



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>		

<b>BUILDING DETAILS (primary bldg only):</b>	
<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.

**WHERE TO VOTE**

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

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

**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
<b>Municipal and School Taxes Subtotal:</b>			<b>\$3,735.26</b>
<b>+ Special District Taxes Subtotal:</b>			
<b>TOTAL ESTIMATED TAXES:</b>			

### 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%

