



Property Information		Request Information		Update Information
File#:	BF-Y01867-74026250	Requested Date:	03/14/2025	Update Requested:
Owner:	TROY HANER	Branch:		Requested By:
Address 1:	281 VANDERVOORT ST	Date Completed:	04/04/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	N TONAWANDA, NY	# of Parcel(s):	1	

## Notes

CODE VIOLATIONS	<p>Per City of North Tonawanda Department of Zoning There is an active violation on the property.</p> <p>Collector: City of North Tonawanda Address: 216 Payne Ave North Tonawanda, NY 14120 Phone#: 716-695-8595</p> <p>Comments: There is an active violation on the property. Please Contact City of North Tonawanda Department of Zoning (716-695-8595) for further information.</p> <p>UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p>
PERMITS	<p>Per City of North Tonawanda Building Department there are No Open/Pending/Expired Permits on this property.</p> <p>Collector: City of North Tonawanda Address: 216 Payne Ave North Tonawanda, NY 14120 Phone#: 716-695-8595</p> <p>UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p>
SPECIAL ASSESSMENTS	<p>Per City of North Tonawanda Tax Collector there are No Special Assessments/liens on the property.</p> <p>Collector: City of North Tonawanda Address: 216 Payne Ave North Tonawanda, NY 14120 Phone#: 716-695-8555</p> <p>UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p>
DEMOLITION	NO
UTILITIES	<p>WATER AND SEWER Account:# 44730 Status: Pvt &amp; Liable Amount Due: 804.10 Due Date: 04/15/2025 Payment Status: Delinquent Account Active: Yes Collector: City of North Tonawanda Address: 216 Payne Ave North Tonawanda, NY 14120 Phone#: 716-695-8555</p> <p>UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p> <p>GARBAGE Garbage bills are included in the real estate property taxes</p>

Structure

Building 1	
Building Style	
Number of Stories	2.0
Exterior Wall Material	03 - Alum/vinyl
Actual Year Built	1910
Eff. Year Built	
Year Remodeled	
Number of Kitchens	2
Number of Full Baths	2
Number of Half Baths	
Number of Bedrooms	4
Number of Fireplaces	
Heat Type	2 - Hot air
Fuel Type	2 - Natural Gas
Central Air	No
Basement Type	4 - Full
Total Sq Ft	1852
1st Story Sq Ft	1076
2nd Story Sq Ft	776
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	\$22,400
Total Assessed Value	\$74,300
Equalization Rate	52.00%
Full Market Value	\$158,100
Partial Construction	No
County Taxable	\$74,300
Municipal Taxable	\$74,300
School Taxable	\$74,300

Property Description

Property Type	220 - 2 Family Res
Neighborhood Code	120
SWIS	291200
Water Supply	3 - Comm/public
Utilities	4 - Gas & elec
Sewer Type	3 - Comm/public
Zoning	R-2
School	N Ton City School

Last Property Sale

Deed Date	03/08/2001
Deed Book	3100
Deed Page	36
Contract Date	
Sale Date	03/08/2001
Full Sale Price	\$28,500
Net Sale Price	\$28,500
Usable For Valuation	No
Arms Length	No
Prior Owner	Mortgage Citicorp

Owner Information								
Owner Name	Address 1	Address 2	PO Box	City	State	Zip	Unit Name	Unit Number
Troy Haner	281 Vandervoort St			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
03/08/2001	3100	36		03/08/2001	10/30/2002	\$28,500	\$28,500	No	No	Mortgage Citicorp
10/25/1999	2969	328		10/25/1999	10/30/2002	\$34,500	\$34,500	No	No	Glenn Finch

No Exemption Data Found

Land						
Site #	Land Type	Acres	Front	Depth	Sq Ft	Soil Rating
1	01 - Primary		80.00	132.00		

Improvements							
Site #	Structure Code	SqFt	Dimensions	Quantity	Overall Condition	Actual Year Built	Effective Year Built
1	RP1 - Porch-open/deck	168.00		1.00	3 - Normal	1910	