



## Property Information

## Request Information

## Update Information

File#:	BS-X01693-8195014677	Requested Date:	07/17/2024	Update Requested:
Owner:	Carpenter Anna J	Branch:		Requested By:
Address 1:	2962 WESTON AVE	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	NIAGARA FALLS, NY	# of Parcel(s):	1	

## Notes

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

Collector: City of Niagara Falls  
Payable Address: 745 Main Street Niagara Falls, New York 14301  
Business# (716)-286-4300

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

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

Collector: City of Niagara Falls  
Payable Address: 745 Main Street Niagara Falls, New York 14301  
Business# (716)-286-4300

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

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

Collector: City of Niagara Falls  
Payable Address: 745 Main Street Niagara Falls, New York 14301  
Business# (716)-286-4300

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

**DEMOLITION** NO

**UTILITIES** Water & Sewer  
Account #: N/A  
Payment Status: N/A  
Status: Pvt & Lienable  
Amount: N/A  
Good Thru: N/A  
Account Active: Yes  
Collector: Niagara Falls Water Board  
Payable: PO BOX 1950 Niagara Falls, NY 14302  
Business # 716-283-9770

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	08 - Old style
Number of Stories	2.0
Exterior Wall Material	03 - Alum/vinyl
Actual Year Built	1903
Eff. Year Built	
Year Remodeled	
Number of Kitchens	1
Number of Full Baths	2
Number of Half Baths	1
Number of Bedrooms	3
Number of Fireplaces	
Heat Type	2 - Hot air
Fuel Type	2 - Natural Gas
Central Air	No
Basement Type	3 - Partial
Total Sq Ft	1760
1st Story Sq Ft	880
2nd Story Sq Ft	880
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	
Finished Over Garage Sq Ft	
Condition	3 - Normal



**2024 Final Assessment Information**

Land Assessed Value	\$3,800
Total Assessed Value	\$78,100
Equalization Rate	50.00%
Full Market Value	\$156,200
Partial Construction	No
County Taxable	\$78,100
Municipal Taxable	\$78,100
School Taxable	\$78,100

**Property Description**

Property Type	210 - 1 Family Res
Neighborhood Code	290
SWIS	291100
Water Supply	3 - Comm/public
Utilities	4 - Gas & elec
Sewer Type	3 - Comm/public
Zoning	R1-C 1 Family MD
School	Niagara Falls

**Last Property Sale**

Deed Date	12/11/2018
Deed Book	2018
Deed Page	21742
Contract Date	
Sale Date	12/11/2018
Full Sale Price	\$79,000
Net Sale Price	\$79,000
Usable For Valuation	Yes
Arms Length	Yes
Prior Owner	Rutledge-Paul Christopher T

**Owner Information**

Owner Name	Address 1	Address 2	PO Box	City	State	Zip	Unit Name	Unit Number
Carpenter Anna J	2962 Weston Ave			Niagara Falls	NY	14305		

**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
12/11/2018	2018	21742		12/11/2018		\$79,000	\$79,000	Yes	Yes	Rutledge-Paul Christopher T
10/25/2011	2011	18344		10/25/2011		\$76,000	\$76,000	Yes	Yes	Heelas Alyson
05/05/2004	3276	479		05/05/2004		\$58,000	\$58,000	No	No	Lepage Mark
12/29/1998	2890	171		12/29/1998		\$56,500	\$56,500	Yes	Yes	Nossavage Kenneth F &
05/30/1997	2741	206		05/29/1997		\$0	\$0	No	No	Nossavage Kenneth F &
09/06/1994	2535	282		09/01/1994		\$1	\$1	No	No	Sdao John

No Exemption Data Found

**Land**

Site #	Land Type	Acres	Front	Depth	Sq Ft	Soil Rating
1	01 - Primary		40.00	100.00		

**Improvements**

Site #	Structure Code	SqFt	Dimensions	Quantity	Overall Condition	Actual Year Built	Effective Year Built
--------	----------------	------	------------	----------	-------------------	-------------------	----------------------

1	RG4 - Gar-1.0 det	400.00		1.00	3 - Normal	1954	
1	RP2 - Porch-covered	128.00		1.00	3 - Normal	1903	

Special Districts				
Code Description	Type	Primary Units	Secondary Units	Amount
RD291 - County refuse	A	0.00	0.00	\$78,100.00