



Property Information Request Information Update Information

File#:	BS-X01542-7058653292	Requested Date:	01/23/2024	Update Requested:
Owner:	JASON SNYDER	Branch:		Requested By:
Address 1:	43 MILL VALLEY ROAD	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	PITTSFORD, NY	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of Perinton Department of Zoning there are no Code Violation cases on this property.

Collector: Town of Perinton
Payable Address: 1350 Turk Hill Road, Fairport, NY 14450
Business # (585)-223-0770

PERMITS Per Town of Perinton Department of Building there is an Open Permit on this property.

1. Permit #: 2013-0315
Permit Type: Deck

Collector: Town of Perinton
Payable Address: 1350 Turk Hill Road, Fairport, NY 14450
Business # (585)-223-0770

SPECIAL ASSESSMENTS Per Monroe County Treasurer's Office there are no Special Assessments/liens on the property.

Collector: Monroe County Tax Collector
Payable Address: 39 W Main St, Rochester, NY 14614
Business # (585)-753-1125

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO

UTILITIES WATER :

Account #: NA
Payment Status: NA
Status: Pvt & Non Lienable.
Amount: NA
Good Thru: NA
Account Active: NA
Collector: Monroe County Water Authority
Payable Address: 475 Norris Dr, Rochester, NY 14610
Business # (585) 442-2000

UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED.

SEWER:
BILLED w/TAXES

Garbage
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

Real Property Portal, Monroe County, NY



View Information / Pay Taxes for a Single Residential / Commercial Property



Compare Data / Sales for Multiple Residential / Commercial Properties

43 Mill Valley Rd Pittsford, NY 14534

Final Roll as of 07/01/2023

[Assessor/Tax Receiver Contact](#)

[Pay Property Taxes](#)

Municipality (SWIS Code)	Parcel ID	Total Assessed Value	Land Assessed Value
Perinton (264489)	179.17-2-2	\$230,300	\$51,700
Property Class (Code)	School District (Code)	Lot Size (Sqft) (Front x Depth)	Acres
1 Family Res (210)	Pittsford Central (264601)	81.54 x 312.72	0.99



Full Maps: [Google](#) [Yahoo](#) [Bing](#) [Monroe GIS](#)

Image 1/1 [+ Zoom](#)

Site # 1 Residential, 1 Family Res (210), Roll Year 2023

Zoning Code: Res A

Utilities	Water Supply	Floor Area	Sewer Type
Gas & elec	Comm/public	2,378 Sqft	Comm/public

Residential Building

Building Style	Ext. Wall Type	Heat Type	Basement	Living Area	# Stories	Year Built
Split level	Wood	Hot wtr/stm	R3-Partial	2,378 Sqft	1.0	1963
Fuel Type	# Bedrooms	# Bathrooms	# Half Baths	# Kitchens	# Fireplaces	Central Air
Oil	3	2	1	1	1	No

Improvements

# - Structure	Size	Year Built	Building # - Section #
1 - RG1-Gar-1.0 att	NA	1963	0 - 0
2 - RP4-Porch-enclsd	NA	1978	0 - 0
3 - RP1-Porch-open/deck	NA	2013	0 - 0

Sales History - Click Date/Price to View Inventory at Time of Sale

Date - Price	Property Class (Code)	Book/Page	Prior Owner
10/14/2020 - NA	1 Family Res (210)	12491/540	Jason D Snyder
05/15/2012 - \$189,900	1 Family Res (210)	11121/69	Anthony J Mazza
11/10/1998 - \$136,500	1 Family Res (210)	9086/451	Michael T Fennie
02/07/1992 - \$133,900	1 Family Res (210)	8174/35	Murray S Patton

Database last synced with RPS on 08/18/2023

From: Janelle Reed <jreed@perinton.org>
Subject: RE: FOIL Request // Code, permits, special assessment request //43 MILL VALLEY ROAD, PITTSFORD NY 14534
Attachments: 43 Mill Valley Road House Permit History.pdf

Good afternoon,

Attached is what we have on file. The Town is unaware of any Code violations.

Thank you,
Janelle

Janelle Reed
Town Clerk
Town of Perinton
1350 Turk Hill Road
Fairport, NY 14450
(585)223-0770 x 1110

Sent: Sunday, January 21, 2024 9:27 AM
To: Janelle Reed <jreed@perinton.org>
Subject: FOIL Request // Code, permits, special assessment request //43 MILL VALLEY ROAD, PITTSFORD NY 14534

Hello,

Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES on record in any city, town, village, or port authority.

We kindly request that you advise us of the complete permit history, including all open and expired permits & Code Case or Active Code Lien & Special Assessment Fees Due or Outstanding found for the following property:

Address: 43 MILL VALLEY ROAD, PITTSFORD NY 14534

THIS DOCUMENT
IS A COPY

APPLICATION FOR PERMIT No. 169

FEES PAID \$ 32.25
Reservation Fund 50.00 *See 6-12-63*
82.25 *H Schoolmaster*

To the Town Board of the Town of Perinton, Monroe County, N. Y.

GENTLEMEN:

The undersigned respectfully petition for a permit to ^(alter) a frame building on lot Number 27 house Number 43 of West side of Mill Valley Road, in the Mill Valley Estates tract of Town of Perinton, N. Y. This lot is 81.54 feet wide in the front and 1194.22 feet wide in the rear and 311.14 feet deep on North side and 310.22 feet deep on South side, and is classified as follows:

ZONE Residential CLASS A TAX ACCT. _____

The main building of split-level stories is to be erected, of the following dimensions: 30 feet wide and 30 feet deep and has a wing on the North side which is 28 feet wide and 25 feet deep and a wing on the _____ side which is _____ feet wide and _____ feet deep, the whole occupying a total area of 1600 square feet. The building is to be set back 70 feet from the front line; 15 feet from the South side lot line and 15 feet from the North side lot line. It is to be used as a Dwelling and erected at an estimated cost of 28,000.- dollars, Second story _____ feet wide and _____ feet deep—area of _____ square feet

Rough Plumbing Inspection July 10, 1963 Sept system inspected September 13, 1963
1000 gallon tank with distribution pipe and 40 feet tall line in a 30ft by 45ft
hole had installed in front yard by Downing & Dye
Certificate of Compliance No. 191 issued October 4, 1963

An Attached Basement Or Separate Garage With Breecway is to be erected of the following dimensions: 22 feet wide and 25 feet deep located on South of Dwg. 15 feet from the South side line.

As part of this application there is attached hereto the plans of said buildings. All work is to be done in accordance with this application and plans, and no material change therein or in any part of said building shall be made without the written consent of the Town Board through its authorized agent.

The undersigned represents that said buildings will be constructed and used in accordance with all ordinances of the Town of Perinton and statutes of the State of New York, and that the plans annexed hereto are the plans relating to the buildings described herein, and no other, and that this property is owned by the undersigned.

Yours respectfully,
Downing & Dye Builders, Inc. Owner

This permit must be renewed unless building operations are commenced within 90 days from date of permit.

by Charles G. Dye V.P. Agent

STATE OF NEW YORK }
 COUNTY OF MONROE } ss:

Address of Owner 1575 Blossom Rd
 Address of Agent B08-8586

Downing & Dye Builders, Inc., being duly sworn, deposes and says that he is the owner of the above described premises; or contractor or builder.

SWORN to before me, this 12th day of June 19 63

Agent of Builder Downing & Dye Builders, Inc.
 Owner _____

St. James Schradt
 Building Inspector

TOWN OF PERINTON
OFFICE OF THE TOWN CLERK
MUNICIPAL BUILDING
FAIRPORT, NEW YORK
Phone: LU 6-6203

THIS DOCUMENT
IS A COPY

CERTIFICATE OF COMPLIANCE - TOWN OF PERINTON, NEW YORK

10-4-63
Supt. M. Bowby

✓
Certificate No. 191 Date October 4, 1963 Fees Paid \$ 2.00
Pemit No. 169-1963 Tax Account 5156-160

I, Harry L. McBride duly appointed Building Inspector under the Zoning Ordinance of the Town of Perinton, do hereby certify that the building on:

Lot No. 27 in the Subdivision known as Mill Valley Estates

Or parcel of land _____

Owned by Downing and Dye

House No. 43 On west side Mill Valley Road

has been constructed in compliance with the rules and regulations of the Zoning Ordinance of the Town of Perinton, New York, and is approved for occupancy.

Dated at the Town of Perinton.

this 4th day of October 1963

Building Inspector of the
Town of Perinton, N. Y.

G. James Schrader

G. James Schrader
Deputy Building Inspector

THIS DOCUMENT

IS A COPY

APPLICATION FOR PERMIT

SEWER DISTRICT _____ F Sewer Inspection _____
 EXTENSION NO. _____ E Recreation _____
 NO. **325** E Building Permit 6.22
 S Bldg. Per. Late Charge _____

8-29-77
J. Book

To the Town Board of the Town of Perinton, Monroe County, N. Y.

The undersigned respectfully petition for a permit to ^(erect) a Wood Frame building/swimming pool on lot no. 27
^(alter) house Number 43 of West side of Mill Valley Road, in the Mill Valley Estate tract
 of Town of Perinton, N. Y. This lot is 81 feet wide in the front and 198 feet wide in the rear and 312 feet deep on North side
 and 312 feet deep on South side, and is classified as follows:

DISTRICT Residential TAX ACCT. _____
 The main building of 1 stories is to be erected, of the following dimensions: 16 feet wide and 14 feet deep and
 has a wing on the _____ side which is _____ feet wide and _____ feet deep and a wing on the _____ side which is
 _____ feet wide and _____ feet deep, the first floor occupying area of 224 square feet. The building/swimming pool is to be set back _____
88 feet from the front line 15 feet from the South side lot line and 15+ feet from the North side lot line. It is to be used as
 a Porch addition and erected at an estimated cost of 44690⁰⁰ dollars.

Second story _____ feet wide and _____ feet deep and a wing on the _____ side which is _____ feet wide and _____ feet deep, area of _____ square feet
 Third story _____ feet wide and _____ feet deep and a wing on the _____ side which is _____ feet wide and _____ feet deep, area of _____ square feet

J. Beswick Contractors Center fill. Testing 8-31-77
J. U. 10-24-77 In Book

An Attached-Basement Or Separate Garage With Breezeway is to be erected of the following dimensions: _____ feet wide and _____ feet deep located
 on _____ of Dwelling _____ feet from the _____ side line, area of _____ square feet TOTAL 224 Square Feet

As part of this application, plans are on file with the Building Department. All work is to be done in accordance with this application and plans, and no material change therein or in any part of said building shall be made without the consent of the Town Board through its authorized agent.

The undersigned represents that said buildings will be constructed and used in accordance with the Zoning Laws of the Town of Perinton and statutes of the State of New York and no other, and that this property is owned by the undersigned.

Yours respectfully

This permit must be renewed unless building operations are commenced within 90 days from date of permit and it shall expire eighteen (18) months after date of issue in any event.

by J. Beswick Owner
 _____ Agent

Address of Owner _____

Address of Agent _____

STATE OF NEW YORK }
COUNTY OF MONROE } ss:

J. Beswick, being duly sworn, deposes and says that he is the owner of the above described premises; or contractor or builder,

SWORN to before me, this 29th day of August 1977

J. James Schuder
 BUILDING DEPARTMENT

PHONE _____

**THIS DOCUMENT
IS A COPY**

Town of Perinton
Building Permit

Owner Information

Jason Snyder
43 Mill Valley Rd
Pittsford, NY 14534
[REDACTED]

Property Information

Tax Acct. # 179.17-2-2
Sub Parcel:
Property Location: 43 Mill Valley Rd
Lot / Suite Number:
Subdivision:
Tenant/Business:

Permit Information

Building Permit # **1977-0325**
Permit Type: Enclosed Porch
Permit Date: 08/29/1977
Expiration Date: 02/28/1979
CO Number: 2013-098
Completion Date: 05/28/2013
Project Cost:

Contractor Information

Notes

3 Season Room off Rear of House.

**** DISCLAIMER **** This permit was originally issued for a Screen Porch. Inspections were never scheduled during the construction process. A visual inspection was performed to verify footing depth, framing, insulation and electric to the best of our ability without removing or damaging any finished surface. The porch appears to be sound with no signs of unusual deterioration or structural deficiencies. It appears to have withstood the test of time and appears fit for the purpose intended at this time.

Fee Type	Amount
C of O residential	\$20.00
Enclosed Porch	\$6.72

Total: \$26.72

NO SPACE OR ELEMENT FOR WHICH THIS PERMIT HAS BEEN ISSUED SHALL BE UTILIZED OR OCCUPIED UNTIL APPROVED AND A CERTIFICATE OF OCCUPANCY OR COMPLIANCE HAS BEEN ISSUED BY THE TOWN OF PERINTON, BUILDING & CODES DEPARTMENT PER CHAPTER 88 OF THE PERINTON TOWN CODE.

Applicant/owner certifies and acknowledges that the applied for project and the construction therein will comply with all applicable state and local laws and any directives and/or executive orders issued prior to and/or during the construction of the aforesaid project.

Applicant/owner will assume any and all liability for compliance with all state and local laws and directives and executive orders and will continue to comply with any such law, directive or order, even if issued after the issuance of the permit applied for, so long as necessary, and will indemnify and hold harmless the Town of Perinton for failure to comply with any law, directive or order.

Applicant/owner understands and acknowledges that inspections will be scheduled at the discretion of the Town of Perinton and said inspections will comply with all state and local laws and any directives and/or executive orders as the case may be. Applicant/owner further understands and acknowledges that the Town of Perinton reserves the right to control and establish the number of people that may be present for any inspection.

Building and Codes Signature

Applicant/Owner Signature

Applicant/Owner Print Name

**THIS DOCUMENT
IS A COPY**

Town of Perinton
Building Permit Information

Owner Information

Jason Snyder
43 Mill Valley Rd
Pittsford, NY 14534
[REDACTED]

Property Information

Tax Acct. # 179.17-2-2
Sub Parcel:
Property Location: 43 Mill Valley Rd
Lot Number:
Subdivision:
Business Name:
Suite:

Permit Information

Building Permit # **2013-0315**
Permit Type: Deck
Permit Date: 05/28/2013
Expiration Date: 11/28/2014
CO Number:
Completion Date:
Project Cost: 6800

Contractor Information

R.A.D. Services
230 Woodcroft Drive
Rochester, NY 14616
615-2900

Project Description

12 x 36 deck

Fee Type	Amount
Deck	\$43.20

Total: \$43.20

**OPEN PERMIT
INSPECTIONS NEEDED**

The above represents the building permit information on file with the Town of Perinton. The original permits and certificates are issued to the property owner upon commencement and completion of a project.