

**Structure**

Building 1	
Building Style	01 - Ranch
Number of Stories	1.0
Exterior Wall Material	03 - Alum/vinyl
Actual Year Built	1964
Eff. Year Built	1990
Year Remodeled	
Number of Kitchens	1
Number of Full Baths	1
Number of Half Baths	
Number of Bedrooms	3
Number of Fireplaces	
Heat Type	2 - Hot air
Fuel Type	2 - Natural Gas
Central Air	No
Basement Type	4 - Full
Total Sq Ft	1040
1st Story Sq Ft	1040
2nd Story Sq Ft	
1/2 Story Sq Ft	
3/4 Story Sq Ft	
Additional Story Sq Ft	
Finished Attic Sq Ft	
Finished Basement Sq Ft	
Finished Rec Room Sq Ft	400
Finished Over Garage Sq Ft	
Condition	3 - Normal



**2024 Final Assessment Information**

Land Assessed Value	\$23,200
Total Assessed Value	\$87,500
Equalization Rate	52.00%
Full Market Value	\$186,200
Partial Construction	No
County Taxable	\$87,500
Municipal Taxable	\$87,500
School Taxable	\$87,500

**Property Description**

Property Type	210 - 1 Family Res
Neighborhood Code	250
SWIS	291200
Water Supply	3 - Comm/public
Utilities	4 - Gas & elec
Sewer Type	3 - Comm/public
Zoning	R1-2
School	N Ton City School

**Last Property Sale**

Deed Date	02/02/1999
Deed Book	2897
Deed Page	199
Contract Date	
Sale Date	02/02/1999
Full Sale Price	\$82,000
Net Sale Price	\$82,000
Usable For Valuation	Yes
Arms Length	Yes
Prior Owner	Scott Molnar

**Owner Information**

Owner Name	Address 1	Address 2	PO Box	City	State	Zip	Unit Name	Unit Number
Colleen Hodgson	198 Belmont Ct East			North Tonawanda	NY	14120		

**Sales**

Deed Date	Deed Book	Deed Page	Contract Date	Sale Date	Last Physical Inspection Date	Sale Price	Net Sale Price	Usable for Valuation	Arms Length	Prior Owner
02/02/1999	2897	199		02/02/1999	08/06/2002	\$82,000	\$82,000	Yes	Yes	Scott Molnar

**Exemptions**

Code Description	Amount	Exemption %	Start Year	End Year
41854 - BAS STAR	\$15,600.00		2004	

**Land**

Site #	Land Type	Acres	Front	Depth	Sq Ft	Soil Rating
1	01 - Primary		65.00	123.00		

**Improvements**

Site #	Structure Code	SqFt	Dimensions	Quantity	Overall Condition	Actual Year Built	Effective Year Built
1	RG4 - Gar-1.0 det	280.00		1.00	3 - Normal	1966	
1	RP1 - Porch-open/deck	286.00	11.00 x 26.00	1.00	3 - Normal	2008	
1	FC1 - Shed-machine	80.00	8.00 x 10.00	1.00	3 - Normal	2005	
1	RP2 - Porch-covered	160.00	8.00 x 20.00	1.00	3 - Normal	2004	

## Special Districts

Code Description	Type	Primary Units	Secondary Units	Amount
RD291 - County refuse	A	0.00	0.00	\$87,500.00