



| Property Information | | Request Information | | Update Information | |
|----------------------|---------------------------|-----------------------|------------|--------------------|--|
| File#: | BS-X01693-8490716293 | Requested Date: | 07/17/2024 | Update Requested: | |
| Owner: | Joseph Abt | Branch: | | Requested By: | |
| Address 1: | 2354 LOCKPORT-OLCOTT ROAD | Date Completed: | | Update Completed: | |
| Address 2: | | # of Jurisdiction(s): | | | |
| City, State Zip: | NEWFANE, NY | # of Parcel(s): | 1 | | |

Notes

- CODE VIOLATIONS** Per Town of Newfane Department of Zoning there are no Code Violation cases on this property.
Collector: Town of Newfane
Payable Address: 2737 Main Street Newfane, NY 14108
Business# 716.778.8531
- PERMITS** Per Town of Newfane Building Department there are no Open/Pending/ Expired Permit on this property.
Collector: Town of Newfane
Payable Address: 2737 Main Street Newfane, NY 14108
Business# 716.778.8531
- SPECIAL ASSESSMENTS** Per Town of Newfane Department of Finance there are no Special Assessments/liens on the property.
Collector: Town of Newfane
Payable Address: 2737 Main Street Newfane, NY 14108
Business# 716.778.8531
- DEMOLITION** NO
- UTILITIES** Water & Sewer
Account #: N/A
Payment Status: N/A
Status: Pvt & Liable
Amount: N/A
Good Thru: N/A
Account Active: Yes
Collector: TOWN OF NEWFANE WATER/SEWER BILLING
Payable: 2737 Main Street, Newfane, NY 14108
Business # 716.778.8132 ext 6
- UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.
- Garbage:
Garbage bills are included in the Real Estate Property taxes.

Structure

| Building 1 | |
|----------------------------|-----------------|
| Building Style | 04 - Cape cod |
| Number of Stories | 1.5 |
| Exterior Wall Material | 03 - Alum/vinyl |
| Actual Year Built | 1960 |
| Eff. Year Built | |
| 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 | 1 - Slab/pier |
| Total Sq Ft | 1644 |
| 1st Story Sq Ft | 1096 |
| 2nd Story Sq Ft | |
| 1/2 Story Sq Ft | 548 |
| 3/4 Story Sq Ft | |
| Additional Story Sq Ft | |
| Finished Attic Sq Ft | |
| Finished Basement Sq Ft | |
| Finished Rec Room Sq Ft | |
| Finished Over Garage Sq Ft | |
| Condition | 3 - Normal |



2024 Final Assessment Information

| | |
|----------------------|-----------|
| Land Assessed Value | \$11,800 |
| Total Assessed Value | \$97,500 |
| Equalization Rate | 48.00% |
| Full Market Value | \$203,100 |
| Partial Construction | No |
| County Taxable | \$97,500 |
| Municipal Taxable | \$97,500 |
| School Taxable | \$97,500 |

Property Description

| | |
|-------------------|--------------------|
| Property Type | 210 - 1 Family Res |
| Neighborhood Code | 28370 |
| SWIS | 292800 |
| Water Supply | 3 - Comm/public |
| Utilities | 4 - Gas & elec |
| Sewer Type | 3 - Comm/public |
| Zoning | |
| School | Newfane 05 |

Last Property Sale

| | |
|----------------------|----------------|
| Deed Date | 08/14/1997 |
| Deed Book | 02760 |
| Deed Page | 00286 |
| Contract Date | |
| Sale Date | 08/14/1997 |
| Full Sale Price | \$72,000 |
| Net Sale Price | \$72,000 |
| Usable For Valuation | Yes |
| Arms Length | Yes |
| Prior Owner | Lawrence Bryer |

Owner Information

| Owner Name | Address 1 | Address 2 | PO Box | City | State | Zip | Unit Name | Unit Number |
|------------|-------------------------|-----------|--------|---------|-------|-------|-----------|-------------|
| Joseph Abt | 2354 Lockport-Olcott Rd | | | Newfane | NY | 14108 | | |

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 |
|------------|-----------|-----------|---------------|------------|-------------------------------|------------|----------------|----------------------|-------------|----------------|
| 08/14/1997 | 02760 | 00286 | | 08/14/1997 | | \$72,000 | \$72,000 | Yes | Yes | Lawrence Bryer |

Exemptions

| Code Description | Amount | Exemption % | Start Year | End Year |
|------------------|-------------|-------------|------------|----------|
| 41854 - BAS STAR | \$15,600.00 | | 1999 | |

Land

| Site # | Land Type | Acres | Front | Depth | Sq Ft | Soil Rating |
|--------|--------------|-------|-------|--------|-------|-------------|
| 1 | 01 - Primary | | 78.00 | 410.00 | | |

Improvements

| Site # | Structure Code | SqFt | Dimensions | Quantity | Overall Condition | Actual Year Built | Effective Year Built |
|--------|-----------------|---------|---------------|----------|-------------------|-------------------|----------------------|
| 1 | FB7 - Barn-pole | 1200.00 | 30.00 x 40.00 | 1.00 | 3 - Normal | 2011 | |

Special Districts

| Code Description | Type | Primary Units | Secondary Units | Amount |
|---------------------------|------|---------------|-----------------|-------------|
| FP281 - New fire protect | A | 0.00 | 0.00 | \$97,500.00 |
| LD281 - Newfane light | A | 0.00 | 0.00 | \$97,500.00 |
| MHVFC - | | 0.00 | 0.00 | \$97,500.00 |
| RD281 - Newfane refuse | S | 1.00 | 0.00 | \$0.00 |
| SS281 - Sewer units & fee | S | 1.00 | 0.00 | \$0.00 |
| SS282 - Sewer frontage | S | 78.14 | 0.00 | \$0.00 |
| WD283 - County water dist | A | 0.00 | 0.00 | \$97,500.00 |
| WD284 - Water district | S | 1.00 | 0.00 | \$0.00 |

Subject: RE: FOIL REQUEST //2354 LOCKPORT-OLCOTT ROAD, NEWFANE NY 14108

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.

At this time I found no open permits and no violation on this property.

David Schmidt
Building Inspector & Code Enforcement
Town of Newfane
716-954-2030
Building.inspector@TownofNewfane.com



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