



# Property Description Report For: 1838 Co Rt 48, Municipality of Sandy Creek



**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 355289  
**Tax Map ID #:** 040.00-01-02.111  
**Property Class:** 210 - 1 Family Res  
**Site:** RES 1  
**In Ag. District:** No  
**Site Property Class:** 210 - 1 Family Res  
**Zoning Code:** NOT-WF  
**Neighborhood Code:** 05205 - Town Outside  
**School District:** Sandy Creek  
**Total Assessment:** 2024 - \$91,300  
  
**Property Desc:** Lot 93 050-005-000  
**Deed Page:** 3795  
**Grid North:** 1318679

**Total Acreage/Size:** 1.49  
**Land Assessment:** 2024 - \$13,900  
**Full Market Value:** 2024 - \$130,429  
**Equalization Rate:** ----  
**Deed Book:** 2016  
**Grid East:** 956903

## Area

<b>Living Area:</b> 1,008 sq. ft.	<b>First Story Area:</b> 1,008 sq. ft.
<b>Second Story Area:</b> 0 sq. ft.	<b>Half Story Area:</b> 0 sq. ft.
<b>Additional Story Area:</b> 0 sq. ft.	<b>3/4 Story Area:</b> 0 sq. ft.
<b>Finished Basement:</b> 0 sq. ft.	<b>Number of Stories:</b> 1
<b>Finished Rec Room:</b> 0 sq. ft.	<b>Finished Area Over Garage:</b> 0 sq. ft.

## Structure

<b>Building Style:</b> Ranch	<b>Bathrooms (Full - Half):</b> 1 - 0
<b>Bedrooms:</b> 3	<b>Kitchens:</b> 1
<b>Fireplaces:</b> 0	<b>Basement Type:</b> Full
<b>Porch Type:</b> Porch-open/deck	<b>Porch Area:</b> 168.00
<b>Basement Garage Cap:</b> 0	<b>Attached Garage Cap:</b> 432.00 sq. ft.
<b>Overall Condition:</b> Normal	<b>Overall Grade:</b> Average
<b>Year Built:</b> 1970	<b>Eff Year Built:</b>

## Owners

Melody Elkin 1838 County Route 48 Lacona NY 13083	Brian A Elkin 1838 County Route 48 Lacona NY 13083
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## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
4/29/2016	\$0	210 - 1 Family Res	Land & Building	Elkin, Brian A	No	No	No	2016/3795
8/20/2001	\$59,400	210 - 1 Family Res	Land & Building	Elkin, Dorothy	No	No	No	2001/10387

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## Utilities

<b>Sewer Type:</b>	Private	<b>Water Supply:</b>	Private
<b>Utilities:</b>	Electric	<b>Heat Type:</b>	Electric
<b>Fuel Type:</b>	Electric	<b>Central Air:</b>	No

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## Improvements

Structure	Size	Grade	Condition	Year
Gar-1.0 att	18 × 24	Average	Normal	1970
Porch-open/deck	12 × 14	Economy	Fair	1980
Gar-1.0 det	18 × 24	Economy	Normal	1980

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## Special Districts for 2024

Description	Units	Percent	Type	Value
FD521-Sandy Creek FD	0	0%		0

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## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2024	BAS STAR	\$24,920	0	2002				0

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## Taxes

Year	Description	Amount
2024	County	\$1,271.09
2024	School	\$992.96
2023	County	\$1,161.88
2023	School	\$935.87

**\* Taxes reflect exemptions, but may not include recent changes in assessment.**