

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
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1	RG4 - Gar-1.0 det	400.00		1.00	3 - Normal	1954	
1	RP2 - Porch-coverd	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