



## Property Information      Request Information      Update Information

File#:	BS-X01693-9724831764	Requested Date:	07/17/2024	Update Requested:
Owner:	ERIK UBBINK	Branch:		Requested By:
Address 1:	187 BRISTOL STREET	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	CANANDAIGUA, NY	# of Parcel(s):	1	

## Notes

**CODE VIOLATIONS**      Per City of Canandaigua Department of Zoning there are no Code Violation cases on this property.

Collector: City of Canandaigua  
 Payable Address: 2 North Main Street Canandaigua, NY 14424  
 Business# 585.337.2180

**PERMITS**      Per City of Canandaigua Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: City of Canandaigua  
 Payable Address: 2 North Main Street Canandaigua, NY 14424  
 Business# 585.337.2180

**SPECIAL ASSESSMENTS**      Per City of Canandaigua Department of Finance there are no Special Assessments/liens on the property.

Collector: City of Canandaigua  
 Payable Address: 2 North Main Street Canandaigua, NY 14424  
 Business# 585.337.2180

**DEMOLITION**      NO

**UTILITIES**      WATER AND SEWER  
 Account #: 51-08150-00  
 Payment Status: Due  
 Status: Pvt & Lienable  
 Amount: \$340.31  
 Good Thru: 08/20/2024  
 Account Active: Yes  
 Collector: City of Canandaigua Water And Sewer Department  
 Payable Address: 2 North Main Street Canandaigua, New York 14424  
 Business # 585-337-2175

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

**GARBAGE**  
 Garbage bills are included in the real estate property taxes



NOTE: Inventory and assessment data originates with the respective local assessor

### Property Information

<b>Tax Map ID:</b>	83.16-3-55	
<b>Physical Address:</b>	187 Bristol St	
<b>Community:</b>	City of Canandaigua	
<b>Easting:</b>	631590	
<b>Northing:</b>	1050711	
<b>Roll Section:</b>	1 2024	<b>Acres:</b> 0.246
<b>Property Class:</b>	210 1 Family Res	
<b>School District:</b>	Cdga City School Dis	
<b>Frontage:</b>	66.00	<b>Depth:</b> 165.00
<b>Heat:</b>	Hot air	
<b>Fuel:</b>	Natural Gas	
<b>Water:</b>	Comm/public	
<b>Sewer:</b>	Comm/public	
<b>NOTES:</b>		

### BUILDING DETAILS (primary bldg only):

<b>Year Built:</b>	1873	<b>Sq Ft.</b>	1,703
<b>Condition:</b>	Normal		
<b>Style:</b>	Old style		
<b>Stories:</b>	2	<b>Central Air:</b>	0
<b>Siding:</b>	Wood		
<b>Basement:</b>	Full		
<b>Full Baths:</b>	1	<b>Half Baths:</b>	1
<b>Bedrooms:</b>	3	<b>Fireplaces:</b>	0

NOTE: Please see pages 5-6 of this report for details of additional buildings on this property.

### Assessed Values:

<b>Full Market Value:</b>	\$197,400
<b>Total Assessment:</b>	\$197,400
<b>Land Assessment:</b>	\$28,300

### WHERE TO VOTE

[Click here to find your polling station](#)

### Owner Information

<b>Owners:</b>	UBBINK, AMBER		
<b>Address 1:</b>	187 BRISTOL RD		
<b>City:</b>	CANANDAIGUA		
<b>State, ZIP:</b>	NY	14424	
<b>Deed Book:</b>	1518	<b>Deed Page:</b>	112
<b>Date:</b>	5/15/2023		<b>Comments:</b>

### Recent Sales

#### Residential Sales (Valid Only)



## Previous Owners

**OWNER NAME(S):** UBBINK, ERIK

**DEED DATE:** 2/9/2010

**DEED BOOK:** 1239

**DEED PAGE:** 810

**CLERK NUMBER:** 201002090077

**COMMENTS:** BOUNDARY LINE AGREEMENT WITH THE EAST NEIGHBOR

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**OWNER NAME(S):** UBBINK, ERIK

**DEED DATE:** 7/1/2005

**DEED BOOK:** 1143

**DEED PAGE:** 614

**CLERK NUMBER:** 200507010037

**COMMENTS:**

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**OWNER NAME(S):** MAFFIN, CLYDE M & DOROTHY R

**DEED DATE:** 04/01/1949

**DEED BOOK:** 476

**DEED PAGE:** 136

**CLERK NUMBER:**

**COMMENTS:**

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## Tax Information

### SPECIAL DISTRICT TAX RATES

Special District	Code	SD Tax Rate	UN Tax Rate	FE Tax Rate
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### EXEMPTIONS

Exemption Description	Code	County	Town	Village	School
STAR B	41854	\$0	\$0	\$0	\$29,400

## ESTIMATED TAXES WORKSHEET

The workspace below can be used to estimate the TRUE taxes for this property. Users are strongly urged to contact the Ontario County Treasurer's Office (585-396-4432) to verify exact total taxes. If the property is in one of the cities, please contact either the City of Canandaigua (585-396-5015) or the City of Geneva (315-789-2114) depending on the location.

	RATE	TAXABLE	TAX YEAR
<b>School Tax:</b>	17.459943 x	\$117,000 / 1000 =	<b>\$2,042.81</b> 2023-2024
<b>County Tax:</b>	6.795955 x	\$117,000 / 1000 =	<b>\$795.13</b> 2024
<b>Town or City Tax:</b>	7.669383 x	\$117,000 / 1000 =	<b>\$897.32</b> 2024
<b>Village Tax:</b>	0.000000 x	\$117,000 / 1000 =	<b>\$0.00</b> 2024

**Municipal and School Taxes Subtotal:** \$3,735.26

**+ Special District Taxes Subtotal:**

**TOTAL ESTIMATED TAXES:**

### SURVEYS

Survey ID	Survey Link (copy and paste in a browser)
1009	<a href="https://oncorng.co.ontario.ny.us/surveys/1009.tiff">https://oncorng.co.ontario.ny.us/surveys/1009.tiff</a>

### TAX BILLS

*(copy and paste link in a browser)*

<b>School:</b>	<a href="https://oncorng.co.ontario.ny.us/TaxbillSchool/83.16-3-55_School.pdf">https://oncorng.co.ontario.ny.us/TaxbillSchool/83.16-3-55_School.pdf</a>
<b>County/Town:</b>	<a href="https://oncorng.co.ontario.ny.us/TaxbillCountyTown/83.16-3-55_CountyTown.pdf">https://oncorng.co.ontario.ny.us/TaxbillCountyTown/83.16-3-55_CountyTown.pdf</a>
<b>City:</b>	<a href="https://www.canandaiguanewyork.gov/206/City-County-Tax-Bills">https://www.canandaiguanewyork.gov/206/City-County-Tax-Bills</a>
<b>Village:</b>	

### TAX MAP

[https://oncorng.co.ontario.ny.us/taxmap320200/City of Canandaigua\\_083.16.pdf](https://oncorng.co.ontario.ny.us/taxmap320200/City of Canandaigua_083.16.pdf)



## Additional Inventory

### IMPROVEMENTS

Structure Description	Code	Year	Sqft	Dim1	Dim2	Condition	Grade
Gar-1.0 det	RG4	1960	0	16	20	Normal	Average

### LAND DESCRIPTION

Notes: Soil Rating is assigned for tillable, pasture, woodland, muck, orchard and vineyard land types. Click on the Soil Rating heading for more information about how the rating was determined. Although unusual, there may be characteristics that affect the base land value. If so, this "Influence" description is indicated at the end of the table.

Land Type	Waterfront	Soil Rating	Acres	Depth	Frontage	Value
Primary			0.000	165	66	\$24,168



## Individual Building Details

### RESIDENTIAL BUILDINGS

<b>Building Style:</b>	Old style	<b>Overall Condition:</b>	Fair
<b>Actual Year Built:</b>	1873	<b>Construction Grade:</b>	Average
<b>Effective Year Built:</b>	0	<b>Number of Stories:</b>	2
<b>Year Remodeled:</b>	0	<b>Heating Type:</b>	Hot air
<b>Number of Bedrooms:</b>	3	<b>Fuel Type:</b>	Gas
<b>Number Full Baths:</b>	1	<b>Exterior Wall Material:</b>	Wood
<b>Number Half Baths:</b>	1	<b>Basement Type:</b>	Full
<b>Number of Kitchens:</b>	1	<b>Central Air (1 - Yes):</b>	0
<b>Number of Fireplaces:</b>	0		

### BUILDING AREA (in square feet)

<b>Total Living Area:</b>	1,703	<b>1/2 Story:</b>	0	<b>Finished Basement Area:</b>	0
<b>First Story:</b>	1,043	<i>Unfinished:</i>	0	<b>Finished Attic Area:</b>	0
<b>Second Story:</b>	660	<b>3/4 Story:</b>	0	<b>Finished Rec Room Area:</b>	0
<b>Additional Story:</b>	0	<i>Unfinished:</i>	0	<b>Finished Over Garage:</b>	0



COMMERCIAL BUILDINGS





## Property Analysis

Type	Description	% Coverage	Acres
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## Local Zoning

Note: OnCOR users are strongly urged to contact the municipal planning/zoning office to confirm accuracy of the zoning information listed below.

Community Zoning Type	Description	% Coverage
City of Canandaigua Zoning	R-1A	100.0%



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**Subject:** 187 Bristol St FOIL request

Some people who received this message don't often get email from [ntitus@canandaiguanyork.gov](mailto:ntitus@canandaiguanyork.gov). [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your FOIL request has been completed. Please see attached for the only building permit on file for 187 Bristol Street, Canandaigua. There are no open/pending/expired building permits, no code violations, and no special assessment fees on record for this property. There are no outstanding invoices currently on record.

Enjoy your day.

*Nancy Dunton*

City of Canandaigua  
Development and Planning/Code Enforcement  
2 North Main Street  
Canandaigua, NY 14424  
585.337.2180  
Email: [NDunton@canandaiguanyork.gov](mailto:NDunton@canandaiguanyork.gov)  
Fax: 585.919.0605



# APPLICATION FOR PERMIT

TO THE

**BOARD OF PUBLIC WORKS**  
CITY OF CANANDAIGUA, ONTARIO COUNTY,  
NEW YORK

No. 274

Building Fee <sup>\$1.00</sup> .....  
Date *Oct. 25, 1954* .....

Gentlemen:

The undersigned respectfully petitions for a permit to *build* a *one* story building. Lot No. .... in the ..... tract. House No. *187*  
*Single Car Garage* on the *S.* side of *Bristol St.* street.

ZONE: (a) residential  (b) industrial & commercial  restricted fire

LOT DIMENSIONS: ..... feet wide in front ..... ft. wide in rear and ..... feet deep

The buildings are to be the following dimensions:

MAIN BUILDING	
Width .....	.....
Depth .....	.....
Height .....	.....
Wing or Projection	.....
Size ..... x .....	Location .....
Size ..... x .....	Location .....
Set Back .....	ft. from front.
.....	ft. from .....
.....	ft. from .....

GARAGE AND OTHER BUILDINGS	
Width <i>16'</i> .....	.....
Depth <i>20'</i> .....	.....
Height <i>up line with house</i> .....	.....
Set Back <i>on So. Side</i> .....	ft. .... side of use rear
USE <i>Single Car Garage</i> .....	.....
.....	.....
.....	.....

GROUND AREA TO BE OCCUPIED *320* SQ. FT.

TYPE OF CONSTRUCTION: frame  masonry  fireproof

USE ..... Total Cost *\$450.*

PLUMBING FACILITIES	
WATER SERVICES .....	.....
SANITARY SEWER SERVICE .....	.....
REMARKS .....	.....
.....	.....

As part of this application there is attached hereto the plans and specifications of said structure and no material change therein or in any part of said structure or its use shall be made at any time without the written consent of the Board.

The undersigned represents and agrees as a condition to the issuance of a permit that said work will be constructed in accordance with all ordinances of the City of Canandaigua, and the rules and regulations pertaining to the subject, now or hereafter passed by the Council, or any Board empowered to issue such regulations, and that the plans and specifications annexed hereto are the plans and specifications relating to the structure described herein, that all work will be done in accordance with the said application, plans and specifications; that it shall be used for no other purposes than those set forth above, and that this property is owned by *Clyde Maffin*

REMARKS .....

SIGNED *Clyde Maffin*  
Applicant

This permit shall continue in effect until *April 25, 1954* (unless sooner revoked by action of the Mayor, Common Council or the Board of Public Works)

Approved by the Department of Public Works
Date <i>October 25, 1954</i>

PERMIT GRANTED: yes  no   
Date *October 25, 1954*