERD, BUILT 2002, 64.00 SQFT, CONDITION GOOD
(1) POOL-ST/VNYL, BUILT 2002, 0 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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OWNERSHIP INFORMATION

SULLIVAN GEORGE SULLIVAN
4863 THUNDER CLOUD DR
ONONDAGA NY 13215-1264

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

PARCEL NO: 015.-23-02.0

Mail: 4863 THUNDER CLOUD DR
SYRACUSE NY 13215-1264
PHONE NUMBER:

CENSUS TRACT:

SALE INFORMATION

Sale Date 04/25/2013 **Price $** 345,000 **Deed Date** 04/29/2013
Arms Length Y **Libre** 5236 **Page** 644 **# Total Parcels** 1
Seller HANSEN GREG **Buyer** SULLIVAN GEORGE **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 330,000	05/16/2008	Y	SANELLI BRETT	HANSEN GREG L,LAURA L
2	$ 322,100	04/21/2006	Y	SUMMERSET HOMES	SANELLI BRETT

STRUCTURAL INFORMATION

Square Feet	3,267
Sqft. 1st Floor	1,578
Sqft. 2nd Floor	1,689
Fin. Basement Sqft.	0
Year Built	2006
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
# Baths	3 FULL
# Bedrooms	5
# Fireplaces	2
# Kitchens	1
Garage Type	
Garage Bays	0
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	UNKNOWN
Condition	EXCELLENT
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	115.00x200.20
Land SQFT	23,023
Lot Size Acres	0.53
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 INFORMATION

Tax ID#	015.-23-02.0
Assessed Value $	335,000
Land Assesment $	45,000
School Tax $	6,779
County/Town Tax $	2,605
City/Village Tax $	
Total Tax $	9,384
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:

(0) GAR-1.0 ATT, BUILT 2006, 771.00 SQFT, CONDITION EXCELLENT
(0) PORCH-COVERD, BUILT 2006, 0 SQFT, CONDITION EXCELLENT
(0) SHED-MACHINE, BUILT 2013, 0 SQFT, CONDITION NORMAL
(0) PORCH-OPEN, BUILT 2013, 0 SQFT, CONDITION GOOD

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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

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	UNKNOWN
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

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 INFORMATION

Tax ID#	015.-02-41.0
Assessed Value $	345,000
Land Assesment $	45,000
School Tax $	7,209
County/Town Tax $	2,770
City/Village Tax $	
Total Tax $	9,979
Full Tax Value $	345,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	45,000

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

Updated:05/03/2015 5:09 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 2006, 452.00 SQFT, CONDITION GOOD
) PORCH-COVERD, BUILT 2006, 0 SQFT, CONDITION GOOD
) POOL-ST/VNYL, BUILT 2007, 0 SQFT, CONDITION NORMAL

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OWNERSHIP INFORMATION

CAPPELLA JOSEPH CAPPELLA
4892 THUNDER CLOUD DR
ONONDAGA NY 13215-1263

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

PARCEL NO: 015.-25-05.0

Mail: SYRACUSE NY 00000-0000
PHONE NUMBER:
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

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) FUEL: (GAS)
Exterior	ALUM/VINYL
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

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 INFORMATION

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

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

PARCEL NO: 015.-24-06.0

Mail: SYRACUSE NY 00000-0000
PHONE NUMBER:

CENSUS TRACT:

SALE INFORMATION

Sale Date 08/16/2013 **Price $** 355,000 **Deed Date** 08/19/2013
Arms Length Y **Libre** 5249 **Page** 436 **# Total Parcels** 1
Seller DRURY MARTIN **Buyer** BERGIN JEFFREY **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 315,000	06/27/2008	Y	SIGNATURE CREST DEVELOPMENT CORP	DRURY MARTIN V
2	$ 55,000	01/24/2008	N	STERWOOD PARTNERS LLC	SIGNATURE CREST DEVEL. CORP.

STRUCTURAL INFORMATION

Square Feet	2,764
Sqft. 1st Floor	1,540
Sqft. 2nd Floor	1,224
Fin. Basement Sqft.	0
Year Built	2008
Bldg Style	COLONIAL
# Units	
# Stories	2.00
# Baths	2 FULL, 1 HALF
# Bedrooms	4
# Fireplaces	0
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 2008, 614 SQFT, CNDTN: GOOD, GRADE: B
Garage Bays	1
Cooling Detail	NONE
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

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 INFORMATION

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

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

PARCEL NO: 015.-25-01.0

Mail: 4854 COPPERFIELD RD
SYRACUSE NY 13215-1100
PHONE NUMBER:

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

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	UNKNOWN
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

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 INFORMATION

Tax ID#	015.-25-01.0
Assessed Value $	348,000
Land Assesment $	45,000
School Tax $	6,198
County/Town Tax $	2,382
City/Village Tax $	
Total Tax $	8,580
Full Tax Value $	348,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	45,000

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

Updated:05/03/2015 5:09 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(0) GAR-1.0 ATT, BUILT 2005, 771.00 SQFT, CONDITION GOOD
(0) PORCH-COVERD, BUILT 2005, 0 SQFT, CONDITION GOOD
(0) PORCH-OPEN, BUILT 2005, 231.00 SQFT, CONDITION GOOD
(0) PORCH-OPEN, BUILT 2005, 65.00 SQFT, CONDITION GOOD
(0) POOL-CONCRET, BUILT 2007, 0 SQFT, CONDITION GOOD

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

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OWNERSHIP INFORMATION

CHESTNUT RICHARD CHESTNUT
3994 FOOTHILL PATH
ONONDAGA NY 13215-1102

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

PARCEL NO: 015.-01-11.0

Mail: 3994 FOOTHILL PATH
SYRACUSE NY 13215-1102
PHONE NUMBER:

CENSUS TRACT: 0160.02

SALE INFORMATION

Sale Date 12/27/2013 **Price $** 122,000 **Deed Date** 01/02/2014
Arms Length Y **Libre** 5266 **Page** 509 **# Total Parcels** 1
Seller COLLINS JOHN **Buyer** CHESTNUT RICHARD **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER

No sale history in database for this parcel.

STRUCTURAL INFORMATION

Square Feet	1,725
Sqft. 1st Floor	1,400
Sqft. 2nd Floor	0
Fin. Basement Sqft.	325
Year Built	1971
Bldg Style	RAISED RANCH
# 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.:	0.00x0.00
Land SQFT	13,958
Lot Size Acres	0.80
Zoning	02
Nbhd Code	42261
School District	312001 - WEST GENESEE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	UNKNOWN
Nbhd. Type	UNKNOWN
# Res. Sites	1
# Comm. Sites	0
Swis Code	314200

TAX INFORMATION

Tax ID#	015.-01-11.0
Assessed Value $	139,400
Land Assesment $	31,500
School Tax $	3,000
County/Town Tax $	1,153
City/Village Tax $	
Total Tax $	4,153
Full Tax Value $	139,400
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	31,500

*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:05/03/2015 5:09 am

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

Square Feet	2,104
Sqft. 1st Floor	1,220
Sqft. 2nd Floor	884
Fin. Basement Sqft.	0
Year Built	1976
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: 1976, 528 SQFT, DIMENSIONS: (22 X 24), 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.:	0.00x0.00
Land SQFT	9,998
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 INFORMATION

Tax ID#	015.-01-12.0
Assessed Value $	148,400
Land Assesment $	27,500
School Tax $	3,194
County/Town Tax $	1,227
City/Village Tax $	
Total Tax $	4,421
Full Tax Value $	148,400
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	27,500

*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:05/03/2015 5:09 am

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

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OWNERSHIP INFORMATION

VRABEL MICHAEL
4876 COVENTRY RD
ONONDAGA NY 13215-1002

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

PARCEL NO: 013.-03-11.0

Mail: 4876 COVENTRY RD
SYRACUSE NY 13215-1002
PHONE NUMBER:

CENSUS TRACT: 0160.02

SALE INFORMATION

Sale Date 05/06/2013 **Price $** 185,500 **Deed Date** 05/06/2013
Arms Length Y **Libre** 5237 **Page** 621 **# Total Parcels** 1
Seller CASPER CHRISTA **Buyer** VRABEL MICHAEL **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 185,400	05/03/2013	Y	CASPER CHRISTA	VRABEL MICHAEL
2	$ 1	08/19/2003	N	CASPER JAY	CASPER CHRISTA
3	$ 129,000	04/30/1998	Y	WALTERS JOHN C/ROBERTA C	CASPER JAY V JR/CHRISTA M

STRUCTURAL INFORMATION

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 INFORMATION

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 INFORMATION

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.

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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

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 INFORMATION

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 INFORMATION

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.

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OWNERSHIP INFORMATION

MURPHY CONOR MURPHY
4908 WESTVIEW DR
ONONDAGA NY 13215-1048

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

PARCEL NO: 013.-02-16.0

Mail: 4908 WESTVIEW DR
SYRACUSE NY 13215-1048
PHONE NUMBER:

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

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	WOOD
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

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 INFORMATION

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
) 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.

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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
Arms Length Y
Libre 5275
Seller KEUCHLER CHARLES J
Buyer LEDGENWOOD ADAM D
Price $ 175,000 **Deed Date** 03/31/2014
Page 150 **# Total Parcels** 1
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

Square Feet	2,247
Sqft. 1st Floor	1,160
Sqft. 2nd Floor	952
Fin. Basement Sqft.	0
Year Built	1975
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
# Baths	2 FULL, 1 HALF
# Bedrooms	4
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.5 ATT, BUILT: 1975, 528 SQFT, DIMENSIONS: (22 X 24), CNDTN: GOOD, GRADE: B
Garage Bays	1
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	WOOD
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	0.00x0.00
Land SQFT	10,920
Lot Size Acres	0.78
Zoning	02
Nbhd Code	42261
School District	312001 - WEST GENESEE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	UNKNOWN
Nbhd. Type	UNKNOWN
# Res. Sites	1
# Comm. Sites	0
Swis Code	314200

TAX INFORMATION

Tax ID#	013.-05-32.0
Assessed Value $	199,700
Land Assesment $	29,300
School Tax $	4,298
County/Town Tax $	1,652
City/Village Tax $	
Total Tax $	5,950
Full Tax Value $	199,700
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	29,300

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

Updated:05/03/2015 5:09 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(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.

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OWNERSHIP INFORMATION

BROWN THOMAS BROWN
4849 PEMBRIDGE CIR
ONONDAGA NY 13215-1023

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

PARCEL NO: 013.-05-31.0

Mail: 4849 PEMBRIDGE CIR
SYRACUSE NY 13215-1023
PHONE NUMBER:

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

No sale history in database for this parcel.

STRUCTURAL 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	ALUM/VINYL
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

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 INFORMATION

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
) 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.

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OWNERSHIP INFORMATION

KELLEY DAMON C KELLEY
4850 GLINDEN LN
ONONDAGA NY 13215-1010

PARCEL NO: 013.-05-18.0

Mail: 4850 GLINDEN LN
SYRACUSE NY 13215-1010

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0160.02

SALE INFORMATION

Sale Date 08/02/2013 **Price $** 215,000 **Deed Date** 08/05/2013
Arms Length Y **Libre** 5247 **Page** 769 **# Total Parcels** 1
Seller WALTERS MARK L **Buyer** KELLEY DAMON C **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 165,000	12/08/2010	Y	WYNYARD PETER	WALTERS MARK

STRUCTURAL INFORMATION

Square Feet	1,481
Sqft. 1st Floor	845
Sqft. 2nd Floor	636
Fin. Basement Sqft.	800
Year Built	1980
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
# Baths	2 FULL, 1 HALF
# Bedrooms	4
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1980, 462 SQFT, DIMENSIONS: (21 X 22), CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	NONE
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	ALUM/VINYL
Condition	NORMAL
Basement Type	PARTIAL

LOT INFORMATION

Lot Size Dim.:	0.00x0.00
Land SQFT	9,800
Lot Size Acres	0.48
Zoning	02
Nbhd Code	42261
School District	312001 - WEST GENESEE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	UNKNOWN
Nbhd. Type	UNKNOWN
# Res. Sites	1
# Comm. Sites	0
Swis Code	314200

TAX INFORMATION

Tax ID#	013.-05-18.0
Assessed Value $	195,000
Land Assesment $	26,000
School Tax $	3,359
County/Town Tax $	1,291
City/Village Tax $	
Total Tax $	4,650
Full Tax Value $	195,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	26,000

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

Updated:05/03/2015 5:09 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1980, 0 SQFT, CONDITION NORMAL
) PORCH-OPEN, BUILT 1988, 0 SQFT, CONDITION NORMAL
(1) PORCH-ENCLSD, BUILT 1988, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 1988, 0 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 1980, 60.00 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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OWNERSHIP INFORMATION

DRISCOLL MATTHEW DRISCOLL
3938 STETSON CIR
ONONDAGA NY 13215-1028

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

PARCEL NO: 013.-06-06.0

Mail: SYRACUSE NY 00000-0000
PHONE NUMBER:

CENSUS TRACT: 0160.02

SALE INFORMATION

Sale Date 07/19/2013
Arms Length Y
Libre 5245
Seller MILLER THEODORE
Buyer DRISCOLL MATTHEW
Price $ 229,900 **Deed Date** 07/22/2013
Page 848 **# Total Parcels** 1
Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER

No sale history in database for this parcel.

STRUCTURAL INFORMATION

Square Feet	1,829
Sqft. 1st Floor	993
Sqft. 2nd Floor	836
Fin. Basement Sqft.	0
Year Built	1985
Bldg Style	CONTEMPORARY
# Units	1
# Stories	2.00
# Baths	2 FULL, 1 HALF
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1987, 360 SQFT, DIMENSIONS: (18 X 20), CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	WOOD
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	0.00x0.00
Land SQFT	34,365
Lot Size Acres	0.42
Zoning	02
Nbhd Code	42272
School District	312001 - WEST GENESEE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	UNKNOWN
Nbhd. Type	UNKNOWN
# Res. Sites	1
# Comm. Sites	0
Swis Code	314200

TAX INFORMATION

Tax ID#	013.-06-06.0
Assessed Value $	215,000
Land Assesment $	40,000
School Tax $	4,100
County/Town Tax $	1,575
City/Village Tax $	
Total Tax $	5,675
Full Tax Value $	215,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	40,000

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

Updated:05/03/2015 5:09 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

) GAR-1.0 ATT, BUILT 1987, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 1985, 416.00 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 1985, 240.00 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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OWNERSHIP INFORMATION

PORCELLO THOMAS
4189 SAINT JOHN DR
ONONDAGA NY 13215-1248

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

PARCEL NO: 015.-03-13.0

Mail: SYRACUSE NY 00000-0000
PHONE NUMBER:

CENSUS TRACT: 0163.00

SALE INFORMATION

Sale Date 03/28/2014
Arms Length Y
Libre 5274
Seller KINGSTON RONALD
Buyer PORCELLO THOMAS
Price $ 160,000 **Deed Date** 03/28/2014
Page 934 **# Total Parcels** 1
Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 110,900	03/10/2000	Y	BYARS DAVID L/MARIA S P	KINGSTON RONALD J/ELIZA M
2	$ 115,900	08/30/1996	Y	RESCIGNANO DONALD	BYARS DAVID L & MARIA S P

STRUCTURAL INFORMATION

Square Feet	2,282
Sqft. 1st Floor	1,470
Sqft. 2nd Floor	0
Fin. Basement Sqft.	812
Year Built	1965
Bldg Style	RAISED RANCH
# Units	1
# Stories	1.00
# Baths	3 FULL
# Bedrooms	4
# Fireplaces	2
# Kitchens	1
Garage Type	2 BSMT GARAGE
Garage Bays	2
Cooling Detail	NONE
Heat Type	HEAT: (HOT WATER/STEAM) FUEL: (GAS)
Exterior	ALUM/VINYL
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	119.00x212.00
Land SQFT	25,228
Lot Size Acres	0.58
Zoning	02
Nbhd Code	42261
School District	312001 - WEST GENESEE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	UNKNOWN
Nbhd. Type	UNKNOWN
# Res. Sites	1
# Comm. Sites	0
Swis Code	314200

TAX INFORMATION

Tax ID#	015.-03-13.0
Assessed Value $	152,100
Land Assesment $	30,000
School Tax $	3,273
County/Town Tax $	1,258
City/Village Tax $	
Total Tax $	4,531
Full Tax Value $	152,100
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	30,000

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

Updated:05/03/2015 5:09 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) PORCH-OPEN, BUILT 1965, 200.00 SQFT, CONDITION NORMAL

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

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OWNERSHIP INFORMATION

HELAK ADAM GLADSTONE HELAK
5132 HARRIS RD
ONONDAGA NY 13031-9718

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

PARCEL NO: 008.-02-37.0

Mail: 5132 HARRIS RD
CAMILLUS NY 13031-9718

PHONE NUMBER:

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.

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OWNERSHIP INFORMATION

HUDSON ANDREW CASWELL
4168 SAINT JOHN DR
ONONDAGA NY 13215-1229

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

PARCEL NO: 015.-08-25.0

Mail: 4168 SAINT JOHN DR
SYRACUSE NY 13215-1229
PHONE NUMBER:

CENSUS TRACT: 0163.00

SALE INFORMATION

Sale Date 06/27/2014 **Price $** 196,000 **Deed Date** 06/30/2014
Arms Length Y **Libre** 5286 **Page** 411 **# Total Parcels** 1
Seller WHITESIDE DAVID **Buyer** HUDSON ANDREW **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 195,770	06/27/2014	Y	WHITESIDE DAVID	HUDSON ANDREW
2	$ 179,900	08/16/2013	Y	VANBEVEREN KEVIN	WHITESIDE DAVID
3	$ 169,900	08/06/2004	Y	EVANS NORBERT	VANBEVEREN KEVIN

STRUCTURAL INFORMATION

Square Feet	1,914
Sqft. 1st Floor	1,074
Sqft. 2nd Floor	840
Fin. Basement Sqft.	0
Year Built	1965
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
# Baths	2 FULL, 1 HALF
# Bedrooms	4
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1965, 420 SQFT, DIMENSIONS: (20 X 21), CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	NONE
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	WOOD
Condition	NORMAL
Basement Type	PARTIAL

LOT INFORMATION

Lot Size Dim.:	0.00x0.00
Land SQFT	20,000
Lot Size Acres	0.73
Zoning	02
Nbhd Code	42261
School District	312001 - WEST GENESEE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	UNKNOWN
Nbhd. Type	UNKNOWN
# Res. Sites	1
# Comm. Sites	0
Swis Code	314200

TAX INFORMATION

Tax ID#	015.-08-25.0
Assessed Value $	180,000
Land Assesment $	35,000
School Tax $	3,874
County/Town Tax $	1,489
City/Village Tax $	
Total Tax $	5,363
Full Tax Value $	180,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	35,000

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

Updated:05/03/2015 5:09 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1965, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 1978, 280.00 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 1965, 180.00 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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OWNERSHIP INFORMATION

DAVIS MARK
4175 SAINT JOHN DR
ONONDAGA NY 13215-1230

Mail: SYRACUSE NY 00000-0000

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

PARCEL NO: 015.-09-06.0

CENSUS TRACT: 0163.00

SALE INFORMATION

Sale Date	11/12/2013	**Price $**	167,000	**Deed Date**	11/21/2013		
Arms Length	Y	**Libre**	5261	**Page**	198	**# Total Parcels**	1
Seller	DRISCOLL EILEEN	**Buyer**	DAVIS MARK	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 0	04/01/1990	N	UNKNOWN	UNKNOWN

STRUCTURAL INFORMATION

Square Feet	2,008
Sqft. 1st Floor	1,000
Sqft. 2nd Floor	1,008
Fin. Basement Sqft.	0
Year Built	1965
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
# Baths	2 FULL, 1 HALF
# Bedrooms	5
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1965, 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	PARTIAL

LOT INFORMATION

Lot Size Dim.:	107.00x192.00
Land SQFT	20,544
Lot Size Acres	0.47
Zoning	02
Nbhd Code	42261
School District	312001 - WEST GENESEE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	UNKNOWN
Nbhd. Type	UNKNOWN
# Res. Sites	1
# Comm. Sites	0
Swis Code	314200

TAX INFORMATION

Tax ID#	015.-09-06.0
Assessed Value $	182,800
Land Assesment $	29,600
School Tax $	3,934
County/Town Tax $	1,512
City/Village Tax $	
Total Tax $	5,446
Full Tax Value $	182,800
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:05/03/2015 5:09 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1965, 0 SQFT, CONDITION NORMAL
) PATIO-CONCR, BUILT 1967, 360.00 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 1965, 60.00 SQFT, CONDITION NORMAL

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

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OWNERSHIP INFORMATION

COLWELL JON COLWELL
4868 BURRSTONE RD
ONONDAGA NY 13215-1204

PARCEL NO: 015.-05-14.0

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 07/29/2013 **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

Square Feet	1,904
Sqft. 1st Floor	1,008
Sqft. 2nd Floor	896
Fin. Basement Sqft.	0
Year Built	1980
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
# Baths	2 FULL, 1 HALF
# Bedrooms	4
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1980, 400 SQFT, DIMENSIONS: (20 X 20), CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	NONE
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	ALUM/VINYL
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

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 INFORMATION

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

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OWNERSHIP INFORMATION

WHITE JOHN WHITE
4274 WOODSTOCK WAY
ONONDAGA NY 13215-1354

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

PARCEL NO: 015.-16-10.0

Mail: 4274 WOODSTOCK WAY
SYRACUSE NY 13215-1354
PHONE NUMBER:

CENSUS TRACT: 0163.00

SALE INFORMATION

Sale Date	05/22/2014	**Price $**	269,900	**Deed Date**	05/23/2014		
Arms Length	Y	**Libre**	5281	**Page**	364	**# Total Parcels**	1
Seller	THROWER ALAN	**Buyer**	WHITE JOHN	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 162,000	03/22/1994	Y	TAROLLI CONSTR CO	THROWER ALAN K & ANN M

STRUCTURAL INFORMATION

Square Feet	2,356
Sqft. 1st Floor	1,288
Sqft. 2nd Floor	1,068
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, 484 SQFT, DIMENSIONS: (22 X 22), CNDTN: NORMAL, 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.:	110.00x200.00
Land SQFT	22,000
Lot Size Acres	0.51
Zoning	02
Nbhd Code	42272
School District	312001 - WEST GENESEE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	UNKNOWN
Nbhd. Type	UNKNOWN
# Res. Sites	1
# Comm. Sites	0
Swis Code	314200

TAX INFORMATION

Tax ID#	015.-16-10.0
Assessed Value $	244,200
Land Assesment $	39,400
School Tax $	5,255
County/Town Tax $	2,020
City/Village Tax $	
Total Tax $	7,275
Full Tax Value $	244,200
Equalization Rate	1.00
Prior Tax ID#	015-04-08.0
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:05/03/2015 5:09 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1993, 0 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 1993, 0 SQFT, CONDITION NORMAL
(1) PORCH-ENCLSD, BUILT 2002, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 2002, 572.00 SQFT, CONDITION GOOD
(0) POOL-ST/VNYL, BUILT 2004, 0 SQFT, CONDITION NORMAL

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

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OWNERSHIP INFORMATION

BIESIADA JEFFREY BIESIADA
4724 RUSHMORE DR
ONONDAGA NY 13215-1311

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

PARCEL NO: 015.-20-02.0

Mail: 4724 RUSHMORE DR
SYRACUSE NY 13215-1311
PHONE NUMBER:

CENSUS TRACT: 0163.00

SALE INFORMATION

Sale Date 05/20/2014 **Price $** 280,000 **Deed Date** 05/21/2014
Arms Length Y **Libre** 5281 **Page** 79 **# Total Parcels** 1
Seller PHILLIPS BRIAN **Buyer** BIESIADA JEFFREY **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 260,999	11/07/2011	Y	GILBERTSEN DAVID	PHILLIPS BRIAN
2	$ 261,000	11/04/2011	Y	GILBERTSEN DAVID	PHILLIPS BRIAN
3	$ 295,000	09/21/2007	Y	FEMANO RICHARD	GILBERTSEN DAVID
4	$ 286,920	03/29/2007	Y	TAROLLI CONSTRUCTION CO	FEMANO RICHARD

STRUCTURAL INFORMATION

Square Feet	2,092
Sqft. 1st Floor	1,252
Sqft. 2nd Floor	840
Fin. Basement Sqft.	900
Year Built	2007
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
# Baths	3 FULL, 1 HALF
# Bedrooms	6
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 2007, 440 SQFT, DIMENSIONS: (22 X 20), CNDTN: GOOD, GRADE: B
Garage Bays	1
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	UNKNOWN
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	100.00x190.27
Land SQFT	19,027
Lot Size Acres	0.44
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 INFORMATION

Tax ID#	015.-20-02.0
Assessed Value $	275,000
Land Assesment $	50,000
School Tax $	5,595
County/Town Tax $	2,150
City/Village Tax $	
Total Tax $	7,745
Full Tax Value $	275,000
Equalization Rate	1.00
Prior Tax ID#	015.-04-08.1
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:05/03/2015 5:09 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 2007, 0 SQFT, CONDITION GOOD
(1) PORCH-COVERD, BUILT 2007, 0 SQFT, CONDITION GOOD
(1) PORCH-OPEN, BUILT 2007, 216.00 SQFT, CONDITION GOOD
Note: Display indicates first residential site and up to four improvements.

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OWNERSHIP INFORMATION

ARNDT MICHAEL D AND WENDY A
4725 RUSHMORE DR
ONONDAGA NY 13215-1359

PARCEL NO: 015.-19-30.0

Mail: 12 BLOOMS END
WEBSTER NY 14580-4317

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0163.00

SALE INFORMATION

Sale Date 11/26/2013 **Price $** 434,560 **Deed Date** 11/27/2013
Arms Length Y **Libre** 5261 **Page** 804 **# Total Parcels** 1
Seller LOCKWOOD CHARLES C AND KRISTIN M **Buyer** ARNDT MICHAEL D AND WENDY A **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 400,000	06/21/2007	Y	TAROLLI CONST CO INC	LOCKWOOD CHARLES C

STRUCTURAL INFORMATION

Square Feet	3,498
Sqft. 1st Floor	2,000
Sqft. 2nd Floor	1,498
Fin. Basement Sqft.	0
Year Built	2007
Bldg Style	COLONIAL
# Units	1
Stories	2.00
# Baths	3 FULL, 1 HALF
# Bedrooms	4
# Fireplaces	0
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 2007, 832 SQFT, CNDTN: EXCELLENT, GRADE: B
Garage Bays	1
Cooling Detail	NONE
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	UNKNOWN
Condition	EXCELLENT
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	140.00x200.00
Land SQFT	28,000
Lot Size Acres	0.64
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 INFORMATION

Tax ID#	015.-19-30.0
Assessed Value $	410,000
Land Assesment $	50,000
School Tax $	8,350
County/Town Tax $	3,209
City/Village Tax $	
Total Tax $	11,559
Full Tax Value $	410,000
Equalization Rate	1.00
Prior Tax ID#	015.-04-08.1
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:05/03/2015 5:09 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 2007, 832.00 SQFT, CONDITION EXCELLENT
) PORCH-COVERD, BUILT 2007, 0 SQFT, CONDITION EXCELLENT

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

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OWNERSHIP INFORMATION

MICHEL DAVID MICHEL
4370 BARFORD RD
ONONDAGA NY 13215-1316

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

PARCEL NO: 016.-04-01.0

Mail: 4370 BARFORD RD
SYRACUSE NY 13215-1316
PHONE NUMBER:

CENSUS TRACT: 0163.00

SALE INFORMATION

Sale Date	05/21/2014	**Price $**	167,200	**Deed Date**	05/22/2014		
Arms Length	Y	**Libre**	5281	**Page**	208	**# Total Parcels**	1
Seller	WALDRON DANIEL	**Buyer**	MICHEL DAVID	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER

No sale history in database for this parcel.

STRUCTURAL INFORMATION

Square Feet	2,191
Sqft. 1st Floor	1,323
Sqft. 2nd Floor	868
Fin. Basement Sqft.	0
Year Built	1969
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
# Baths	2 FULL
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1969, 483 SQFT, DIMENSIONS: (21 X 23), 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	PARTIAL

LOT INFORMATION

Lot Size Dim.:	124.00x182.00
Land SQFT	22,568
Lot Size Acres	0.48
Zoning	02
Nbhd Code	42261
School District	312001 - WEST GENESEE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	UNKNOWN
Nbhd. Type	UNKNOWN
# Res. Sites	1
# Comm. Sites	0
Swis Code	314200

TAX INFORMATION

Tax ID#	016.-04-01.0
Assessed Value $	167,200
Land Assesment $	30,100
School Tax $	3,878
County/Town Tax $	1,490
City/Village Tax $	
Total Tax $	5,368
Full Tax Value $	167,200
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:05/03/2015 5:09 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1969, 0 SQFT, CONDITION NORMAL
(1) PATIO-CONCR, BUILT 1973, 512.00 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 1969, 186.00 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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OWNERSHIP INFORMATION

STURICK TIMOTHY
4375 BARFORD RD
ONONDAGA NY 13215-1309

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

PARCEL NO: 016.-02-02.0

Mail: 4375 BARFORD RD
SYRACUSE NY 13215-1309
PHONE NUMBER:

CENSUS TRACT: 0163.00

SALE INFORMATION

Sale Date 01/28/2014
Arms Length N
Libre 5269
Seller ROMANO ANTHONY
Buyer STURICK TIMOTHY
Price $ 136,000
Deed Date 02/04/2014
Page 470
Total Parcels 1
Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 0	05/07/2003	N	ROMANO ANTHONY	ROMANO ANTHONY

STRUCTURAL INFORMATION

Square Feet	1,720
Sqft. 1st Floor	940
Sqft. 2nd Floor	780
Fin. Basement Sqft.	0
Year Built	1970
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
Baths	1 FULL, 1 HALF
# Bedrooms	3
# Fireplaces	0
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1970, 484 SQFT, DIMENSIONS: (22 X 22), CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	NONE
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	ALUM/VINYL
Condition	NORMAL
Basement Type	PARTIAL

LOT INFORMATION

Lot Size Dim.:	100.00x177.00
Land SQFT	17,700
Lot Size Acres	0.40
Zoning	02
Nbhd Code	42261
School District	312001 - WEST GENESEE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	UNKNOWN
Nbhd. Type	UNKNOWN
# Res. Sites	1
# Comm. Sites	0
Swis Code	314200

TAX INFORMATION

Tax ID#	016.-02-02.0
Assessed Value $	136,000
Land Assesment $	25,300
School Tax $	3,260
County/Town Tax $	1,253
City/Village Tax $	
Total Tax $	4,513
Full Tax Value $	136,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	25,300

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

Updated:05/03/2015 5:09 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

) GAR-1.0 ATT, BUILT 1970, 0 SQFT, CONDITION NORMAL
(1) PATIO-CONCR, BUILT 1972, 400.00 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 1970, 64.00 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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OWNERSHIP INFORMATION

HORYL STEVEN BRADY
4906 CRESTWOOD LN
ONONDAGA NY 13215-1315

PARCEL NO: 016.-06-08.0

Mail: 4906 CRESTWOOD LN
SYRACUSE NY 13215-1315

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0163.00

SALE INFORMATION

Sale Date	05/31/2013	**Price $**	175,000	**Deed Date**	05/31/2013		
Arms Length	Y	**Libre**	5240	**Page**	242	**# Total Parcels**	1
Seller	HURWITZ JANET	**Buyer**	HORYL STEVEN	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER

No sale history in database for this parcel.

STRUCTURAL INFORMATION

Square Feet	1,888
Sqft. 1st Floor	900
Sqft. 2nd Floor	988
Fin. Basement Sqft.	0
Year Built	1964
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, 420 SQFT, DIMENSIONS: (20 X 21), 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.:	108.00x150.00
Land SQFT	16,200
Lot Size Acres	0.37
Zoning	02
Nbhd Code	42261
School District	313201 - WESTHILL
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 INFORMATION

Tax ID#	016.-06-08.0
Assessed Value $	166,300
Land Assesment $	25,000
School Tax $	4,175
County/Town Tax $	1,324
City/Village Tax $	
Total Tax $	5,499
Full Tax Value $	166,300
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:05/03/2015 5:09 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) PATIO-CONCR, BUILT 1970, 0 SQFT, CONDITION NORMAL
) SHED-MACHINE, BUILT 1970, 0 SQFT, CONDITION NORMAL
(1) GAR-1.0 ATT, BUILT 1970, 0 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 1970, 0 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 1964, 64.00 SQFT, CONDITION NORMAL

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

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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

No sale history in database for this parcel.

STRUCTURAL 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	WOOD
Condition	NORMAL
Basement Type	PARTIAL

LOT INFORMATION

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 INFORMATION

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
(2) PORCH-OPEN, BUILT 2010, 540.00 SQFT, CONDITION NORMAL
(3) PORCH-COVERD, BUILT 1977, 60.00 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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OWNERSHIP INFORMATION

ARLISS MATTHEW ARLISS
4900 MANOR HILL DR
ONONDAGA NY 13215-1321

PARCEL NO: 016.-04-21.0

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	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

No sale history in database for this parcel.

STRUCTURAL INFORMATION

Square Feet	2,100
Sqft. 1st Floor	1,148
Sqft. 2nd Floor	952
Fin. Basement Sqft.	0
Year Built	1976
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
# Baths	2 FULL, 1 HALF
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1976, 484 SQFT, DIMENSIONS: (22 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 INFORMATION

Lot Size Dim.:	140.00x152.00
Land SQFT	21,280
Lot Size Acres	0.49
Zoning	02
Nbhd Code	42261
School District	312001 - WEST GENESEE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	UNKNOWN
Nbhd. Type	UNKNOWN
# Res. Sites	1
# Comm. Sites	0
Swis Code	314200

TAX INFORMATION

Tax ID#	016.-04-21.0
Assessed Value $	175,300
Land Assesment $	30,000
School Tax $	3,772
County/Town Tax $	1,450
City/Village Tax $	
Total Tax $	5,222
Full Tax Value $	175,300
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) 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.

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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 GEROGE E	CAMUGLIA ROBERT & CHRIS

STRUCTURAL 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 INFORMATION

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 INFORMATION

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
) PORCH-COVERD, BUILT 1968, 64.00 SQFT, CONDITION NORMAL
(1) PORCH-ENCLSD, BUILT 2003, 0 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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OWNERSHIP INFORMATION

CHASE ROBERT J & ELLEN MCCAULY
4181 WOODED HEIGHTS CIR
ONONDAGA NY 13215-1233

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

PARCEL NO: 015.-06-26.0

Mail: 4181 WOODED HEIGHTS CIR
SYRACUSE NY 13215-1233
PHONE NUMBER:

CENSUS TRACT: 0163.00

SALE INFORMATION

Sale Date 08/09/1994
Arms Length Y
Libre 3944
Price $ 127,900 **Deed Date** 08/09/1994
Page 181 **# Total Parcels** 1
Seller DALEY JOHN N
Buyer CHASE ROBERT J & ELLEN MCCAULY
Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER

No sale history in database for this parcel.

STRUCTURAL INFORMATION

Square Feet	2,307
Sqft. 1st Floor	1,219
Sqft. 2nd Floor	1,088
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, 560 SQFT, DIMENSIONS: (20 X 28), 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.:	107.00x231.00
Land SQFT	24,717
Lot Size Acres	0.53
Zoning	02
Nbhd Code	42261
School District	312001 - WEST GENESEE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	UNKNOWN
Nbhd. Type	UNKNOWN
# Res. Sites	1
# Comm. Sites	0
Swis Code	314200

TAX INFORMATION

Tax ID#	015.-06-26.0
Assessed Value $	196,100
Land Assesment $	31,000
School Tax $	4,220
County/Town Tax $	1,622
City/Village Tax $	
Total Tax $	5,842
Full Tax Value $	196,100
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:

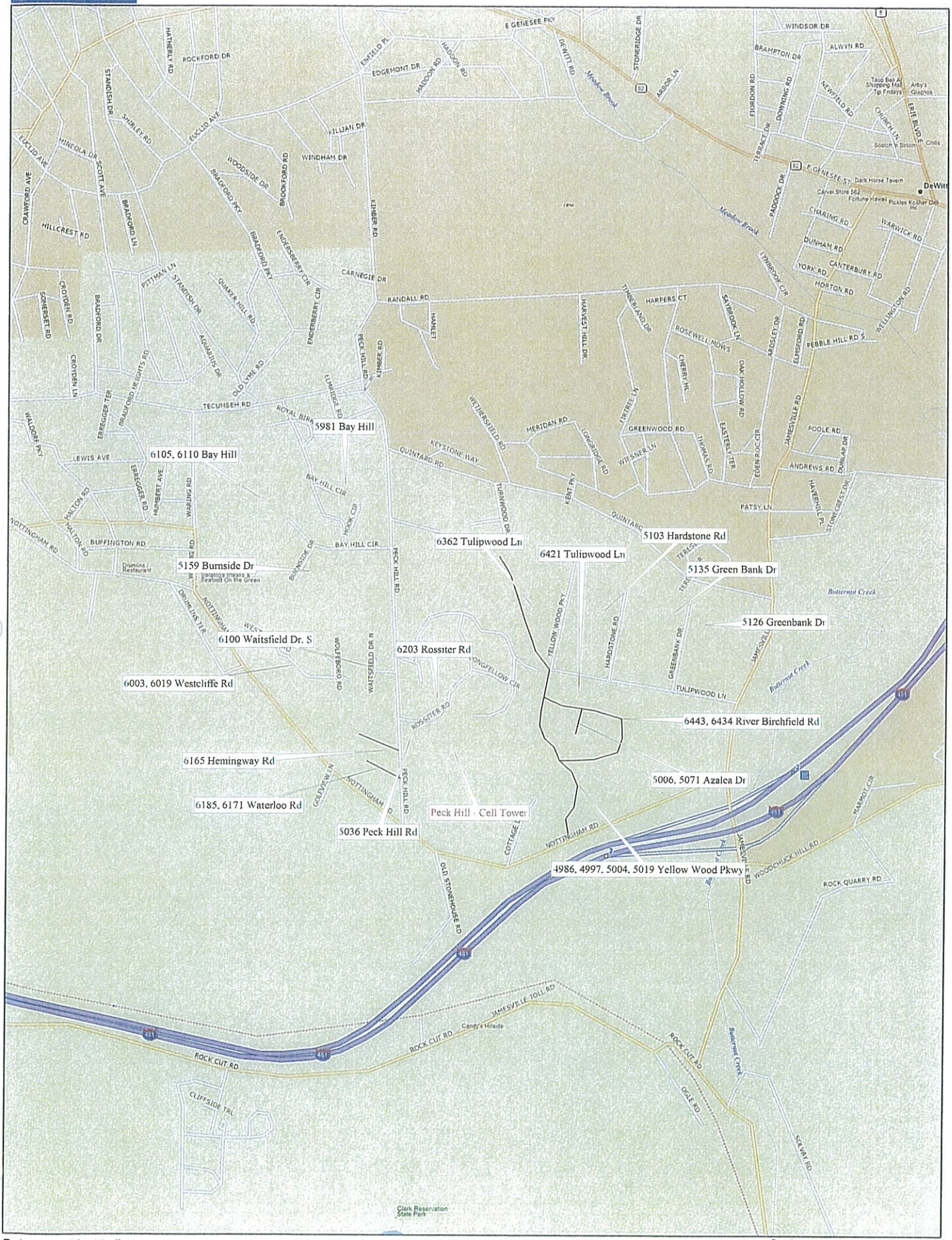
) PORCH-COVERD, BUILT 1980, 0 SQFT, CONDITION NORMAL
(1) GAR-1.0 ATT, BUILT 1980, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 1986, 0 SQFT, CONDITION NORMAL
(1) POOL-ST/VNYL, BUILT 1986, 0 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 1980, 28.00 SQFT, CONDITION NORMAL

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

APPENDIX D

DeLORME

Street Atlas USA® 2008 Plus



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TN

MN (12.3°W)

Scale 1 : 20,800

0 600 1200 1800 2400 3000 ft

0 180 360 540 720 900 m

1" = 1,733.3 ft

Data Zoom 14-0

Cell tower site

realRecord™

OWNERSHIP INFORMATION

TOWN OF DEWITT
5026 PECK HILL RD
DEWITT NY 00000-0000

COUNTY: ONONDAGA
PROPERTY CLASS: 822 - WATER SUPPLY

PARCEL NO: 071.-02-09.4

Mail: 5400 BUTTERNUT DR
EAST SYRACUSE NY 13057-8510

PHONE NUMBER:

CENSUS TRACT: 0147.00
SWIS_SBL: 312689071000000200900400000

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	AVERAGE
Construction Type	

LOT INFORMATION

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

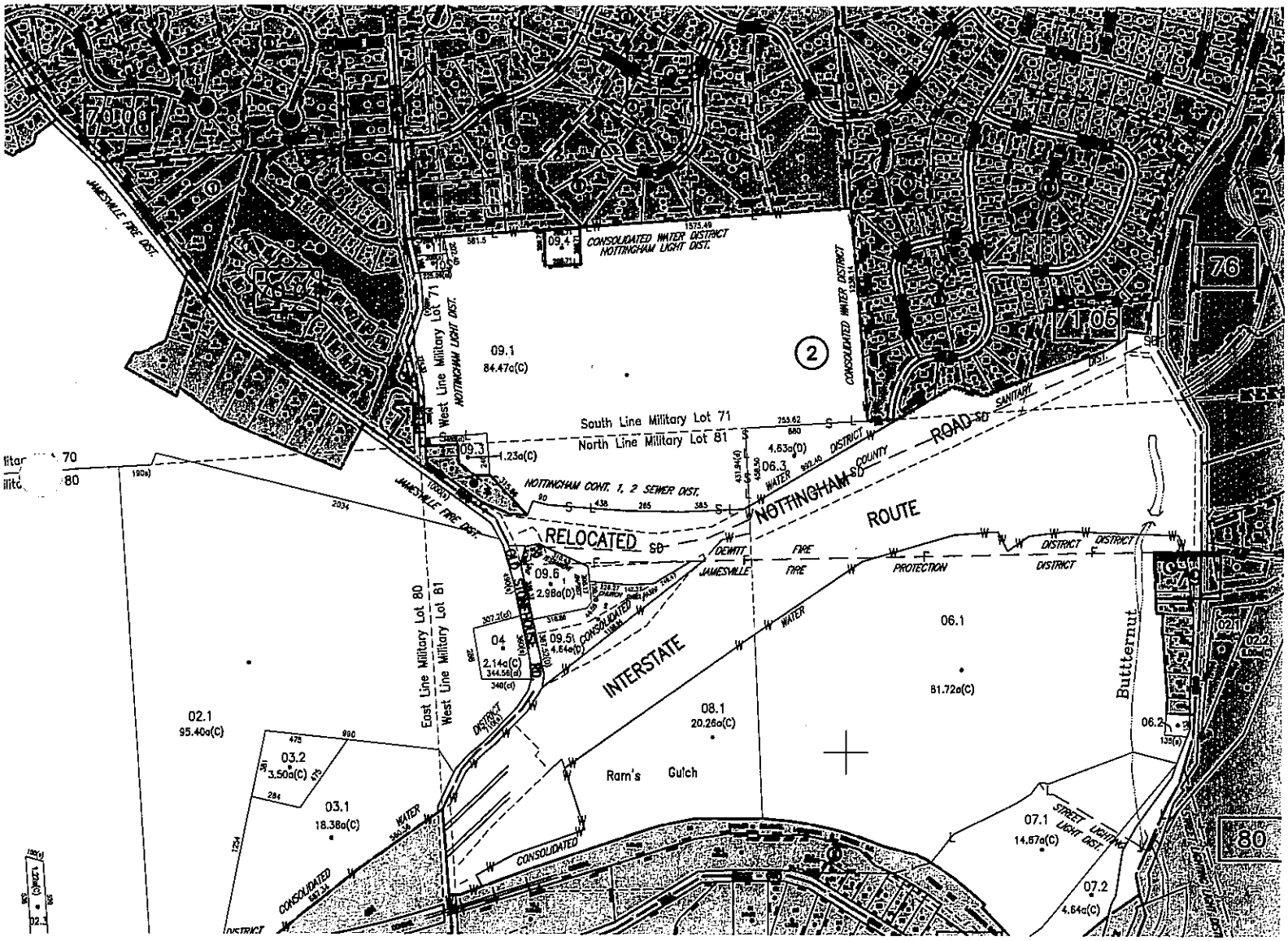
# IDENT. BLDS.	BOECKH MODEL	YR. BUILT	QUALITY	CONDITION	PERIMETER	GROSS SQ.FT.	STORY STORIES	HEIGHT	AC%	SPRINKLER%	ALARM%	BSMT. TYPE	BSMT. SQ.FT.
												UNKNOWN	

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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09.1
84.47a(C)
09.4
09.3
1.23a(C)
09.6
2.98a(D)
09.5
4.64a(D)
04
2.14a(C)
06.3
4.83a(D)
06.1
81.72a(C)
08.1
20.26a(C)
02.1
95.40a(C)
03.2
3.50a(C)
03.1
18.38a(C)
07.1
14.67a(C)
07.2
4.64a(C)
06.2
CONSOLIDATED WATER DISTRICT
NOTTINGHAM LIGHT DIST.
JAMESVILLE FIRE DIST.
NOTTINGHAM CONT. 1, 2 SEWER DIST.
South Line Military Lot 71
North Line Military Lot 81
East Line Military Lot 80
West Line Military Lot 81
West Line Military Lot 71
RELOCATED SB
NOTTINGHAM ROAD SD
ROUTE
INTERSTATE
Ram's Gulch
Butternut
DEWITT JAMESVILLE FIRE PROTECTION DISTRICT
STREET LIGHTING DIST.
CONSOLIDATED WATER DISTRICT
SANITARY DIST.
76
80

Peck Hill Road



24, 2015

1:4,540

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

Infiltration Test Pits

All

ESCGP-2 Boundary

Limits of Cultural Resources and Biological Survey

Approved Variance Workspace

Permanent Workspace

Temporary Workspace

Additional Temporary Workspace

© 2015 DigitalGlobe Image courtesy of USGS Earthstar Geograph
SIO © 2015 Microsoft Corporation © 2015 Nokia © AND


World • United States • NY • Onondaga Co. • DeWitt • Eastside
N
50 feet
10 m

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Yes

OWNERSHIP INFORMATION

NIKOLAVSKY DMITRIY NIKOLAVSKY
6421 TULIPWOOD LN
DEWITT NY 13078-8400

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

PARCEL NO: 071.5-03-07.0

Mail: 6421 TULIPWOOD LN
JAMESVILLE NY 13078-8400
PHONE NUMBER:

CENSUS TRACT: 0147.00

SALE INFORMATION

Sale Date 04/10/2013
Arms Length Y
Libre 5234
Seller KIRCHOFF WILLIAM
Buyer NIKOLAVSKY DMITRIY
Price $ 355,000
Deed Date 04/10/2013
Page 794
Total Parcels 1
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

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 INFORMATION

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 INFORMATION

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.

Updated:04/10/2015 11:11 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) PORCH-COVERD, BUILT 2000, 228.00 SQFT, CONDITION GOOD
(2) 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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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

No sale history in database for this parcel.

STRUCTURAL INFORMATION

Square Feet	2,787
Sqft. 1st Floor	1,529
Sqft. 2nd Floor	1,146
Fin. Basement Sqft.	0
Year Built	1999
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: 1999, 477 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 INFORMATION

Lot Size Dim.:	130.02x198.20
Land SQFT	25,770
Lot Size Acres	0.52
Zoning	02
Nbhd Code	26269
School District	312611 - JAMESVILLE-DEWITT
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312689

TAX INFORMATION

Tax ID#	071.5-02-28.0
Assessed Value $	321,800
Land Assesment $	44,000
School Tax $	7,125
County/Town Tax $	3,257
City/Village Tax $	
Total Tax $	10,382
Full Tax Value $	321,800
Equalization Rate	1.00
Prior Tax ID#	071.-02-04.2
Full Land Value $	44,000

*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, 477.00 SQFT, CONDITION GOOD
(1) PORCH-COVERD, BUILT 1999, 0 SQFT, CONDITION GOOD
(1) PORCH-OPEN, BUILT 1999, 102.00 SQFT, CONDITION GOOD

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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

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0147.00

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

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	ALUM/VINYL
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

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 INFORMATION

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

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OWNERSHIP INFORMATION

JONES CHRISTOPHER JONES
5135 GREENBANK DR
DEWITT NY 13078-9494

PARCEL NO: 071.5-02-10.0

Mail: 5135 GREENBANK DR
JAMESVILLE NY 13078-9494

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0147.00

SALE INFORMATION

Sale Date 05/30/2013 **Price $** 372,000 **Deed Date** 05/30/2013
Arms Length Y **Libre** 5240 **Page** 9 **# Total Parcels** 1
Seller CUMMINGS MICHAEL **Buyer** JONES CHRISTOPHER **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 372,000	05/29/2013	Y	CUMMINGS MICHAEL	JONES CHRISTOPHER

STRUCTURAL INFORMATION

Square Feet	3,571
Sqft. 1st Floor	2,409
Sqft. 2nd Floor	684
Fin. Basement Sqft.	0
Year Built	1999
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
Baths	2 FULL, 1 HALF
# Bedrooms	4
# Fireplaces	2
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1999, 528 SQFT, DIMENSIONS: (22 X 24), CNDTN: GOOD, GRADE: B
Garage Bays	1
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	ALUM/VINYL
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	0.00x0.00
Land SQFT	43,996
Lot Size Acres	1.01
Zoning	02
Nbhd Code	26269
School District	312611 - JAMESVILLE-DEWITT
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312689

TAX INFORMATION

Tax ID#	071.5-02-10.0
Assessed Value $	376,000
Land Assesment $	38,000
School Tax $	8,325
County/Town Tax $	3,805
City/Village Tax $	
Total Tax $	12,130
Full Tax Value $	376,000
Equalization Rate	1.00
Prior Tax ID#	071.-02-04.2
Full Land Value $	38,000

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

Updated:04/10/2015 11:11 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1999, 0 SQFT, CONDITION GOOD
) PORCH-COVERD, BUILT 1999, 161.00 SQFT, CONDITION GOOD
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YES

OWNERSHIP INFORMATION

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

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

Square Feet	2,997
Sqft. 1st Floor	1,574
Sqft. 2nd Floor	1,293
Fin. Basement Sqft.	0
Year Built	2003
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
Baths	2 FULL, 1 HALF
# Bedrooms	4
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 2003, 666 SQFT, CNDTN: GOOD, GRADE: B
Garage Bays	1
Cooling Detail	NONE
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	ALUM/VINYL
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	71.64x307.85
Land SQFT	22,054
Lot Size Acres	0.98
Zoning	02
Nbhd Code	26269
School District	312611 - JAMESVILLE-DEWITT
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312689

TAX INFORMATION

Tax ID#	071.5-03-40.0
Assessed Value $	337,400
Land Assesment $	50,000
School Tax $	7,470
County/Town Tax $	3,414
City/Village Tax $	
Total Tax $	10,884
Full Tax Value $	337,400
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	50,000

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

Updated:04/10/2015 11:11 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) PORCH-COVERD, BUILT 2003, 106.00 SQFT, CONDITION GOOD
(1) GAR-1.0 ATT, BUILT 2003, 666.00 SQFT, CONDITION GOOD
(1) FENCE-STOCKD, BUILT 2004, 0 SQFT, CONDITION GOOD
(1) FENCE-PICKET, BUILT 2004, 0 SQFT, CONDITION GOOD
(1) POOL-ST/VNYL, BUILT 2005, 0 SQFT, CONDITION GOOD
(1) PORCH-OPEN, BUILT 2005, 0 SQFT, CONDITION GOOD

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OWNERSHIP INFORMATION

RANJBARAN JAHROMI HOOMAN HADISERAJI
4997 YELLOW WOOD PKWY
DEWITT NY 13078-8559

PARCEL NO: 071.5-06-05.0

Mail: 4997 YELLOW WOOD PKWY
JAMESVILLE NY 13078-8559

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0147.00

SALE INFORMATION

Sale Date 06/21/2013 **Price $** 360,000 **Deed Date** 06/25/2013
Arms Length Y **Libre** 5242 **Page** 868 **# Total Parcels** 1
Seller GIRNIK CHRISTINE **Buyer** RANJBARAN JAHROMI HOOMAN **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 317,519	03/31/2004	Y	NVR INC	GIRNIK CHRISTINE E
2	$ 51,000	01/23/2003	Y	BOULDER HTS ASSOC	NVR INC

STRUCTURAL INFORMATION

Square Feet	3,412
Sqft. 1st Floor	1,793
Sqft. 2nd Floor	1,416
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, 487 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 INFORMATION

Lot Size Dim.:	296.12x208.98
Land SQFT	61,883
Lot Size Acres	0.63
Zoning	02
Nbhd Code	26269
School District	312611 - JAMESVILLE-DEWITT
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312689

TAX INFORMATION

Tax ID#	071.5-06-05.0
Assessed Value $	360,000
Land Assesment $	51,000
School Tax $	8,362
County/Town Tax $	3,822
City/Village Tax $	
Total Tax $	12,184
Full Tax Value $	360,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	51,000

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

Updated:04/10/2015 11:11 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) PORCH-OPEN, BUILT 2004, 35.00 SQFT, CONDITION GOOD
(1) GAR-1.0 ATT, BUILT 2004, 487.00 SQFT, CONDITION GOOD

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

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OWNERSHIP INFORMATION

CHILCOTE JEFF A CHILCOTE
5019 YELLOW WOOD PKWY
DEWITT NY 13078-8521

PARCEL NO: 071.5-06-03.0

Mail: 5019 YELLOW WOOD PKWY
JAMESVILLE NY 13078-8521

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0147.00

SALE INFORMATION

Sale Date	03/29/2013	**Price $**	282,000	**Deed Date**	04/02/2013		
Arms Length	Y	**Libre**	5234	**Page**	85	**# Total Parcels**	1
Seller	SINGH VINTA	**Buyer**	CHILCOTE JEFF A	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 251,200	05/28/2004	Y	NVR, INC.	SINGH VINITA
2	$ 51,000	03/18/2004	Y	BOULDER HTS ASSOC	NVR INC

STRUCTURAL INFORMATION

Square Feet	2,975
Sqft. 1st Floor	1,417
Sqft. 2nd Floor	1,558
Fin. Basement Sqft.	0
Year Built	2004
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
Baths	2 FULL, 1 HALF
# Bedrooms	4
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 2004, 480 SQFT, DIMENSIONS: (20 X 24), CNDTN: GOOD, GRADE: B
Garage Bays	1
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	ALUM/VINYL
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	100.00x210.00
Land SQFT	21,000
Lot Size Acres	0.48
Zoning	02
Nbhd Code	26269
School District	312611 - JAMESVILLE-DEWITT
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312689

TAX INFORMATION

Tax ID#	071.5-06-03.0
Assessed Value $	300,000
Land Assesment $	51,000
School Tax $	6,301
County/Town Tax $	2,880
City/Village Tax $	
Total Tax $	9,181
Full Tax Value $	300,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	51,000

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

Updated:04/10/2015 11:11 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) PORCH-OPEN, BUILT 2004, 28.00 SQFT, CONDITION GOOD
(1) GAR-1.0 ATT, BUILT 2004, 0 SQFT, CONDITION GOOD
(1) PORCH-OPEN, BUILT 2005, 0 SQFT, CONDITION GOOD

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

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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

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	WOOD
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

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 INFORMATION

Tax ID#	071.5-03-15.0
Assessed Value $	348,200
Land Assesment $	48,500
School Tax $	7,709
County/Town Tax $	3,524
City/Village Tax $	
Total Tax $	11,233
Full Tax Value $	348,200
Equalization Rate	1.00
Prior Tax ID#	071.-02-04.2
Full Land Value $	48,500

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

Updated:04/10/2015 11:11 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) PORCH-OPEN, BUILT 2002, 244.00 SQFT, CONDITION GOOD
(1) PORCH-COVERD, BUILT 2002, 30.00 SQFT, CONDITION GOOD
(1) GAR-1.0 ATT, BUILT 2002, 684.00 SQFT, CONDITION GOOD
(1) PORCH-OPEN, BUILT 2004, 160.00 SQFT, CONDITION GOOD

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

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OWNERSHIP INFORMATION

CABILES RYAN AND KARA
6434 RIVER BIRCHFIELD RD
DEWITT NY 13078-8403

Mail: 116 KINGSPORT DRIVE, B
JAMESVILLE NY 13090-0000

PHONE NUMBER:

PARCEL NO: 071.5-05-02.0

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

Square Feet	2,786
Sqft. 1st Floor	1,506
Sqft. 2nd Floor	1,091
Fin. Basement Sqft.	0
Year Built	2001
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, 533 SQFT, CNDTN: GOOD, GRADE: B
Garage Bays	1
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	ALUM/VINYL
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	130.00x155.00
Land SQFT	20,150
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 INFORMATION

Tax ID#	071.5-05-02.0
Assessed Value $	329,300
Land Assesment $	51,000
School Tax $	7,291
County/Town Tax $	3,333
City/Village Tax $	
Total Tax $	10,624
Full Tax Value $	329,300
Equalization Rate	1.00
Prior Tax ID#	071.-02-04.2
Full Land Value $	51,000

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

Updated:04/10/2015 11:11 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) 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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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	ALUM/VINYL
Condition	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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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

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0147.00

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

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	ALUM/VINYL
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

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 INFORMATION

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
(1) SHED-MACHINE, BUILT 2009, 0 SQFT, CONDITION NORMAL

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

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OWNERSHIP INFORMATION

SAVAGE ALAN SAUNDERS
6362 TULIPWOOD LN
DEWITT NY 13078-8404

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

PARCEL NO: 071.5-02-46.0

Mail: 6362 TULIPWOOD LN
JAMESVILLE NY 13078-8404
PHONE NUMBER:

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

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	WOOD
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

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 INFORMATION

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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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 **Page** 193 **# Total Parcels** 1

Seller MUTANGA TEURAI **Buyer** QUACKENBUSH GARRETT **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 253,500	07/14/2004	Y	NVR INC	MUTANGA TEURAL AND EDELINE
2	$ 51,000	04/26/2004	Y	BULDER HEIGHTS ASSOC	NVR INC

STRUCTURAL 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	ALUM/VINYL
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

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 INFORMATION

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:

(1) 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.

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OWNERSHIP INFORMATION

IANNO CECILE IANNO
6185 WATERLOO RD
DEWITT NY 13078-6408

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

PARCEL NO: 070.1-01-33.0

Mail: 6185 WATERLOO RD
JAMESVILLE NY 13078-6408
PHONE NUMBER:

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

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 INFORMATION

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 INFORMATION

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
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OWNERSHIP INFORMATION	PARCEL NO: 070.1-01-37.1
GHIMIRE ANIL GHIMIRE 6171 WATERLOO RD DEWITT NY 13078-0000	Mail: FAYETTEVILLE NY 00000-0000 PHONE NUMBER:
COUNTY: ONONDAGA PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE	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	
Square Feet	0
Sqft. 1st Floor	
Sqft. 2nd Floor	
Fin. Basement Sqft.	
Year Built	0
Bldg Style	UNKNOWN
# Units	
# Stories	0.00
# Baths	0
# Bedrooms	0
# Fireplaces	
# Kitchens	
Garage Type	
Garage Bays	
Cooling Detail	
Heat Type	
Exterior	
Condition	
Basement Type	

LOT INFORMATION	
Lot Size Dim.:	121.34x192.92
Land SQFT	
Lot Size Acres	0.54
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 INFORMATION	
Tax ID#	070.1-01-37.1
Assessed Value $	100,000
Land Assesment $	50,000
School Tax $	
County/Town Tax $	
City/Village Tax $	
Total Tax $	
Full Tax Value $	100,000
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.

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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

PARCEL NO: 070.1-01-18.1

Mail: JAMESVILLE NY 00000-0000

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

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

Square Feet	1,728
Sqft. 1st Floor	1,728
Sqft. 2nd Floor	0
Fin. Basement Sqft.	0
Year Built	2010
Bldg Style	RANCH
# Units	
# Stories	1.00
Baths	2 FULL
# Bedrooms	2
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 2010, 488 SQFT, DIMENSIONS: (20 X 24), CNDTN: GOOD, GRADE: B
Garage Bays	1
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior Condition	GOOD
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	100.00x166.67
Land SQFT	
Lot Size Acres	0.07
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 INFORMATION

Tax ID#	070.1-01-18.1
Assessed Value $	365,250
Land Assesment $	75,000
School Tax $	8,087
County/Town Tax $	3,696
City/Village Tax $	
Total Tax $	11,783
Full Tax Value $	365,250
Equalization Rate	1.00
Prior Tax ID#	070.1-01-18.0
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.

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EXEMPTIONS:

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 2010, 488.00 SQFT, CONDITION GOOD
(1) PORCH-OPEN, BUILT 2010, 0 SQFT, CONDITION GOOD

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

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OWNERSHIP INFORMATION

KEIB JOHN KEIB
6100 WAITSFIELD DR S
DEWITT NY 13078-9306

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

PARCEL NO: 070.1-01-43.0

Mail: JAMESVILLE NY 00000-0000
PHONE NUMBER:

CENSUS TRACT:

SALE INFORMATION

Sale Date	06/24/2013	**Price $**	995,000	**Deed Date**	06/24/2013		
Arms Length	Y	**Libre**	5242	**Page**	690	**# Total Parcels**	1
Seller	MARRONE DOUGLAS	**Buyer**	KEIB JOHN	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER

No sale history in database for this parcel.

STRUCTURAL 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 INFORMATION

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 INFORMATION

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

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

PARCEL NO: 070.-04-02.0

Mail: 6003 WESTCLIFFE RD
JAMESVILLE NY 13078-9310
PHONE NUMBER:

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

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	WOOD
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

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 INFORMATION

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

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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

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	WOOD
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

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 INFORMATION

Tax ID#	070.-04-15.0
Assessed Value $	495,000
Land Assesment $	68,000
School Tax $	10,959
County/Town Tax $	5,009
City/Village Tax $	
Total Tax $	15,968
Full Tax Value $	495,000
Equalization Rate	1.00
Prior Tax ID#	071-01-03.1
Full Land Value $	68,000

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

Updated:04/10/2015 11:11 am

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 2001, 691.00 SQFT, CONDITION GOOD
(1) PORCH-COVERD, BUILT 2001, 251.00 SQFT, CONDITION GOOD
(1) PORCH-COVERD, BUILT 2001, 90.00 SQFT, CONDITION GOOD
(1) PORCH-COVERD, BUILT 2001, 251.00 SQFT, CONDITION GOOD
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OWNERSHIP INFORMATION

CAMPANINO JOSEPH
5036 PECK HILL RD
DEWITT NY 13078-9754

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

PARCEL NO: 071.-02-11.0

Mail: 6215 ROSSITER RD
JAMESVILLE NY 13078-9574
PHONE NUMBER:

CENSUS TRACT: 0147.00

SALE INFORMATION

Sale Date 06/30/2014
Arms Length Y
Libre 5287
Seller EUSTON MOUNTFORT
Buyer CAMPANINO JOSEPH
Price $ 121,500
Deed Date 07/03/2014
Page 162
Total Parcels 1
Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER

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	ALUM/VINYL
Condition	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

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OWNERSHIP INFORMATION

SHAPIRO OWEN SHAPIRO
5159 BURNSIDE DR
DEWITT NY 13078-3711

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

PARCEL NO: 071.4-02-13.0

Mail: JAMESVILLE NY 00000-0000
PHONE NUMBER:

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

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 INFORMATION

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 INFORMATION

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

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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

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I would say NO for Bay Hill Circle

OWNERSHIP INFORMATION

BROER PATRICIA
5981 BAY HILL CIR
DEWITT NY 13078-9747

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

PARCEL NO: 071.1-01-16.2

Mail: 5981 BAY HILL CIR
JAMESVILLE NY 13078-9747
PHONE NUMBER:

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	WOOD
Condition	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
) PORCH-OPEN, BUILT 1987, 128.00 SQFT, CONDITION NORMAL
) PORCH-OPEN, BUILT 1987, 128.00 SQFT, CONDITION NORMAL

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

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OWNERSHIP INFORMATION	PARCEL NO: 071.4-01-40.0
NU-6049 BAY HILL CIRCLE L 6049 BAY HILL CIR DEWITT NY 13078-3714	**Mail:** 120 E.WASHINGTON ST.,#105 SYRACUSE NY 13202-0000
	PHONE NUMBER:
COUNTY: ONONDAGA	**CENSUS TRACT:** 0147.00
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE	

SALE INFORMATION

Sale Date	03/05/2014	**Price $**	375,000	**Deed Date**	03/06/2014
Arms Length	Y	**Libre**	5272	**Page**	658
# Total Parcels	1	**Seller**	CHOW LINDA	**Buyer**	NU-6049 BAY HILL CIRCLE L
Personal Property	0				

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER

No sale history in database for this parcel.

STRUCTURAL 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 INFORMATION

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 INFORMATION

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

Note: 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

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

PARCEL NO: 071.4-01-36.3

Mail: JAMESVILLE NY 00000-0000
PHONE NUMBER:

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

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) FUEL: (GAS)
Exterior	ALUM/VINYL
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

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 INFORMATION

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

Mail: JAMESVILLE NY 00000-0000
PHONE NUMBER:

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

PARCEL NO: 071.4-01-12.2

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

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	WOOD
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

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 INFORMATION

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

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OWNERSHIP INFORMATION

TORNBERG ROBERT TORNBERG
6105 BAY HILL CIR
DEWITT NY 13078-3709

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

PARCEL NO: 071.4-02-20.2

Mail: 6105 BAY HILL CIR
JAMESVILLE NY 13078-3709
PHONE NUMBER:

CENSUS TRACT: 0147.00

SALE INFORMATION

Sale Date 03/29/2013
Arms Length Y
Libre 5233
Seller DENNIS STEPHAN
Buyer TORNBERG ROBERT
Price $ 280,000
Deed Date 04/01/2013
Page 893
Total Parcels 1
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

Square Feet	2,510
Sqft. 1st Floor	2,510
Sqft. 2nd Floor	0
Fin. Basement Sqft.	0
Year Built	2001
Bldg Style	RANCH
# Units	1
# Stories	1.00
Baths	2 FULL
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 2001, 490 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 INFORMATION

Lot Size Dim.:	45.03x105.00
Land SQFT	4,728
Lot Size Acres	0.11
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 INFORMATION

Tax ID#	071.4-02-20.2
Assessed Value $	275,000
Land Assesment $	43,000
School Tax $	7,342
County/Town Tax $	3,356
City/Village Tax $	
Total Tax $	10,698
Full Tax Value $	275,000
Equalization Rate	1.00
Prior Tax ID#	071.4-01-02.0
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:

ENHANCED STAR

IMPROVEMENTS:

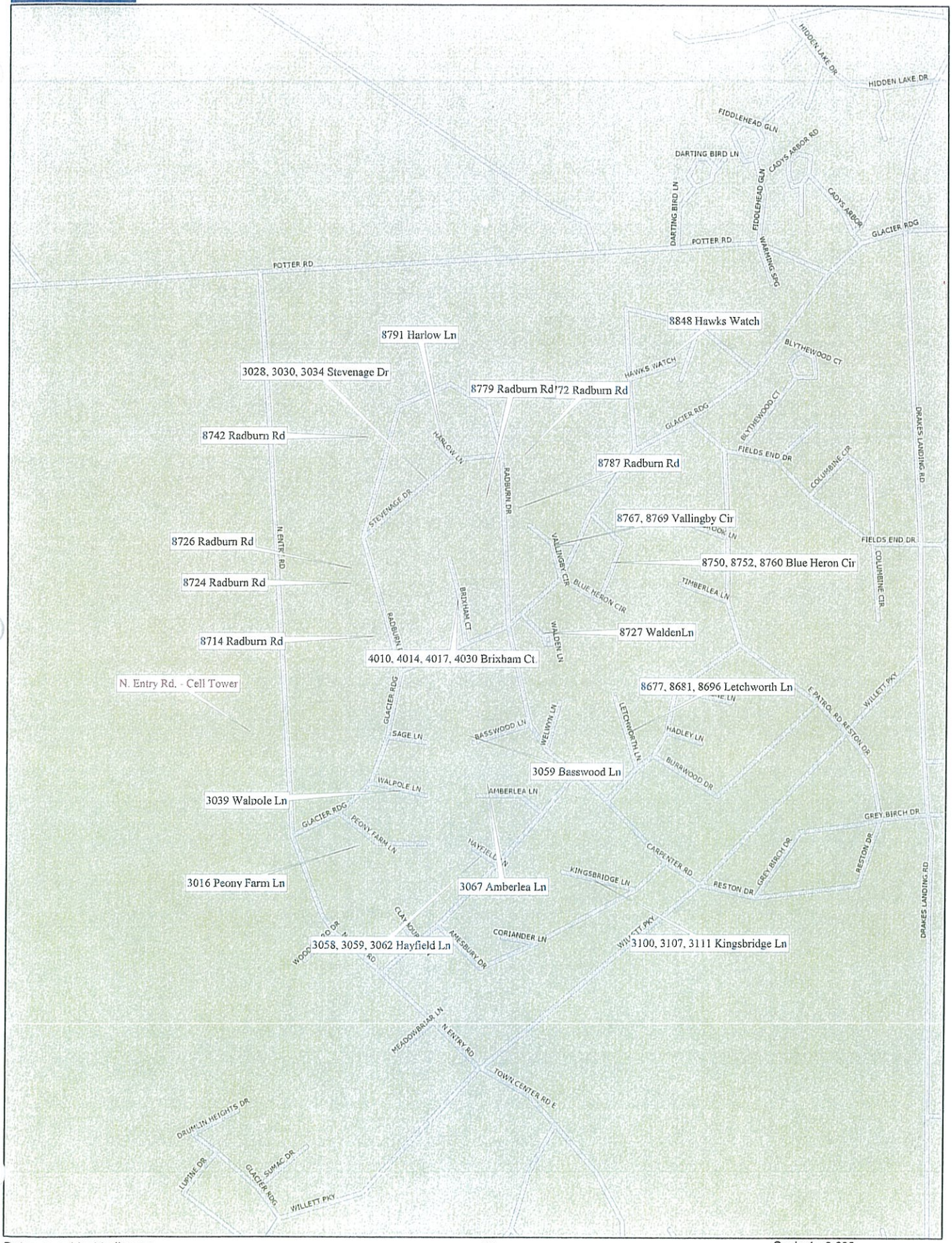
(1) PORCH-COVERD, BUILT 2001, 0 SQFT, CONDITION GOOD
(1) GAR-1.0 ATT, BUILT 2001, 490.00 SQFT, CONDITION GOOD
Note: Display indicates first residential site and up to four improvements.

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APPENDIX E

DeLORME

Street Atlas USA® 2008 Plus



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www.delorme.com

TN

MN (12.3°W)

Scale 1 : 9,600

0 200 400 600 800 1000 ft

0 80 160 240 320 400 m

1" = 800.0 ft

Data Zoom 15-0

realRecord™

OWNERSHIP INFORMATION

CROWN COMMUNICATION INC
8803 N ENTRY RD
LYSANDER NY 00000-0000

COUNTY: ONONDAGA
PROPERTY CLASS: 837 - CELLULAR TELEPHONE TOWERS

PARCEL NO: 079.-01-15.0

Mail: PMB 353 4017 WSHNGTN RD 15317-0000
PHONE NUMBER:

CENSUS TRACT: 0114.01
SWIS_SBL: 313689079000000101500000000

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	

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

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

BUILDING USAGE

BUILDING BREAKDOWN

# IDENT. BLDS.	BOECKH MODEL	YR. BUILT	QUALITY	CONDITION	PERIMETER	GROSS SQ.FT.	STORY STORIES	HEIGHT	AC%	SPRINKLER%	ALARM%	BSMT. TYPE	BSMT. 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
Total Acreage/Size:	106 x 141.5	**School District:**	Baldwinsville
Land Assessment:	2015 - Tentative $25,000 2014 - $25,000	**Total Assessment:**	2015 - Tentative $242,100 2014 - $242,100
Full Market Value:	2015 - Tentative $242,100 2014 - $242,100		
Equalization Rate:	----	**Legal Property Desc:**	Fl 70 Map# 11499, 3/9/2012
Deed Book:	4709	**Deed Page:**	180
Grid East:	574601	**Grid North:**	1162707

Owners

Crown Communication Inc
pmb 353 4017 Wshngtn Rd
McMurray PA 15317

dba Crown Castle
Communictn
pmb 353 4017 Wshngtn Rd
McMurray PA 15317

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
4/29/2002	$50,000	837 - Cell Tower	Land Only	Nys Urban Devlpmt Corp	No	No	No	4709/180

Utilities

Sewer Type:	Comm/public	**Water Supply:**	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:		**Overall Condition:**	Normal

Overall Grade: **Overall Desirability:** 2

Buildings

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

Site Uses

Use	Rentable Area (sqft)	Total Units

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)

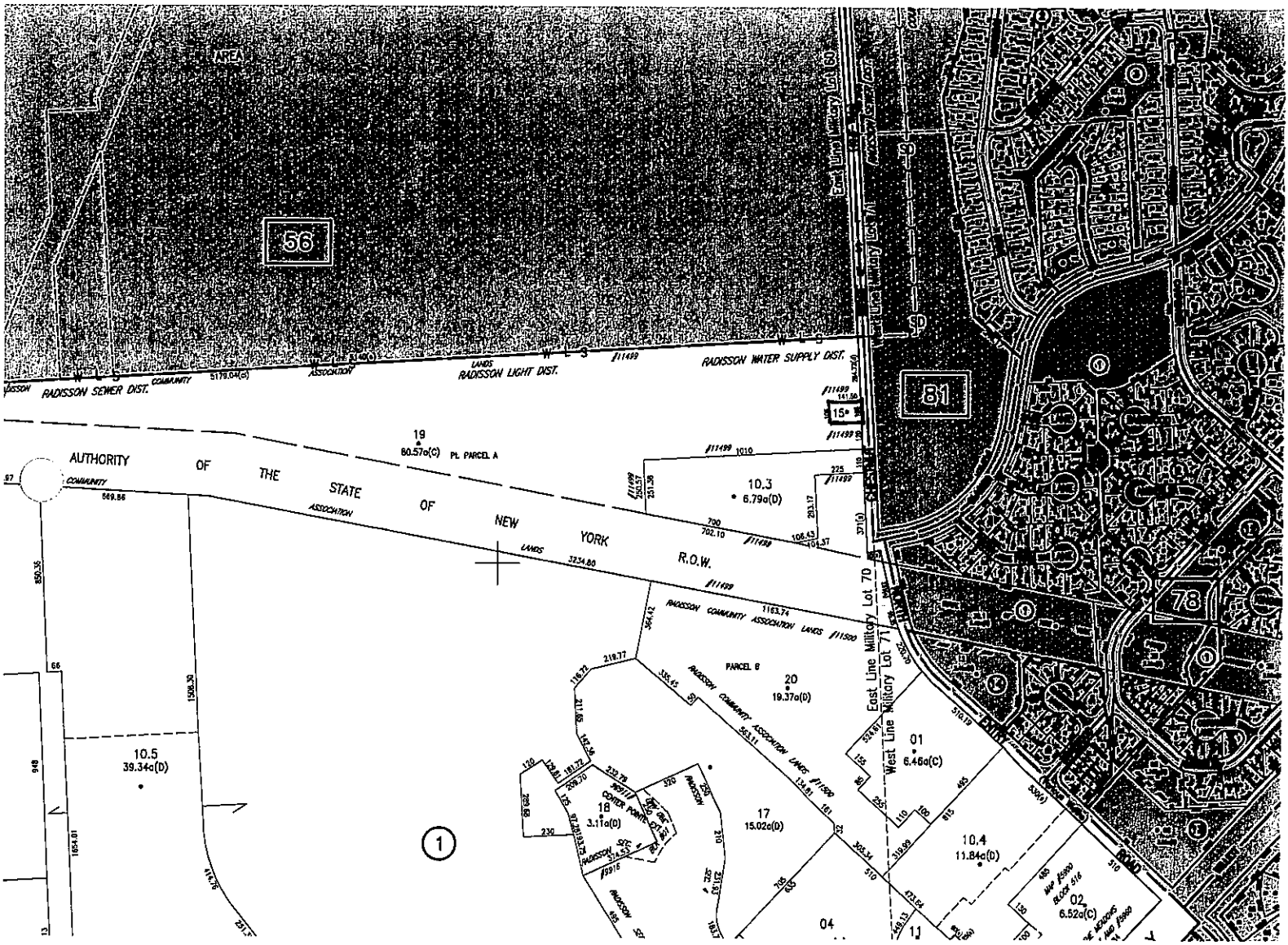
Description	Units	Percent	Type	Value
CWR40-County water	0	0%		0
FR017-Belgium cold sprgs f	0	0%		0
LT032-Radisson lgt	0	0%		0
WT002-Radisson wat sup	0	0%		0

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 %


AREA
56
81
78
RADISSON SEWER DIST.
RADISSON LIGHT DIST.
RADISSON WATER SUPPLY DIST.
AUTHORITY OF THE STATE OF NEW YORK R.O.W.
East Line Military Lot 69
West Line Military Lot 71
East Line Military Lot 70
19
80.57a(C)
PL PARCEL A
10.3
6.79a(D)
10.5
39.34a(D)
18
3.11a(D)
17
15.02a(D)
20
19.37a(D)
01
6.46a(C)
10.4
11.84a(D)
02
6.52a(C)
04
RADISSON COMMUNITY ASSOCIATION LANDS
PARCEL B
CENTER POINT CT.
1
9
11

N. E ry Road



24, 2015

1:2,270

0 0.0275 0.055 0.11 n

0 0.045 0.09 0.18

Infiltration Test Pits

All

ESCGP-2 Boundary

Limits of Cultural Resources and Biological Survey

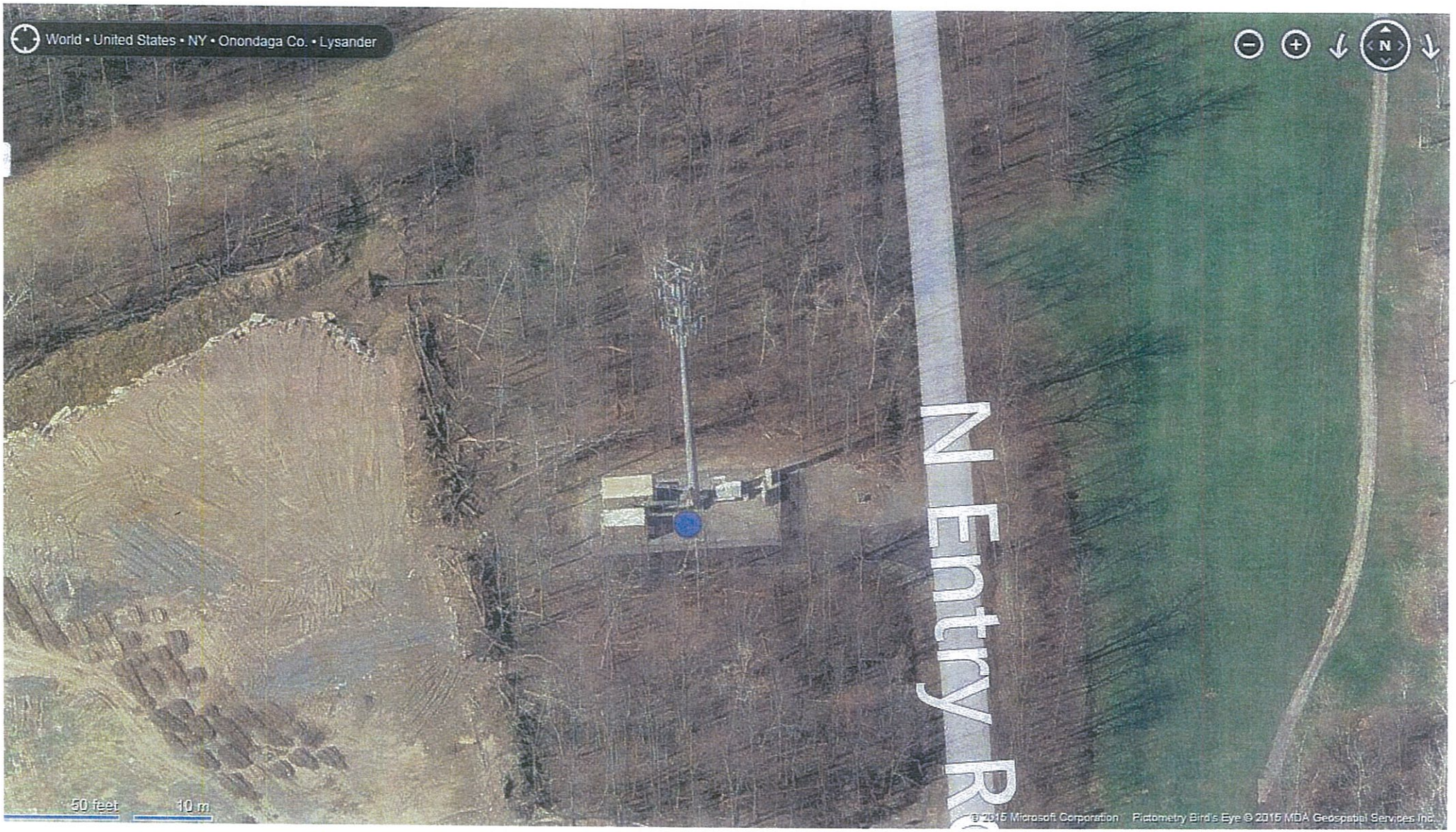
Approved Variance Workspace

Permanent Workspace

Temporary Workspace

Additional Temporary Workspace

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SIO © 2015 Microsoft Corporation © 2015 Nokia © AND


World • United States • NY • Onondaga Co. • Lysander
N
N Entry R
50 feet
10 m
© 2015 Microsoft Corporation Pictometry Bird's Eye © 2015 MDA Geospatial Services Inc.

CELL
GOLF COURSE

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OWNERSHIP INFORMATION

LISCUM MICHAEL LISCUM
8726 RADBURN DR
LYSANDER NY 13027-1502

PARCEL NO: 080.-01-24.0

Mail: 8726 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 01/02/2013 **Price $** 200,000 **Deed Date** 01/02/2013

Arms Length Y **Libre** 5225 **Page** 533 **# Total Parcels** 1

Seller MCCONVILLE WILLIAM **Buyer** LISCUM MICHAEL **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 200,000	12/31/2012	Y	MCCONVILLE WILLIAM	LISCUM MICHAEL
2	$ 192,000	11/01/2007	Y	KASSAKATIS LEROY D/DONNA S	MCCONVILLE WM J JR/ANGELA MARIE
3	$ 173,000	11/27/1990	Y	HOUGH MICHAEL B & BARBARA A	KASSAKATIS LEROY D & DONNA S

STRUCTURAL INFORMATION

Square Feet	2,280
Sqft. 1st Floor	1,140
Sqft. 2nd Floor	1,140
Fin. Basement Sqft.	0
Year Built	1981
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
# Baths	2 FULL, 1 HALF
# Bedrooms	4
# Fireplaces	2
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1981, 484 SQFT, DIMENSIONS: (22 X 22), CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	WOOD
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	100.00x114.00
Land SQFT	11,400
Lot Size Acres	0.26
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	UNKNOWN
Nbhd. Type	UNKNOWN
# Res. Sites	1
# Comm. Sites	0
Swis Code	313689

TAX INFORMATION

Tax ID#	080.-01-24.0
Assessed Value $	195,000
Land Assesment $	37,100
School Tax $	4,444
County/Town Tax $	1,371
City/Village Tax $	
Total Tax $	5,815
Full Tax Value $	195,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	37,100

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

Updated:04/09/2015 1:46 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1981, 0 SQFT, CONDITION NORMAL
(1) PORCH-SCREEN, BUILT 1981, 192.00 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

CELL
GOLF COURSE

realRecord™

OWNERSHIP INFORMATION

JORDAN CHRISTOPHER JORDAN
8724 RADBURN DR
LYSANDER NY 13027-1502

PARCEL NO: 080.-01-25.0

Mail: 8724 RADBURN DR
BALDWINSVILLE NY 13027-1502

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0114.01

SALE INFORMATION

Sale Date 10/29/2014 **Price $** 192,500 **Deed Date** 10/30/2014

Arms Length Y **Libre** 5302 **Page** 103 **# Total Parcels** 1

Seller TANSEY LESLIE **Buyer** JORDAN CHRISTOPHER **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 107,500	06/13/1997	Y	SILLIMAN JOHN E/JANETTE H	TANSEY KEVIN L/LESLIE E

STRUCTURAL INFORMATION

Square Feet	2,016
Sqft. 1st Floor	1,008
Sqft. 2nd Floor	1,008
Fin. Basement Sqft.	0
Year Built	1979
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
# Baths	3 FULL
# Bedrooms	4
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1979, 576 SQFT, DIMENSIONS: (24 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.:	100.00x116.00
Land SQFT	11,600
Lot Size Acres	0.27
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	UNKNOWN
Nbhd. Type	UNKNOWN
# Res. Sites	1
# Comm. Sites	0
Swis Code	313689

TAX INFORMATION

Tax ID#	080.-01-25.0
Assessed Value $	195,000
Land Assesment $	37,100
School Tax $	4,444
County/Town Tax $	1,371
City/Village Tax $	
Total Tax $	5,815
Full Tax Value $	195,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	37,100

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

Updated:04/09/2015 1:46 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1979, 0 SQFT, CONDITION NORMAL
(1) PORCH-SCREEN, BUILT 2001, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 2001, 0 SQFT, CONDITION NORMAL

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

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OWNERSHIP INFORMATION

SZOT MARCIN T.
8714 RADBURN DR
LYSANDER NY 13027-1502

PARCEL NO: 080.-01-30.0

Mail: 8714 RADBURN DR
BALDWINSVILLE NY 13027-1502

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0114.01

SALE INFORMATION

Sale Date 10/24/2014 **Price $** 157,000 **Deed Date** 10/24/2014
Arms Length Y **Libre** 5301 **Page** 355 **# Total Parcels** 1
Seller LOFTIS JOAN B. **Buyer** SZOT MARCIN T. **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 195,000	08/31/2005	Y	SULLIVAN MILLARD S & RONNY M	LOFTIS JOHN H & JOAN B

STRUCTURAL INFORMATION

Square Feet	2,080
Sqft. 1st Floor	1,268
Sqft. 2nd Floor	812
Fin. Basement Sqft.	0
Year Built	1982
Bldg Style	CONTEMPORARY
# Units	1
# Stories	2.00
# Baths	2 FULL, 1 HALF
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1982, 552 SQFT, DIMENSIONS: (23 X 24), CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	WOOD
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	80.00x143.00
Land SQFT	11,440
Lot Size Acres	0.30
Zoning	PUD
Nbhd Code	47
School District	313601 - BALDWINSVILLE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	313689

TAX INFORMATION

Tax ID#	080.-01-30.0
Assessed Value $	190,000
Land Assesment $	37,400
School Tax $	4,330
County/Town Tax $	1,336
City/Village Tax $	
Total Tax $	5,666
Full Tax Value $	190,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	37,400

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

Updated:04/09/2015 1:46 pm

EXEMPTIONS:

ALT VET EX-WAR PERIOD-COMBAT
BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1982, 0 SQFT, CONDITION NORMAL
(1) CANPY-W/SLAB, BUILT 1982, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 1982, 224.00 SQFT, CONDITION NORMAL

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

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OWNERSHIP INFORMATION

MCALLISTER SCOTT
8767 VALLINGBY CIR
LYSANDER NY 13027-1503

PARCEL NO: 080.-04-04.0

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 11/01/2013 **Price $** 156,000 **Deed Date** 11/06/2013
Arms Length Y **Libre** 5259 **Page** 334 **# Total Parcels** 1
Seller SMITH ROBERT **Buyer** MCALLISTER SCOTT **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 89,000	12/31/1997	Y	FOLTS NORINE M	SMITH ROBERT T & SUSAN G

STRUCTURAL INFORMATION

Square Feet	1,784
Sqft. 1st Floor	896
Sqft. 2nd Floor	888
Fin. Basement Sqft.	0
Year Built	1979
Bldg Style	TOWNHOUSE
# Units	1
# Stories	2.00
# Baths	2 FULL, 1 HALF
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1979, 624 SQFT, CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	WOOD
Condition	NORMAL
Basement Type	SLAB/PIER

LOT INFORMATION

Lot Size Dim.:	35.00x138.00
Land SQFT	4,830
Lot Size Acres	0.12
Zoning	PUD
Nbhd Code	44
School District	313601 - 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.-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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OWNERSHIP INFORMATION

MCGEE JAMES
8772 RADBURN DR
LYSANDER NY 13027-1522

PARCEL NO: 080.-01-01.0

Mail: BALDWINSVILLE NY 00000-0000
PHONE NUMBER:

COUNTY: ONONDAGA
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE
CENSUS TRACT: 0114.01

SALE INFORMATION

Sale Date	09/22/2014	**Price $**	180,000	**Deed Date**	09/23/2014		
Arms Length	Y	**Libre**	5297	**Page**	206	**# Total Parcels**	1
Seller	STEVENS BONNIE	**Buyer**	MCGEE JAMES	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER

No sale history in database for this parcel.

STRUCTURAL INFORMATION

Square Feet	1,976
Sqft. 1st Floor	988
Sqft. 2nd Floor	988
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	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	WOOD
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	100.00x180.00
Land SQFT	18,000
Lot Size Acres	0.39
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.-01-01.0
Assessed Value $	185,000
Land Assesment $	37,800
School Tax $	4,216
County/Town Tax $	1,301
City/Village Tax $	
Total Tax $	5,517
Full Tax Value $	185,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	37,800

*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.

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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

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OWNERSHIP INFORMATION

LIU NATHAN
8769 VALLINGBY CIR
LYSANDER NY 13027-1503

PARCEL NO: 080.-04-03.0

Mail: 8769 VALLINGBY CIR
BALDWINSVILLE 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 - 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.-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.

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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

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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

Square Feet	1,560
Sqft. 1st Floor	960
Sqft. 2nd Floor	600
Fin. Basement Sqft.	0
Year Built	1979
Bldg Style	CONTEMPORARY
# Units	1
# Stories	2.00
# Baths	2 FULL
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1979, 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.:	82.00x151.00
Land SQFT	12,382
Lot Size Acres	0.29
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.-01-16.0
Assessed Value $	149,000
Land Assesment $	37,200
School Tax $	3,760
County/Town Tax $	1,160
City/Village Tax $	
Total Tax $	4,920
Full Tax Value $	149,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	37,200

*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 1:46 pm

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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OWNERSHIP INFORMATION

BLOMGREN KIMBERLY ZAVAGE
3016 PEONY FARM LN
LYSANDER NY 13027-1636

PARCEL NO: 078.-01-02.0

Mail: 3016 PEONY FARM LN
BALDWINSVILLE NY 13027-1636

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0114.01

SALE INFORMATION

Sale Date 05/29/2013

Arms Length Y

Libre 5239

Page 763

Seller KILLIAN KASANDRA

Buyer BLOMGREN KIMBERLY

Price $ 185,000 **Deed Date** 05/29/2013

Total Parcels 1

Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 185,000	05/24/2013	Y	KILLIAN KASANDRA	BLOMGREN KIMBERLY
2	$ 1	07/05/2005	N	SMITH KASANDRA	KILLIAN KASANDRA
3	$ 1	04/11/2002	N	SMITH MATTHEW C	SMITH KASANDRA L
4	$ 88,000	05/12/2000	N	CHARTER ONE MORTGAGE INC	SMITH MATTHEW C
5	$ 97,467	09/30/1999	N	PALADINO FRANK P & DEBORAH L	CHARTER ONE MORTGAGE,INC.
6	$ 104,000	06/13/1996	Y	CARLSON ROY V	PALADINO FRANK
7	$ 106,000	04/27/1995	Y	HUNT JOEL S	CARLSON ROY V & CYNTHIA A

STRUCTURAL INFORMATION

Square Feet	1,871
Sqft. 1st Floor	1,121
Sqft. 2nd Floor	750
Fin. Basement Sqft.	0
Year Built	1978
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: 1978, 400 SQFT, DIMENSIONS: (20 X 20), 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.:	75.00x140.00
Land SQFT	10,500
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.-01-02.0
Assessed Value $	160,000
Land Assesment $	29,900
School Tax $	3,646
County/Town Tax $	1,125
City/Village Tax $	
Total Tax $	4,771
Full Tax Value $	160,000
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:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1978, 0 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 1978, 0 SQFT, CONDITION NORMAL
(1) PORCH-SCREEN, BUILT 1992, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 1978, 192.00 SQFT, CONDITION NORMAL

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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

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Updated:04/09/2015 1:46 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) PORCH-OPEN, BUILT 1979, 290.00 SQFT, CONDITION NORMAL

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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.

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NO CELL WATER

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OWNERSHIP INFORMATION

PAGAN EDGAR
8696 LETCHWORTH LN
LYSANDER NY 13027-1716

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

PARCEL NO: 078.-04-44.0

Mail: 8696 LETCHWORTH LN
BALDWINSVILLE NY 13027-1716
PHONE NUMBER:

CENSUS TRACT: 0114.01

SALE INFORMATION

Sale Date	08/12/2014	**Price $**	210,000	**Deed Date**	08/12/2014		
Arms Length	Y	**Libre**	5291	**Page**	894	**# Total Parcels**	1
Seller	WELCH ELLEN	**Buyer**	PAGAN EDGAR	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 210,000	08/11/2014	Y	WELCH ELLEN	PAGAN EDGAR
2	$ 1	01/10/2000	N	WELCH JOSEPH D	WELCH JOSEPH D

STRUCTURAL INFORMATION

Square Feet	2,380
Sqft. 1st Floor	1,190
Sqft. 2nd Floor	1,190
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, 600 SQFT, DIMENSIONS: (24 X 25), CNDTN: NORMAL, GRADE: B
Garage Bays	1
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT WATER/STEAM) FUEL: (GAS)
Exterior	WOOD
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	52.00x178.00
Land SQFT	9,256
Lot Size Acres	0.38
Zoning	PUD
Nbhd Code	47
School District	313601 - BALDWINSVILLE
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	313689

TAX INFORMATION

Tax ID#	078.-04-44.0
Assessed Value $	200,000
Land Assesment $	31,800
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#	
Full Land Value $	31,800

*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-COMBAT
ENHANCED STAR

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1977, 0 SQFT, CONDITION NORMAL
(1) CANPY-W/SLAB, BUILT 1977, 0 SQFT, CONDITION FAIR
(1) PORCH-OPEN, BUILT 1977, 240.00 SQFT, CONDITION NORMAL

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

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NO CELL

WATER

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OWNERSHIP INFORMATION

SOUTHWORTH ROBERT
8752 BLUE HERON CIR
LYSANDER NY 13027-1707

PARCEL NO: 078.-04-10.0

Mail: 8752 BLUE HERON CIR
BALDWINSVILLE NY 13027-1707

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0114.01

SALE INFORMATION

Sale Date 06/17/2014 **Price $** 204,600 **Deed Date** 07/22/2014

Arms Length Y **Libre** 5289 **Page** 315 **# Total Parcels** 1

Seller SHERWOOD LYNN **Buyer** SOUTHWORTH ROBERT **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 1	03/10/1999	N	SHERWOOD LYNN E	SHERWOOD LIVING TRUST DATED MARCH 10, 19
2	$ 120,000	04/18/1996	Y	TEDESCO ANDREW R	SHERWOOD LYNN E
3	$ 147,000	10/12/1990	Y	CARYL ROBERT & ELIZABETH	TEDESCO ANDREW & PATRICIA

STRUCTURAL INFORMATION

Square Feet	1,892
Sqft. 1st Floor	1,352
Sqft. 2nd Floor	540
Fin. Basement Sqft.	0
Year Built	1977
Bldg Style	CONTEMPORARY
# Units	1
# Stories	2.00
# Baths	2 FULL
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1977, 576 SQFT, DIMENSIONS: (24 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	PARTIAL

LOT INFORMATION

Lot Size Dim.:	67.00x188.00
Land SQFT	12,596
Lot Size Acres	0.58
Zoning	PUD
Nbhd Code	47
School District	313601 - BALDWINSVILLE
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 INFORMATION

Tax ID#	078.-04-10.0
Assessed Value $	175,000
Land Assesment $	45,600
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 $	45,600

*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) 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

realRecord™

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

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 INFORMATION

Lot Size Dim.:	67.00x188.00
Land SQFT	12,596
Lot Size Acres	0.39
Zoning	PUD
Nbhd Code	47
School District	313601 - BALDWINSVILLE
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 INFORMATION

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.

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NO CELL (POTENTIAL ACROSS ST)

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OWNERSHIP INFORMATION

FULTON KARI L
3111 KINGSBRIDGE LN
LYSANDER NY 13027-1629

PARCEL NO: 078.-12-07.0

Mail: 3111 KINGSBRIDGE LN
BALDWINSVILLE 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 - 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.-12-07.0
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

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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.

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NO CELL (POWELL RD STREET)

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OWNERSHIP INFORMATION

PEARCE KELLY
3107 KINGSBRIDGE LN
LYSANDER NY 13027-1629

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

PARCEL NO: 078.-12-08.0

Mail: 3107 KINGSBRIDGE LN
BALDWINSVILLE NY 13027-1629
PHONE NUMBER:

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

Square Feet	1,764
Sqft. 1st Floor	1,262
Sqft. 2nd Floor	502
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, 420 SQFT, DIMENSIONS: (20 X 21), CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	NONE
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	UNKNOWN
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	70.00x159.00
Land SQFT	11,130
Lot Size Acres	0.24
Zoning	PUD
Nbhd Code	45
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.-12-08.0
Assessed Value $	200,000
Land Assesment $	29,800
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#	
Full Land Value $	29,800

*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:

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.

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NO CELL (POWERLINES ACROSS STREET)

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OWNERSHIP INFORMATION

MCARDELL LISA M
3058 HAYFIELD LN
LYSANDER NY 13027-1626

PARCEL NO: 078.-02-34.0

Mail: 3058 HAYFIELD LN
BALDWINSVILLE NY 13027-1626

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0114.01

SALE INFORMATION

Sale Date 09/23/2014 **Price $** 127,500 **Deed Date** 09/24/2014
Arms Length Y **Libre** 5297 **Page** 238 **# Total Parcels** 1
Seller STEIN ROBERT W **Buyer** MCARDELL LISA M **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 89,900	07/02/2001	Y	SCOTT LYNN N	STEIN ROBERT W/LINDA K
2	$ 56,903	05/08/1998	N	SECRETARY OF HUD	SCOTT LYNN
3	$ 105,564	12/18/1997	N	REFEREE ELBADAWI SAME A	THE SECRETARY OF HOUSING AND URBAN DEVEL

STRUCTURAL INFORMATION

Square Feet	1,400
Sqft. 1st Floor	1,080
Sqft. 2nd Floor	0
Fin. Basement Sqft.	320
Year Built	1978
Bldg Style	SPLIT LEVEL
# Units	1
# Stories	1.00
# Baths	1 FULL, 1 HALF
# Bedrooms	3
# Fireplaces	0
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1978, 364 SQFT, DIMENSIONS: (14 X 26), CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	NONE
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	WOOD
Condition	NORMAL
Basement Type	PARTIAL

LOT INFORMATION

Lot Size Dim.:	53.00x113.00
Land SQFT	5,989
Lot Size Acres	0.24
Zoning	PUD
Nbhd Code	47
School District	313601 - BALDWINSVILLE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	313689

TAX INFORMATION

Tax ID#	078.-02-34.0
Assessed Value $	120,000
Land Assesment $	29,900
School Tax $	2,735
County/Town Tax $	844
City/Village Tax $	
Total Tax $	3,579
Full Tax Value $	120,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	29,900

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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.

NO CELL (POWERLINE ACROSS STREET)

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OWNERSHIP INFORMATION	PARCEL NO: 078.-02-33.0
MUSCATELLO JAMES M SHEFTIC **3059 HAYFIELD LN** **LYSANDER NY 13027-1625**	**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

Square Feet	1,976
Sqft. 1st Floor	1,248
Sqft. 2nd Floor	728
Fin. Basement Sqft.	0
Year Built	1979
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
# Baths	2 FULL, 1 HALF
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1979, 400 SQFT, DIMENSIONS: (20 X 20), CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	NONE
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	WOOD
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	80.00x129.00
Land SQFT	10,320
Lot Size Acres	0.24
Zoning	PUD
Nbhd Code	47
School District	313601 - 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.-03-23.0
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.

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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
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OWNERSHIP INFORMATION

MAXWELL GREG MAXWELL
4017 BRIXHAM CT
LYSANDER NY 13027-1500

PARCEL NO: 080.2-12-02.2

Mail: 3442 STANFORD DR
BALDWINSVILLE 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 DEVLP 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 - 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#	080.2-12-02.2
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
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OWNERSHIP INFORMATION

LINDA A WARMINGTON REVOCA
4031 BRIXHAM CT
LYSANDER NY 13027-1500

PARCEL NO: 080.2-12-06.1

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 11/15/2013 **Price $** 225,000 **Deed Date** 12/11/2013
Arms Length Y **Libre** 5263 **Page** 261 **# Total Parcels** 1
Seller MCWAIN JANICE **Buyer** LINDA A WARMINGTON REVOCA **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 161,900	02/08/2002	Y	MERLE BLDRS INC	DICE JANICE E
2	$ 22,000	09/20/2001	N	NYS URBAN DEV CORP	MERLE BLDRS INC

STRUCTURAL INFORMATION

Square Feet	1,880
Sqft. 1st Floor	1,556
Sqft. 2nd Floor	324
Fin. Basement Sqft.	0
Year Built	2001
Bldg Style	RANCH
# Units	1
# Stories	1.00
# Baths	2 FULL
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 2001, 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.:	20.00x237.80
Land SQFT	4,756
Lot Size Acres	0.41
Zoning	PUD
Nbhd Code	45
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#	080.2-12-06.1
Assessed Value $	200,000
Land Assesment $	40,900
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#	080.2-12-06.0
Full Land Value $	40,900

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

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EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 2001, 428.00 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 2001, 396.00 SQFT, CONDITION NORMAL
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OWNERSHIP INFORMATION	PARCEL NO: 080.2-12-09.1
ROSS ROBERT ROSS 4014 BRIXHAM CT LYSANDER NY 13027-1533	**Mail:** 4014 BRIXHAM CT BALDWINSVILLE 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 - 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#	080.2-12-09.1
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.

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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

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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.

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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

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OWNERSHIP INFORMATION

LAATZ NATHAN LAATZ
3059 BASSWOOD LN
LYSANDER NY 13027-1617

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

PARCEL NO: 078.-02-06.0

Mail: 3059 BASSWOOD LN
BALDWINSVILLE NY 13027-1617

PHONE NUMBER:

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.

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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.

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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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OWNERSHIP INFORMATION

POPOVICH DEREK POPOVICH
8727 WALDEN LN
LYSANDER NY 13027-1723

PARCEL NO: 078.-04-01.0

Mail: BALDWINSVILLE NY 00000-0000

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0114.01

SALE INFORMATION

Sale Date	07/16/2014	**Price $**	184,900	**Deed Date**	07/21/2014		
Arms Length	Y	**Libre**	5289	**Page**	79	**# Total Parcels**	1
Seller	ROSS ROBERT	**Buyer**	POPOVICH DEREK	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER

No sale history in database for this parcel.

STRUCTURAL INFORMATION

Square Feet	1,833
Sqft. 1st Floor	993
Sqft. 2nd Floor	840
Fin. Basement Sqft.	0
Year Built	1976
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
# Baths	2 FULL, 1 HALF
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1976, 441 SQFT, DIMENSIONS: (21 X 21), CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	WOOD
Condition	NORMAL
Basement Type	PARTIAL

LOT INFORMATION

Lot Size Dim.:	117.00x171.00
Land SQFT	20,007
Lot Size Acres	0.31
Zoning	PUD
Nbhd Code	47
School District	313601 - BALDWINSVILLE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	313689

TAX INFORMATION

Tax ID#	078.-04-01.0
Assessed Value $	173,000
Land Assesment $	37,400
School Tax $	3,943
County/Town Tax $	1,216
City/Village Tax $	
Total Tax $	5,159
Full Tax Value $	173,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	37,400

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

Updated:04/09/2015 1:46 pm

EXEMPTIONS:

ENHANCED STAR

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1976, 0 SQFT, CONDITION NORMAL
(1) CANPY-W/SLAB, BUILT 1976, 0 SQFT, CONDITION NORMAL
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OWNERSHIP INFORMATION

PHILLIPS JANE PHILLIPS
8760 BLUE HERON CIR
LYSANDER NY 13027-1707

PARCEL NO: 078.-04-14.0

Mail: BALDWINSVILLE NY 00000-0000

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0114.01

SALE INFORMATION

Sale Date	09/23/2013	**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 - BALDWINSVILLE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	313689

TAX INFORMATION

Tax ID#	078.-04-14.0
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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OWNERSHIP INFORMATION

DEFAZIO PATRICK DEFAZIO
8848 HAWKS WATCH
LYSANDER NY 13027-1514

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

PARCEL NO: 080.-06-13.0

Mail: 8342 DATUM LN
BALDWINSVILLE NY 13027-6201
PHONE NUMBER:

CENSUS TRACT: 0114.01

SALE INFORMATION

Sale Date	04/22/2014	**Price $**	185,000	**Deed Date**	04/23/2014		
Arms Length	Y	**Libre**	5277	**Page**	867	**# Total Parcels**	1
Seller	HOY NORMAN	**Buyer**	DEFAZIO PATRICK	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER

No sale history in database for this parcel.

STRUCTURAL INFORMATION

Square Feet	2,300
Sqft. 1st Floor	1,148
Sqft. 2nd Floor	1,152
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, 484 SQFT, DIMENSIONS: (22 X 22), CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	WOOD
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	65.00x165.00
Land SQFT	10,725
Lot Size Acres	0.38
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.-06-13.0
Assessed Value $	196,000
Land Assesment $	37,800
School Tax $	4,467
County/Town Tax $	1,378
City/Village Tax $	
Total Tax $	5,845
Full Tax Value $	196,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	37,800

*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:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1983, 0 SQFT, CONDITION NORMAL
(2) CANPY-W/SLAB, BUILT 1983, 0 SQFT, CONDITION NORMAL
(3) PORCH-OPEN, BUILT 1983, 240.00 SQFT, CONDITION NORMAL

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

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OWNERSHIP INFORMATION

THOMPSON JULIE THOMPSON
8677 LETCHWORTH LN
LYSANDER NY 13027-1715

PARCEL NO: 078.-04-50.0

Mail: 8677 LETCHWORTH LN
BALDWINSVILLE 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 - BALDWINSVILLE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	313689

TAX INFORMATION

Tax ID#	078.-04-50.0
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.

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OWNERSHIP INFORMATION

ROSS KIMBERLY
8681 LETCHWORTH LN
LYSANDER NY 13027-1715

PARCEL NO: 078.-04-49.0

Mail: 8681 LETCHWORTH LN
BALDWINSVILLE NY 13027-1715

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0114.01

SALE INFORMATION

Sale Date 04/16/2014 **Price $** 171,000 **Deed Date** 04/21/2014
Arms Length Y **Libre** 5277 **Page** 395 **# Total Parcels** 1
Seller KRAMER VIRGINIA **Buyer** ROSS KIMBERLY **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 138,000	08/30/1996	Y	WRIGHT WILLIAM HUGH	KRAMER VIRGINIA LEIGH

STRUCTURAL INFORMATION

Square Feet	2,120
Sqft. 1st Floor	1,128
Sqft. 2nd Floor	992
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	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	WOOD
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	52.00x147.00
Land SQFT	7,644
Lot Size Acres	0.38
Zoning	PUD
Nbhd Code	47
School District	313601 - BALDWINSVILLE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	313689

TAX INFORMATION

Tax ID#	078.-04-49.0
Assessed Value $	185,000
Land Assesment $	31,800
School Tax $	4,216
County/Town Tax $	1,301
City/Village Tax $	
Total Tax $	5,517
Full Tax Value $	185,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	31,800

*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:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1975, 0 SQFT, CONDITION NORMAL
(1) PATIO-CONCR, BUILT 1975, 70.00 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 1975, 240.00 SQFT, CONDITION NORMAL

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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	WOOD
Condition	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

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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 - 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.-03-17.0
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

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OWNERSHIP INFORMATION

SVEREIKA TABATHA
3030 STEVENAGE DR
LYSANDER NY 13027-1504

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

PARCEL NO: 080.-03-15.0

Mail: BALDWINSVILLE NY 00000-0000
PHONE NUMBER:

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.

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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
BALDWINSVILLE 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 - 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.-03-14.0
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.

realRecord™

NO CELL

OWNERSHIP INFORMATION	PARCEL NO: 078.-01-24.0
BOSCO MARK BOSCO **3039 WALPOLE LN** **LYSANDER NY 13027-1634**	**Mail:** BALDWINSVILLE NY 00000-0000 **PHONE NUMBER:**
COUNTY: ONONDAGA	**CENSUS TRACT:** 0114.01
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE	

SALE INFORMATION							
Sale Date	10/17/2013	**Price $**	136,000	**Deed Date**	12/10/2013		
Arms Length	Y	**Libre**	5263	**Page**	134	**# Total Parcels**	1
Seller	DAHM THOMAS	**Buyer**	BOSCO MARK	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 149,000	12/12/2003	Y	BURKE DAVID F/ANITA L	DAHM THOMAS J/JANE C

STRUCTURAL INFORMATION	
Square Feet	1,540
Sqft. 1st Floor	864
Sqft. 2nd Floor	676
Fin. Basement Sqft.	0
Year Built	1977
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
# Baths	1 FULL, 1 HALF
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1977, 400 SQFT, DIMENSIONS: (20 X 20), CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	NONE
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	WOOD
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION	
Lot Size Dim.:	53.00x128.00
Land SQFT	6,784
Lot Size Acres	0.20
Zoning	PUD
Nbhd Code	47
School District	313601 - BALDWINSVILLE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	313689

TAX INFORMATION	
Tax ID#	078.-01-24.0
Assessed Value $	136,000
Land Assesment $	29,300
School Tax $	3,646
County/Town Tax $	1,125
City/Village Tax $	
Total Tax $	4,771
Full Tax Value $	136,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	29,300

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

Updated:04/09/2015 1:46 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1977, 0 SQFT, CONDITION NORMAL
(1) PATIO-CONCR, BUILT 1977, 60.00 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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APPENDIX F

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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: 312289051004001200300100000

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

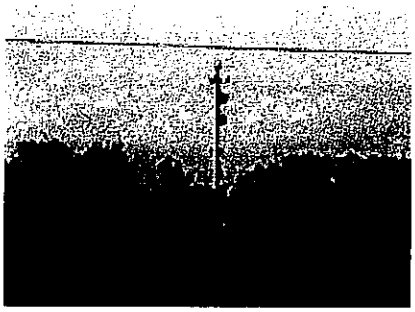
# IDENT. BLDS.	BOECKH MODEL	YR. BUILT	QUALITY	CONDITION	PERIMETER	GROSS SQ.FT.	STORY STORIES	STORY HEIGHT	AC%	SPRINKLER%	ALARM%	BSMT. TYPE	BSMT. SQ.FT.

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
Total Acreage/Size:	2.84
School District:	North Syracuse
Land Assessment:	2014 - $150,000
Total Assessment:	2014 - $150,000
Full Market Value:	2014 - $150,000
Equalization Rate:	----
Legal Property Desc:	HMT Business Park AMD Lt 2A
Deed Book:	5103
Deed Page:	293
Grid East:	632203
Grid North:	1157470

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	**Water Supply:**	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:		**Overall Condition:**	Normal
Overall Grade:	Average	**Overall Desirability:**	3

Buildings

[illegible]%	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 [illegible]er	0	0%		0
D[illegible]244-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

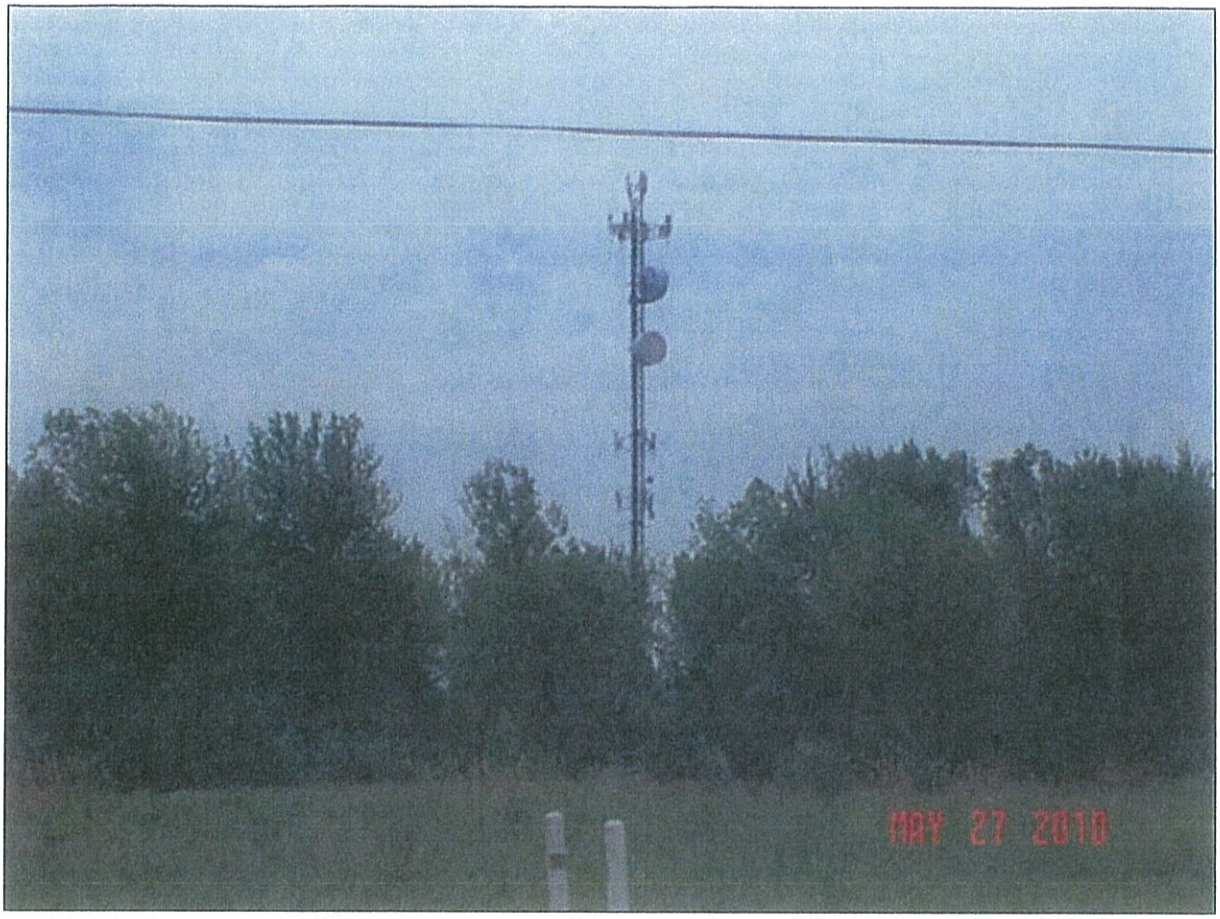
Exemptions

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

Taxes

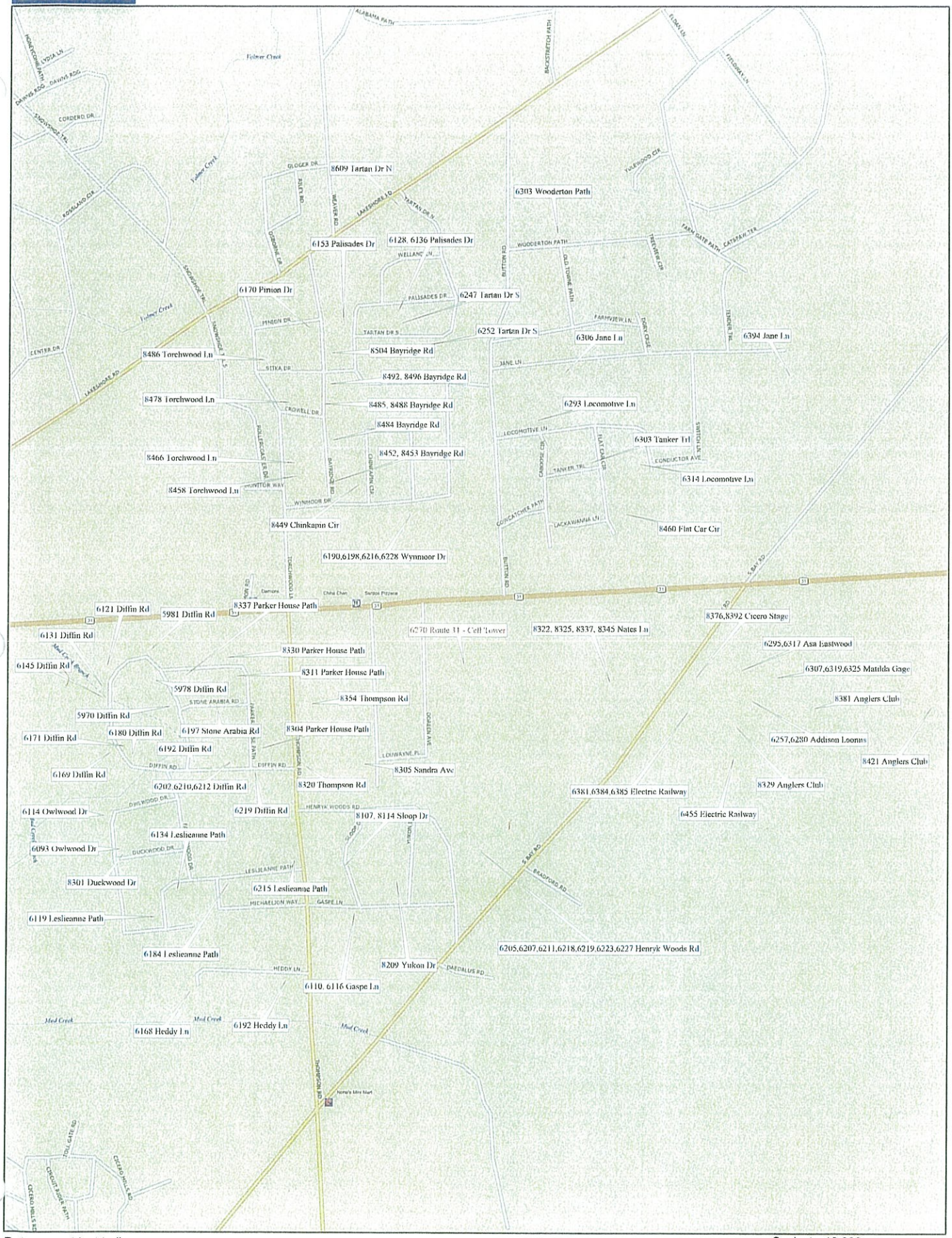
Year	Description	Amount

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



Photo

Photo for 051.4-12-03.1 in Town of Cicero



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www.delorme.com

TN

MN (12.4°W)

Scale 1 : 12,800

0 200 400 600 800 1000 ft

0 100 200 300 400 500 m

1" = 1,066.7 ft

Data Zoom 15-0

realRecord™

YES

OWNERSHIP INFORMATION

METZCUS MATT
6303 TANKER TRL
CICERO NY 13039-8214

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

PARCEL NO: 088.-04-06.0

Mail: 6303 TANKER TRL
CICERO NY 13039-8214
PHONE NUMBER:

CENSUS TRACT: 0103.21

SALE INFORMATION

Sale Date 08/12/2013 **Price $** 124,500 **Deed Date** 08/12/2013
Arms Length Y **Libre** 5248 **Page** 541 **# Total Parcels** 1
Seller HOLMES TIMOTHY **Buyer** METZCUS MATT **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 124,500	08/09/2013	Y	HOLMES TIMOTHY	METZCUS MATT
2	$ 94,050	12/27/1993	Y	NVR HOMES INC	HOLMES TIMOTHY L & TERESE C
3	$ 22,500	11/03/1993	Y	EXIT 36 REALTY CORP	NVR HOMES INC

STRUCTURAL INFORMATION

Square Feet	1,471
Sqft. 1st Floor	943
Sqft. 2nd Floor	0
Fin. Basement Sqft.	528
Year Built	1993
Bldg Style	SPLIT LEVEL
# Units	1
# Stories	1.00
# Baths	1 FULL
# Bedrooms	3
# Fireplaces	0
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1993, 336 SQFT, DIMENSIONS: (14 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	PARTIAL

LOT INFORMATION

Lot Size Dim.:	92.00x138.00
Land SQFT	12,628
Lot Size Acres	0.22
Zoning	
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.-04-06.0
Assessed Value $	135,000
Land Assesment $	12,400
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#	088.-01-21.0
Full Land Value $	12,400

*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

IPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1993, 0 SQFT, CONDITION NORMAL
(1) POOL-ABV GRN, BUILT 2000, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 2000, 0 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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NO

OWNERSHIP INFORMATION

GIANNUZZI JOSEPH
8460 FLAT CAR CIR
CICERO NY 13039-8210

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

PARCEL NO: 088.-05-12.0

Mail: CICERO NY 00000-0000

PHONE NUMBER:

CENSUS TRACT: 0103.21

SALE INFORMATION

Sale Date 08/23/2013 **Price $** 145,000 **Deed Date** 08/26/2013

Arms Length Y **Libre** 5250 **Page** 248 **# Total Parcels** 1

Seller CHRESTLER JESSE **Buyer** GIANNUZZI JOSEPH **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 136,500	03/07/2008	Y	PIERSON DAVID A AND GRETCHEN M	CHRESTLER JESSE
2	$ 105,150	09/10/2001	Y	ASCH STEVEN M	PIERSON DAVID A
3	$ 93,000	04/26/2000	Y	CHAPMAN ROBERT T & MARGARET K	ASCH STEVEN M
4	$ 93,860	08/19/1993	Y	RYAN OPERATIONS INC	CHAPMAN ROBERT T & MARGAR
5	$ 23,500	05/27/1993	Y	EXIT 36 REALTY CORP	RYAN OPERATIONS INC

STRUCTURAL INFORMATION

Square Feet	1,660
Sqft. 1st Floor	1,044
Sqft. 2nd Floor	0
Fin. Basement Sqft.	616
Year Built	1993
Bldg Style	RAISED RANCH
# Units	1
# Stories	1.00
# Baths	1 FULL, 1 HALF
# Bedrooms	3
# Fireplaces	0
# Kitchens	1
Garage Type	2 BSMT GARAGE
Garage Bays	2
Cooling Detail	NONE
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	ALUM/VINYL
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	88.00x133.00
Land SQFT	12,033
Lot Size Acres	0.20
Zoning	R-10,R-12
Nbhd Code	22502
School District	312403 - NORTH SYRACUSE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312289

TAX INFORMATION

Tax ID#	088.-05-12.0
Assessed Value $	130,000
Land Assesment $	16,800
School Tax $	2,731
County/Town Tax $	1,165
City/Village Tax $	
Total Tax $	3,896
Full Tax Value $	130,000
Equalization Rate	1.00
Prior Tax ID#	088.-01-21.0
Full Land Value $	16,800

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

Updated:04/09/2015 1:45 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) PORCH-COVERD, BUILT 1993, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 2002, 432.00 SQFT, CONDITION GOOD
(0) SHED-MACHINE, BUILT 2006, 0 SQFT, CONDITION NORMAL

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

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NO

OWNERSHIP INFORMATION

MOSHIER GERALD
6293 LOCOMOTIVE LN
CICERO NY 13039-8228

PARCEL NO: 088.-02-02.0

Mail: 2091 PEBBLE BEACH BLVD
ORLANDO FL 32826-5225

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0103.21

SALE INFORMATION

Sale Date 07/01/2013 **Price $** 123,000 **Deed Date** 07/02/2013

Arms Length Y **Libre** 5243 **Page** 598 **# Total Parcels** 1

Seller SHERMAN HONOR A. **Buyer** MOSHIER GERALD **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 106,000	06/30/2004	Y	MORROW BRENT/CAROLYN	PAUL HONOR A
2	$ 85,000	03/30/2000	N	FEDERAL NATIONAL MORTGAGE ASSOC	MORROW BRENT
3	$ 78,004	10/13/1999	N	KOSTERS MARK A & TINA M	FEDERAL NATIONAL MORTGAGE
4	$ 90,300	11/20/1991	Y	RYAN OPERATIONS INC	KOSTERS MARK A & TINA M

STRUCTURAL INFORMATION

Square Feet	1,304
Sqft. 1st Floor	1,040
Sqft. 2nd Floor	0
Fin. Basement Sqft.	264
Year Built	1991
Bldg Style	SPLIT LEVEL
# Units	1
# Stories	1.00
# Baths	1 FULL, 1 HALF
# Bedrooms	3
# Fireplaces	0
# Kitchens	1
Garage Type	2 BSMT GARAGE
Garage Bays	2
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	ALUM/VINYL
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	76.00x148.00
Land SQFT	11,280
Lot Size Acres	0.26
Zoning	R-10,R-12
Nbhd Code	22502
School District	312403 - NORTH SYRACUSE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312289

TAX INFORMATION

Tax ID#	088.-02-02.0
Assessed Value $	130,000
Land Assesment $	15,900
School Tax $	2,731
County/Town Tax $	1,165
City/Village Tax $	
Total Tax $	3,896
Full Tax Value $	130,000
Equalization Rate	1.00
Prior Tax ID#	088-01-30.1
Full Land Value $	15,900

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

Updated:04/09/2015 1:45 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) PORCH-OPEN, BUILT 2002, 0 SQFT, CONDITION NORMAL

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NO

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OWNERSHIP INFORMATION

CUNNINGHAM KERI CUNNINGHAM
6314 LOCOMOTIVE LN
CICERO NY 13039-8209

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

PARCEL NO: 088.-05-04.0

Mail: 6314 LOCOMOTIVE LN
CICERO NY 13039-8209

PHONE NUMBER:

CENSUS TRACT: 0103.21

SALE INFORMATION

Sale Date 09/03/2013
Arms Length Y
Libre 5251
Seller WOODS CARMELITA R.
Buyer CUNNINGHAM KERI
Price $ 178,500
Deed Date 09/03/2013
Page 276
Total Parcels 1
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

Square Feet	1,852
Sqft. 1st Floor	864
Sqft. 2nd Floor	988
Fin. Basement Sqft.	0
Year Built	1994
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: 1994, 400 SQFT, DIMENSIONS: (20 X 20), 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.:	77.00x133.00
Land SQFT	10,241
Lot Size Acres	0.24
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.-05-04.0
Assessed Value $	170,000
Land Assesment $	13,900
School Tax $	3,572
County/Town Tax $	1,523
City/Village Tax $	
Total Tax $	5,095
Full Tax Value $	170,000
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 1994, 0 SQFT, CONDITION NORMAL

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

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OWNERSHIP INFORMATION	PARCEL NO: 088.-08-13.0
MANKE JEFFREY MANKE **6394 JANE LN** **CICERO NY 13039-9261**	**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** 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		LOT INFORMATION		TAX INFORMATION	
Square Feet	1,500	**Lot Size Dim.:**	80.00x173.61	**Tax ID#**	088.-08-13.0
Sqft. 1st Floor	1,500	**Land SQFT**		**Assessed Value $**	192,500
Sqft. 2nd Floor	0	**Lot Size Acres**	0.32	**Land Assesment $**	45,000
Fin. Basement Sqft.	0	**Zoning**	AG.R-12	**School Tax $**	4,044
Year Built	2011	**Nbhd Code**	22602	**County/Town Tax $**	1,725
Bldg Style	RANCH	**School District**	312403 - NORTH SYRACUSE	**City/Village Tax $**	
# Units		**Desirability**	TYPICAL	**Total Tax $**	5,769
# Stories	1.00	**Water Front**	N	**Full Tax Value $**	192,500
# 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		
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	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 1:44 pm

EXEMPTIONS:
BASIC STAR 1999-2000

IMPROVEMENTS:
(0) GAR-1.0 ATT, BUILT 2011, 420.00 SQFT, CONDITION NORMAL
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OWNERSHIP INFORMATION	PARCEL NO: 088.-02-33.0
FREY JUSTIN **6306 JANE LN** **CICERO NY 13039-9221**	**Mail:** 6306 JANE LN CICERO NY 13039-9221 **PHONE NUMBER:**
COUNTY: ONONDAGA **PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE	**CENSUS TRACT:** 0103.21

SALE INFORMATION		Sale Date	04/30/2014	Price $	92,000	Deed Date	05/06/2014
Arms Length	Y	Libre	5279	Page	322	# Total Parcels	1
Seller	MISIASZEK SEAN	Buyer	FREY JUSTIN	Personal Property	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 89,900	09/16/2009	Y	DELANEY JAMES	MISIASZEK SEAN C

STRUCTURAL INFORMATION	
Square Feet	990
Sqft. 1st Floor	990
Sqft. 2nd Floor	0
Fin. Basement Sqft.	0
Year Built	1960
Bldg Style	RANCH
# Units	1
# Stories	1.00
# Baths	1 FULL
# Bedrooms	3
# Fireplaces	0
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1960, 315 SQFT, DIMENSIONS: (15 X 21), CNDTN: NORMAL, GRADE: D
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.:	80.00x172.00
Land SQFT	13,760
Lot Size Acres	0.32
Zoning	AG,R-12
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#	088.-02-33.0
Assessed Value $	102,000
Land Assesment $	26,200
School Tax $	2,143
County/Town Tax $	914
City/Village Tax $	
Total Tax $	3,057
Full Tax Value $	102,000
Equalization Rate	1.00
Prior Tax ID#	088.-01-38.0
Full Land Value $	26,200

*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 1:45 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1960, 0 SQFT, CONDITION NORMAL
(1) SHED-MACHINE, BUILT 1990, 0 SQFT, CONDITION NORMAL
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OWNERSHIP INFORMATION	PARCEL NO: 087.-02-27.0
SEVERN HEATH SEVERN **6303 WOODERTON PATH** **CICERO NY 13039-9253**	**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	11/10/2014	**Price $**	194,500	**Deed Date**	12/01/2014		
Arms Length	Y	**Libre**	5306	**Page**	255	**# Total Parcels**	1
Seller	BOTTEGA MARIA	**Buyer**	SEVERN HEATH	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 167,000	12/14/2000	Y	LA ROCHELLE THOMAS & BARBARA	BOTTEGA MICHAEL J & MARIA A
2	$ 165,000	06/29/1990	Y	GROSSO JOSEPH M	LAROCHELLE THOMAS & BARBARA

STRUCTURAL INFORMATION

Square Feet	2,314
Sqft. 1st Floor	1,292
Sqft. 2nd Floor	1,022
Fin. Basement Sqft.	0
Year Built	1990
Bldg Style	CONTEMPORARY
# Units	1
# Stories	2.00
# Baths	2 FULL, 1 HALF
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1990, 462 SQFT, DIMENSIONS: (21 X 22), CNDTN: GOOD, GRADE: B
Garage Bays	1
Cooling Detail	NONE
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	WOOD
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	87.74x413.01
Land SQFT	36,237
Lot Size Acres	0.74
Zoning	
Nbhd Code	22401
School District	312403 - NORTH SYRACUSE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312289

TAX INFORMATION

Tax ID#	087.-02-27.0
Assessed Value $	205,000
Land Assesment $	36,400
School Tax $	4,307
County/Town Tax $	1,837
City/Village Tax $	
Total Tax $	6,144
Full Tax Value $	205,000
Equalization Rate	1.00
Prior Tax ID#	087-01-08.1
Full Land Value $	36,400

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

Updated:04/09/2015 1:45 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1990, 0 SQFT, CONDITION GOOD
(1) CANPY-W/SLAB, BUILT 1990, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 1990, 0 SQFT, CONDITION NORMAL

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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

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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 RETAIL

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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

Square Feet	1,754
Sqft. 1st Floor	1,178
Sqft. 2nd Floor	0
Fin. Basement Sqft.	576
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, 528 SQFT, DIMENSIONS: (22 X 24), 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.:	75.00x150.00
Land SQFT	11,250
Lot Size Acres	0.26
Zoning	
Nbhd Code	22402
School District	312403 - NORTH SYRACUSE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312289

TAX INFORMATION

Tax ID#	089.-08-14.0
Assessed Value $	145,000
Land Assesment $	16,200
School Tax $	3,046
County/Town Tax $	1,299
City/Village Tax $	
Total Tax $	4,345
Full Tax Value $	145,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	16,200

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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-COVERD, BUILT 1983, 0 SQFT, CONDITION NORMAL
(1) PAVNG-CONCR, BUILT 1988, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 1986, 0 SQFT, CONDITION NORMAL
(1) SHED-MACHINE, BUILT 1988, 0 SQFT, CONDITION NORMAL

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YES

BACKS KEEPLE

OWNERSHIP INFORMATION	PARCEL NO: 089.-08-16.0
COURY DAVID BRUYERE 6198 WYNMOOR DR CICERO NY 13039-9210	Mail: 2140 TUNA CANYON RD TOPANGA CA 90290-3444 PHONE NUMBER:

COUNTY:	ONONDAGA	CENSUS TRACT:	0103.21
PROPERTY CLASS:	210 - ONE FAMILY YEAR-ROUND RESIDENCE		

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

No sale history in database for this parcel.

STRUCTURAL INFORMATION	
Square Feet	1,660
Sqft. 1st Floor	924
Sqft. 2nd Floor	0
Fin. Basement Sqft.	736
Year Built	1984
Bldg Style	RAISED RANCH
# Units	1
# Stories	1.00
# Baths	2 FULL
# Bedrooms	4
# Fireplaces	0
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1984, 288 SQFT, DIMENSIONS: (12 X 24), CNDTN: NORMAL, GRADE: D
Garage Bays	1
Cooling Detail	CENTRAL
Heat Type	HEAT: (ELECTRIC) FUEL: (ELECTRIC)
Exterior	WOOD
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION	
Lot Size Dim.:	75.00x155.00
Land SQFT	11,625
Lot Size Acres	0.27
Zoning	
Nbhd Code	22402
School District	312403 - NORTH SYRACUSE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312289

TAX INFORMATION	
Tax ID#	089.-08-16.0
Assessed Value $	130,000
Land Assesment $	17,000
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 $	17,000

*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 1984, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 1986, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 1997, 0 SQFT, CONDITION NORMAL
(0) SHED-MACHINE, BUILT 2010, 0 SQFT, CONDITION NORMAL

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5/19

NO CELL
BACKS RETAIL

OWNERSHIP INFORMATION

SANTANA MARK (CAMI SEE)
6216 WYNMOOR DR
CICERO NY 13039-8862

PARCEL NO: 089.-08-21.0

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	08/28/2013	**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	CARNINA JR JOSEPH A & MICHELE
4	$ 0	01/09/1990	N	UNKNOWN	UNKNOWN

STRUCTURAL INFORMATION

Square Feet	1,620
Sqft. 1st Floor	1,092
Sqft. 2nd Floor	0
Fin. Basement Sqft.	528
Year Built	1985
Bldg Style	SPLIT LEVEL
# Units	1
# Stories	1.00
# Baths	2 FULL, 1 HALF
# Bedrooms	3
# Fireplaces	0
# Kitchens	1
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 INFORMATION

Lot Size Dim.:	61.00x164.00
Land SQFT	10,004
Lot Size Acres	0.30
Zoning	
Nbhd Code	22402
School District	312403 - NORTH SYRACUSE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312289

TAX INFORMATION

Tax ID#	089.-08-21.0
Assessed Value $	135,000
Land Assesment $	20,400
School Tax $	2,836
County/Town Tax $	1,210
City/Village Tax $	
Total Tax $	4,046
Full Tax Value $	135,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	20,400

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

Updated:04/09/2015 1:45 pm

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.

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OWNERSHIP INFORMATION

CARR DONALD CARR
6228 WYNMOOR DR
CICERO NY 13039-8862

PARCEL NO: 089.-08-24.0

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	09/09/2014	**Price $**	127,440	**Deed Date**	09/10/2014		
Arms Length	Y	**Libre**	5295	**Page**	730	**# Total Parcels**	1
Seller	FOLSOM MICHAEL	**Buyer**	CARR DONALD	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 1	07/14/2006	N	FOLSOM MICHAEL	FOLSOM MICHAEL
2	$ 90,000	06/23/2006	Y	SCHWEITZER FREDERICK F JR/CHRIST	FOLSOM MICHAEL J
3	$ 98,000	07/18/2005	Y	MCKINNEY DONALD	SCHWEITZER FREDERICK F JR
4	$ 1	02/18/2004	N	MC KINNEY DONALD	MC KINNEY DONALD
5	$ 80,900	02/19/1993	Y	DEYO CHANDLER A	MCKINNEY DONALD & GLADYS

STRUCTURAL INFORMATION

Square Feet	1,608
Sqft. 1st Floor	996
Sqft. 2nd Floor	0
Fin. Basement Sqft.	612
Year Built	1985
Bldg Style	RAISED RANCH
# Units	1
# Stories	1.00
# Baths	1 FULL, 1 HALF
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1985, 480 SQFT, DIMENSIONS: (20 X 24), 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.:	71.00x134.00
Land SQFT	9,514
Lot Size Acres	0.22
Zoning	
Nbhd Code	22402
School District	312403 - NORTH SYRACUSE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312289

TAX INFORMATION

Tax ID#	089.-08-24.0
Assessed Value $	130,000
Land Assesment $	12,400
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 $	12,400

*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 1985, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 1985, 0 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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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	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.-06-12.0
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.

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EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

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NO CBU

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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OWNERSHIP INFORMATION

PELZ DALLAS
8488 BAYRIDGE RD
CICERO NY 13039-8838

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

PARCEL NO: 089.-06-03.0

Mail: 8488 BAYRIDGE RD
CICERO NY 13039-8838
PHONE NUMBER:

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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OWNERSHIP INFORMATION	PARCEL NO: 089.-06-02.0
SHANE MARK **8492 BAYRIDGE RD** **CICERO NY 13039-8838**	**Mail:** 8492 BAYRIDGE RD CICERO NY 13039-8838 **PHONE NUMBER:**
COUNTY: ONONDAGA **PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE	**CENSUS TRACT:** 0103.21

SALE INFORMATION							
Sale Date	08/13/2014	**Price $**	136,500	**Deed Date**	08/13/2014		
Arms Length	Y	**Libre**	5292	**Page**	150	**# Total Parcels**	1
Seller	FRASIER MICHAEL	**Buyer**	SHANE MARK	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 120,000	05/16/2008	Y	BATEMAN DONALD	FRASIER MICHAEL K,JESSICA I

STRUCTURAL INFORMATION	
Square Feet	1,296
Sqft. 1st Floor	900
Sqft. 2nd Floor	0
Fin. Basement Sqft.	396
Year Built	1983
Bldg Style	SPLIT LEVEL
# Units	1
# Stories	1.00
# Baths	1 FULL, 1 HALF
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1983, 264 SQFT, DIMENSIONS: (12 X 22), CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	ALUM/VINYL
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION	
Lot Size Dim.:	75.00x135.00
Land SQFT	10,125
Lot Size Acres	0.23
Zoning	R-10
Nbhd Code	22402
School District	312403 - NORTH SYRACUSE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312289

TAX INFORMATION	
Tax ID#	089.-06-02.0
Assessed Value $	125,000
Land Assesment $	13,900
School Tax $	2,626
County/Town Tax $	1,120
City/Village Tax $	
Total Tax $	3,746
Full Tax Value $	125,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	13,900

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

Updated:04/09/2015 1:45 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1983, 0 SQFT, CONDITION NORMAL
(1) PATIO-CONCR, BUILT 1987, 0 SQFT, CONDITION NORMAL

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OWNERSHIP INFORMATION

SPURGEON DAVID
8496 BAYRIDGE RD
CICERO NY 13039-8838

PARCEL NO: 089.-06-01.0

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 02/28/2014 **Price $** 100,000 **Deed Date** 02/28/2014

Arms Length Y **Libre** 5272 **Page** 160 **# Total Parcels** 1

Seller BOSTICK JANINE H. **Buyer** SPURGEON DAVID **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 1	07/20/2012	N	BOSTICK DANIEL	BOSTICK JANINE
2	$ 0	07/20/2012	N	BOSTICK DANIEL	BOSTICK JANINE
3	$ 81,500	10/27/1994	Y	SMITH GREGORY D	BOSTICK DANIEL & JANINE H

STRUCTURAL INFORMATION

Square Feet	1,368
Sqft. 1st Floor	936
Sqft. 2nd Floor	0
Fin. Basement Sqft.	432
Year Built	1989
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: 1989, 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.:	83.00x128.00
Land SQFT	10,624
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.-06-01.0
Assessed Value $	125,000
Land Assesment $	15,000
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 $	15,000

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Updated:04/09/2015 1:45 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1989, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 1989, 173.00 SQFT, CONDITION NORMAL

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OWNERSHIP INFORMATION

BRANTLEY WILLIE
8504 BAYRIDGE RD
CICERO NY 13039-8841

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

PARCEL NO: 089.-02-12.0

Mail: 310 HIGHLAND AVE
EAST SYRACUSE NY 13057-2152
PHONE NUMBER:

CENSUS TRACT: 0103.21

SALE INFORMATION

Sale Date 12/24/2013 **Price $** 119,927 **Deed Date** 12/27/2013
Arms Length Y **Libre** 5265 **Page** 675 **# Total Parcels** 1
Seller HAMILTON GLORIA **Buyer** BRANTLEY WILLIE **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 1	02/13/2006	N	HAMILTON DAVID	HAMILTON GLORIA

STRUCTURAL INFORMATION

Square Feet	1,704
Sqft. 1st Floor	836
Sqft. 2nd Floor	868
Fin. Basement Sqft.	0
Year Built	1980
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
# Baths	1 FULL, 2 HALF
# Bedrooms	4
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1980, 360 SQFT, DIMENSIONS: (18 X 20), 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 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.-02-12.0
Assessed Value $	128,000
Land Assesment $	13,900
School Tax $	2,689
County/Town Tax $	1,147
City/Village Tax $	
Total Tax $	3,836
Full Tax Value $	128,000
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 1980, 0 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 1980, 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.

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OWNERSHIP INFORMATION

WELCH JANET
8458 TORCHWOOD LN
CICERO NY 13039-9211

PARCEL NO: 089.-07-16.0

Mail: CICERO NY 00000-0000

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0103.21

SALE INFORMATION

Sale Date 12/08/2014 **Price $** 119,500 **Deed Date** 12/08/2014
Arms Length Y **Libre** 5307 **Page** 15 **# Total Parcels** 1
Seller BREYTMAN EDUARD **Buyer** WELCH JANET **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 115,500	12/05/2014	Y	BREYTMAN EDUARD	WELCH JANET
2	$ 117,000	11/09/2012	Y	VANDYKE KATHLEEN	BREYTMAN EDWARD
3	$ 111,000	11/08/2012	Y	VANDYKE KATHLEEN	BREYTMAN EDWARD
4	$ 1	09/10/1999	N	CHAPMAN OLSEN	ATKINSON KATHLEEN GAIL

STRUCTURAL INFORMATION

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

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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

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OWNERSHIP INFORMATION

APPEL LAURIE
8478 TORCHWOOD LN
CICERO NY 13039-9212

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

PARCEL NO: 089.-05-05.0

Mail: 8478 TORCHWOOD LN
CICERO NY 13039-9212

PHONE NUMBER:

CENSUS TRACT: 0103.21

SALE INFORMATION

Sale Date	12/27/2013	**Price $**	125,000	**Deed Date**	12/30/2013		
Arms Length	Y	**Libre**	5265	**Page**	940	**# Total Parcels**	1
Seller	RICCARDI KRISTEN	**Buyer**	APPEL LAURIE	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 125,000	08/15/2007	Y	OLIVER JEFFREY	RICCARDI KRISTEN

STRUCTURAL INFORMATION

Square Feet	1,568
Sqft. 1st Floor	1,040
Sqft. 2nd Floor	0
Fin. Basement Sqft.	528
Year Built	1983
Bldg Style	SPLIT LEVEL
# Units	1
# Stories	1.00
# Baths	2 FULL
# Bedrooms	3
# Fireplaces	0
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1983, 288 SQFT, DIMENSIONS: (12 X 24), CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	ALUM/VINYL
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	155.00x92.00
Land SQFT	14,260
Lot Size Acres	0.33
Zoning	
Nbhd Code	22402
School District	312403 - NORTH SYRACUSE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312289

TAX INFORMATION

Tax ID#	089.-05-05.0
Assessed Value $	131,000
Land Assesment $	22,500
School Tax $	2,752
County/Town Tax $	1,174
City/Village Tax $	
Total Tax $	3,926
Full Tax Value $	131,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	22,500

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

Updated:04/09/2015 1:45 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1983, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 1983, 0 SQFT, CONDITION NORMAL
(1) SHED-MACHINE, BUILT 1983, 0 SQFT, CONDITION NORMAL

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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
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	ALUM/VINYL
Condition	NORMAL
Basement Type	FULL

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

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

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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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OWNERSHIP INFORMATION	PARCEL NO: 089.-13-12.0
SPANGENBERG JENIFER SPANGENBERG **6128 PALISADES DR** **CICERO NY 13039-9204**	**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	07/01/2013	**Price $**	127,900	**Deed Date**	07/02/2013		
Arms Length	Y	**Libre**	5243	**Page**	633	**# Total Parcels**	1
Seller	PRESTON STEPHEN	**Buyer**	SPANGENBERG JENIFER	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER

No sale history in database for this parcel.

STRUCTURAL INFORMATION	
Square Feet	1,444
Sqft. 1st Floor	960
Sqft. 2nd Floor	0
Fin. Basement Sqft.	484
Year Built	1987
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: 1987, 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	FULL

LOT INFORMATION	
Lot Size Dim.:	75.00x142.00
Land SQFT	10,650
Lot Size Acres	0.24
Zoning	R-10
Nbhd Code	22402
School District	312403 - NORTH SYRACUSE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312289

TAX INFORMATION	
Tax ID#	089.-13-12.0
Assessed Value $	130,000
Land Assesment $	15,000
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 $	15,000

*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 1987, 0 SQFT, CONDITION NORMAL
(1) PATIO-CONCR, BUILT 1987, 0 SQFT, CONDITION NORMAL
(1) POOL-ABV GRN, BUILT 1997, 0 SQFT, CONDITION GOOD
(1) PORCH-ENCLSD, BUILT 2003, 0 SQFT, CONDITION NORMAL
(1) SHED-MACHINE, BUILT 1987, 0 SQFT, CONDITION NORMAL

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OWNERSHIP INFORMATION	PARCEL NO: 089.-13-09.0
CESARINI JAMES JONES **6136 PALISADES DR** **CICERO NY 13039-9204**	**Mail:** CICERO NY 00000-0000 **PHONE NUMBER:**
COUNTY: ONONDAGA **PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE	**CENSUS TRACT:** 0103.21

SALE INFORMATION							
Sale Date	10/16/2014	**Price $**	126,500	**Deed Date**	10/16/2014		
Arms Length	Y	**Libre**	5300	**Page**	390	**# Total Parcels**	1
Seller	NASH WENDY	**Buyer**	CESARINI JAMES	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 89,000	08/17/2001	Y	MANOUCHEHRIPOUR ABDOLALI	NASH WENDY E

STRUCTURAL INFORMATION

Square Feet	1,800
Sqft. 1st Floor	1,040
Sqft. 2nd Floor	0
Fin. Basement Sqft.	760
Year Built	1986
Bldg Style	RAISED RANCH
# Units	1
# Stories	1.00
# Baths	1 FULL, 1 HALF
# Bedrooms	4
# Fireplaces	0
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1986, 288 SQFT, DIMENSIONS: (12 X 24), CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	ALUM/VINYL
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	78.00x132.00
Land SQFT	10,296
Lot Size Acres	0.24
Zoning	R-10
Nbhd Code	22402
School District	312403 - NORTH SYRACUSE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312289

TAX INFORMATION

Tax ID#	089.-13-09.0
Assessed Value $	140,000
Land Assesment $	14,300
School Tax $	2,941
County/Town Tax $	1,254
City/Village Tax $	
Total Tax $	4,195
Full Tax Value $	140,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	14,300

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

Updated:04/09/2015 1:45 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1986, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 2007, 0 SQFT, CONDITION NORMAL

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OWNERSHIP INFORMATION

MASTRO MATTHEW R ALGER
6252 TARTAN DR S
CICERO NY 13039-8881

PARCEL NO: 089.-12-17.0

Mail: 6252 TARTAN DR
CICERO NY 13039-8881

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0103.21

SALE INFORMATION

Sale Date 05/24/2013 **Price $** 139,900 **Deed Date** 05/31/2013
Arms Length Y **Libre** 5240 **Page** 180 **# Total Parcels** 1
Seller BLAKE RYAN P **Buyer** MASTRO MATTHEW R **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 134,900	01/29/2010	Y	MURRAY WILLIAM	BLAKE RYAN
2	$ 89,000	08/02/1999	Y	BAKER JULIA M	MURRAY WILLIAM T.
3	$ 87,000	10/10/1996	Y	M.E. WILSON DEVELOPMENT C ORPORA	BAKER JULIA M
4	$ 20,000	05/22/1996	Y	BUCKLEY-CLAY ASSOCIATES	M.E. WILSON DEVELOPMENT CORPORATION

STRUCTURAL INFORMATION

Square Feet	1,460
Sqft. 1st Floor	1,028
Sqft. 2nd Floor	0
Fin. Basement Sqft.	432
Year Built	1996
Bldg Style	RAISED RANCH
# Units	1
# Stories	1.00
# Baths	1 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	ALUM/VINYL
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	91.39x147.12
Land SQFT	13,445
Lot Size Acres	0.29
Zoning	
Nbhd Code	22402
School District	312403 - NORTH SYRACUSE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312289

TAX INFORMATION

Tax ID#	089.-12-17.0
Assessed Value $	135,000
Land Assesment $	18,900
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#	089-01-59.0
Full Land Value $	18,900

*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:

(0) PORCH-OPEN, BUILT 2006, 0 SQFT, CONDITION NORMAL
(0) SHED-MACHINE, BUILT 2006, 0 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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No CELL

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OWNERSHIP INFORMATION

WHIPPLE BETH
6247 TARTAN DR S
CICERO NY 13039-8880

PARCEL NO: 089.-13-03.0

Mail: 2583 HOWLETT HILL RD
MARCELLUS NY 13108-9790

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0103.21

SALE INFORMATION

Sale Date	02/12/2014	**Price $**	135,000	**Deed Date**	02/13/2014		
Arms Length	Y	**Libre**	5270	**Page**	553	**# Total Parcels**	1
Seller	TAYLOR SOON	**Buyer**	WHIPPLE BETH	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 120,000	03/29/2007	Y	MUPRHY THOMAS J/SONDRA E	TAYLOR SOON I
2	$ 78,750	05/08/1990	Y	REBSTOCK, LYNN	MURPHY, THOMAS J/SANDRA E

STRUCTURAL INFORMATION

Square Feet	1,368
Sqft. 1st Floor	936
Sqft. 2nd Floor	0
Fin. Basement Sqft.	432
Year Built	1987
Bldg Style	RAISED RANCH
# Units	1
# Stories	1.00
# Baths	2 FULL, 1 HALF
# Bedrooms	4
# Fireplaces	0
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1987, 384 SQFT, DIMENSIONS: (16 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.:	76.00x133.00
Land SQFT	10,108
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.-13-03.0
Assessed Value $	125,000
Land Assesment $	13,900
School Tax $	2,416
County/Town Tax $	1,030
City/Village Tax $	
Total Tax $	3,446
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 1987, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 1988, 0 SQFT, CONDITION NORMAL
(1) SHED-MACHINE, BUILT 1990, 0 SQFT, CONDITION NORMAL

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OWNERSHIP INFORMATION

RASPITHA SUSAN
8609 TARTAN DR N
CICERO NY 13039-9208

PARCEL NO: 089.-02-36.0

Mail: 580204 SOUTH SALINA ST
CICERO NY 13205-0000

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0103.21

SALE INFORMATION

Sale Date 12/23/2013
Price $ 147,000 **Deed Date** 12/24/2013
Arms Length Y
Libre 5265
Page 380 **# Total Parcels** 1
Seller LAQUIDARI MICHAEL
Buyer RASPITHA SUSAN
Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 82,000	05/30/1997	Y	GIECIERSKI JAMES D & JOANN A	LAOUIDARI MICAHEL J

STRUCTURAL INFORMATION

Square Feet	1,592
Sqft. 1st Floor	968
Sqft. 2nd Floor	624
Fin. Basement Sqft.	0
Year Built	1986
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: 1986, 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	NORMAL
Basement Type	PARTIAL

LOT INFORMATION

Lot Size Dim.:	97.00x130.00
Land SQFT	12,610
Lot Size Acres	0.29
Zoning	
Nbhd Code	22402
School District	312403 - NORTH SYRACUSE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312289

TAX INFORMATION

Tax ID#	089.-02-36.0
Assessed Value $	132,000
Land Assesment $	19,100
School Tax $	2,773
County/Town Tax $	1,183
City/Village Tax $	
Total Tax $	3,956
Full Tax Value $	132,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	19,100

*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

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1986, 0 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 1986, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 1988, 0 SQFT, CONDITION NORMAL
(1) POOL-ST/VNYL, BUILT 2006, 0 SQFT, CONDITION NORMAL
(1) SHED-MACHINE, BUILT 1986, 0 SQFT, CONDITION NORMAL

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OWNERSHIP INFORMATION

CORDARO KAYLA
8464 BAYRIDGE RD
CICERO NY 13039-8838

PARCEL NO: 089.-06-09.0

Mail: 6147 PALISADES DR
CICERO NY 13039-9209

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0103.21

SALE INFORMATION

Sale Date 08/27/2014 **Price $** 132,000 **Deed Date** 08/27/2014
Arms Length Y **Libre** 5293 **Page** 928 **# Total Parcels** 1
Seller WHEELER DOUGLAS **Buyer** CORDARO KAYLA **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 125,000	08/26/2014	Y	WHEELER DOUGLAS	CORDARO KAYLA
2	$ 105,000	11/15/2011	Y	TROCHE JAMIE L	WHEELER DOUGLAS L
3	$ 105,000	11/04/2011	Y	TROCHE JAMIE L	WHEELER DOUGLAS L
4	$ 1	11/03/2006	N	TROCHE RAYMOND	TROCHE JAMIE
5	$ 106,900	03/28/2003	Y	MEEKER THOMAS M	TROCHE RAYMOND

STRUCTURAL INFORMATION

Square Feet	1,532
Sqft. 1st Floor	1,004
Sqft. 2nd Floor	0
Fin. Basement Sqft.	528
Year Built	1980
Bldg Style	SPLIT LEVEL
# Units	1
# Stories	1.00
# Baths	1 FULL
# Bedrooms	3
# Fireplaces	0
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1980, 336 SQFT, DIMENSIONS: (14 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.:	75.00x135.00
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.-06-09.0
Assessed Value $	121,000
Land Assesment $	13,900
School Tax $	2,836
County/Town Tax $	1,210
City/Village Tax $	
Total Tax $	4,046
Full Tax Value $	121,000
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 1980, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 1985, 0 SQFT, CONDITION NORMAL
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COULDN'T FIND

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OWNERSHIP INFORMATION

WIDAS GEORGE WIDAS
8486 TORCHWOOD LN
CICERO NY 13039-9213

PARCEL NO: 089.-04-06.0

Mail: CICERO NY 00000-0000

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0103.21

SALE INFORMATION

Sale Date	04/24/2014	**Price $**	168,900	**Deed Date**	04/25/2014
Arms Length	Y	**Libre**	5278	**Page**	184	**# Total Parcels**	1
Seller	COX JOHN	**Buyer**	WIDAS GEORGE	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 164,900	07/19/2013	Y	LAMANNA FRANK J	COX JOHN I
2	$ 157,940	03/31/2006	Y	BOROWICZ THOMAS	LAMANNA FRANK

STRUCTURAL INFORMATION

Square Feet	1,856
Sqft. 1st Floor	1,232
Sqft. 2nd Floor	0
Fin. Basement Sqft.	624
Year Built	1986
Bldg Style	SPLIT LEVEL
# Units	1
# Stories	1.00
# Baths	1 FULL, 1 HALF
# Bedrooms	3
# Fireplaces	0
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 1986, 476 SQFT, CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	NONE
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	ALUM/VINYL
Condition	NORMAL
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	90.00x142.00
Land SQFT	12,780
Lot Size Acres	0.29
Zoning	
Nbhd Code	22402
School District	312403 - NORTH SYRACUSE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312289

TAX INFORMATION

Tax ID#	089.-04-06.0
Assessed Value $	150,000
Land Assesment $	19,400
School Tax $	3,152
County/Town Tax $	1,344
City/Village Tax $	
Total Tax $	4,496
Full Tax Value $	150,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	19,400

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

Updated:04/09/2015 1:45 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 1986, 476.00 SQFT, CONDITION NORMAL

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EVERY HOUSE IN SUB YES

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OWNERSHIP INFORMATION

CRISAFI NICHOLAS CRISAFI
8325 NATES LN
CICERO NY 13039-8916

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

PARCEL NO: 051.4-13-08.0

Mail: CICERO NY 00000-0000
PHONE NUMBER:
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

Square Feet	1,680
Sqft. 1st Floor	1,680
Sqft. 2nd Floor	0
Fin. Basement Sqft.	0
Year Built	2005
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: 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 Condition	GOOD
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	100.00x130.00
Land SQFT	13,000
Lot Size Acres	0.30
Zoning	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#	051.4-13-08.0
Assessed Value $	205,000
Land Assesment $	45,000
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#	
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:

(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 EVELK HOUSE IN SUB YES

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OWNERSHIP INFORMATION	PARCEL NO: 051.4-13-06.0
BIELING LYNFORD A. BIELING **8337 NATES LN** **CICERO NY 13039-8916**	**Mail:** 8337 NATES LN CICERO NY 13039-8916 **PHONE NUMBER:**
COUNTY: ONONDAGA **PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE	**CENSUS TRACT:**

SALE INFORMATION							
Sale Date	08/07/2013	**Price $**	203,900	**Deed Date**	08/08/2013		
Arms Length	Y	**Libre**	5248	**Page**	288	**# Total Parcels**	1
Seller	ALBERICI GENERAL	**Buyer**	BIELING LYNFORD A.	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 37,000	12/18/2008	Y	MARRA NATHAN A	ALBERICI GENERAL CONTRACT ORS INC

STRUCTURAL INFORMATION	
Square Feet	1,796
Sqft. 1st Floor	1,796
Sqft. 2nd Floor	0
Fin. Basement Sqft.	0
Year Built	2013
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.:	200.46x130.00
Land SQFT	12,029
Lot Size Acres	0.60
Zoning	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#	051.4-13-06.0
Assessed Value $	203,900
Land Assesment $	45,000
School Tax $	945
County/Town Tax $	403
City/Village Tax $	
Total Tax $	1,348
Full Tax Value $	203,900
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.

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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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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

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT:

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

Square Feet	2,508
Sqft. 1st Floor	1,254
Sqft. 2nd Floor	1,254
Fin. Basement Sqft.	0
Year Built	2013
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	NONE
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	
Condition	GOOD
Basement Type	PARTIAL

LOT INFORMATION

Lot Size Dim.:	201.49x130.00
Land SQFT	12,133
Lot Size Acres	0.60
Zoning	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#	051.4-13-05.0
Assessed Value $	330,000
Land Assesment $	45,000
School Tax $	945
County/Town Tax $	403
City/Village Tax $	
Total Tax $	1,348
Full Tax Value $	330,000
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: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

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Y
EVERY HOUSE IN SUB - YES

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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

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT:

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 CONTRACT ORS IN	BOTTEON MARK A
3	$ 37,000	08/09/2005	Y	MARRA NATHAN A	ALBERICI GENERAL CONTRACTORS INC

STRUCTURAL INFORMATION

Square Feet	2,326
Sqft. 1st Floor	1,436
Sqft. 2nd Floor	890
Fin. Basement Sqft.	0
Year Built	2005
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: 2005, 440 SQFT, DIMENSIONS: (20 X 22), CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	NONE
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	100.00x190.09
Land SQFT	12,992
Lot Size Acres	0.44
Zoning	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#	051.4-12-15.0
Assessed Value $	232,000
Land Assesment $	45,000
School Tax $	4,601
County/Town Tax $	1,962
City/Village Tax $	
Total Tax $	6,563
Full Tax Value $	232,000
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:04/09/2015 1:44 pm

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.

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OWNERSHIP INFORMATION	PARCEL NO: 052.-02-25.2
DRAKE PAUL MORSE **8305 SANDRA AVE** **CICERO NY 13039-8807**	**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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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	COMPOSITION
Condition	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.

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EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 2002, 0 SQFT, CONDITION NORMAL
(0) PORCH-OPEN, BUILT 2004, 278.00 SQFT, CONDITION NORMAL
(0) SHED-MACHINE, BUILT 2006, 0 SQFT, CONDITION NORMAL
(1) POOL-ST/VNYL, BUILT 2002, 0 SQFT, CONDITION NORMAL

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

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OWNERSHIP INFORMATION	PARCEL NO: 051.4-02-02.0
COSTA MICHAEL COSTA **6384 ELECTRIC RAILWAY** **CICERO NY 13039-8687**	**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

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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

Square Feet	2,018
Sqft. 1st Floor	1,284
Sqft. 2nd Floor	734
Fin. Basement Sqft.	0
Year Built	2004
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: 2004, 400 SQFT, DIMENSIONS: (20 X 20), CNDTN: EXCELLENT, 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.:	90.00x150.00
Land SQFT	13,500
Lot Size Acres	0.31
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#	051.4-01-04.0
Assessed Value $	225,000
Land Assesment $	53,600
School Tax $	4,727
County/Town Tax $	2,016
City/Village Tax $	
Total Tax $	6,743
Full Tax Value $	225,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	53,600

*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.

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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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OWNERSHIP INFORMATION	PARCEL NO: 051.4-02-25.0
OKOROR TITILAYO ODENIYI **8329 ANGLERS CLB** **CICERO NY 13039-8681**	**Mail:** 8329 ANGLERS CLB CICERO NY 13039-8681 **PHONE NUMBER:**
COUNTY: ONONDAGA **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	BALDWINSVILLE 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.

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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.

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YES

OWNERSHIP INFORMATION	PARCEL NO: 051.4-03-03.0
FAIRFIELD TAMMI **8392 CICERO STAGE** **CICERO NY 13039-8660**	**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	
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 INFORMATION	
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 INFORMATION	
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.

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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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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.

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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.

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OWNERSHIP INFORMATION

WORM KIM WORM
6257 ADDISON LOOMIS
CICERO NY 13039-8685

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

PARCEL NO: 051.4-04-35.0

Mail: CICERO NY 00000-0000
PHONE NUMBER:

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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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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OWNERSHIP INFORMATION

CHINIKAILO MARIA
6307 MATILDA GAGE
CICERO NY 13039-7919

PARCEL NO: 051.4-07-16.0

Mail: 6307 MATILDA GAGE
CICERO NY 13039-7919

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0104.00

SALE INFORMATION

Sale Date 06/10/2013 **Price $** 230,000 **Deed Date** 06/10/2013
Arms Length Y **Libre** 5241 **Page** 259 **# Total Parcels** 1
Seller PHILLIPS HARRY **Buyer** CHINIKAILO MARIA **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 230,000	06/03/2013	Y	PHILLIPS HARRY	CHINIKAILO MARIA
2	$ 178,897	10/17/2003	Y	GLEASON BUILDERS INC	PHILLIPS HARRY F & LISA M
3	$ 64,000	06/20/2003	Y	EAGLEWOOD ASSOCIATES INC	GLEASON BUILDERS INC

STRUCTURAL INFORMATION

Square Feet	2,212
Sqft. 1st Floor	1,260
Sqft. 2nd Floor	952
Fin. Basement Sqft.	0
Year Built	2003
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
# Baths	2 FULL, 1 HALF
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 2003, 400 SQFT, DIMENSIONS: (20 X 20), CNDTN: NORMAL, GRADE: C
Garage Bays	1
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	ALUM/VINYL
Condition	GOOD
Basement Type	FULL

LOT INFORMATION

Lot Size Dim.:	100.01x144.04
Land SQFT	14,405
Lot Size Acres	0.33
Zoning	
Nbhd Code	22605
School District	312403 - NORTH SYRACUSE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312289

TAX INFORMATION

Tax ID#	051.4-07-16.0
Assessed Value $	235,000
Land Assesment $	56,900
School Tax $	5,147
County/Town Tax $	2,195
City/Village Tax $	
Total Tax $	7,342
Full Tax Value $	235,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	56,900

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

Updated:04/09/2015 1:44 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 2003, 0 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 2003, 0 SQFT, CONDITION NORMAL
(1) PATIO-CONCR, BUILT 2003, 0 SQFT, CONDITION NORMAL

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OWNERSHIP INFORMATION

FORD MICHAEL DAMBROSIO
6319 MATILDA GAGE
CICERO NY 13039-7919

PARCEL NO: 051.4-07-18.0

Mail: 6319 MATILDA GAGE
CICERO NY 13039-7919

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0104.00

SALE INFORMATION

Sale Date 04/26/2013 **Price $** 240,000 **Deed Date** 04/26/2013
Arms Length Y **Libre** 5236 **Page** 406 **# Total Parcels** 1
Seller RETAJCZYK DANIEL **Buyer** FORD MICHAEL **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 239,000	04/23/2013	Y	RETAJCZYK DANIEL	FORD MICHAEL
2	$ 223,000	11/10/2006	Y	DEMORE LOUIS	RETAJCZYK 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.

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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

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OWNERSHIP INFORMATION	PARCEL NO: 051.4-07-19.0
BARRETT JEFFREY BARRETT **6325 MATILDA GAGE** **CICERO NY 13039-7919**	**Mail:** 424 DAVID DR NORTH SYRACUSE NY 13212-1929 **PHONE NUMBER:**
COUNTY: ONONDAGA **PROPERTY CLASS:** 210 - ONE FAMILY YEAR-ROUND RESIDENCE	**CENSUS TRACT:** 0104.00

SALE INFORMATION **Sale Date** 06/21/2013 **Price $** 217,000 **Deed Date** 07/03/2013
Arms Length Y **Libre** 5244 **Page** 73 **# Total Parcels** 1
Seller KENNEDY RUSSEL **Buyer** BARRETT JEFFREY **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 195,786	10/21/2003	Y	GLEASON BUILDERS INC	KENNEDY RUSSEL W & SUSAN L

STRUCTURAL INFORMATION	
Square Feet	1,968
Sqft. 1st Floor	1,464
Sqft. 2nd Floor	504
Fin. Basement Sqft.	0
Year Built	2003
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
# Baths	2 FULL, 1 HALF
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 2003, 483 SQFT, DIMENSIONS: (21 X 23), CNDTN: GOOD, GRADE: C
Garage Bays	1
Cooling Detail	CENTRAL
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)
Exterior	ALUM/VINYL
Condition	GOOD
Basement Type	FULL

LOT INFORMATION	
Lot Size Dim.:	104.00x140.00
Land SQFT	14,560
Lot Size Acres	0.33
Zoning	
Nbhd Code	22605
School District	312403 - NORTH SYRACUSE
Desirability	TYPICAL
Water Front	N
Sewer	COMMERCIAL/PUBLIC
Water	COMMERCIAL/PUBLIC
Utilities	GAS/ELECTRIC
Nbhd. Rating	AVERAGE
Nbhd. Type	SUBURBAN
# Res. Sites	1
# Comm. Sites	0
Swis Code	312289

TAX INFORMATION	
Tax ID#	051.4-07-19.0
Assessed Value $	225,000
Land Assesment $	57,500
School Tax $	5,147
County/Town Tax $	2,195
City/Village Tax $	
Total Tax $	7,342
Full Tax Value $	225,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	57,500

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

Updated:04/09/2015 1:44 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 2003, 0 SQFT, CONDITION GOOD
(1) PORCH-COVERD, BUILT 2003, 137.00 SQFT, CONDITION GOOD
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OWNERSHIP INFORMATION

QIU XINLIANG LAN
6295 ASA EASTWOOD
CICERO NY 13039-7911

PARCEL NO: 051.4-03-07.0

Mail: 6295 ASA EASTWOOD
CICERO NY 13039-7911

PHONE NUMBER:

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0104.00

SALE INFORMATION

Sale Date	09/26/2014	**Price $**	234,500	**Deed Date**	09/29/2014		
Arms Length	Y	**Libre**	5297	**Page**	728	**# Total Parcels**	1
Seller	MURPHY TIMOTHY	**Buyer**	QIU XINLIANG	**Personal Property**	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 185,605	10/22/2002	Y	GLEASON BUILDERS INC	MURPHY TIMOTHY P/LUCINDA JEAN
2	$ 189,000	09/16/2002	Y	EAGLEWOOD ASSOC INC	GLEASON BUIDLERS INC

STRUCTURAL INFORMATION

Square Feet	1,970
Sqft. 1st Floor	1,970
Sqft. 2nd Floor	0
Fin. Basement Sqft.	0
Year Built	2002
Bldg Style	RANCH
# Units	1
# Stories	1.00
# Baths	2 FULL
# Bedrooms	3
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 2002, 440 SQFT, DIMENSIONS: (20 X 22), CNDTN: GOOD, 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.:	109.33x141.67
Land SQFT	15,489
Lot Size Acres	0.35
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#	051.4-03-07.0
Assessed Value $	240,000
Land Assesment $	52,300
School Tax $	5,042
County/Town Tax $	2,150
City/Village Tax $	
Total Tax $	7,192
Full Tax Value $	240,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	52,300

*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.

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EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 2002, 0 SQFT, CONDITION GOOD
(1) PORCH-COVERD, BUILT 2002, 59.00 SQFT, CONDITION GOOD
(1) PORCH-OPEN, BUILT 2002, 240.00 SQFT, CONDITION GOOD

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OWNERSHIP INFORMATION

MC LAUGLIN COLLEEN FARLEY
6317 ASA EASTWOOD
CICERO NY 13039-7913

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

PARCEL NO: 051.4-03-12.0

Mail: 6317 ASA EASTWOOD
CICERO NY 13039-7913

PHONE NUMBER:

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.

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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

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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

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0104.00

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	BALDWINSVILLE STRUCTURAL SYSTEMS	PIERCE TIMOTHY S & DEIRDRE P
3	$ 58,930	05/17/2002	Y	EAGLEWOODS ASSOCIATES INC	BALDWINSVILLE 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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NO

OWNERSHIP INFORMATION

MONTCLAIR DONNA
8421 ANGLERS CLB
CICERO NY 13039-8744

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

PARCEL NO: 051.4-11-06.0

Mail: 8421 ANGLERS CLB
CICERO NY 13039-8744

PHONE NUMBER:

CENSUS TRACT: 0104.00

SALE INFORMATION

Sale Date 05/01/2013 **Price $** 329,000 **Deed Date** 05/01/2013
Arms Length Y **Libre** 5236 **Page** 933 **# Total Parcels** 1
Seller LEVOS PENNY **Buyer** MONTCLAIR DONNA **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 329,000	04/30/2013	Y	LEVOS PENNY	MONTCLAIR DONNA
2	$ 336,750	02/28/2007	Y	ISOM BRIAN AND JENNIFER	LEVOS PENNY
3	$ 388,322	02/10/2004	Y	KENWOOD HOMES INC	ISOM BRIAN D

STRUCTURAL INFORMATION

Square Feet	2,878
Sqft. 1st Floor	1,670
Sqft. 2nd Floor	988
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, 520 SQFT, 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.:	100.00x182.89
Land SQFT	18,289
Lot Size Acres	0.42
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#	051.4-11-06.0
Assessed Value $	329,000
Land Assesment $	63,100
School Tax $	6,618
County/Town Tax $	2,822
City/Village Tax $	
Total Tax $	9,440
Full Tax Value $	329,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	63,100

*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 1:44 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 2003, 520.00 SQFT, CONDITION GOOD
(1) PORCH-COVERD, BUILT 2003, 102.00 SQFT, CONDITION GOOD
(1) PORCH-OPEN, BUILT 2004, 0 SQFT, CONDITION EXCELLENT
Note: Display indicates first residential site and up to four improvements.

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OWNERSHIP INFORMATION

CONKLIN JESSE CONKLIN
8381 ANGLERS CLB
CICERO NY 13039-8681

COUNTY: ONONDAGA

PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

PARCEL NO: 051.4-11-16.0

Mail: 8381 ANGLERS CLB
CICERO NY 13039-8681

PHONE NUMBER:

CENSUS TRACT: 0104.00

SALE INFORMATION

Sale Date 06/07/2013 **Price $** 285,000 **Deed Date** 06/10/2013
Arms Length Y **Libre** 5241 **Page** 348 **# Total Parcels** 1
Seller BUSH STEPHEN **Buyer** CONKLIN JESSE **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	$ 244,600	05/05/2005	Y	NVR INC	BUSH STEPHEN J
2	$ 160,000	03/04/2004	N	EAGLEWOOD ASSOCIATES INC	KATHY KOTZ HOME BUILDER

STRUCTURAL INFORMATION

Square Feet	2,668
Sqft. 1st Floor	1,532
Sqft. 2nd Floor	1,136
Fin. Basement Sqft.	0
Year Built	2004
Bldg Style	COLONIAL
# Units	1
# Stories	2.00
# Baths	2 FULL
# Bedrooms	4
# Fireplaces	1
# Kitchens	1
Garage Type	GAR-1.0 ATT, BUILT: 2004, 480 SQFT, DIMENSIONS: (20 X 24), 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.:	103.37x222.29
Land SQFT	23,045
Lot Size Acres	0.53
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#	051.4-11-16.0
Assessed Value $	285,000
Land Assesment $	68,100
School Tax $	6,303
County/Town Tax $	2,688
City/Village Tax $	
Total Tax $	8,991
Full Tax Value $	285,000
Equalization Rate	1.00
Prior Tax ID#	
Full Land Value $	68,100

*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 1:44 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) GAR-1.0 ATT, BUILT 2004, 0 SQFT, CONDITION NORMAL
(1) PORCH-COVERD, BUILT 2004, 0 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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EXHIBIT 2

CELL TOWER
433 COOPER ROAD
TOWN OF IRONDEQUOIT

PROPERTY OF
ST. PAUL FIRE DISTRICT

PREPARED FOR

Robert W. Burgdorf, Esq.
Nixon Peabody LLP
1100 Clinton Square
Rochester, New York 14604

PREPARED BY

ROBERT G. POGEL, SRPA
POGEL, SCHUBMEHL & FERRARA, LLC
Real Estate Appraisal Services
2509 Browncroft Boulevard
Rochester, New York 14625

Pogel, Schubmehl & Ferrara, LLC

Real Estate Appraisal Services

2509 Browncroft Blvd., Rochester, New York 14625 (585) 381-5600, Fax: (585) 381-5696

Robert G. Pogel, SRPA
Craig P. Schubmehl, NYS Cert
Stephen V. Ferrara, SRA

February 4, 2011

Robert W. Burgdorf, Esq.
Nixon Peabody LLP
1100 Clinton Square
Rochester, New York 14604

RE: PROPOSED CELL TOWER
433 COOPER ROAD
TOWN OF IRONDEQUOIT

Dear Mr. Burgdorf:

At your request, I have prepared a report analyzing the market reactions of buyers and sellers in the marketplace regarding properties located in close proximity to communication towers. I am professionally designated and state certified real estate appraiser, and my field of expertise relates to property valuation. I have specific experience with zoning matters regarding the placement of communication towers at several sites around the county. A question that typically arises is whether construction of a tower will have a detrimental effect on the surrounding property values.

Transmission towers are either monopoles or open lattice towers. The monopole simply consists of a steel pole anchored in a concrete base that is sufficient if the height of the tower does not greatly exceed 150 feet. Open lattice towers may be free-standing or guy wire supported. The guy wire supported towers may exceed 400 feet in height and are supported by steel guy wires.

The subject property consists of a 3.45-acre site located at the southwest corner of Cooper Road and Winona Boulevard. The land is currently improved with a 16,000 square foot fire station that was constructed in 1991 after demolition of the former building. Additional improvements consist of an existing fire department communications tower that is 82 feet in height.

The first step involves making an inspection of the subject neighborhood. A neighborhood is defined as "A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises."[1], and a market area is defined as "The area associated with a subject property that contains its direct competition."[2]

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[1] *The Dictionary of Real Estate Appraisal*, Fifth Edition, Appraisal Institute, Chicago, IL, 2010
[2] Ibid

The northern and western boundaries of the subject neighborhood follow St. Paul Boulevard to its intersection with Cooper Road. The southern boundary is more or less undefined, extending several blocks south of Winona Boulevard. Likewise, the east boundary of the neighborhood is also somewhat undefined as it extends easterly toward List Avenue.

Within the immediate neighborhood are some pre-existing commercial uses including Ted's Cooper Road Barber Shop at 451 Cooper Road at the northwest corner of Winona Boulevard, the Genrich Garden Center at 375 Cooper Road, and a gas station/repair garage at 3392 St. Paul Boulevard. The St. Paul Fire District is located at 433 Cooper Road at the southwest corner of Winona Boulevard.

The neighborhood contains a wide mix of housing stock including homes constructed between the early 1930s through the late 1940s. The most recent residential development in the neighborhood is the Oldenburg Farms subdivision located off Placid Place. Generally, property values in the neighborhood range from homes selling under $90,000 to homes that may sell in excess of $160,000. The upper end of the value range would be represented by homes along Brentfield Circle with sales in excess of $200,000.

As part of my analysis, I have examined sales located within close proximity to existing communication towers in several locations within the greater Rochester area. The appraiser has examined four sites in which the sale prices of homes located within view of cell towers have been compared with sales of properties in the same neighborhoods without a view of the cell tower. A wide cross section of sales has been analyzed. Within any particular subdivision, the obtrusiveness of the cell tower can vary from one property to another. With some sales, the cell tower may be within full view of the front while other properties may have a view only from the rear or side. Each of the sites will be described and a schedule indicating the sales and a sales location map will be included.

An analysis of numerous sales within the four sites does not support any credible evidence that there is any appreciable diminution in value resulting from the location of the cell tower. A wide cross section of sales was examined as part of this analysis.

Very truly yours,

POGEL, SCHUBMEHL & FERRARA, LLC

Robert G. Pogel, SRPA

RGP/clm

NEIGHBORHOOD MAP



Site No. 1
Irondequoit Town Hall/Oakcrest Village Subdivision

The first site involves a neighborhood near a guyed cell tower located on the Irondequoit Town Hall property adjacent to the Department of Public Works garage at 25 Kings Highway. The cell tower has a height of 115 feet and was built in 1996. Properties located within the Oakcrest Village Subdivision along Eastgate Drive and Westgate Drive are within view of the cell tower. Sales 1 through 9 inclusive on that schedule involved homes that have a view of the cell tower. Sales 10 through 16 inclusive are located a short distance west but within the same subdivision. Those sales do not have a view of the cell tower.

A review of the sales does not appear to indicate any significant difference in the overall sale price per square foot of gross building area. The average sale price of the five Colonial-style dwellings and one Cape Cod-style dwelling is $84.32 per square foot involving sales within view of the cell tower, and $81.03 per square foot for six sales that do not have a view of the tower. The slightly higher difference in the average sale price per square foot regarding those homes within close proximity is most likely attributed to the fact that the lots are slightly larger along Eastgate and Westgate, even though they do have a view of the cell tower. Thus, the analysis does not indicate any appreciable difference in property values between the sales regardless of proximity to the cell tower.

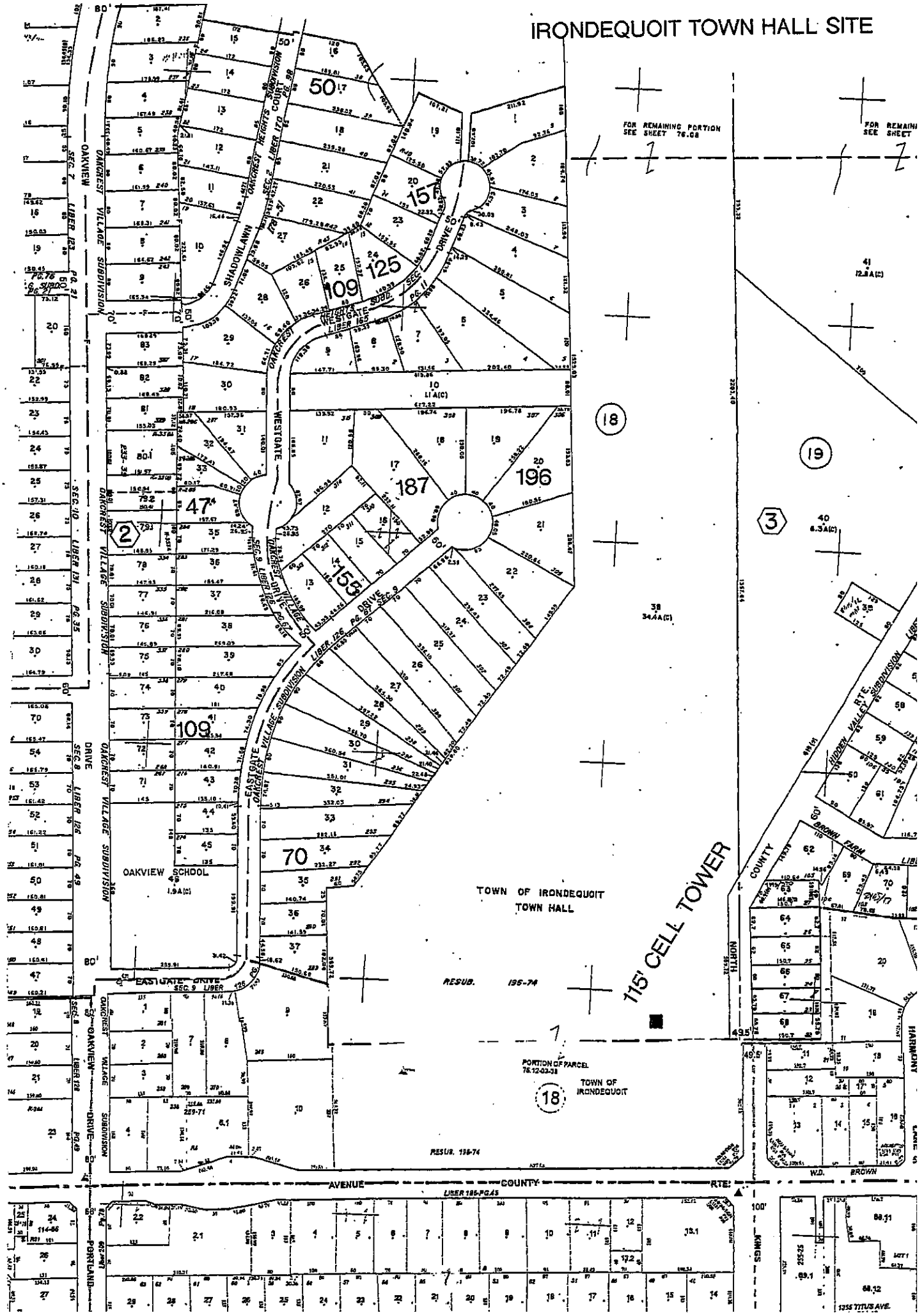
Site No. 1
Irondequoit Town Hall

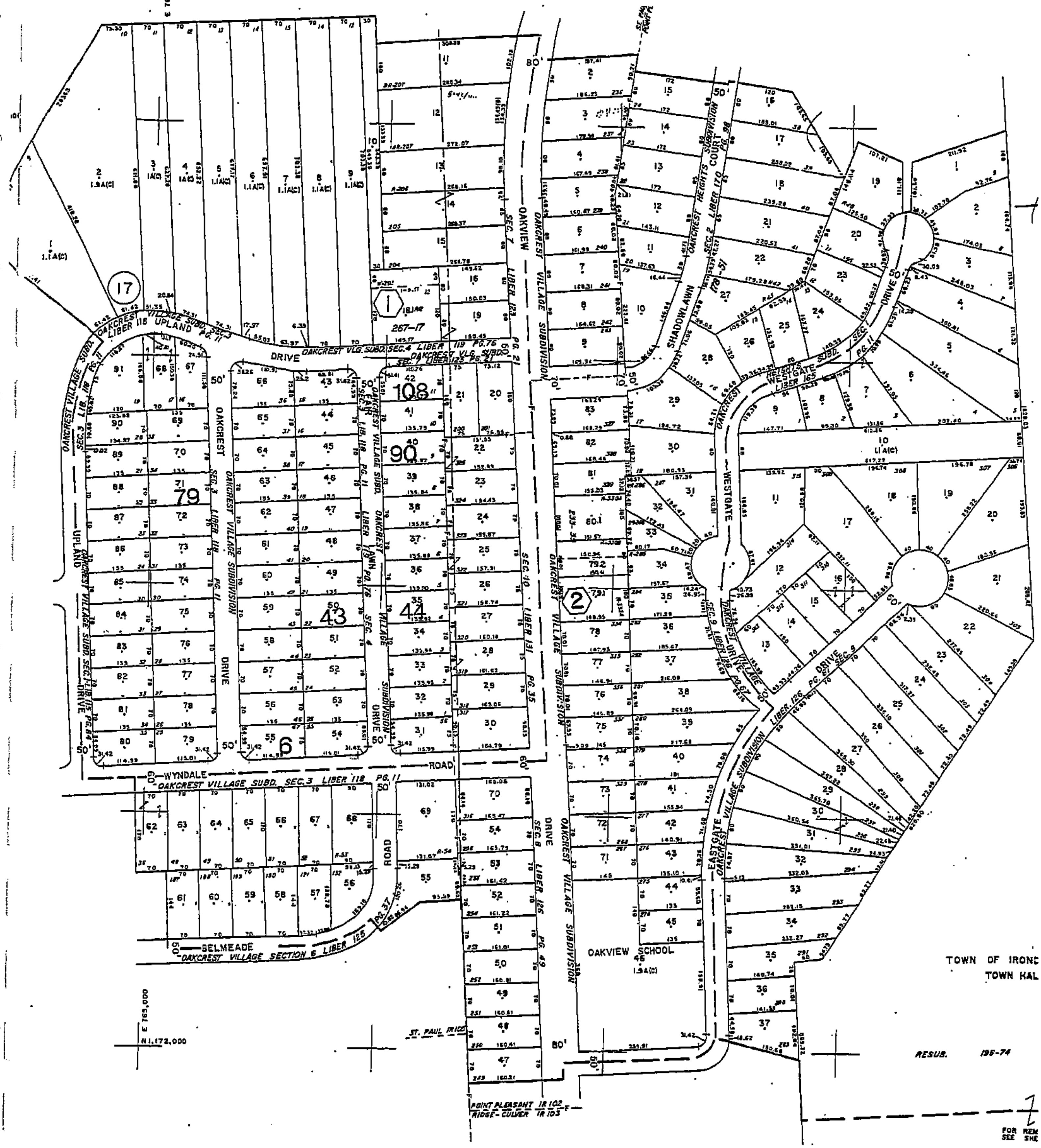
Sale No.	Address	Sale Date	Sale Price	Dwelling Size (SF)	Sale Price Per SF GBA	Tower View?	Comments
1	70 Eastgate	6/08	$141,000	1,437	$ 98.12	Yes	Blt 1955 Colonial, 6 rms, 3 BR, 1.5 BA, 2 car garage, FP
2	109 Eastgate	5/08	$147,900	1,634	$ 90.51	Yes	Blt 1955 Colonial, 7 rms, 3 BR, 1.5 BA, 2 car garage, patio, FP
3	155 Eastgate	7/07	$138,000	1,700	$ 81.18	Yes	Blt 1956 Colonial, 7 rms, 3 BR, 1.5 BA, 1 car garage, deck
4	187 Eastgate	10/10	$137,500	1,948	$ 70.58	Yes	Blt 1948 Cape, 8 rms, 4 BR, 2 BA, 2 car garage, FP
5	196 Eastgate	3/09	$159,500	1,850	$ 86.21	Yes	Blt 1986 Colonial, 8 rms, 4 BR, 1.5 BA, 2 car garage, new kitchen, FP
6	47 Westgate	9/07	$225,000	2,836	$ 79.33	Yes	Blt 1985 Colonial, 8 rms, 4 BR, 2.5 BA, 2 car garage, pool, FP
7	109 Westgate	11/07	$140,000	1,400	$100.00	Yes	Blt 1964 Ranch, 7 rms, 3 BR, 1.5 BA, 2 car garage, deck, finished walk-out basement
8	125 Westgate	3/10	$136,000	1,364	$ 99.70	Yes	Blt 1968 Ranch, 6 rms, 3 BR, 1.5 BA, 2 car garage, porch, finished basement
9	157 Westgate	6/09	$124,900	1,169	$106.84	Yes	Blt 1968 Ranch, 5 rms, 2 BR, 1.5 BA, 2 car garage, FP
10	50 Shadowlawn	12/07	$158,000	2,158	$ 73.22	No	Blt 1968 Colonial, 7 rms, 4 BR, 2.5 BA, FP, deck
11	108 Fairlawn	9/07	$120,000	1,463	$ 82.02	No	Blt 1954 Ranch, 6 rms, 3 BR, 1.5 BA, 1 car garage, FP
12	44 Fairlawn	7/07	$127,000	1,500	$ 84.67	No	Blt 1953 Colonial, 6 rms, 3 BR, 1.5 BA, 1.5 car garage, enclosed porch
13	90 Fairlawn	12/08	$141,250	1,962	$ 71.99	No	Blt 1954, Colonial, 8 rms, 4 BR, 2.5 BA, 1.5 car garage, FP

Site No. 1
Irondequoit Town Hall

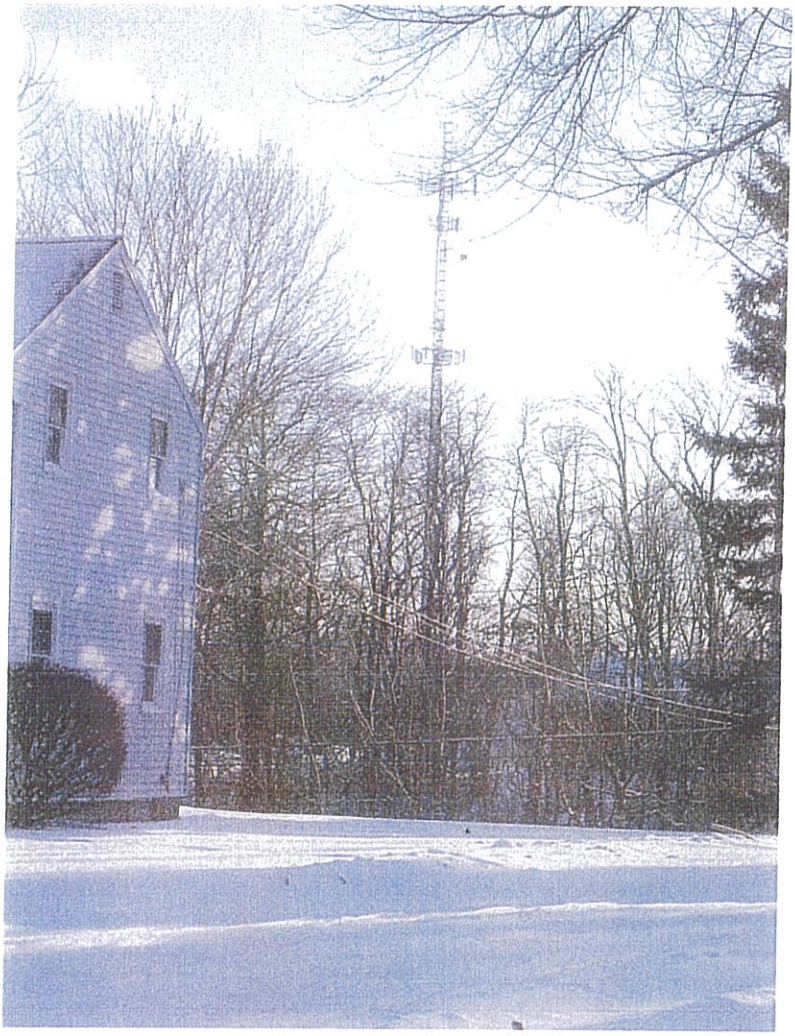
Sale No.	Address	Sale Date	Sale Price	Dwelling Size (SF)	Sale Price Per SF GBA		Comments
14	43 Fairlawn	10/09	$137,000	1,555	$88.10	No	Blt 1955 Colonial, 7 rms, 3 BR, 1.5 BA, 1 car garage, enclosed porch, FP
15	6 Oakcrest	5/10	$125,000	1,562	$ 80.03	No	Blt 1954 Colonial, 7 rms, 3 BR, 1.5 BA, 2 car garage
16	79 Oakcrest	3/10	$149,900	1,700	$ 88.17	No	Blt 1953 Colonial, 8 rms, 3 BR, 1.5 BA, 2 car garage

IRONDEQUOIT TOWN HALL SITE




OAKCREST VILLAGE SUBD. SEC.3 LIBER 118 UPLAND PG. 11
OAKCREST VLG. SUBD. SEC.4 LIBER 119 PG.76
OAKCREST VLG. SUBD. SEC. 7 LIBER 123 PG. 21
OAKVIEW
OAKCREST VILLAGE SUBDIVISION
SEC. 7 LIBER 123 PG. 21
SEC. 10 LIBER 131 PG. 35
OAKCREST HEIGHTS SUBDIVISION SEC. 2 LIBER 170 PG. 98
COURT
SHADOWLAWN
178-51
WESTGATE
OAKCREST HEIGHTS SUBD. SEC. 1 LIBER 165 PG. 11
DRIVE
UPLAND
DRIVE
OAKCREST VILLAGE SUBD. SEC. 3 LIB. 118 PG. 11
OAKCREST VILLAGE SUBD. SEC. 4 LIB. 118 PG. 115 PG. 84
OAKCREST
OAKCREST VILLAGE SUBDIVISION SEC. 3 LIBER 118 PG. 11
OAKCREST VILLAGE SUBDIVISION SEC. 4 LIBER 119 PG. 76
FAIR LAWN
WYNDALE ROAD
OAKCREST VILLAGE SUBD. SEC. 3 LIBER 118 PG. 11
ROAD
PG. 37
BELMEADE
OAKCREST VILLAGE SECTION 6 LIBER 125
SEC. 8 LIBER 126 PG. 49
OAKCREST VILLAGE SUBDIVISION
OAKCREST VILLAGE SEC. 9 LIBER 126 PG. 67
OAKCREST VILLAGE SUBDIVISION SEC. 8 LIBER 126 PG. 67
EASTGATE
OAKVIEW SCHOOL
46
1.9A(C)
ST. PAUL IRICO
POINT PLEASANT IR 102
RIDGE-CULVER IR 103
E 763,000
N 1,172,000
E 769,
267-17
TOWN OF IRONC
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108

Irondequoit Town Hall
1280 Titus Avenue (115' Cell Tower)



View from 40 Eastgate

Site No. 2
1766 Latta Road, Town of Greece
North Greece Fire District

The second site that has been analyzed is within a subdivision located adjacent to property owned by the Greece Fire District at 1766 Latta Road built in 1998. The Latta Road site is improved with a fire station as well as a 130-foot monopole cell tower. In addition, the Greece Police Department occupies a site at 400 Island Cottage Road which is approximately 1,000 feet northwest of the northwest corner of the subdivision. The parcel includes a cell tower occupied by Crown Atlantic, built in 2000.

Within the adjoining subdivision, the appraiser has included a schedule indicating 25 sales that have transpired. The highest priced sales within the subdivision include sales along Shorecliff Drive within close proximity to the fire station. The view of the cell tower on the fire district parcel and the tower on the police department parcel varies depending on the location of the various sale properties. The majority of the properties within the subdivision have some view of the cell tower.

Sales identified as numbers 17, 18, 19, 22, 23 and 24 involve properties located along Summit Hill and Lyncourt Park without a view of the cell towers. The average sale price of the six sales computes to $76.68 per square foot. Other sales, identified as Sales 2, 3, 4, 5, 6, 13, 15, 16, 20, and 25, involve properties that have a limited view of one of the cell towers. The average sale price of the eight sales is $76.63. Sales identified as 1, 7, 8, 12, 14 and 21 all involve properties with a view of the cell towers. The average sale price of these seven properties computes to $76.95 per square foot. The remaining sales along Shorecliff Drive, identified as Sales 9, 10 and 11 were all built at a later date within full view of the cell towers. These sale prices have not been tracked due to the age of the dwellings.

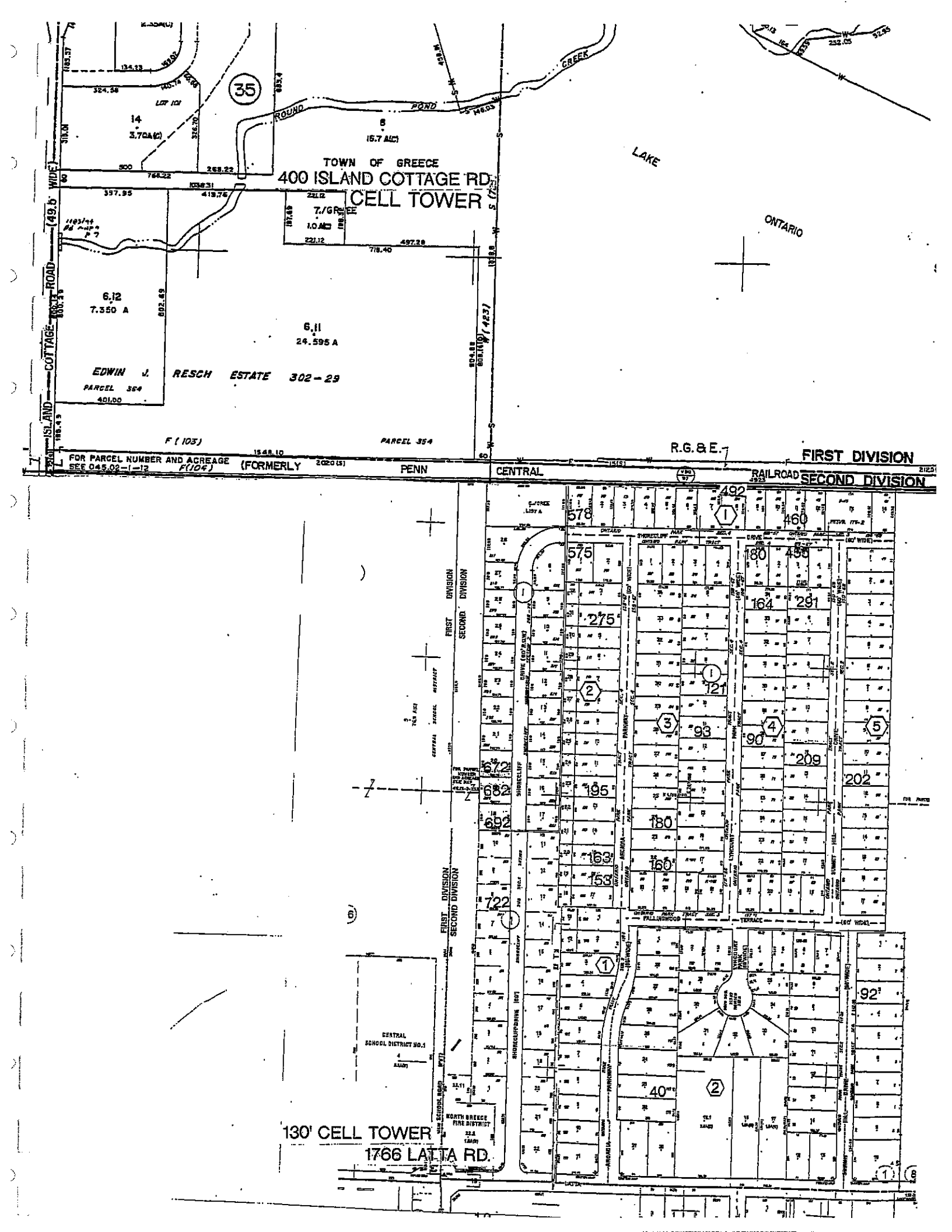
After analyzing numerous sales within generally close proximity to the two cell towers, the analysis does not indicate any appreciable difference in property values.

Site No. 2
1766 Latta Road, Town of Greece
North Greece Fire District

Sale No.	Address	Sale Date	Sale Price	Dwelling Size (SF)	Sale Price Per SF GBA	Tower View?	Comments
1	40 Arcadia	6/07	$128,000	2,027	$63.14	Yes	Blt 1965 Split, 8 rms, 4 BR, 2.5 BA, 1.5 car garage
2	153 Arcadia	4/07	$130,000	1,670	$77.84	Ltd	Blt 1965 Split, 6 rms, 3 BR, 1.5 BA, 1.5 car garage
3	160 Arcadia	5/07	$118,900 Foreclosure	1,880	$62.77	Ltd	Blt 1967 Colonial, 7 rms, 4 BR, 1.5 BA, 1.5 car garage
4	163 Arcadia	11/08	$123,000	2,010	$61.19	Ltd	Blt 1965 Split, 7 rms, 3 BR, 2.5 BA, 1.5 car garage, gas FP
5	180 Arcadia	4/08	$127,500	1,900	$67.11	Ltd	Blt 1965 Colonial, 7 rms, 3 BR, 1.5 BA, 1.5 car garage, FP
6	195 Arcadia	5/07	$142,000	1,576	$90.10	Ltd	Blt 1966 Ranch, 6 rms, 3 BR, 1.5 BA, 2 car garage, shed
7	275 Arcadia	3/10	$109,000	1,064	$102.44	Yes	Blt 1966 Ranch, 5 rms, 3 BR, 1.5 BA, 2 car garage, FP
8	722 Shorecliff	5/08	$170,000	2,094	$81.18	Yes	Blt 1968 Colonial, 9 rms, 5 BR, 2.5 BA, 2 car garg, IG pool, shed
9	692 Shorecliff	10/09	$157,900	1,800	$87.72	Yes	Blt 1991 Colonial, 7 rms, 5 BR, 2.5 BA, 2 car garage, deck
10	682 Shorecliff	6/10	$165,500	1,928	$85.84	Yes	Blt 1995 Colonial, 8 rms, 4 BR, 2.5 BA, 2 car garg, gas FP, deck
11	672 Shorecliff	4/09	$138,000	1,600	$86.25	Yes	Blt 1996 Colonial, 6 rms, 3 BR, 2.5 BA, 2 car garage, gas FP
12	578 Shorecliff	3/08	$137,000	1,689	$81.11	Yes	Blt 1965 Split, 8 rms, 4 BR, 1.5 BA, 2 car garage, FP, IG pool
13	575 Shorecliff	10/09	$125,000	1,420	$88.03	Ltd	Blt 1973 Ranch, 6 rms, 3 BR, 1.5 BA, 2 car garage, FP
14	492 Shorecliff	3/10	$127,000	1,856	$68.43	Yes	Blt 1964 Colonial, 8 rms, 4 BR, 1.5 BA, 2 car garage, FP, patio
15	455 Shorecliff	8/07	$119,000	1,504	$79.12	Ltd	Blt 1966 Split, 6 rms, 3 BR, 1.5 BA, 2 car garage, FP

Site No. 2
1766 Latta Road, Town of Greece
North Greece Fire District

Sale No.	Address	Sale Date	Sale Price	Dwelling Size (SF)	Sale Price Per SF GBA	Tower View?	Comments
16	460 Shorecliff	10/08	$121,000	1,640	$73.78	Ltd	Blt 1965 Split, 8 rms, 3 BR, 1.5 BA, 2 car garage, patio, IG pool
17	90 Lyncourt Pk	6/07	$130,000	2,052	$63.35	No	Blt 1964 Colonial, 8 rms, 4 BR, 2.5 BA, 2 car garage, FP
18	93 Lyncourt Pk	10/09	$115,500	1,627	$70.98	No	Blt 1966 Colonial, 8 rms, 4 BR, 2.5 BA, 2 car garage, patio
19	121 Lyncourt Pk	8/10	$102,450	1,138	$90.03	No	Blt 1966 Ranch, 5 rms, 3 BR, 1 BA, 2 car garage
20	164 Lyncourt Pk	6/07	$138,200	1,900	$72.74	Ltd	Blt 1965 Split, 8 rms, 4 BR, 1.5 BA, 2 car garage, patio
21	180 Lyncourt Pk	3/07	$112,600	1,722	$65.39	Yes	Blt 1967 Split, 8 rms, 3 BR, 1.5 BA, 1 car garage, deck
22	92 Summit Hill	8/08	$122,500	1,080	$113.43	No	Blt 1962 Ranch, 7 rms, 3 BR, 2 BA, 1.5 car garage, deck, finished basement
23	202 Summit Hill	4/10	$113,000	1,847	$61.18	No	Blt 1963 R/R, 8 rms, 3 BR, 1.5 BA, 1.5 car garage, finished basement, patio
24	209 Summit Hill	2/10	$123,900	2,028	$61.09	No	1962 Split, 8 rms, 4 BR, 1.5 BA, 1.5 car garage, gas FP, patio
25	291 Summit Hill	11/08	$115,000	1,224	$93.95	Ltd	1965 Ranch, 6 rms, 3 BR, 1.5 BA, 1.5 car garage, patio


TOWN OF GREECE
400 ISLAND COTTAGE RD.
CELL TOWER
130' CELL TOWER
1766 LATTA RD.
LAKE ONTARIO
ROUND POND
CREEK
ISLAND COTTAGE ROAD (49.5' WIDE)
EDWIN J. RESCH ESTATE 302-29
PARCEL 364
PARCEL 354
6.12
7.350 A
6.11
24.595 A
14
3.70A(C)
8
15.7 A(C)
7./GREE
1.0 A(C)
35
FOR PARCEL NUMBER AND ACREAGE SEE 045.02-1-12
(FORMERLY PENN CENTRAL RAILROAD)
R.G.&E.
FIRST DIVISION
SECOND DIVISION
CENTRAL SCHOOL DISTRICT NO.1
NORTH GREECE FIRE DISTRICT
SHORECLIFF PARK TRACT
ARCADIA PARK TRACT
LYNCOURT PARK TRACT
SUMMIT HILL PARK TRACT
FALLINGWOOD TERRACE

1766 Latta Road (130' Cell Tower)
400 Island Cottage Road

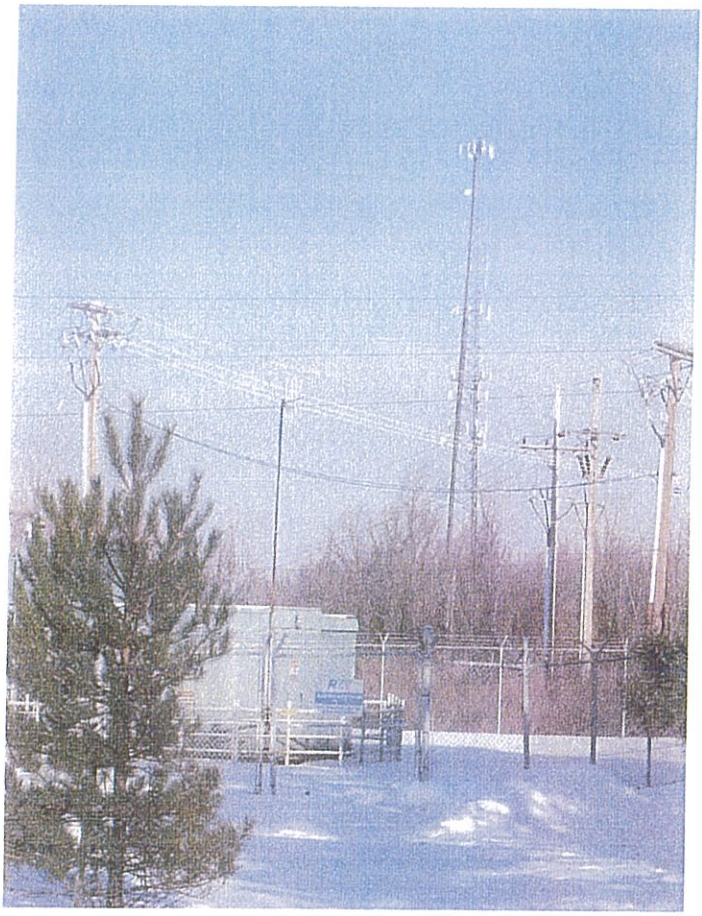


View from 782 Shorecliff Drive



View from 671 Shorecliff Drive

1766 Latta Road (130' Cell Tower)
400 Island Cottage Road



View from 578 Shorecliff Drive
Greece Police Department
400 Island Cottage Road

Site No. 3
2040 Maiden Lane
Town of Greece

The site is located north of Maiden Lane, west of Hallbar Road, east of Alecia Drive, and south of Charit Way. The site contains a monopole cell tower that is 141.5 feet in height. The age of this cell tower is unavailable; however, given the neighboring homes were built in the 1980s, and given that monopole cell towers were not built prior to the 1990s, it can be concluded that this tower was constructed after the homes. The cell tower is highly visible along Hallbar Road to the east and Alecia Drive to the west. Some of the residential dwellings located along Nymark Drive are also within sight of the cell tower. Due to a heavy stand of mature trees, the cell tower is not readily visible from homes west of 151 Charit Way in spite of the close proximity to the cell tower.

A comparison has been made with colonial-style dwellings with a view of the cell tower with sales of colonial-style dwellings without a view of the cell tower. Within view of the cell tower are Sales 1, 2, 4 and 6, indicating an average sale price of $87.20 per square foot. Sales of colonial-style dwellings without a view of the cell tower include Sales 13, 14, 16, 17, 18 and 19, indicating an average sale price of $82.45 per square foot. No appreciable difference is noted in the average sale price of homes selected due to the proximity to the cell tower.

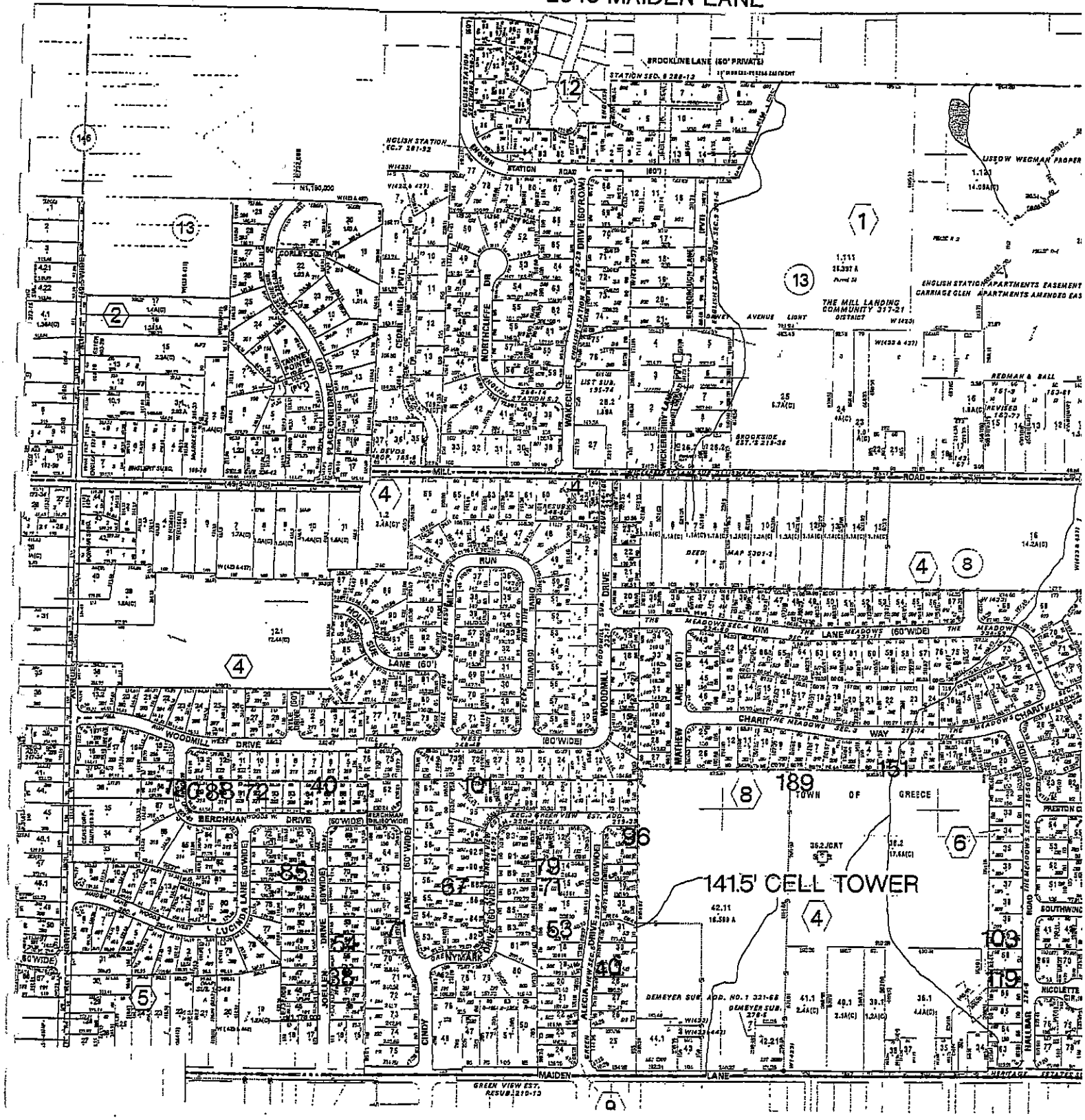
Site No. 3
2040 Maiden Lane

	Address	Sale Date	Sale Price	Dwelling Size (SF)	Sale Price Per SF GBA	Tower View?	Comments
1	151 Charit Way	7/09	$142,000	1,544	$ 91.97	Yes	Blt 1982 Colonial, 9 rms, 3 BR, 1.5 BA, 2 car garage
2	189 Charit Way	7/07	$151,900	1,624	$ 93.53	Yes	Blt 1982 Colonial, 7 rms, 4 BR, 1.5 BA, 2 car garage, deck, fireplace
3	103 Hallbar Rd	8/07	$126,900	1,076	$117.93	Yes	Blt 1982 Ranch, 6 rms, 3 BR, 1.5 BA, 2 car garage
4	119 Hallbar Rd	4/07	$162,000	1,868	$ 86.72	Yes	Blt 1993 Colonial, 7 rms, 3 BR, 2.5 BA, 2 car garage
5	40 Alecia Dr	8/08	$120,000	1,044	$114.94	Yes	Blt 1982 Ranch, 5 rms, 3 BR, 1 BA, 2 car garage
6	53 Alecia Dr	9/07	$132,000	1,724	$ 76.57	Yes	Blt 1982 Colonial, 7 rms, 3 BR, 1.5 BA, 2 car garage, finished basement
7	71 Alecia Dr	3/07	$115,000	1,128	$101.95	Yes	Blt 1982 Ranch, 5 rms, 3 BR, 1 BA, 2 car garage
8	79 Alecia Dr	8/08	$132,000	1,804	$ 73.17	Yes	Blt 1982 Split, 7 rms, 3 BR, 2 BA, 2 car garage, fireplace
9	96 Alecia Dr	1/07	$139,900	1,102	$126.95	Yes	Blt 1982 Ranch, 6 rms, 3 BR, 1 BA, 2 car garage, finished basement
10	71 Cindy Ln	11/09	$139,900	1,308	$106.96	No	Blt 1980 Ranch, 6 rms, 3 BR, 2 BA, 2 car garage, FP, deck
11	67 Nymark Dr	3/07	$119,000	1,156	$102.94	Yes	Blt 1981 Ranch, 5 rms, 3 BR, 1 BA, 2 car garage, deck
12	101 Nymark Dr	6/07	$129,900	1,550	$ 83.81	Yes	Blt 1983 Split, 6 rms, 3 BR, 2 BA, 2 car garage, patio, IG pool

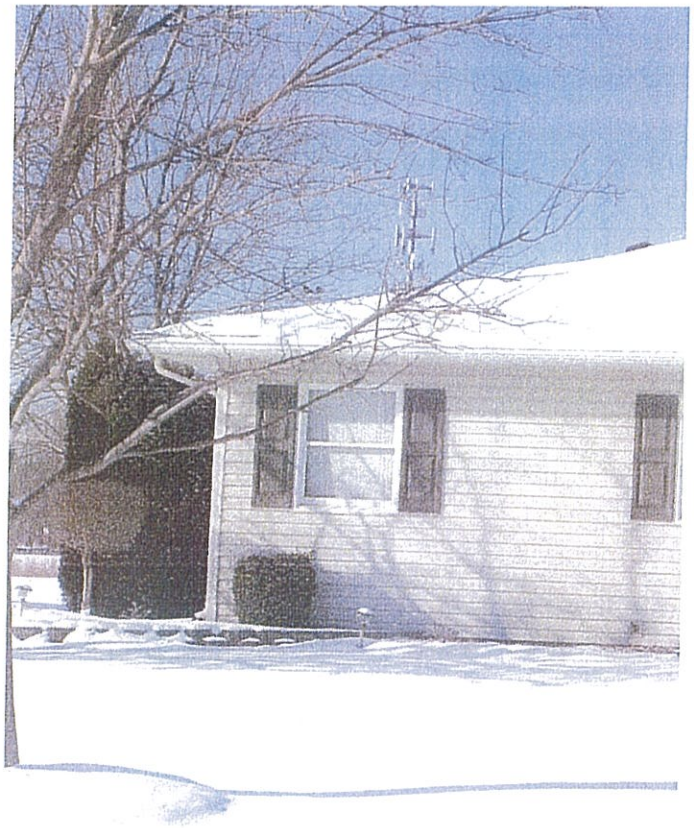
Site No. 3
2040 Maiden Lane

Sale No.	Address	Sale Date	Sale Price	Dwelling Size (SF)	Sale Price Per SF GBA	Tower View?	Comments
13	38 Joellen Dr	2/07	$169,900	2,070	$ 83.08	No	Blt 1986 Colonial, 7 rms, 4 BR, 1.5 BA, 2 car garage, deck, finished basement
14	54 Joellen Dr	3/10	$160,000	1,824	$ 87.72	No	Blt 1985 Colonial, 8 rms, 4 BR, 2.5 BA, 2 car garage, finished basement, patio, gas FP
15	85 Joellen Dr	7/08	$144,000	1,542	$ 93.39	No	Blt 1983 Split, 8 rms, 3 BR, 1.5 BA, 2 car garage, FP, deck
16	40 Berchman Dr	4/10	$148,000	1,776	$ 83.33	No	Blt 1984, Colonial, 8 rms, 3 BR, 2.5 BA, FP, finished basement, 2 car garage
17	72 Berchman Dr	5/07	$152,000	1,860	$ 81.72	No	Blt 1986 colonial, 7 rms, 3 BR, 2.5 BA, 2 car garage, FP, deck
18	88 Berchman Dr	5/10	$150,000	1,790	$ 83.80	No	Blt 1985 Colonial, 7 rms, 3 BR, 2.5 BA, 2 car garage, deck, FP
19	120 Berchman Dr	12/10	$151,000	2,012	$ 75.05	No	Blt 1986 Colonial, 8 rms, 4 BR, 2.5 BA, 2 car garage, FP, AG pool, deck

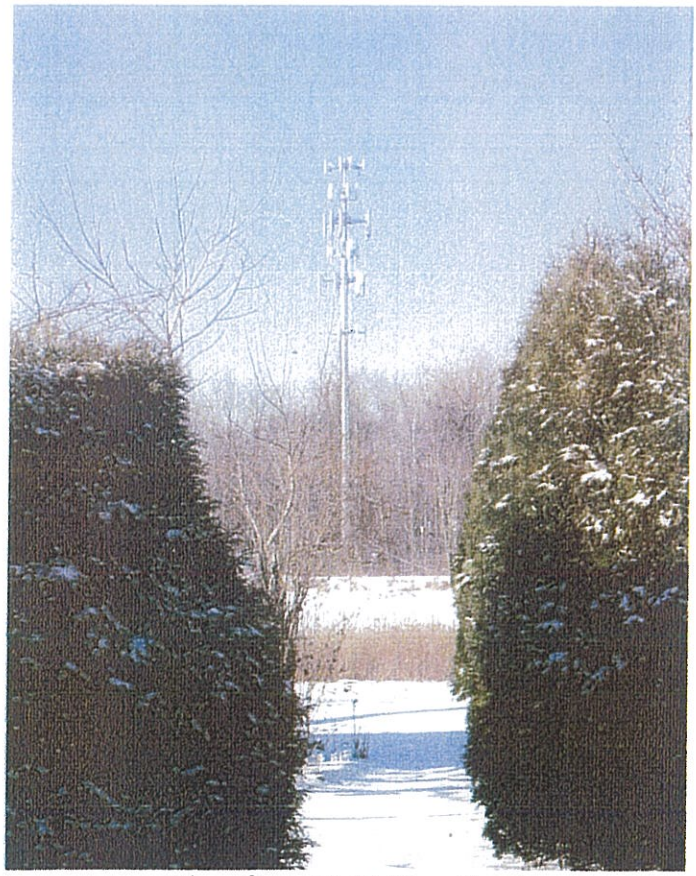
2040 MAIDEN LANE



2040 Maiden Lane (141.5' Cell Tower)

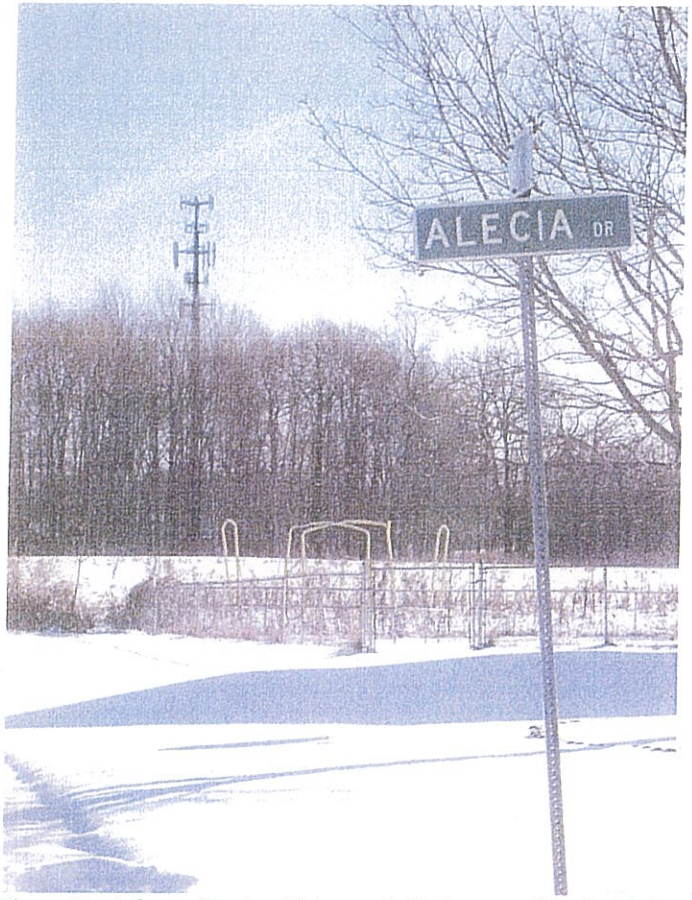


View from 55 Hallbar Road



View from 71 Hallbar Road

2040 Maiden Lane (141.5' Cell Tower)



View East from End of Nymark Drive at Alecia Drive

Site No. 4
Deer Run Subdivision
Town of Perinton

The fourth and final site involves sales of residential properties in the Deer Run Subdivision in the Town of Perinton. Deer Run is located near the northeast corner of Whitney Road and Baird Road. The subdivision contains homes constructed in the early to mid 1990s with sale prices generally ranging between $230,000 and $300,000. The subdivision is bounded along the south by industrial land that borders Whitney Road. At 620 Whitney Road there is a 2.87-acre site containing a 300 foot guy wire tower and a second tower that is 286 feet in height, built about 1999.

Properties located along Braeloch Crossing are located in a mixed section of the subdivision that also contains townhouse units. The southern boundary of the subdivision in this area is contiguous to industrial properties along Whitney Road. Sales to the north along Valewood Run are a homogenous mix of single-family dwellings. Due to the rolling topography of the land, the cell towers are within the line of sight.

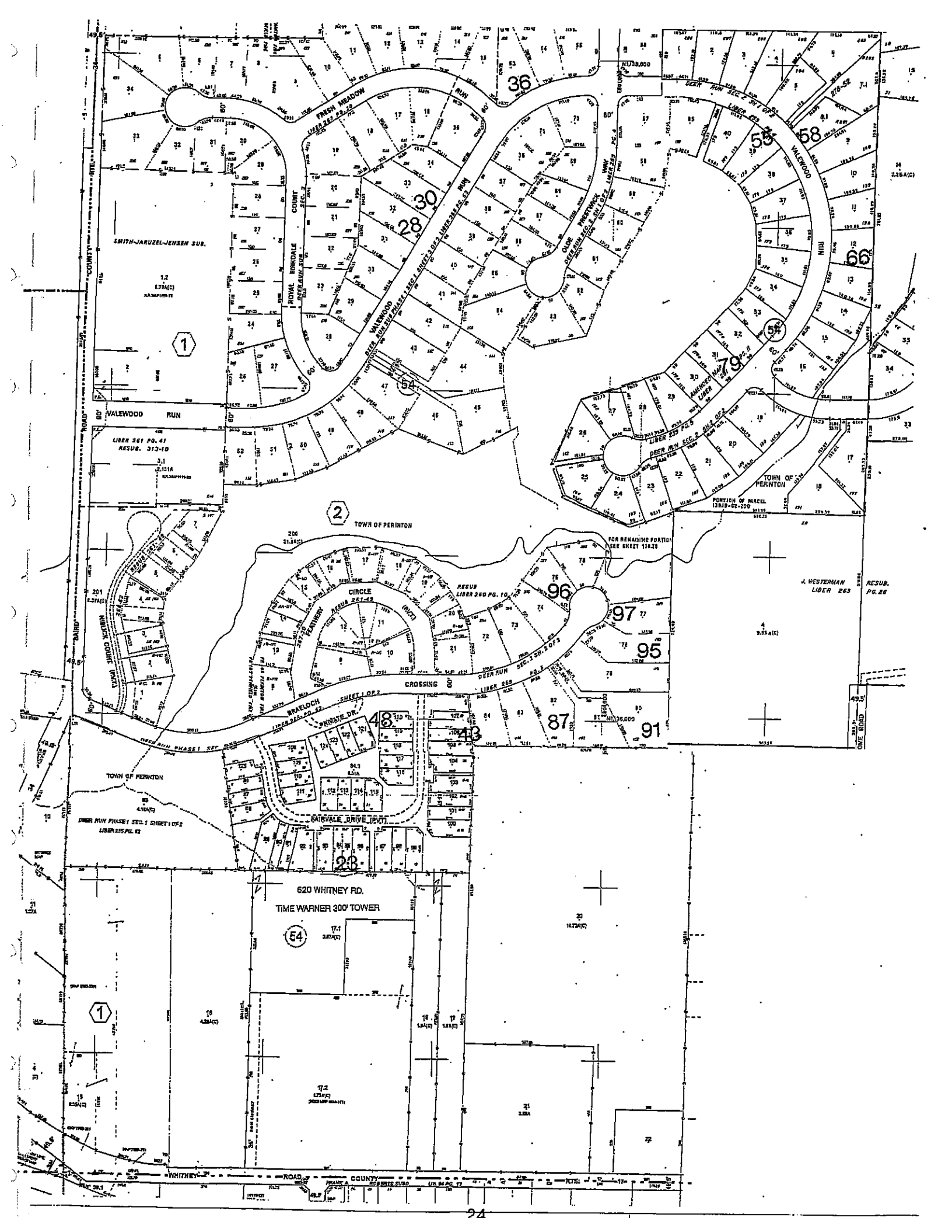
The appraiser has included an average of the sale prices of homes located within a view of the cell tower, including Sales 1 through 5 inclusive as well as Sale 15, as indicated on the schedule. The average sale price of the six properties computes to $114.38 per square foot. Six additional sales have been included, identified as Sales 9 through 14 inclusive, involving properties that have no view or a very distant view, indicating an average sale price of $117.63 per square foot. It should be noted however that the properties analyzed outside the view of the cell tower were built by a higher quality builder than those within the view of the cell tower, which likely contributes to the difference.

Sales 6, 7 and 8 are townhouse units in the neighborhood within view of the cell towers. Although in the same neighborhood, they are not included as part of the analysis.

When comparing the sale prices throughout this subdivision, there is no appreciable difference regardless of the location.

Site No. 4
Deer Run Subdivision
Town of Perinton

Sale No.	Address	Sale Date	Sale Price	Dwelling Size (SF)	Sale Price Per SF GBA	Tower View?	Comments (All Dwellings have 2 car garages and Fireplaces)
1	87 Braeloch	8/06	$269,100	2,292	$117.40	Yes	Blt 1993, Col, 8 rms, 4 BR, 2.5 BA, deck
2	91 Braeloch	7/07	$285,000	2,455	$116.09	Yes	Blt 1995, Col, 8 rms, 4 BR, 2.5 BA, deck, patio
3	95 Braeloch	7/06	$285,000	2,553	$111.63	Yes	Blt 1993, Col, 9 rms, 4 BR, 2.5 BA, finished basement, deck
4	96 Braeloch	9/06	$300,000	2,609	$114.99	Yes	Blt 1990, Col, 10 rms, 4 BR, 2.5 BA, deck
5	97 Braeloch	7/08	$292,900	2,686	$109.05	Yes	Blt 1990, Cape Cod, 8 rms, 4 BR, 2.5 BA, 1st floor master, finished basement, 3 car garage
6	23 Fairdale	8/06	$202,950	1,639	$123.82	Yes	Blt 1995, Townhouse, 6 rms, 2 BR, 2 BA, finished basement
7	43 Fairdale	2/07	$235,000	1,995	$117.79	Yes	Blt 1995, Townhouse, 5 rms, 3 BR, 2.5 BA, finished basement
8	48 Fairdale	9/09	$293,000	1,995	$145.86	Yes	Blt 1995, Townhouse, 7 rms, 4 BR, 3 BA, unfinished basement
9	28 Valewood Run	11/06	$240,000	2,072	$115.83	Ltd	Blt 1990, Col, 7 rms, 3 BR, 2.5 BA, deck
10	30 Valewood Run	5/08	$253,500	2,176	$116.50	Ltd	Blt 1990, Col, 8 rms, 4 BR, 2.5 BA, finished basement, deck
11	36 Valewood Run	9/08	$277,000	2,249	$123.17	No	Blt 1990, Col, 8 rms, 4 BR, 2.5 BA, porch
12	55 Valewood Run	9/10	$245,000	2,289	$107.03	Ltd	Blt 1992, Col, 9 rms, 4 BR, 2.5 BA, deck, patio
13	58 Valewood Run	7/06	$298,000	2,383	$125.00	No	Blt 1994, Col, 9 rms, 5 BR, 3 BA, deck, finished basement
14	66 Valewood Run	4/09	$243,000	2,055	$118.25	No	Blt 1990, Col, 8 rms, 3 BR, 2.5 BA, finished basement
15	79 Valewood Run	8/10	$274,900	2,347	$117.13	Yes	Blt 1990, Col, 8 rms, 3 BR, 2.5 BA, deck


FRESH MEADOW RUN
VALEWOOD RUN
SMITH-JARUZEL-JENSEN SUB.
ROYAL BIRKDALE COURT
DEER RUN PHASE 1 SEC 1 SHEET 3 OF 3 LIBER 235 PG. 03
OLDE PRESTWICK WAY
DEER RUN SEC. 2 SH 1 OF 2
DEER RUN SEC. 2 SH 2 OF 2
LIBER 261 PG. 41
RESUB. 313-19
TOWN OF PERINTON
PORTION OF PARCEL 135.19-02-200
FOR REMAINING PORTION SEE SHEET 135.20
RESUB LIBER 260 PG. 10
CIRCLE
RESUB 261-49
FEATHERY
DEER RUN SEC. 2 SH. 2 OF 2
CROSSING
BRAELOCH
PRIVATE DR.
DEER RUN PHASE 1 SEC. 1 SHEET 1 OF 2
FAIRVALE DRIVE (EVT)
620 WHITNEY RD.
TIME WARNER 300' TOWER
WHITNEY ROAD
COUNTY
J. WESTERMAN RESUB. LIBER 263 PG. 26
ONE ROAD
BAIRD ROAD
COUNTY RTE.

Deer Run Subdivision





Deer Run Subdivision



PROFESSIONAL QUALIFICATIONS
OF
ROBERT G. POGEL, SRPA

Partner - Pogel, Schubmehl & Ferrara, LLC
2509 Browncroft Boulevard
Rochester, New York 14625
(585) 381-5600 - Phone
(585) 381-5696 - Fax
pogelr@rochester.rr.com - email

PROFESSIONAL MEMBERSHIPS:

- Designated as a Senior Real Property Appraiser (SRPA) member of the APPRAISAL INSTITUTE, which requires recertification every five years (currently certified)
- Past Director and Education Chairman of Rochester Chapter 99, SOCIETY OF REAL ESTATE APPRAISERS
- Past President of Rochester Chapter 99, SOCIETY OF REAL ESTATE APPRAISERS
- State Certified General Real Estate Appraiser – Certificate No. 46000009656
- Associate Member MONROE COUNTY ASSESSOR'S ASSOCIATION
- Board of Assessment Review, Town of Irondequoit (Chairman 1994 – 2009)

EDUCATION:

- Graduated 1962 from Rochester Business Institute with a major in Business Administration
- Have attended seminars involving a wide range of topics including but not limited to: Appraising Apartments, Appraising Non-Conforming Uses, Tax Considerations in Real Estate Transactions, Applied Income Property Valuation, Subdivision Analysis, Real Estate Fraud, Regression Analysis, Appraising Troubled Properties, Land Valuation, Business Practice & Ethics, Appraising Condominiums, Environmentally Contaminated Properties, Real Estate Tax Law, Environmental Law, and many others

EXPERIENCE:

- Three years experience with Abstract Title Division as a Title Searcher
- Five years experience with Ralph Klonick Sons, Inc. as a Staff Appraiser
- Over five years experience with Morgan Stanwix Appraisal Associates, Inc.
- Partner of Pogel, Schubmehl & Ferrara, LLC, founded in 1977
- Assignments as an appraiser and consultant include appraisals for condemnation actions involving both full and partial takings, easements, and rights-of-way involving residential, commercial and special-purpose properties, as well as appraisals for mortgage loans, estates, and for normal buyer/seller transactions
- Lectured before various groups on the Fundamentals of Real Estate Appraising
- Prepared studies for various owners seeking zoning changes or variances and have testified before zoning boards
- Qualified as an expert witness before New York State Court of Claims, New York State Supreme Court, Monroe County Surrogate Court, and various commissions

ROBERT G. POGEL, SRPA

PROPERTY TYPES APPRAISED:

Subdivision
Office Buildings
Manufacturing Facilities
Warehouses
Apartment Projects
Banks
Service Stations
Automobile Agencies
Agricultural Property
Schools/Convents
Waterfront Property
Development Rights
Churches
Mobile Home Parks
Mini-Storage Facilities
Residential Properties
Bulk Oil Terminal
Railroad Property
Golf Courses
Shopping Plazas
Gravel Quarry
Residential, Commercial & Industrial Land
Condominiums

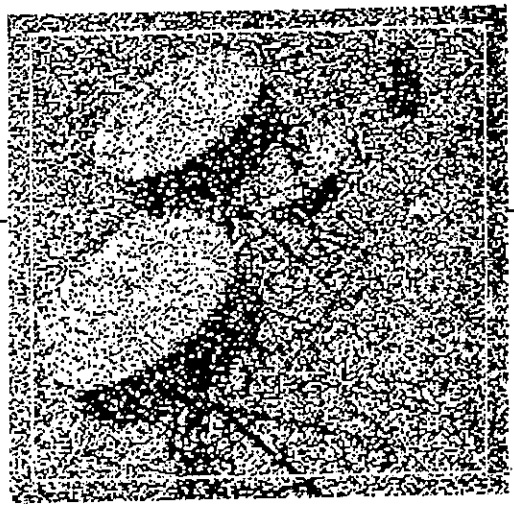
PARTIAL LIST OF CLIENTS - GOVERNMENT:

Churchville Chili School District
City School District (Rochester)
City of Rochester, Dept. of Community Development
County of Monroe, Division of Engineering
East Irondequoit School District
Monroe County Tax Foreclosure Office
Monroe County Water Authority
N.Y.S. Office of Parks, Recreation,
and Historic Preservation
State of New York, Office of General Services
Town of Brighton
City of Canandaigua
Town of Canandaigua
Town of Chili
Town of Geneseo
Town of Henrietta
Town of Irondequoit
Town of Jerusalem
Town of Macedon
Town of Mendon
Town of Penfield
Town of Perinton
Town of Rush
Town of Webster
Village of Fairport
Village of Mt. Morris
Village of Nunda
Village and Town of Victor

PARTIAL LIST OF CLIENTS - CORPORATE:

Canandaigua National Bank & Trust Company
CSX Railroad
Eastman Kodak Company
Fairport Savings Bank
Farash Corporation
Finger Lakes Land Trust
First Niagara Bank
Five Star Bank
Genesee Valley Land Trust
Hoselton Realty
Monroe Title Insurance Company
Nature Conservancy
Nazareth College
Ontario National Bank
Public Parking
Rochester Housing Authority
Rochester Institute of Technology
Schantz Homes
Spall Homes
Urban League
Waste Management

EXHIBIT 3

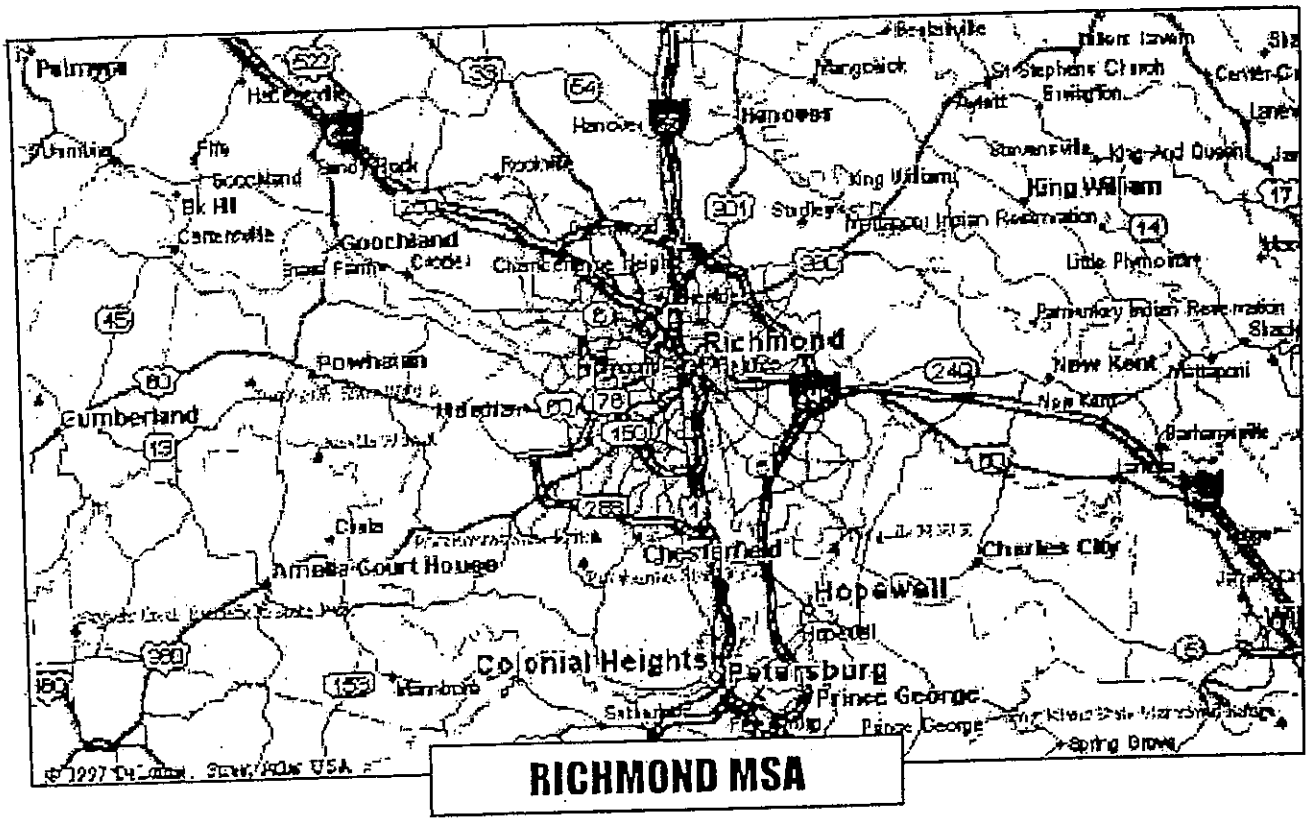


The Impact of Communication Towers on Residential Property Values

Overview

A major cellular phone provider recently hired our firm to conduct a study of the impact on residential property values due to proximity or view of communication towers. A sufficient amount of empirical data was available to develop a comparative analysis model to demonstrate the findings of this study.

By Allen G. Dorin, Jr., MAI, SRA and Joseph W. Smith, III



The methodology employed indicated that the presence of communication towers resulted in essentially no impact on residential values in the price range of $70,000 to $150,000 in those areas investigated. The upper part of this range is above the average sales price of a single-family dwelling in the Richmond MSA.

Introduction

The crux of the market study was to inform the client of the economic impact that communication towers may have on nearby improved residential housing values within the Richmond Metropolitan Statistical Area. The client specifically wanted to use the findings of the study to determine whether there was sufficient market evidence to conclude that the presence of communication towers does in fact, negatively influence the market value of improved residential dwellings by reason of proximity or view. In turn, the client intends to use the findings and conclusions of the report to assist in the acquisition of new tower sites.

Background

The subject study area is in the Richmond-Petersburg Metropolitan Statistical Area (MSA), which consists of the cities of Richmond, Petersburg, Colonial Heights, and Hopewell; and the counties of Chesterfield, Henrico, Hanover, Goochland, Powhatan, New Kent, Charles City, Dinwiddie, and Prince George in central Virginia. The following map provides a brief overview of the Richmond MSA market study area.

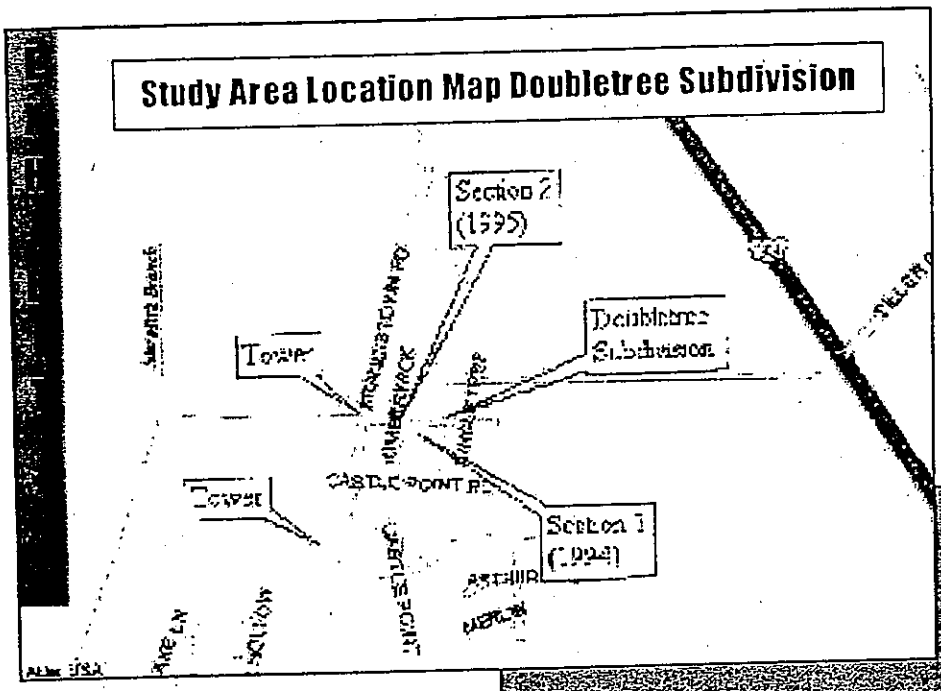
At the request of the client, the market study was restricted to the counties of Chesterfield, Goochland, Hanover, Henrico, and New Kent and the city of Richmond. A thorough search for adequate market data on which to base the findings of the study required a great deal of research and analysis from the counties previously mentioned. By process of elimination, the study parameters were reduced to the counties of Chesterfield and Henrico. The counties of Goochland, Hanover, New Kent, and city of Richmond were excluded, due to the lack of sufficient market evidence available to prove the existence, if any, of any adverse effects upon residential values because of an individual tower location. The individual test sites were eliminated for reasons such as location in remote undeveloped areas, industrial neighborhoods, commercial corridors, or along interstate highways.

From the research available, six test sites were located. These tower sites were selected based on their proximity to or visibility from residential properties that were deemed to have the possibility of potential negative impact upon property values.

Location of Test Sites

The county of Chesterfield, located in the south and southwest quadrants of the MSA had one test site located just east of a townhouse project. This county was traditionally a bedroom community of the city of Richmond until the 1970s during a period when a building boom occurred. It has become a heavily populated suburban county with a full complement of residential, commercial, and industrial land uses.

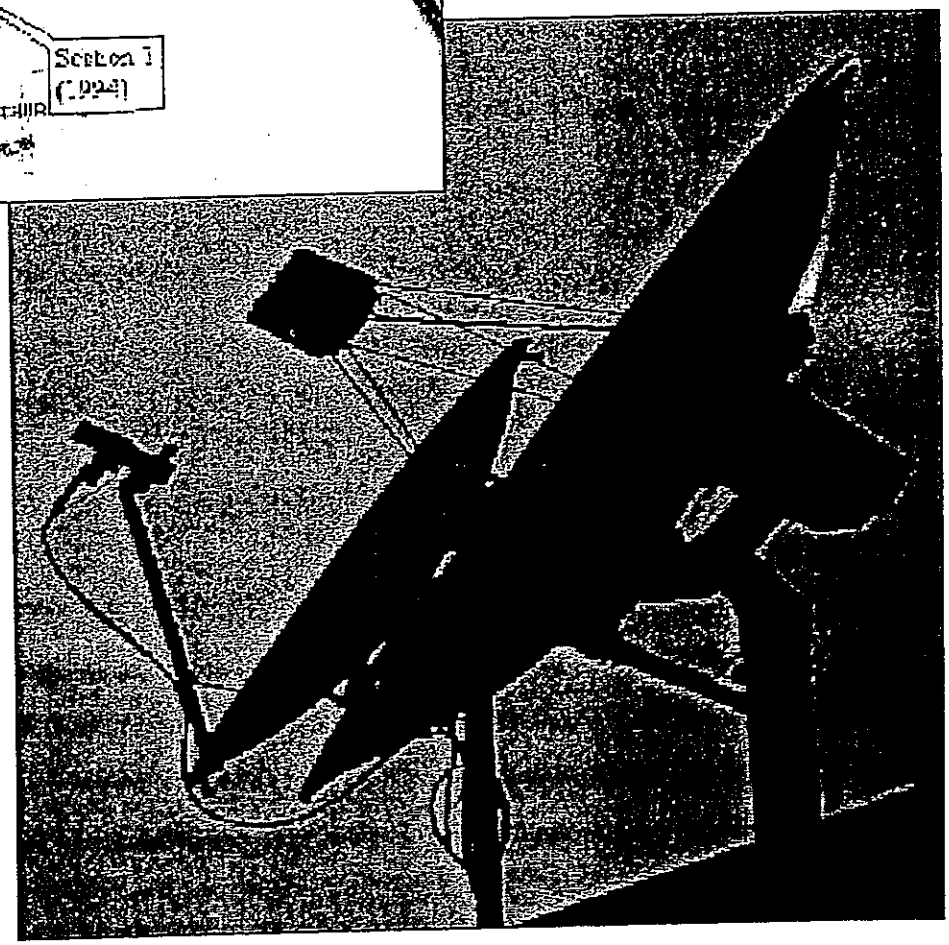
The county of Henrico, located in the western, northern, and eastern quadrants of the MSA had the remaining



five test sites used in this study. The county was the original bedroom community of the city of Richmond. Because of proximity to major linkages with the city of Richmond, its establishment as a significant suburban entity preceded that of Chesterfield County.

Tower Research

The client was particularly interested in identifying and locating communication towers in excess of 150 feet in height that may have potential negative impact on nearby residential property values. Only six existing tower sites were deemed applicable to this study out of the 77 sites inspected. The structure of the towers varied from steel lattice type to steel columnar type with guy-wire supports. Three of the tower sites were located within close proximity of single family detached residential subdivisions ranging in price from $70,000 to $150,000. This price range is typical of most first time homebuyers in the areas investigated. Of the three remaining tower sites, one was located near a multi-family residential apartment complex and the other two within view of a single family townhouse development. To clarify the methodology and analysis used to arrive at a conclusion, only one of the three residential subdivisions studied will be discussed.



Explanation of Research Methodology

Research was conducted at each of the respective localities previously mentioned in order to locate existing communication tower sites. This task was primarily accomplished by interviewing planning department officials familiar with this type improvement, obtaining copies of meeting minutes of the governing boards or council authorizing the construction of the towers, and familiarity with the general vicinity of the Richmond MSA. Based on the data obtained from research, the tower sites were plotted on maps showing their relative proximity to residential development.

Primary attention was focused upon residential properties adjacent to or surrounding each of the tower sites investigated. Those properties deemed to be located in sparsely developed areas, industrial neighborhoods, or commercial corridors were eliminated from further study.

After selecting the six test sites, further information was gathered including physical information on the respective towers, correspondence regarding the permitting process, specific public data on the residential sites deemed to be

within the potential impact area of the tower, and sales/physical data on similarly improved properties in the general vicinity but not considered impacted by the tower. If possible, interviews were conducted with property owners and real estate agents who had current listings of properties included in the analysis.

After assimilating the gathered data, a summary of each test site neighborhood was prepared by means of quantitative and qualitative adjustment techniques for a comparative analysis.

Brief Overview of Analysis

According to the Eleventh Edition of *The Appraisal of Real Estate*, published by the Appraisal Institute (Chicago: 1996, page 414), "A comparative analysis includes the consideration of both quantitative and qualitative factors. Quantitative adjustments are developed as either dollar or percentage amounts. Factors that cannot be quantified are dealt with in qualitative analysis." In essence, the quantitative method is a mathematical procedure that is typically accomplished through a paired sales or cost-comparison analysis. The qualitative analysis is much more subjective in its approach, and is commonly used when no basis for a quantitative adjustment can be concluded.

The sales of the properties included in the analysis were sorted according to price paid per square foot of dwelling area after adjusting each property to a common denominator (quantitative). The potential impact of the respective tower sites was rated for each property based upon observation. The impact rating was then compared to the adjusted prices paid per square foot as an indication of any definitive correlation (qualitative).

Analysis

Doubletree Subdivision, one of the three subdivisions studied, will be examined in order to explain the methodology and thought process used throughout the study analysis. Doubletree is a 67-lot subdivision located



WE ARE PLEASED TO ANNOUNCE

RICHARD G. RYPINKSI

FORMER

CHIEF COUNSEL TO CALTRANS

AND MAYOR OF THE CITY OF DEL MAR

H/ FPO

RK

- EMINENT DOMAIN
- INVERSE CONDEMNATION
- NEPA/CEQA LITIGATION FOR PUBLIC AGENCIES

RICHARD RYPINSKI CAN BE REACHED AT OUR OAKLAND OFFICE.

SACRAMENTO (916) 444-3900 OAKLAND (510) 273-8780 YUBA CITY (530) 674-9761

McDONOUGH HOLLAND & ALLEN
Attorneys at Law

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in a developing area in Henrico County on the east line of Francistown Road between Hungary and Springfield Roads (See Exhibit 1, page 11). Section 1 was approved in 1994 and Section 2 in 1995. Construction of the dwellings began in 1995. The majority of the lots sold over a two-year period, a rate considered average for this price range. The average lot size is .204 acre (8,903 square feet) with a minimum width of 63 feet. Improved properties sold mostly in the $135,000 to $145,000 price range. All of the dwellings are two story and most have front-loading garages.

There are two communication towers visible to properties in this subdivision. One is located on the west side of Francistown Road at the west end of Wildtree Drive. It is a 168-foot high steel lattice structure, which was built in 1964. It is visible from all of the front yards of the lots fronting on Wildtree Drive and the rear yards of those lots backing to Francistown Road.

The other tower is also located on the west side of Francistown Road but south of the subdivision. It is a 305-foot high steel lattice tower, which was constructed in 1982. Because of the wooded area between it and the subject subdivision, its visual impact is less dramatic; however, it is within noticeable sight of the lots in Section 1 backing to Francistown Road.

Out of 67 lots, 25 improved properties were studied within the subdivision. In analyzing the properties, all those adjacent and nearby lots deemed to be impacted by their proximity to and/or view of the two towers in question were researched. In addition, several other properties in the subdivision considered to have only minor or no impact at all were also researched. The recorded sales price for each of the 25 properties was broken down to a unit price per square foot for the purposes of comparison. The unit prices, before adjustments, range from $64.54 to $93.75 per square foot, with a median unit price of $77.47 per square foot.

For the comparative analysis model, a hypothetical base dwelling was created to represent the typical improved dwelling in Doubletree Subdivision. The hypothetical dwelling was a 1,800 square foot two story, colonial style having central air and heat, 2 1/2 baths, no fireplace, attached one car garage, no frontage on Francistown Road, and sold in 1997. All of the 25 improved sales were then compared to the base dwelling with adjustments being made relative to time of sale and major physical and location differences. A 5 percent annual appreciation rate for time was used in the model.

Those property owners adjacent to Francistown Road did state that the seller discounted the lots for exposure to that road.

In an effort to achieve total sellout, the lots abutting Francistown Road were given a $4,000 discount, according to the developer/builder. Thus, an upward adjustment of $4,000 was made to the improved lots that abut Francistown Road for inferior location on a busy thoroughfare.

The remaining adjustments were based on differences in the costs of the various building components. After application of the adjustments, the properties were then sorted in ascending order by the indicated adjusted sale price per square foot. The spreadsheet in (See Exhibit 2.) provides a descriptive summary of the comparative analysis model.

Primary attention was focused upon seven improved lots that were deemed to have major impact potential, due to their proximity to the tower located on the west side of Francistown Road directly across from the entrance of the subdivision via Wildtree Drive. Two out of the eight lots are situated at the northeast entrance of Doubletree Subdivision fronting the intersection of Wildtree and Kimberwick Drives. The remaining six contiguous lots are located along the northeast line of the subdivision fronting Kimberwick Drive. Each of these lots has direct rear exposure to Francistown Road and the 168-foot high tower.

A total of seven improved lots were classified as having significant impact potential due to their exposure to the two towers. Five of the lots are located along the northeastern line of the subdivision facing Kimberwick Drive and abutting Francistown Road to the rear. The two remaining lots in this classification are located along the northern line of the subdivision facing the intersection of Kimberwick Drive.

The classifications of minor and no impact were given to properties that were considered to have little or no impact at all due to a buffered view or sufficient proximity away from the two towers.

Eleven of the lots studied in this subdivision, located along the northwestern and southwestern lines of the subdivision via Singletree Lane, Singletree Court, and Wildtree Court fell under these two classifications.

Summary of Analysis

The adjustment process used was an attempt to equalize the properties. Overall, the range in unit prices paid per square foot was narrower after adjustments were made in the comparative analysis model. After making adjustments for the major items categorized in the adjustment grid (See Exhibit 2.), a range of $66.29 to $92.31 in indicated price per square foot was reflected. Even after making adjustments for these items, a significant range in unit price per square foot remained evident.

However, the fluctuation in these

adjusted unit prices per square foot can be attributed to a variety of amenity packages that the individual homeowner may have purchased in an attempt to customize their homes, such as upgrades in appliances or finish features. Although, no adjustments for the varying degree of amenities or custom work were made, the range of adjusted unit prices per square foot is deemed to be supportive of showing the effect, if any, of the two towers on property values within the subdivision.

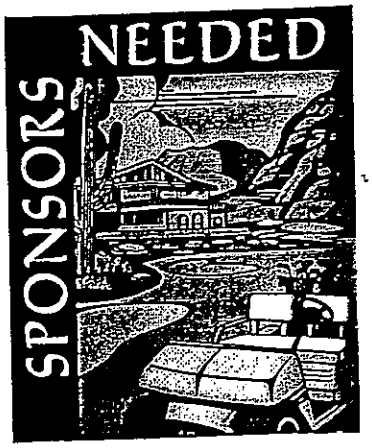
From on site observations, each property was rated relative to the impact of the tower due to proximity or view in one of four categories: major, significant, minor, or none. Those properties in which the tower was deemed to have a "major" impact were mostly adjacent to and/or having full view of the tower. "Significant" impact was assigned to those properties having full or obvious view of the tower.

"Minor" impact was assigned to those having a "winter view" or noticeable presence of the tower. Those rated as "none" had little or no view of the tower.

The rationale behind this rating system is that if there were a noticeable trend where those properties rated as having a major or significant impact were at the lower end of the range of unit prices paid per square foot, further research would then be warranted as to the cause of this tendency. In an effort to further substantiate the findings of the comparative model, personal interviews were held with property owners whose property was ranked in the major to significant categories. All of the respondents stated the towers had no impact on their purchase decisions. However, those property owners adjacent to Francistown Road did state that the seller discounted the lots for exposure to that road.

Summary of Study

The chart on page 16 is a summary categorizing the results of the investigation of the six existing communications towers in each of the localities included in this study:



THE RIGHT OF WAY EDUCATION FOUNDATIONS

1999 ROADRUNNER CLASSIC

Friends of the Right of Way International Education Foundation and Canadian Right of Way Education Foundation are hosting a golf tournament on June 23rd in Albuquerque, New Mexico in conjunction with the 1999 Annual International Education Seminar. The tournament proceeds will benefit the Foundations for use in developing educational materials and promoting professional development for the right of way profession.

We are seeking companies, agencies, and individuals that would like to help make this tournament a big success by signing up for one of the seven levels of sponsorship or donating prize items. Sponsor names will be displayed at the tournament as well as the Seminar site so we may recognize and show our appreciation to those who contributed.

We are expecting 144 golfers. Sponsorship is a great way to get name recognition in the right of way field and benefit a very worthwhile organization at the same time. Special recognition will be given to the Diamond, Gold and Silver contributors at the Seminar Site and at the Golf Course.

1999 ROADRUNNER CLASSIC
Sponsorship Form

Company Name and Address

_____

_____

_____

_____

Level of Sponsorship

- ☐ Diamond $1,500
- ☐ Gold $1,000 to $1,499
- ☐ Silver $500 to $999
- ☐ Scoreboard Sponsor $750
- ☐ Hors d'oeuvre Party Sponsor $600
- ☐ Hole in One Sponsor $500
- ☐ Hole Sponsor $300

Thank you in advance for your generous support. If you have any questions please call Dennis Werkmeister at 612-887-1735.
Please return your response by Wednesday, June 9, 1999.
Make checks payable to RWIEF and send to the following address:
RWIEF c/o Dennis Werkmeister
1600 West 82nd Street # 210, Minneapolis, MN 55431

SUMMARY OF STUDY

Locality	Subdivision	No. of Properties Studied	No./Percentage of Properties Considered as Being Impacted In Either a Major or Significant Category	Lower Quartile Major or Significant Impact*	Lower Half Major or Significant Impact*	Higher Half Major or Significant Impact*	Higher Quartile Major or Significant Impact*
[1] Chesterfield	ReHing Hills at Buford	23	10/44%	20.0%	50.0%	50.0%	20.0%
[2] Henrico	*Doubletree*	*25*	*17/68%*	*29.4%*	*47.1%*	*52.9%*	*23.5%*
[3] Henrico	Eagles Ridge	18	9/50%	22.2%	66.7%	33.3%	11.1%
[4] Henrico	Edenberry	21	11/52%	27.3%	59.1%	40.9%	18.2%
[5] Henrico	The Timbers	22	10/46%	20.0%	40.0%	60.0%	30.0%
[6] Henrico	Wilkinson Estates	31	14/45%	14.3%	64.3%	35.7%	7.1%

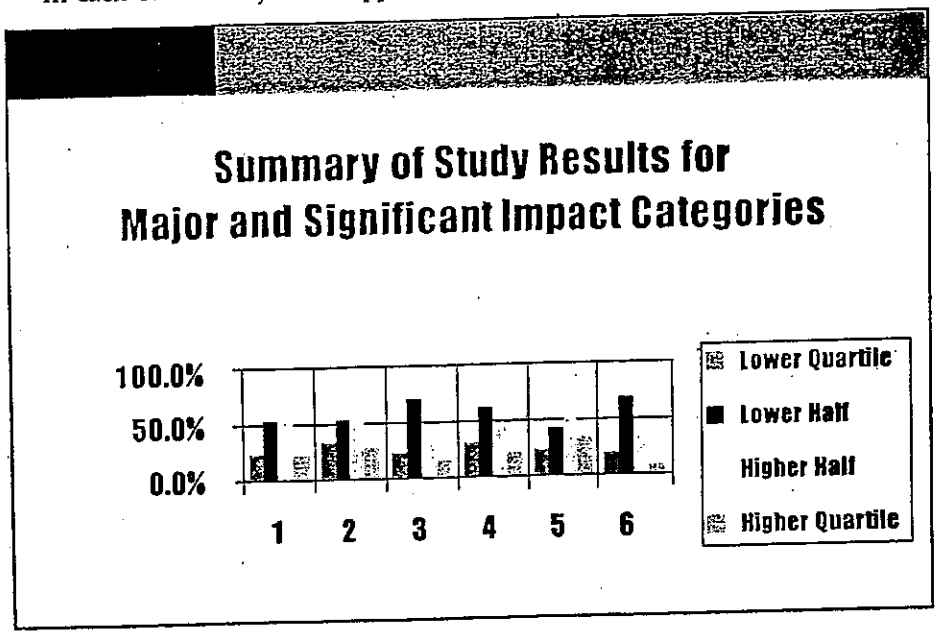
* Allocation of the percentage of properties considered as being impacted in a major or significant category; range in comparison units based on adjusted sale price per square foot of finished living area.

The graph below represents the results of the investigation of the six existing communication towers. Graphical representation is a useful technique that provides the reader with an overall picture of the empirical data previously mentioned.

In each of the study areas, approximately half the properties were deemed as being impacted in a Major or Significant category. The remaining properties were in the Minor or None category. The allocation of the percentages was based upon the number of properties impacted in the Significant or Major categories in the lower and upper quartiles and lower and upper halves divided by the total number of properties impacted as such.

For example, in the Doubletree subdivision, 25 properties were included in the study. Of those 25 properties, 17 were considered as being in the Significant or Major impact category (68 percent). Five of those 17 properties impacted as such, (representing 29.4 percent of the total number of properties in those categories) were in the lower quartile (bottom 25 percent) of the range in adjusted unit prices paid. Eight properties (47.1 percent) were in the lower half of the range. However, nine (52.9 percent) were in the upper half and four (23.5 percent) in the upper quartile of the range in unit prices paid.

Because of the diversity of representation in each of the allocated segments of the range in adjusted unit prices, it is concluded that there is insufficient evidence to suggest there was any measurable impact on value. This is further supported by the responses from personal interviews with the property



owners who stated that the towers had no detrimental impact on their decision to purchase their homes. Several listing agents and the builder stated that the two towers were never an issue. The impact of Francistown Road was the only concern that came from potential purchasers and a discount of $4,000 was made for this reason.

Statistical analysis can provide background information to enhance the understanding of a given environment and directly assist in making specific decisions. It can range from simple summaries of data to the identification of patterns of data that can form the basis for a conclusion of central tendencies. For the purpose of this study, measures of relative standing for characterizing the distribution of empirical data were used. This technique served as a useful alternative to frequency distribution and was indicative of particular data values relative to the entire data set for each test site.

Similar findings occurred with the other study areas where properties in the Significant and Major impact categories were found at both ends of the range in adjusted unit prices paid. Again, interviews with the affected property owners revealed no impact upon purchase decisions. On site managers were interviewed in regards the potential tower impact upon individual units for both the apartment complex and town house development in an effort to establish a basis for any potential rent loss. Not one negative impact response could be attributed to the towers.

Overall, there were 52 interviews conducted with individual property owners. None of the interviews resulted in a negative response. In fact, several of the interviewees said that they paid a premium for their homes in order to be within close proximity to the towers. When asked the reasoning behind this decision, the most common reply was that the tower was perceived as being a potential asset because it served as a buffer against further development. The only adversities noted throughout the entire interviewing process were towards busy thoroughfares running adjacent to the residential developments and close proximity to shopping/retail centers.

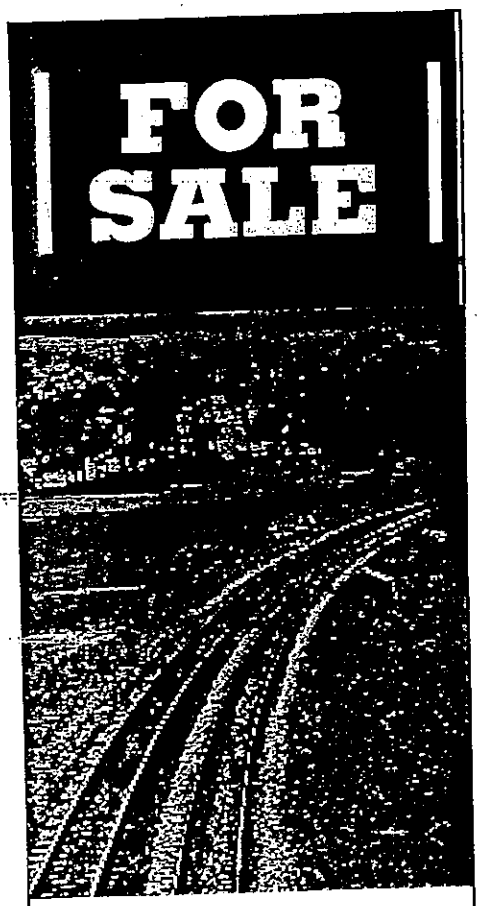
Conclusion

Based upon the comparative analysis methodology used in this study, as well as interviews with purchasers of properties located adjacent to and/or in full view of communication tower structures, it was concluded that there was no consistent market evidence suggesting any negative impact upon improved residential properties exposed to such facilities in the areas included in the study.

The model used in this study could be applied to any type of perceived adverse influence such as a water tower, overhead transmission line or sanit ary landfill. The validity of the study is enhanced where the comparative analysis includes similar type properties that require minimal and well supported adjustments as well as interviews with market participants potentially affected by the respective adverse influence. The statistical measure of central tendency not only validates a typical variate but also the lack thereof. ■

Allen Dorin, Jr. is President of Knight, Dorin & Rountrey Real Estate Services, Richmond, Virginia. He earned a bachelor's degree in Commerce from the University of Virginia and a master's in Real Estate and Urban Land Economics from Virginia Commonwealth University. His appraisal practice has most recently focused on property acquisition for public and semi-public rights of way.

Joseph Smith is an MAI candidate in the Appraisal Institute's Graduate Valuation Program at Virginia Commonwealth University located in Richmond, Virginia. He is currently working as intern for the appraisal firm of Knight, Dorin & Rountrey gaining experience credit hours to apply toward his MAI designation. Mr. Smith earned his bachelor's degree in history from Hampden-Sydney College, Hampden-Sydney, Virginia.



For more information

EXHIBIT 4

Paul V. Wicker, Jr., MAI, SRA
Michael P. Wicker, MAI

WICKER APPRAISAL ASSOCIATES INC
REAL ESTATE APPRAISERS AND CONSULTANTS

October 1, 1997

Robert Burgdorf, Esq.
Nixon, Hargrave, Devans & Doyle
Clinton Square
P. O. Box 1051
Rochester, New York 14604-1792

Dear Mr. Burgdorf:

This is in reply to your inquiry on the initial impact which cellular telephone communication tower installations may have upon the values of surrounding real property. As you well know, I have performed significant research and analysis throughout Upstate New York relating to the impact of various tower installations upon the values of surrounding real property. The data overwhelmingly demonstrates that tower installations, whether cellular, radio or television, have no measurable impact upon the current values of surrounding real property, future appreciation in values of the surrounding real property, or the future development of the surrounding real property to its highest and best use.

To illustrate that tower installations have no initial impact upon the values of surrounding real property, I have selected two examples. The first site is located off Davis Road in the Town of Fairfield, Herkimer County. It is improved with a 1,000 foot Smith Television tower and a concrete block shelter building constructed in 1959. The surrounding area is characterized primarily by vacant productive and non-productive agricultural land with a scattering of residential dwellings. Recently, a large parcel of land located along Davis Road just east of the tower site (one-half mile) and with direct views of the installation was purchased by Christmas & Associates, Inc. The parcel was subsequently subdivided into several lots which have been sold to third parties. Simultaneously, a large parcel of land was purchased by Michaels & Associates, Inc., and also subdivided with several lots sold. These lots are located in a similar area of the same Town and within the same school district. However, these lots are 2.75 miles from the tower installation. As a result of both their distance from the tower and of the area's topography, the lots have no views of the

tower. After comparison, the sales conclusively show that those lots having views of the Smith Tower installation actually sold for per acre values which averaged higher than those indicated by the property sales having no views of the tower installation, this despite the physical and locational similarities of the lots.

The second example is that of a multi-tower site located within the Town of Lysander in Onondaga County. The site is located on the south side of New York State Route 31 and contains two water tanks, a 70-foot Onondaga County Sheriff's radio communications tower, an abandoned 100-foot Cellular One communications tower now utilized by the Baldwinsville School District radio station, and a newly constructed (summer 1993) 120-foot Cellular One communications tower. The site is located in a heavily developed area of the Village of Baldwinsville and is adjacent to the newly developing Baldwin Hill subdivision to the southeast. Because of the surrounding topography and the available access to the Baldwin Hill subdivision, there exists a lower tier tot he subdivision which has no views of the tower installation and an upper tier of the subdivision which abuts and has direct views of the tower installation. My analysis entailed the comparison of the initial sale of six properties within the subdivision. After making comparisons between the sales of identical models in the subdivision having similar amenities and similar lots, the data again demonstrates those homes located in the lower section of the subdivision and having no views of the adjacent tower installation have sold for values which are equal to the selling prices experienced by homes located in the upper tier of the subdivision and which have direct views of the tower installation.

Further, since its inception, the Baldwin Hill subdivision has shown a steady absorption rate of vacant lots and it has demonstrated the ability to compete for home buyers with other newly developing subdivisions in the area. For example, the Holly Hill subdivision, which is located approximately one mile southeast of Baldwin Hill, has also been developed with homes of similar size and quality. The subdivision is considered to have similar characteristics to Baldwin Hill and is also located in the same school district. The Holly Hill subdivision, however, has no views of the tower site. Historically, home sales within the Holly Hill subdivision have had selling prices ranging from $120,000 to $140,000. As these values are consistent with those experienced by the Baldwin Hill subdivision homes, it can be concluded that the view of the tower site has had little impact on potential buyers or the prices which they are willing to pay.

I hope that these two sets of examples will sufficiently demonstrate to the Board that tower installations similar to that proposed for their municipality do not, in fact, have any measurable impact upon the current values of surrounding real property.

Should you have any further questions or wish to view the analysis in full, please do not hesitate to contact me.

Very truly yours,

WICKER APPRAISAL ASSOCIATES, INC.

Michael P. Wicker, MAI
N. Y. S. Cert. General Appraiser
No. 46000003753

MPW/alw

EXHIBIT 5

Pogel, Schubmehl & Rogachefsky
Real Estate Appraisal Services
110 Linden Oaks, Suite C, Rochester, New York 14625, (716) 381-5600, FAX (716) 381-5696

April 19, 1994

Robert G. Pogel, SRPA
Craig P. Schubmehl, SRA
David H. Rogachefsky, MAI, SRA

Town of Ogden Planning Board
269 Ogden Center Road
Spencerport, New York 14559

Gentlemen:

At the request of Thomas C. Greiner, Jr., Attorney, I have made an inspection of a 1.96 acre site within the Town of Ogden to be improved with a 150' guy wired tower to be constructed by Rochester Tel Mobile Communications. The site is located on a 74.21 acre parcel of land identified by SBL #101.01-1-4 in the Town of Ogden located on the northerly side of Colby Street and bounded on the north by I-531.

The subject property is located in the northwest quadrant of the Town of Ogden. The Village of Spencerport is located 1 mile northeast. The Town of Ogden is generally described as being semi-rural with the majority of the development taking place to date being concentrated in the northeast and southeast quadrants of the town. Residential development within Ogden has been impeded by the lack of public sewers within most of the township. The average sale price of a single-family dwelling in the Town of Ogden was $105,112 based upon 133 sales as reported to the Greater Rochester Association of Realtors during 1993. For the same period in 1992, 138 homes sold at an average price of $100,047 and the average during the same period in 1991 was $99,673. Development of frontage lots or estate type lots has taken place in the westerly half of the town with one subdivision on the south side of the Ogden Center Road, known as Center Line Estates, that generally includes one-half acre homesites. Residential growth within the town has been affected by our present economic climate.

Rochester Tel Mobile Communications has selected a site on the Charles and Robert Colby property containing 1.96± acres that will be accessed by a 25' wide access easement that extends north from Colby Street. The site is bounded on the north by I-531.

The appraiser has made an inspection of the neighborhood surrounding this proposed tower. Presently, the surrounding land is used principally for agricultural purposes. The property is generally level in topography rising moderately toward the south boundary line bordering Colby Street. Contiguous property to the

west is owned by David Colby and the contiguous farm to the east is owned by Charles and Robert Colby.

The New York State Department of Transportation is in the process of completing the next section of I-531 between Manitou Road and Washington Street. This divided highway is now in the final stages of construction and it is anticipated that it will be open for traffic in the fall of 1994. The completion of this highway is anticipated to enhance the developmental potential of some properties within the town.

Although rapid transportation is an important factor in development, it is the appraiser's experience that residential properties bordering a noisy super highway do not benefit from the highway. Public sewer facilities are not available at this time within the neighborhood and it is not anticipated that they would be available in the foreseeable future. The appraiser generally anticipates that land on the south side of I-531 would continue to be used for agricultural purposes until some point in the future when it would be advantageous to develop the property for some higher and better use.

I-531 forms a man-made boundary to the north that is approximately 400' in width. The location of the tower is in an area that is adversely affected by the heavy traffic that will be generated along this divided highway.

The appraiser has also made an inspection of the neighborhood surrounding McCleary Road. McCleary Road "dead ends" approximately 1,500' south of the Ogden Center Road. Genesee Telephone has constructed a 186' guy wired tower at the end of McCleary Road. Approval for this tower was in April of 1990.

Recent residential development near the Genesee Telephone Tower consists of a subdivision known as Center Line Estates. This subdivision, approved in October of 1990, contains 11 lots, the majority of which contain approximately .65 acres. This subdivision is located within 2,500' from the Genesee Tel Tower. Residential dwellings located along Wood Duck Run generally vary in size from approximately 1,800 square feet to as large as 2,500 square feet. To date, nine homes have been sold with prices ranging from $132,000 to $237,000 which is well above the average for Ogden. The sales transpired between December of 1992 and February of 1994.

The appraiser has also been involved with researching sales involving residential development within close proximity to other similar tower structures. The Deer Run Subdivision in the Town of Perinton, for example, is located within the shadow of the GRC

guyed wire tower at 620 Whitney Road involving new homes commanding prices in the $170,000 to $250,000 price range.

The Harris Whalen communication tower, built for the Office of Public Safety, is located in Harris Hill Park in the Town of Penfield. A large water tower and 80' freestanding tower are located on this property. The communications tower was built in 1974 and subsequent development adjacent the tower property involved homes that have been selling in the $175,000 to $230,000 price range. These homes are within 100' - 1,800' of the communications tower and water tower.

The WBEE radio tower located on the west side of Five Mile Line Road in Penfield is contiguous the Beacon Hills Subdivision. This is a guy tower that was constructed in 1969. The tower is 455' tall. Single-family dwellings in Beacon Hills were developed in the early 1970's adjacent this tower. The Hamptons Subdivision currently under development by Talco Contractors is located at the southwest corner of Plank Road and Five Mile Line Road. This subdivision is being developed immediately north of the WBEE communications tower and one of the streets, Hawks Trail, extends northerly ending at a point that is just south of a water tower that is located adjacent the communications tower. There are 84 approved lots in The Hamptons with values ranging from $125,000 to $180,000 or more. The appraiser has also viewed communication towers on Baker Hill in the Town of Perinton as well as communication towers located in the Towns of Bristol and Canandaigua.

In summary, the proximity of the proposed tower to I-531, my investigations of residential development in close proximity to other towers in the County and development and pricing of Center Line Estates near the higher Genesee Telephone Tower made me comfortable in concluding that there is no evidence that residential development is diminished or devalued by the presence of a tower like that proposed by Rochester Tel Mobile.

If you have any questions regarding my analysis, please feel free to contact me.

Very truly yours,

Robert G. Pogel, SRPA

RGP/jaf

PROFESSIONAL QUALIFICATIONS
OF
ROBERT G. POGEL, SRPA

Partner, Pogel, Schubmehl & Rogachefsky
110 Linden Oaks, Suite C
Rochester, New York 14625

PROFESSIONAL MEMBERSHIPS:

- Designated as a Senior Real Property Appraiser member of the APPRAISAL INSTITUTE, which requires recertification every five years (currently certified)
- Past Director and Education Chairman of Rochester Chapter 99, SOCIETY OF REAL ESTATE APPRAISERS
- Past President of Rochester Chapter 99, SOCIETY OF REAL ESTATE APPRAISERS
- State Certified General Real Estate Appraiser Certificate No. 46000009656

EDUCATION:

- Graduated 1962 from Rochester Business Institute with a major in Business Administration
- Completed "Principles of Real Estate" given at Rochester Institute of Technology and also Real Estate Law
- Completed Course #101, "Introduction to Appraising", given by the SOCIETY OF REAL ESTATE APPRAISERS
- Completed Course #201, "Principles of Income Property Appraising", given by the SOCIETY OF REAL ESTATE APPRAISERS
- Accredited as Consultant of New York State Department of Transportation after studies and successful completion of qualifying examination
- Attended "A Comprehensive Review of Real Estate Tax Law and Procedures" sponsored by the Monroe County Bar Association in 1981
- Attended "Appraising Residential Condominiums" seminar sponsored by the SREA in 1981
- Attended seminar "Update in Tax Assessment Litigation Practice" sponsored by the Monroe County Bar Association
- Attended seminar "Tax Considerations in Real Estate Transactions' sponsored by the SREA
- Attended seminar "Appraising Apartments" sponsored by the SREA
- Attended mortgage seminar "Underwriting and Appraisal in the Secondary Market" in 1985
- Attended "R41-b and the Appraiser" seminar regarding appraisal requirements for the FHLBB in 1986
- Attended Course "202", "Applied Income Property Valuation" given by the SOCIETY OF REAL ESTATE APPRAISERS in 1986
- Attended "Professional Practice and the SREA" in 1988

ROBERT G. POGEL, SRPA

ASSOCIATION MEMBERSHIPS:

- Realtor Associate, REAL ESTATE BOARD OF ROCHESTER, NEW YORK
- Licensed as a Real Estate Salesman, State of New York in 1966
- Associate member MONROE COUNTY ASSESSOR'S ASSOCIATION

EXPERIENCE:

- Has had three years experience with ABSTRACT TITLE DIVISION as a Title Searcher
- Has had five years experience with RALPH KLONICK SONS as a Staff Appraiser
- Has had over five years experience with MORGAN STANWIX APPRAISAL ASSOCIATES, INC. having been Vice President of that firm
- Partner - Pogel & Schubmehl Appraisal Associates, firm founded in 1977
- Assignments as an appraiser and consultant include appraisals for condemnation actions for various governmental agencies involving both full and partial takings, easements, and rights-of-way involving residential, commercial, farm and special properties; for mortgage loans, corporation employee transfer plans and for normal buyer/seller transactions
- Has appraised and negotiated easements for the Irondequoit Bay Pure Waters Agency
- Has lectured before various groups on the Fundamentals of Real Estate Appraising
- Has prepared studies for various owners seeking zoning changes or variances and has testified before zoning boards
- Qualified as an expert witness before New York State Court of Claims, New York State Supreme Court, Monroe County Surrogate Court, District Court State of Minnesota and various commissions

PARTIAL LISTING OF CLIENTS:

Central Trust Company
Chase Lincoln First Bank, N.A.
Chase Manhattan Bank, N.A.
Columbia Banking Fed Savings & Loan
Empbanque Capital Corp.
First Fed. Savings & Loan Association
Fairport Savings & Loan
Marine Midland Bank
Monroe Savings Bank
Rochester Savings Bank and Community Savings Bank, now RCSB
Security Trust Company

ROBERT G. POGEL, SRPA

LISTING OF CLIENTS CONTINUED:

GOVERNMENTAL:

N.Y.S. Department of Transportation
Genesee State Park Commission
City School District (Rochester)
East Rochester Dept. of Community Development
City of Rochester Dept. of Community Development
Monroe County Tax Foreclosure Office
Monroe County Highway Department
N.Y.S. Office of Parks, Recreation and Historic Preservation
Fairport Urban Renewal Agency
Irondequoit Bay Pure Waters District
East Irondequoit School District
State of New York Office of General Services
Town of Canandaigua
Town of Geneseo
Town of Irondequoit
Town of Mendon
Town of Penfield
Town of Perinton
Town of Rush
Village of Fairport

CORPORATE CLIENTS:

Aetna Insurance Company
Association for the Blind and Visually Impaired
Bausch & Lomb
Castle Company
Coldwell Bank
Comstock Foods
Dunn & Bradstreet, Inc.
Eastman Kodak Company
Employee Transfer Company
Equitable Relocation
Farash Corporation
R.T. French Company
Gannett Company
General Motors Acceptance Corp.
Hartford Insurance Company
Homequity, Inc.
IBM Corporation
Kemper Insurance Company
McGraw Hill Company
Merrill Lynch Relocation
Monroe Abstract and Title
Panorama Dodge
Penwalt Corporation
Relocation Resources
R.I.T.
Rochester Joint Board Amalgamated Clothing Workers
Taylor Instruments
3M Company
Travelers Insurance Co.
Xerox Corporation

ANALYSIS OF
PROPOSED
UPSTATE CELLULAR NETWORK TOWER
A.K.A. MANHEIM CELL SITE
RITTER ROAD
TOWN OF MANHEIM
HERKIMER COUNTY, NEW YORK

EXHIBIT 6

Paul V. Wicker, Jr., MAI, SRA
Michael P. Wicker, MAI

Christine W. Yaro, SRA

WICKER APPRAISAL ASSOCIATES INC
REAL ESTATE APPRAISERS AND CONSULTANTS

April 7, 1994

NYNEX Mobile Communications Company
2000 Corporate Drive
Orangeburg, New York 10962

c/o Mr. Marc Cornell
Real Estate Project Manager
3433 Erie Boulevard East
Dewitt, New York 13214

Re: Chittenango Cell Site
Kinderhook Road
Town of Sullivan
Madison County, New York

Dear Mr. Cornell:

At your request, we have performed a detailed analysis of the effects of radio communication towers on surrounding property values. It is the conclusion of this analysis that the subject's proposed cell site to contain a 180-foot guyed tower and a 293 square foot prefabricated concrete shelter will have no effect upon surrounding property values. The location, nature, and height of buildings, walls, and fences will not discourage the appropriate development and use of adjacent land and buildings or impair their value.

Enclosed please find the results of this analysis which support the above conclusion.

Very truly yours,

WICKER APPRAISAL ASSOCIATES, INC.

Michael P. Wicker, MAI
N.Y.S. Cert. General Appraiser
No. 46000003753

MPW/alw
Enclosure

472 S. SALINA ST. SUITE 400 SYRACUSE, NY 13202 (315) 471-8866 FAX 471-8807

ANALYSIS OF
PROPOSED
NYNEX MOBILE COMMUNICATIONS TOWER
A.K.A. CHITTENANGO CELL SITE
KINDERHOOK ROAD
TOWN OF SULLIVAN
MADISON COUNTY, NEW YORK

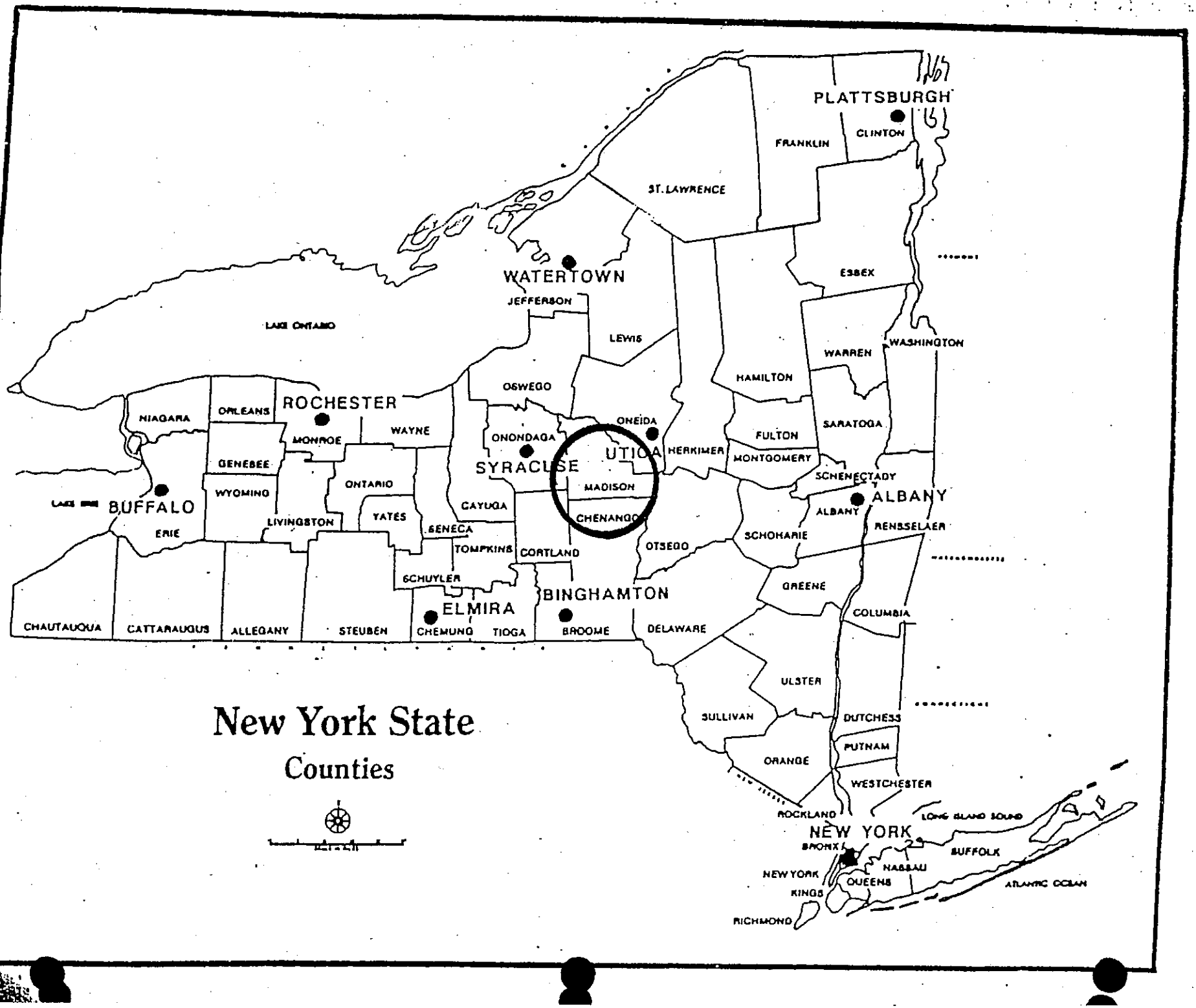


APPRAISED BY
MICHAEL P. WICKER, MAI
WICKER APPRAISAL ASSOCIATES, INC.
472 SOUTH SALINA STREET, SUITE 400
SYRACUSE, NEW YORK 13202

EFFECT OF SUBJECT'S PROPOSED CELL
SITE UPON SURROUNDING PROPERTY VALUES: (Cont'd.)

However, a tower site located between New York State Routes 31 and 370 in the Town of Lysander is clearly visible to an area experiencing a great degree of residential development. Similarly, towers for the WEZG radio site in the Town of Clay and those for WNTQ and WNDR in the Town of Dewitt are located in heavily developed areas. These towers are similar in design and visual appearance to that of a cell site. By analyzing the sales of similar properties within close proximity to these tower sites, it is clearly evident that no price differential exists between properties which have a view of the towers and those which do not.

A brief description of each tower site and an analysis of sales in the area of each site is contained on the following pages:



New York State

Counties

HIGHEST AND BEST USE: (Cont'd.)

Physically Possible

The subject's proposed site is a rear parcel located 1,040.25 feet south of Kinderhook Road. The site is rectangular in shape and contains 4.013 acres of land. It is completely surrounded by vacant, abandoned agricultural land. Topography of the site is level to gently rolling. Drainage to the site appears good and it is not located in a flood zone. Access is by a 25-foot easement for ingress/egress to be improved with a gravel driveway. Current utilization of the surrounding sites suggests soil conditions will support most allowable uses.

Economically Feasible

The subject property is located in an area characterized by strip-type residential development along the roadways backed by vacant productive and non-productive agricultural land. Although there has been new development along Kinderhook Road, the neighborhood is not experiencing a strong demand for residential development. Discussion with the zoning officials for the Town indicate no proposals for multi-lot subdivision within the immediate area. Considering the character of Kinderhook Road, the most economically feasible use for properties in the area is for roadside residential development backed by vacant agricultural land.

Maximally Productive

Considering the subject's location approximately .2 miles south of Kinderhook Road lying to the rear of any anticipated development, its Highest and Best Use is taken to be for development with the proposed cell site.

HIGHEST AND BEST USE: (Cont'd.)

Based on analysis contained later in this report, the location, nature, and height of buildings, walls, and fences for the proposed property will not discourage the appropriate development and use of adjacent land and buildings or impair their value.

EFFECT OF SUBJECT'S PROPOSED CELL SITE UPON SURROUNDING PROPERTY VALUES

It is the purpose of this analysis to determine if the view of a radio communication tower and related facilities has an impact on surrounding property values. More specifically, to the Town of Sullivan Zoning Ordinance, "the location, nature and height of buildings, walls and fences of a facility cannot discourage the appropriate development and use of adjacent land and buildings, or impair their value".

To determine if similar facilities, to that which is proposed for the subject property, detract from surrounding property values, a detailed survey and analysis of similar tower sites within Oswego, Madison and Onondaga Counties was performed. It was found that most, due to the desirability of high locations, are located in rural areas of little or no substantial development. Others, although located in developed areas, were substantially sheltered by either tree cover or topography and had little visual impact on surrounding properties.

HIGHEST AND BEST USE:*

Although not estimating the Market Value of the subject property, it is beneficial to consider its Highest and Best Use. This is the use assumed to be the property's most profitable use and the use for which potential purchasers will offer the highest prices.

Highest and Best Use is defined as:

> The reasonably probable and legal use of vacant land or improved property which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the Highest and Best Use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

An analysis of the subject's vacant site must be made to determine its Highest and Best Use. The analysis, as required by definition, will consider the four criteria which must be met. The use considered must be legally permissible, physically possible, economically feasible, and maximally productive.

Legally Permissible

The subject site is located in an area zoned "MR-12 Medium Density Residential". The subject's proposed improvements are allowable with a Special Use Permit. Any proposed development, however, is subject to the approval of the Town of Sullivan.

*The Dictionary of Real Estate Appraisal, Second Edition (Chicago: American Institute of Real Estate Appraisers, 1989, p. 149).

SITE DATA:

The particulars of the subject site are as follows:

Size:	4.013 acres
Shape:	Rectangular
Topography:	Generally level to gently rolling
Access:	25-foot easement from Kinderhook Road improved with a gravel driveway

IMPROVEMENT DATA:

The subject site is to be improved with a 180-foot guyed tower and a 293 square foot prefabricated concrete shelter. In addition, the entire site will be enclosed with a six-foot-high chain link fence with three strands of barbed wire; and there will be a crushed stone driveway and vehicle turnaround area.

ZONING:

The subject property is located in an area zoned "MR-12 Medium Density Residential". The proposed tower and cell site is allowable in this district with a Special Use Permit.

NEIGHBORHOOD DATA:

The subject property is located approximately 10.25 miles northeast of downtown Syracuse in the Town of Sullivan, Madison County, New York. It lies between Kinderhook and Tuscarora Roads east of Bolivar Road.

Kinderhook Road is a two-lane, rural highway running between Bolivar Road on the east and Route 290 on the west. Tuscarora Road is also a two-lane highway connecting Bolivar Road on the east with Route 5 on the west. Bolivar Road runs in a north-south direction connecting the neighborhood with Fyler Road on the north and the Village of Chittenango on the south.

The neighborhood is agricultural in character with a scattering of strip-type residential development located along the roadways. Along Kinderhook Road, residences typically range from new to upwards of 75 years old with values of approxmately $50,000 to $200,000. Most residences are well-maintained and conform to the character of the neighborhood.

Based on its past development, it is anticipated that the character of the neighborhood will show little change in the foreseeable future. As there is not a great demand for residential development within the area and as public sewers are not available, development in the area is anticipated to consist primarily of continued strip residential development along the roadways with the rear, vacant, agricultural land remaining undeveloped.

present needs. Syracuse and Onondaga County's average daily 1990 water demand was approximately 98,000,000 gallons per day.

In addition to being located in a thriving industrial center, Syracuse is noted for its many beautiful parks and nearby recreational areas. It is situated at the eastern extremity of the Finger Lakes Region, 30 miles south of Lake Ontario, two hours driving time from the Thousand Islands and Canada, and only a short drive from the Adirondack Region. Opportunities for fishing, golfing, hunting, boating, skiing, and other sports are all readily available.

In view of the fact that the Syracuse metropolitan area enjoys a good reputation for government, has a pure and adequate water supply, provides good police and fire protection, does not have exorbitantly high tax rates, is convenient to recreational facilities, enjoys the geographical advantage of being a center of air, rail, motor lines and State highway transportation, is receiving great acceptance as a distribution point for wholesalers, and is a center for small businesses who wish to reach a large market easily, it is reasonable to expect that the Syracuse metropolitan area will continue to grow and prosper over the long run. This anticipated growth should perpetuate the demand for all types of real estate and, in turn, have a positive effect on real estate values.

Presently, however, with the economic downturn on the regional and national level, values have tended to stabilize with some modest decline noted in selected areas.

AREA DATA: (Cont'd.)

Syracuse has a strong Mayor and Common Council form of government and Onondaga County has a County Executive and Legislature.

The City is the See of the Roman Catholic Diocese of Syracuse. It is also the headquarters of the Episcopal Diocese of Central New York and the United Methodist Central New York Conference. All principal religious groups have representation here.

Fifteen commercial banks, six savings banks, and three savings and loan associations have over 140 branch offices in Onondaga County.

There are five general hospitals with a 2,100-bed capacity, over 1,000 physicians, and approximately 260 dentists in the community.

The Syracuse metropolitan area is served by two daily newspapers, 19 radio stations, and five television stations.

The area's climate is moderate and healthful.

The metropolitan Syracuse area has eighteen separate school districts, a Catholic School System, Syracuse University, LeMoyne College, State University College of Environmental Sciences and Forestry, State University College of New York Upstate Medical Center, Onondaga Community College and several business colleges and special business schools.

Water is supplied to the Syracuse area from Ontario, Skaneateles, and Otisco Lakes. These sources are capable of supplying a total of 131,000,000 gallons of water per day to Syracuse and Onondaga County. This is considerably greater than

AREA DATA: (Cont'd.)

Electric Company, Fisher Body, New Process Gear Division of Chrysler Corporation, Niagara Mohawk Power Corporation, and Syracuse China.

The City draws retail trade from a greater portion of Central and Northern New York State. Four surrounding counties, Cayuga, Cortland, Madison, and Oswego, count approximately 325,000 persons most of whom shop in Syracuse at one time or another. To accommodate the area's retail trade, there is the City's 100 percent downtown shopping district, the Carousel Mall also centrally located within the City, and five (5) large regional centers strategically located at points north, east and west of the City. There are also numerous neighborhood shopping centers throughout the metropolitan area. Considerable business is done not only with residents of Syracuse, Onondaga County, and contiguous counties, but also with customers from as far away as Montreal.

According to Sales and Marketing Management's, "Survey of Buying Power" issue, published by Bill Communications, Inc., the 1989 Onondaga County average effective buying income was $27,937 per household.

The metropolitan area is served by over 140 truck lines with terminal facilities and by direct bus service in all directions. It is also served by the Conrail and Amtrak railroad systems as well as American, Continental, Delta, Mohawk, Northwest, Pan Am, TWA, USAir, and United Airlines.

AREA DATA:

The subject property lies within the Syracuse metropolitan area. The metropolitan area lies at the geographical and transportation center of New York State. It lies at the intersection of Routes 5 and 11, the old main east-west and north-south highways across the State of New York and at the intersection of the New York State Thruway (Interstate Route 90) and Interstate 81, both of which are limited access, high-speed highways touching respectively the State's east and west borders and north and south borders. Syracuse is 245 miles northwest of New York City, 137 miles east of Buffalo, 130 miles west of Albany, and 90 miles south of the United States-Canadian border.

According to the 1990 census, the population of the City proper is approximately 163,860 persons (down approximately 6,245 from 1980). Onondaga County, of which Syracuse is a part, has a population of approximately 468,973 persons reflecting a 5,053 person increase between 1980 and 1990. As of January 1, 1990, there were 65,046 households within the City and 177,950 in the County. Countywide, the number of households has increased approximately seven percent from 1980.

The City was originally founded on the discovery of salt and was known at one time as the Salt City. Through the years, however, other industries have been attracted or were developed here. The Syracuse area is now represented in all of the twenty basic industries. Major employers in the area are Agway, Inc. (feed, fertilizers and grain), Anheuser-Busch, Carrier Corporation, Crouse-Hinds Company, Martin Marietta Corporation, General

DEFINITION OF MARKET VALUE: (Cont'd.)

1. Buyer and seller are typically motivated;

2. Both parties are well informed or well advised, and acting in what they consider their own best interests;

3. A reasonable time is allowed for exposure in the open market;

4. Payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and

5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

STATEMENT OF OWNERSHIP:

The property that is the subject of this analysis is a portion of a larger parcel currently owned by Robert E. Lenzen.

PROPERTY INSPECTION:

The property was inspected by Michael P. Wicker, MAI, on March 30, 1994 and again on April 8, 1994.

IDENTIFICATION OF PROPERTY:

The subject property consists of a proposed cell site to be located 1,040.25 feet south of Kinderhook Road, Town of Sullivan, Madison County, New York. The site is to contain 4.013 acres of land improved with a 180-foot guyed tower, prefabricated concrete shelter, and miscellaneous site improvements. The property is currently owned by Robert E. Lenzen and is a portion of Town of Sullivan Tax Map No. 040.00-1-57.

PURPOSE OF ANALYSIS:

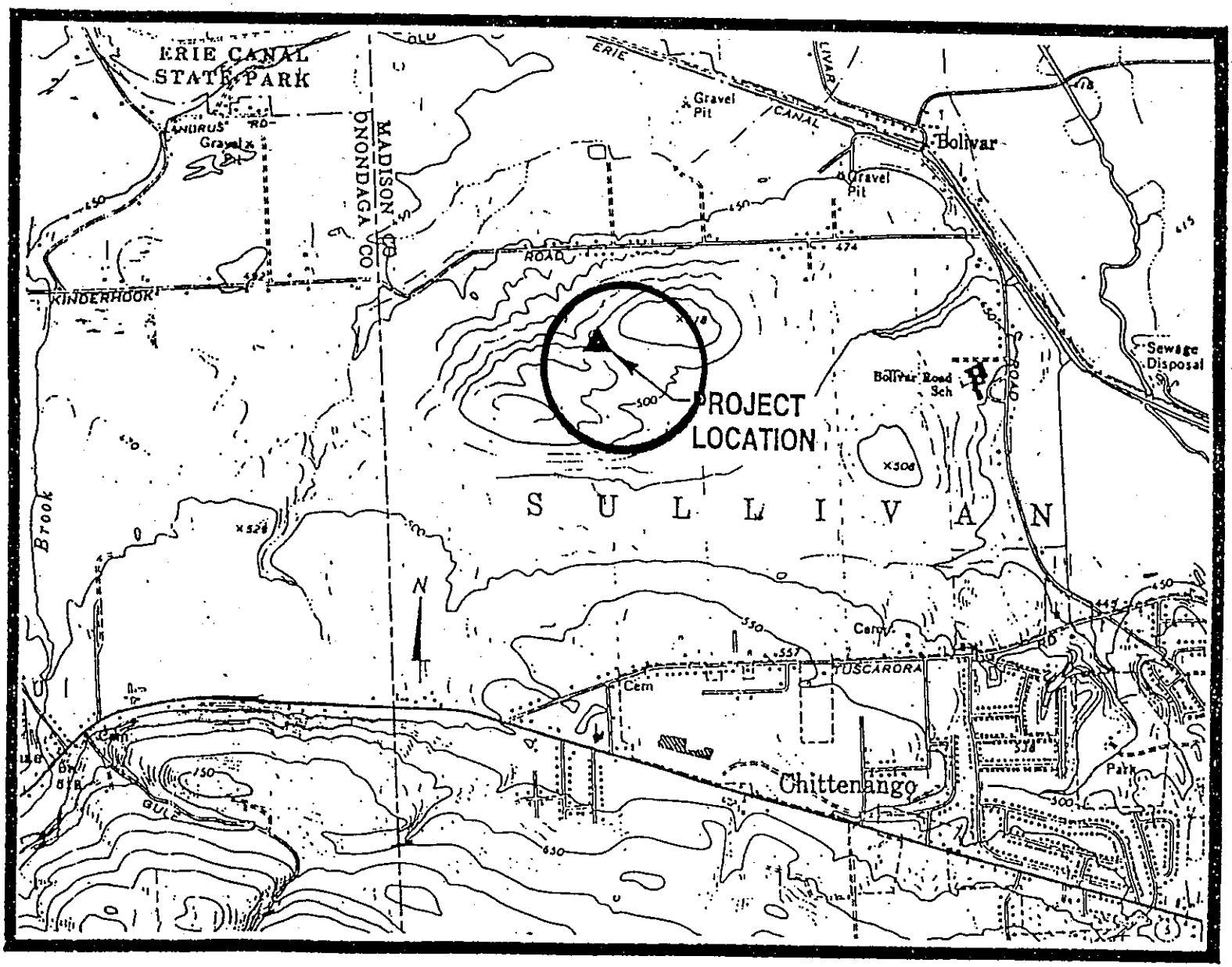
The purpose of this analysis is to estimate the effect of the above-mentioned property upon the Market Values of surrounding properties.

FUNCTION OF ANALYSIS:

The function of this analysis is to assist NYNEX Mobile Communications in obtaining site plan approval for the proposed cell site.

DEFINITION OF MARKET VALUE:

Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

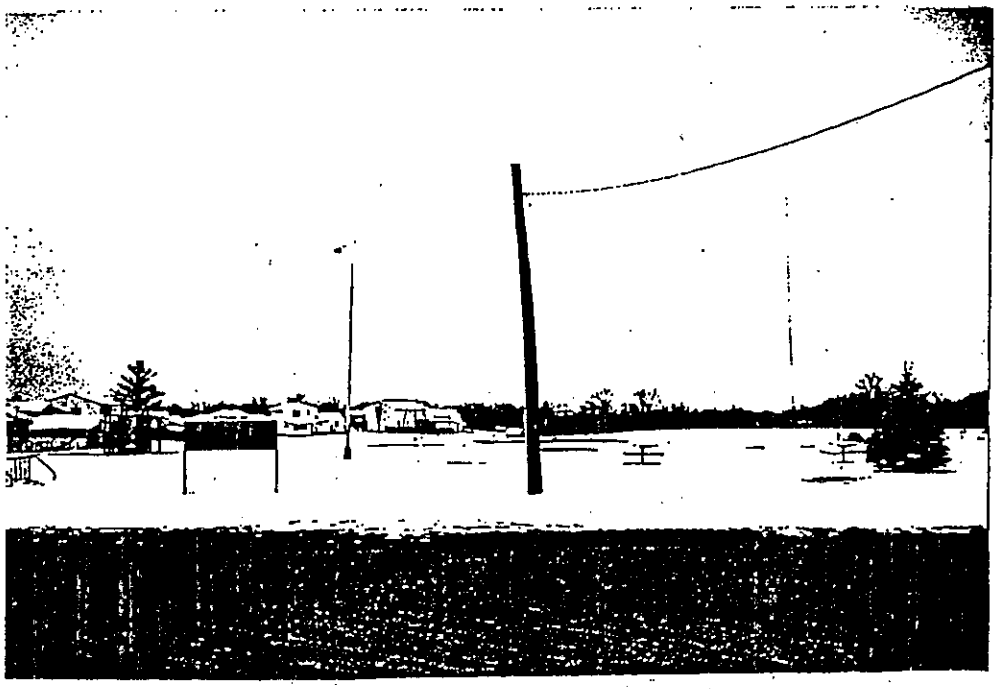


LOCATION MAP

SCALE: 1" = 2000'

WEZG TOWER SITE - TOWN OF CLAY

This site is located in the Town of Clay off Davis and Caughdenoy Roads. The site is in view of numerous residential subdivisions. The original antenna and station was located in this area in the early 1960s. Subsequently, the Northtown and Cherry Estates subdivisions were developed immediately to the north of the tower site. Within the past several years, an additional two antennas have been added to the site to increase the broadcast capacity of WEZG Radio. Historically, the existence of the tower site has had no impact on the development of the area and/or property values and property appreciation. As will be shown by comparison, the visual impact of the tower site has no effect on surrounding property values.



VIEW OF TOWER SITE AND ADJACENT RESIDENTIAL DEVELOPMENT

Sale No. 1A

Property Address: 5577 Imperial Lane - Town of Clay

Subdivision: Cherry Estates

Sales Date: 2/17/94 (Pending)

Improvement Style: Split Level

Improvement Size: 1,152 Sq. Ft.

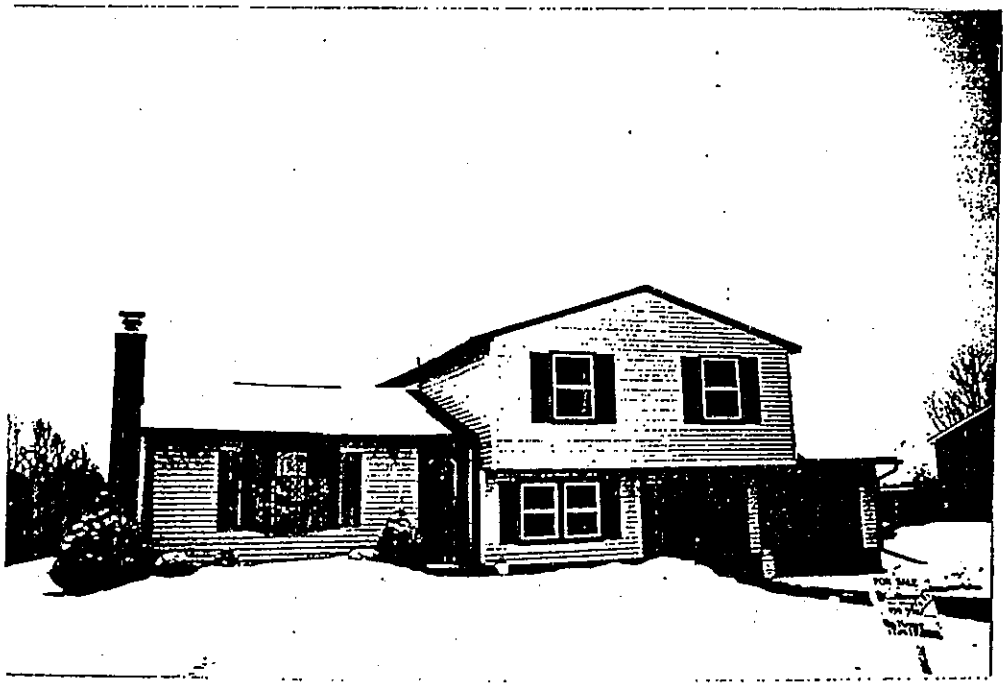
Site Size: .19 Acre

Features: 3 Bedrooms, 1 Bath, Fireplace, Fenced Yard

Distance From Tower Site: Less Than One-Tenth Mile

View of Tower: Yes - Back of House

Sales Price: $73,500



Sale No. 1B

Property Address: 5409 Fortuna Parkway - Town of Clay

Subdivision: Cherry Estates

Sales Date: 8/31/93

Improvement Style: Split Level

Improvement Size: 1,152 Sq. Ft.

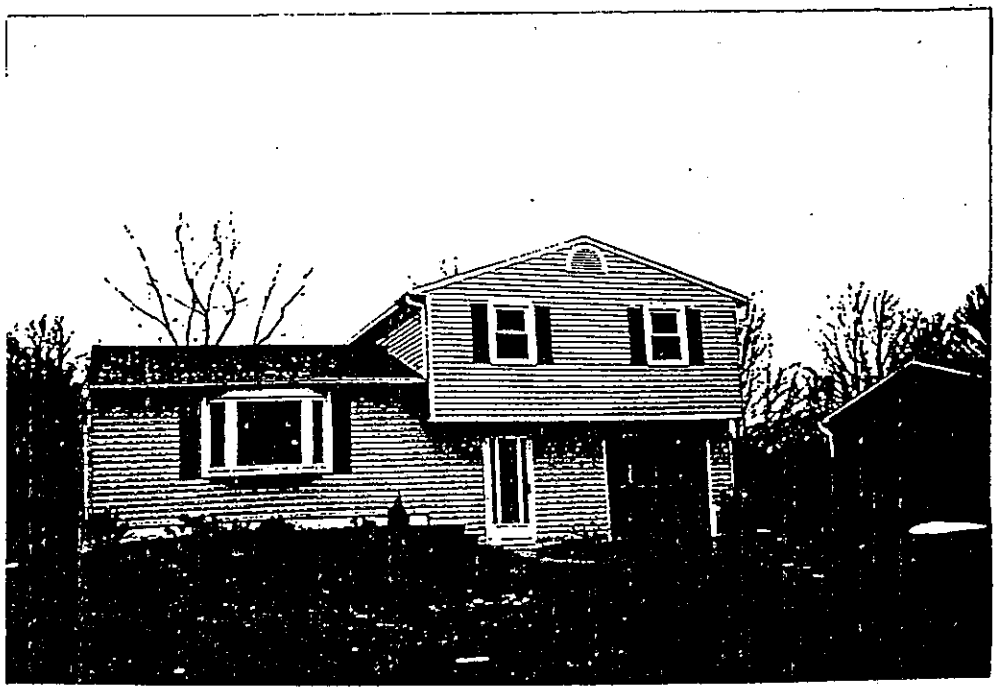
Site Size: .18 Acre

Features: 3 Bedrooms, 1 Bath, Fenced Yard, Above-Ground Pool, Many Updates

Distance From Tower Site: 1 Mile

View of Tower: None

Sales Price: $74,000



PROPERTY COMPARISON

Sale No.	Sale Date	Sale Price	Tower View	Features
1A	2/17/94	$73,500	Yes	Average
1B	8/31/93	$74,000	No	Above Average

Remarks: In making the comparison, Sale 1A's two-car garage is considered to be offset by Sale 1B's many updates and pool. These sales are comparable in terms of value without adjustment.

Sale No. 2A

Property Address: 7925 Amor Drive - Town of Clay

Subdivision: Cherry Estates

Sales Date: 12/1/93

Improvement Style: Split Level

Improvement Size: 874 Sq. Ft.

Site Size: .19 Acre

Features: 3 Bedrooms, 1.5 Baths, Wood Stoved, Many Updates

Distance From Tower Site: .3 Mile

View of Tower: Yes - Front of House

Sales Price: $72,900



Sale No. 2B

Property Address: 8200 Sarona Lane - Town of Clay

Subdivision: Cherry Estates

Sales Date: 5/18/93

Improvement Style: Split Level

Improvement Size: 1,040 Sq. Ft.

Site Size: .16 Acre

Features: 3 Bedrooms, 1.5 Baths, Wood Stove, Many Updates

Distance From Tower Site: 1.25 Miles

View of Tower: None

Sales Price: $72,450



Sale No. 2C

Property Address: 8218 Sarona Lane - Town of Clay

Subdivision: Cherry Estates

Sale Date: 7/6/93

Improvement Style: Split Level

Improvement Size: 1,030 Sq. Ft.

Site Size: .18 Acre

Features: 3 Bedrooms, 1 Bath, Wood Stove, Fenced Yard

Distance From Tower Site: 1.25 Miles

View of Tower: None

Sales Price: $72,500



PROPERTY COMPARISON

Sale No.	Sale Date	Sale Price	Tower View	Features
2A	12/1/93	$72,900	Yes	Above Average
2B	5/18/93	$70,450	No	Above Average
2C	7/6/93	$70,500	No	Average

Remarks: In comparing these three sales, each is considered of comparable value with the exception of Sale 2A's smaller size. Sales 2B and 2C are each adjusted downward $2,000 for size before comparison for any tower impact.

Conclusion: No evidence of a negative impact on property values due to the visual encumbrance of the tower site.

Sale No. 3A

Property Address: 7909 Davis Road - Town of Clay

Subdivision: Cherry Estates

Sales Date: 3/28/94 (Pending)

Improvement Style: Colonial

Improvement Size: 2,004 Sq. Ft.

Site Size: .34 Acre

Features: 4 Bedrooms, 2.5 Baths, Fireplace, Fenced Yard, Many Updates and Features

Distance From Tower Site: Less Than One-Tenth Mile

View of Tower: Yes - Front of House

Sales Price: $99,900



Sale No. 3B

Property Address: 5548 Chateau Lane - Town of Clay

Subdivision: Cherry Estates

Sales Date: 3/30/93

Improvement Style: Colonial

Improvement Size: 1,964 Sq. Ft.

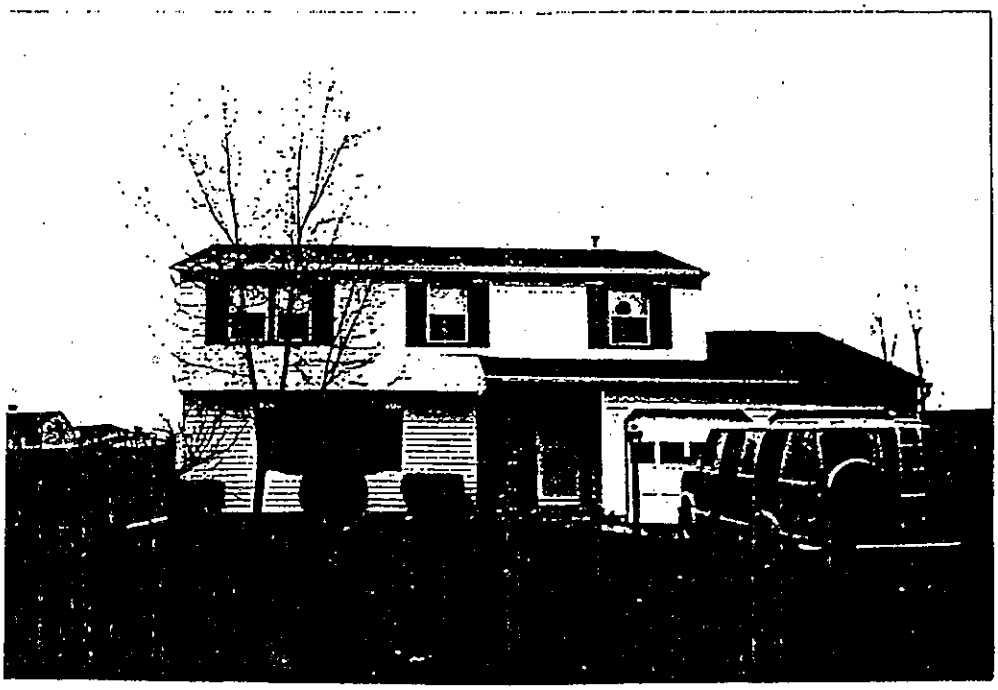
Site Size: .25 Acre

Features: 4 Bedrooms, 2.5 Baths, Fenced Yard, Above-Ground Pool, Basement Rec. Room, Many Updates

Distance From Tower Site: .75 Mile

View of Tower: None

Sales Price: $98,500



PROPERTY COMPARISON

Sale No.	Sale Date	Sale Price	Tower View	Features
3A	3/28/94	$99,900	Yes	Above Average
3B	3/30/93	$98,500	No	Above Average

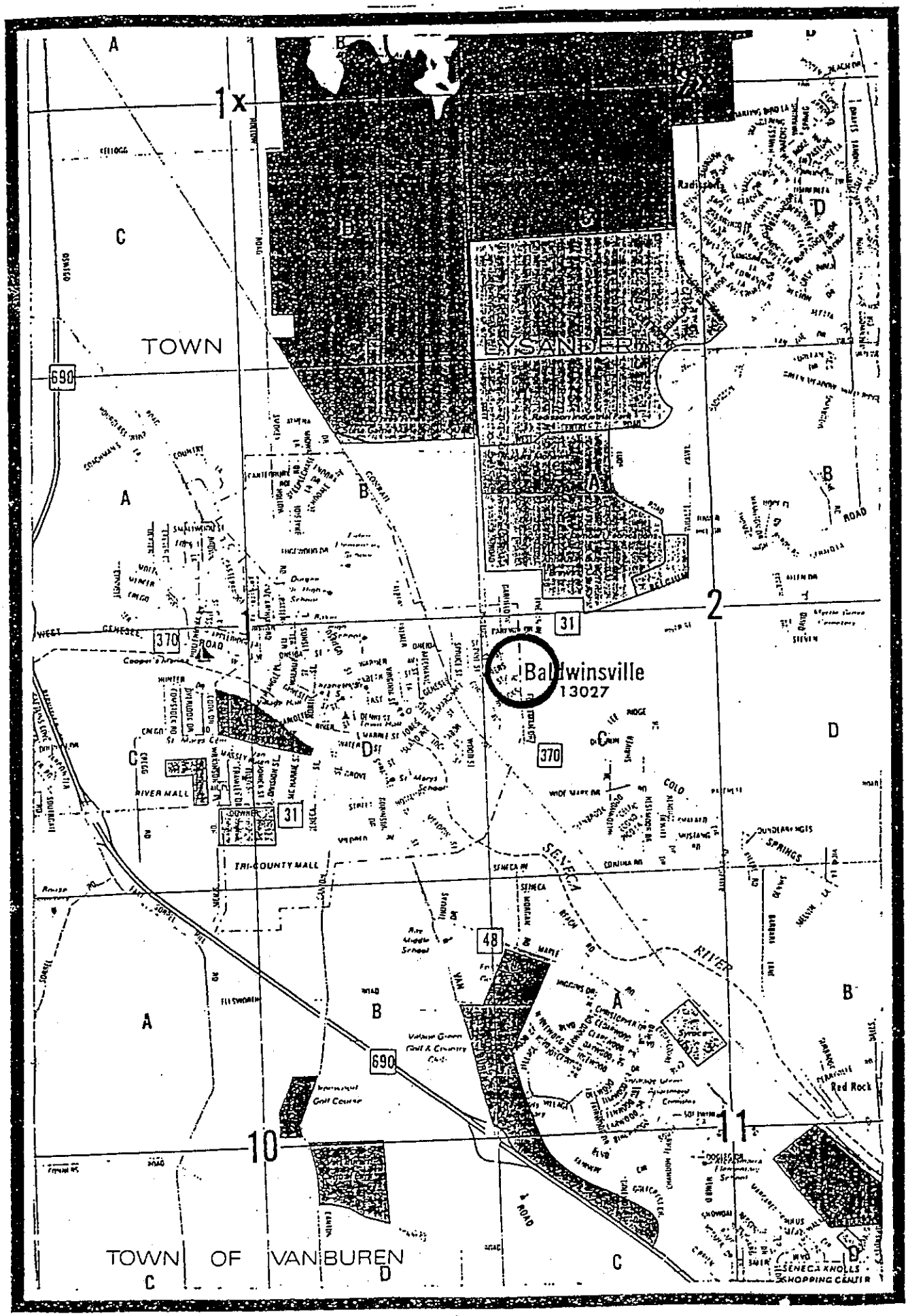
Remarks: In making comparison, each sale is considered of comparable value without adjustment.

Conclusion: No evidence of a negative impact on property values due to the visual encumbrance of the tower site.

SUMMARY:

It is evident from the foregoing matched pair analyses that the WEZG tower site has not had a negative impact upon the market values of the surrounding properties which view the site. The existence of the tower site has also had no effect upon the development of the area. In further support of the foregoing, sales of dwellings of similar age, size, and utility, but not located in areas having the influences of a tower site, were analyzed. Over the same period of time, these sales indicate a range in selling prices similar to those located in the immediate vicinity of the WEZG tower site.

SITE LOCATION



TOWN OF LYSANDER TOWER SITE

This site is located in the Town of Lysander to the south of New York State Route 31. The site contains two water tanks, a 70-foot Onondaga County Sheriff radio communications tower, an abandoned 100-foot Cellular One communications tower now utilized by the Baldwinsville School District radio station, and a newly constructed (summer 1993) 120-foot Cellular One communications tower. The tower site is located in a heavily developed area of the Village of Baldwinsville and is in view of the newly developing Baldwin Hill subdivision to the south-east. Village property values in the vicinity of the tower site have continued to increase over the years. As will be shown, the tower site has also had no effect upon property values in the neighboring Baldwin Hill subdivision.



VIEW OF TOWER SITE FROM BALDWIN HILL SUBDIVISION

Sale No. 4A

Property Address: 13 Lee Ridge - Town of Lysander

Subdivision: Baldwin Hill

Sales Date: 5/31/91

Improvement Style: Colonial - Joseph III Model

Improvement Size: 2,120 Sq. Ft.

Site Size: .40 Acre

Features: 4 Bedrooms, 2.5 Baths, Fireplace, Moderate Upgrades

Distance From Tower Site: .3 Mile

View of Tower: None

Sales Price: $134,900



Sale No. 4B

Property Address: 5 Merlewood - Town of Lysander

Subdivision: Baldwin Hill

Sales Date: 1/7/92

Improvement Style: Colonial - Joseph III Model

Improvement Size: 2,120 Sq. Ft.

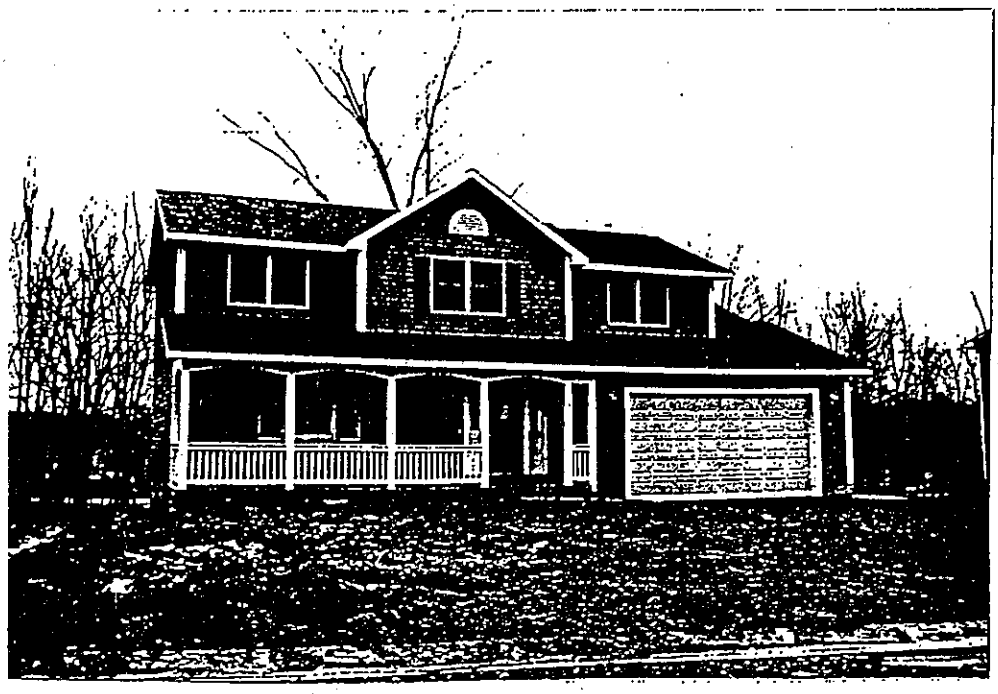
Site Size: .40 Acre

Features: 4 Bedrooms, 2.5 Baths, Few Upgrades

Distance From Tower Site: .25 Mile

View of Tower: Yes - Front of House

Sales Price: $135,300



Sale No. 4C

Property Address: 2 Lee Ridge - Town of Lysander

Subdivision: Baldwin Hill

Sales Date: 11/4/92

Improvement Style: Colonial - Joseph III Model

Improvement Size: 2,120 Sq. Ft.

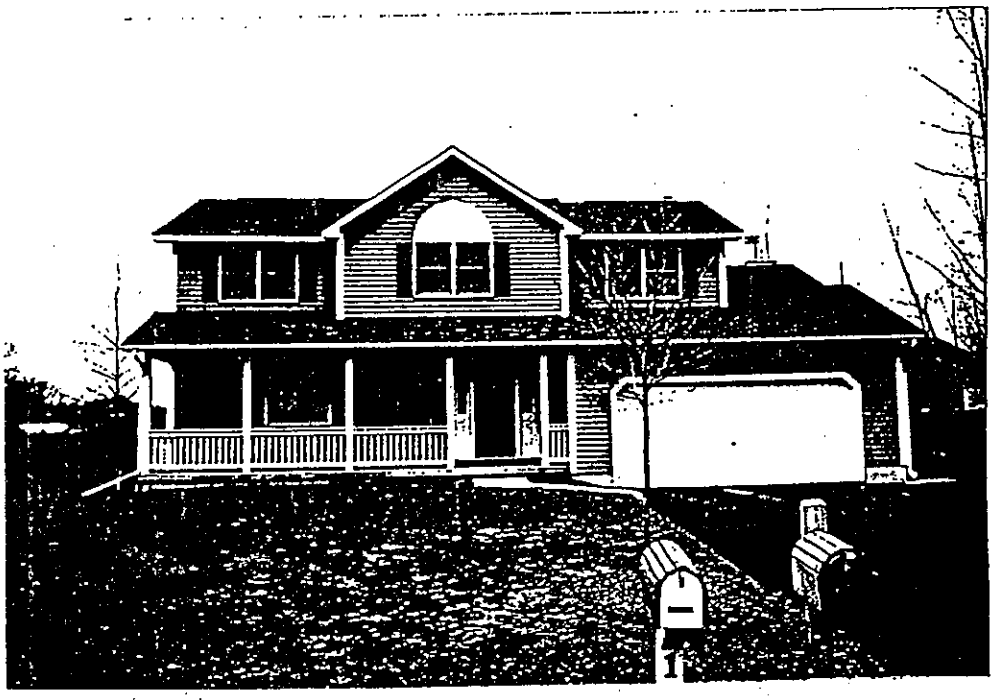
Site Size: .44 Acre

Features: 4 Bedrooms, 2.5 Baths, Fireplace, Moderate Upgrades

Distance From Tower Site: .3 Mile

View of Tower: None

Sales Price: $131,966



Sale No. 4D

Property Address: 7 Merlewood - Town of Lysander

Subdivision: Baldwin Hill

Sales Date: 11/7/93

Improvement Style: Colonial - Joseph III Model

Improvement Size: 2,120 Sq. Ft.

Site Size: .37 Acre

Features: 4 Bedrooms, 2.5 Baths, Fireplace, Walkout Basement, High-Level Upgrades

Distance From Tower Site: .25 Mile

View of Tower: Yes - Partial View from Front

Sales Price: $147,500



PROPERTY COMPARISON

Sale No.	Sale Date	Sale Price	Tower View	Features
4A	5/31/91	$134,900	No	Average
4B	1/7/92	$137,800	Yes	Below Average
4C	11/4/92	$131,966	No	Average
4D	11/7/93	$142,500	Yes	Above Average

Remarks: In making comparisons, Sales 4A and 4C required no adjustments. Sale 4B, however, is adjusted upward $2,500 for its lack of a fireplace, and Sale 4D is adjusted downward $3,500 for its walkout basement and $1,500 for its stained woodwork and six-panel doors. Each house is considered to be of comparable value after adjustment.

Conclusion: No evidence of a negative impact on property values due to the visual encumbrance of the tower site

Sale No. 5A

Property Address: 4 Ronway - Town of Lysander

Subdivision: Baldwin Hill

Sales Date: 12/20/92

Improvement Style: Colonial - Timothy Model

Improvement Size: 1,858 Sq. Ft.

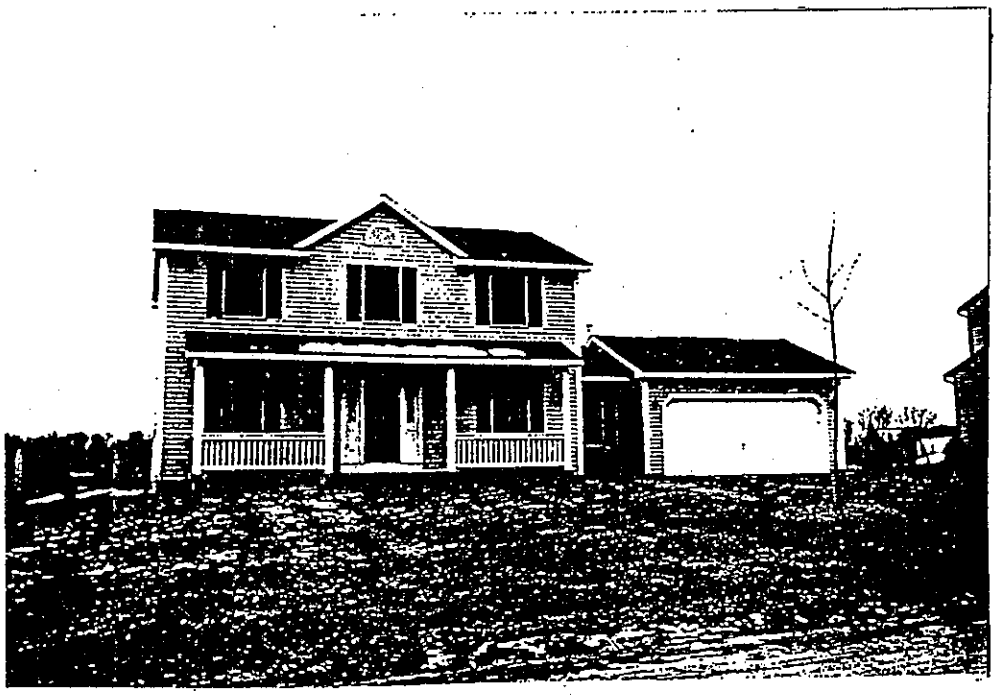
Site Size: .31 Acre

Features: 4 Bedrooms, 2 Baths, Fireplace, Moderate Upgrades

Distance From Tower Site: .25 Mile

View of Tower: Yes - Front of House

Sales Price: $120,000



Sale No. 5B

Property Address: 7 Lee Ridge - Town of Lysander

Subdivision: Baldwin Hill

Sales Date: 1/28/91

Improvement Style: Colonial - Timothy Model

Improvement Size: 1,858 Sq. Ft.

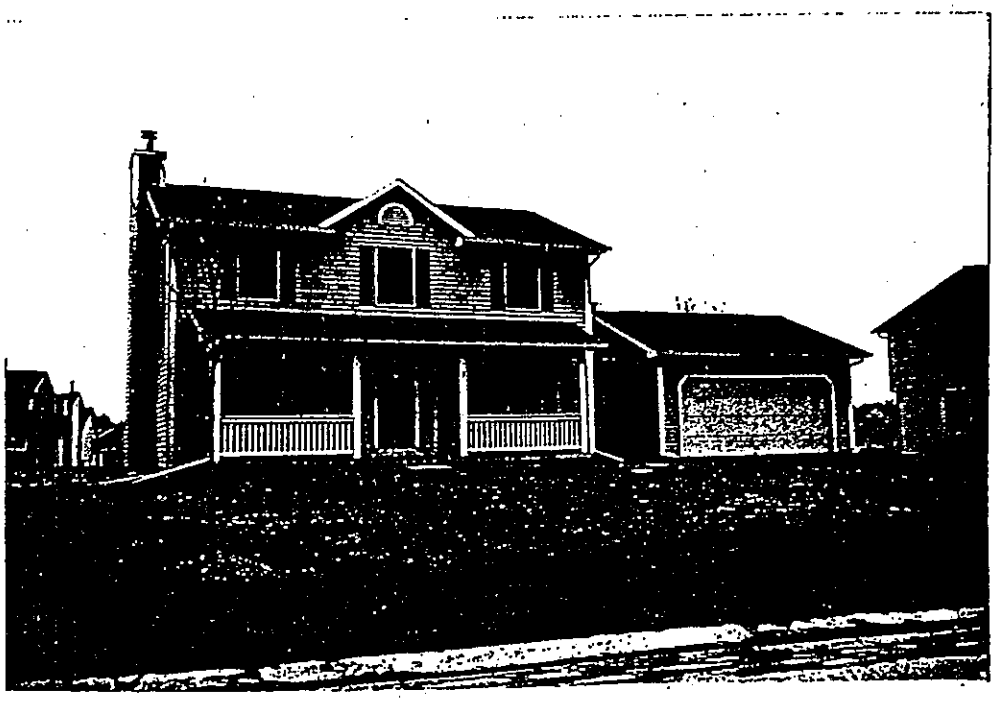
Site Size: .30 Acre

Features: 4 Bedrooms, 2 Baths, Fireplace, Moderate Upgrades

Distance From Tower Site: .3 Mile

View of Tower: None

Sales Price: $123,000



WNTQ & WNDR TOWER SITE - TOWN OF DEWITT

This tower site installation is located at the end of Andrews Road in the Town of Dewitt. The site which contains four radio towers was constructed in the late 1940s. Subsequently, the Sherwood Park and Andrews Heights subdivisions were developed immediately to the west of the tower site. Historically, the existence of the tower site has had no impact on the development of the area and/or property values and property appreciation. As will be shown by comparison, the visual impact of the tower site has no effect on surrounding property values.

SUMMARY:

This series of matched pair analyses again indicates no differential between the selling prices of homes having views of the tower site and those which do not. Since its inception, the Baldwin Hill subdivision has shown a steady absorption rate of vacant lots, and it has demonstrated the ability to compete for home buyers with other newly developing subdivisions in the area. For example, the Holly Hill subdivision which is located approximately one mile southeast of Baldwin Hill is also being developed with homes of similar value. This subdivision is considered to have similar characteristics to Baldwin Hill and is also located in the same school district. The Holly Hill subdivision, however, has no views of the tower site. Between 1989 and the present time, comparable sized homes to those in the Baldwin Hill subdivision have had selling prices which have ranged between $120,000 and $140,000. This indicates that the view of the tower site has little impact on potential buyers or the prices which they are willing to pay. Finally, Kevin Hanlon of Eagan Real Estate, who handles all sales for J. Alberici & Sons Builders, was interviewed. He indicated that the Joseph III model home (Sales 4A, 4B, 4C, and 4D) is also being built and offered for sale for the same base price in the Willow Stream subdivision in the Town of Clay. The Willow Stream subdivision is considered to be of comparable character and location to Baldwin Hill and with similar lot values, but is not located in an area of a tower site.

PROPERTY COMPARISON

Sale No.	Sale Date	Sale Price	Tower View	Features
5A	12/20/92	$122,500	Yes	Average
5B	1/28/91	$123,000	No	Average

Remarks: In making comparison, Sale 5A is adjusted upward $2,500 for its lack of a fireplace. The sales are considered of comparable value after adjustment.

Sale No. 6A

Property Address: 105 Addison Drive - Town of Dewitt

Subdivision: Sherwood Park

Sales Date: 7/13/93

Improvement Style: Ranch

Improvement Size: 1,487 Sq. Ft.

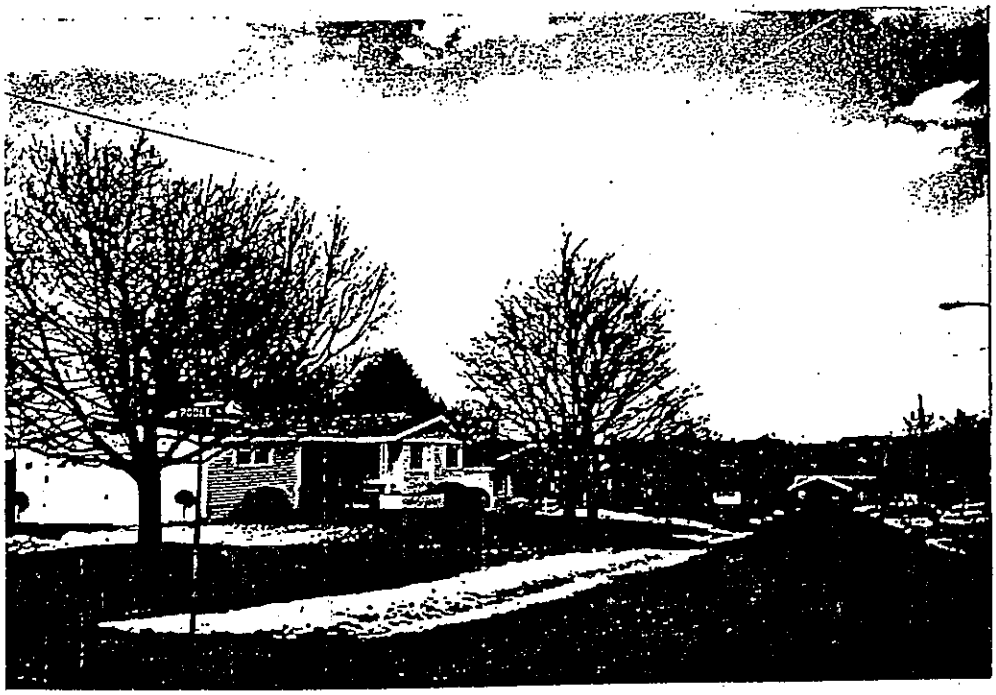
Site Size: .33 Acre

Features: 3 Bedrooms, 2.5 Baths, Fireplace, Inground Pool, Fenced Yard

Distance From Tower Site: Less than One-Tenth Mile

View of Tower: Yes - Front/Side of House

Sales Price: $124,500



Sale No. 6B

Property Address: 106 Edwards Drive - Town of Dewitt

Subdivision: Lyndonlea

Sales Date: 11/25/93

Improvement Style: Ranch

Improvement Size: 1,720 Sq. Ft.

Site Size: .31 Acre

Features: 4 Bedrooms; 2 Baths, Fireplace, Fenced Yard, Many Updates

Distance From Tower Site: One Mile

View of Tower: None

Sales Price: $118,000



PROPERTY COMPARISON

Sale No.	Sale Date	Sale Price	Tower View	Features
6A	7/13/93	$124,500	Yes	Above Average
6B	11/25/93	$118,000	No	Average

Remarks: In making comparison, Sale 6A's inground pool and additional one-half bath is considered to offset Sale 6B's larger size and updates. Each is therefore considered of comparable value.

Conclusion: No evidence of a negative impact on property values due to the visual encumbrance of the tower site

Sale No. 7A

Property Address: 111 Poole Road - Town of Dewitt

Subdivision: Sherwood Park

Sales Date: 2/1/94

Improvement Style: Split-Level

Improvement Size: 1,248 Sq. Ft.

Site Size: .29 Acre

Features: 3 Bedrooms, 1.5 Baths, Fireplace, Fenced Yard, Many Updates

Distance From Tower Site: Less than One-Tenth Mile

View of Tower: Yes - Front/Side of House

Sales Price: $91,000



Sale No. 7B

Property Address: 104 Stonecrest Drive - Town of Dewitt

Subdivision: Andrew Heights

Sales Date: 9/25/93

Improvement Style: Split-Level

Improvement Size: 1,250 Sq. Ft.

Site Size: .38 Acre

Features: 3 Bedrooms, 1.5 Baths, Moderate Updates

Distance From Tower Site: .25 Mile

View of Tower: None

Sales Price: $86,500



PROPERTY COMPARISON

Sale No.	Sale Date	Sale Price	Tower View	Features
7A	2/1/94	$91,000	Yes	Above Average
7B	9/25/93	$89,500	No	Average

Remarks: In making comparison, Sale 7B is adjusted upward $3,000 to recognize that it does not have a fireplace or a fenced yard. After adjustment, each sale is considered to be of comparable value.

Conclusion: No evidence of a negative impact on property values due to the visual encumbrance of the tower site

		Indicated Impact On Value	
Tower Site	Matched Pair	Yes	No
1	Sales 1A & 1B	$500	--
1	Sales 2A & 2B	--	$2,450
1	Sales 2A & 2C	--	$2,400
1	Sales 3A & 3B	--	$1,400
2	Sales 4B & 4D Vs. 4A & 4C	--	$6,717 (Average)
2	Sales 5A & 5B	$500	--
3	Sales 6A & 6B	--	$6,500
3	Sales 7A & 7B	--	$1,500

SUMMARY:

Each of the foregoing matched pair analyses adds further support to the conclusion that the visual impact of a communications tower does not impair property values. Also, the existence of this tower site did not affect the development of the area over the past 50 years. Property values within the neighborhood are considered to be on a par with those in other similarly developed areas of the Town, indicating that the tower site has not affected property value appreciation.

FINAL OVERVIEW

Based on the foregoing analysis, it is the appraiser's opinion that the visual encumbrance of a nearby communications tower has no measurable impact upon surrounding property values. This is supported by the summary on the facing page.

In addition, based on extensive appraisal assignments performed throughout the region, it has been found that appreciation in property value for all types of real property has been marginal over the past several years. However, as it has been demonstrated that properties with tower influences are currently selling for the same values as properties without tower influences, it can be interpreted that future property appreciation will also not be affected by the visual encumbrances of a communications tower. Therefore, properties surrounding the subject's proposed tower site will maintain their present value and increase in value in line with other properties in the Central New York property area.



PHOTO NO. 1: VIEW FACING EASTERLY AT SUBJECT PROPERTY



PHOTO NO. 2: VIEW LOOKING EASTERLY ALONG KINDERHOOK ROAD AS IS PASSES THE SUBJECT PROPERTY

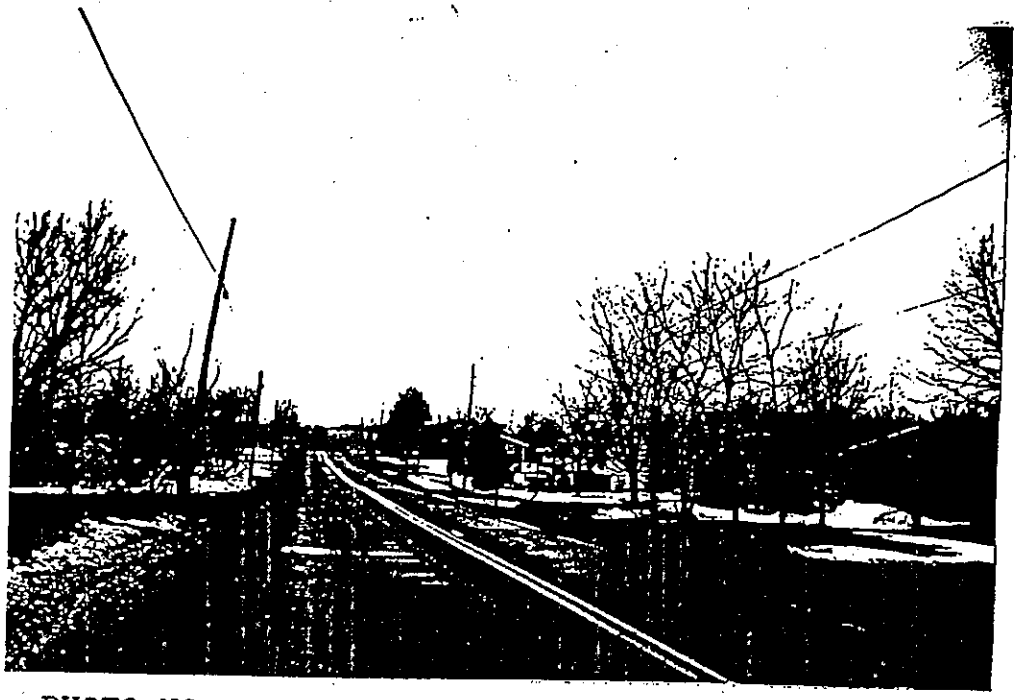


PHOTO NO. 3: VIEW FACING WESTERLY ALONG KINDERHOOK ROAD AT IS PASSES THE SUBJECT PROPERTY

PROFESSIONAL QUALIFICATIONS
OF
MICHAEL P. WICKER, MAI

APPRAISAL ASSIGNMENTS

Appraisals have been prepared for real estate tax proceedings, condemnation, mortgages, investment counseling and analysis, acquisitions and sales, estate valuation, foreclosures, insurance claims, income tax, rental assessments, and partial-interest valuations.

Properties appraised include shopping centers, office buildings, industrial properties, apartment complexes, service stations, restaurants, farms, subdivisions, institutional buildings, forest lands, hotels, recreation properties, condominiums, easements and rights-of-way, and others.

CLIENTS INCLUDE

All major banks and lending institutions in Central New York; New York State Department of Transportation; New York State Department of Corrections; New York State Department of Environmental Conservation; New York State Urban Development Corporation; Resolution Trust Corporation; municipalities including the Cities of Syracuse and Auburn; Onondaga and Broome Counties; United States Postal Service; United States General Services Administration; insurance companies; oil companies; Syracuse University; and attorneys, developers and individuals.

Appraisa —

PROFESSIONAL QUALIFICATIONS
OF
MICHAEL P. WICKER, MAI

EDUCATION

Syracuse University - 1986

Bachelor of Arts in Public Policy Studies, specializing in Urban Planning & Development and minored in Business Management & Marketing

PROFESSIONAL DESIGNATIONS & ACTIVITIES

Member Appraisal Institute - MAI Designation - No. 9695
Member International Right-Of-Way Association
Candidates Liaison - Upstate New York Chapter - 1991
Program Chairman - Upstate New York Chapter - 1992
Admissions Committee - Upstate New York Chapter -1993
Member Greater Syracuse Association of Realtors

LICENSES AND QUALIFICATIONS

Licensed General Appraiser State of New York ID No.46000003753
Licensed General Appraiser State of Pennsylvania ID No.GA-000770-L
Licensed Real Estate Salesperson State of New York
Approved Appraiser New York State Department of Transportation
Approved Appraiser New York State Department of Environmental Conservation
Approved Appraiser/Consultant Resolution Trust Corporation

GOVERNMENT

Appointed to New York State Youth Council by Gov. Mario Cuomo-1986

ADVANCED EDUCATION

PRO-JECT + plus Real Estate Investment & Leasehold Analysis
Marshall Valuation Services Computerized Cost Analysis