

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