



## Property Description Report For: 855 Young St, Municipality of City of Tonawanda



**Total Acreage/Size:** 0.33  
**Land Assessment:** 2017 - \$82,500  
 2016 - \$82,500  
**Full Market Value:** 2017 - \$375,600  
 2016 - \$344,900  
**Equalization Rate:** 2017 - 98.00%  
 2016 - 100.00%

**Deed Book:** 11140  
**Grid East:** 1075678

**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 141600  
**Tax Map ID #:** 53.07-10-3  
**Property Class:** 450 - Retail srvc  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 450 - Retail srvc  
**Zoning Code:** -  
**Neighborhood Code:** 00011  
**School District:** Tonawanda  
**Total Assessment:** 2017 - \$338,000  
 2016 - \$338,000

**Property Desc:** 0234.05ft S Young  
 Artera Mm52a Bl246  
 0.459 Acres 40 X  
 215.53 AArons  
**Deed Page:** 8758  
**Grid North:** 1093747

### Owners

Rent Prop LLC  
 3108 Piedmont Rd Ste 202  
 Atlanta GA 30305

### Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
2/19/2008	\$300,000	449 - Other Storage	Land & Building	The Pennzoil Products Co	Yes	Yes	No	11140/8758

### Utilities

**Sewer Type:** Comm/public  
**Utilities:** Gas & elec  
**Water Supply:** Comm/public

### Inventory

**Overall Eff Year Built:** 1990  
**Overall Grade:** Average  
**Overall Condition:** Normal  
**Overall Desirability:** 4

## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
5	0	0	0		1990	Normal	Average	6000	1

## Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost	Quantity
Tank- undgrn	2,000.00 sq ft	Average	Normal	1967	\$9,120	1
Pavng- asphlt	4800 × 4	Average	Normal	1967	\$32,160	1
Ld dock-st/c	160.00 sq ft	Average	Normal	1967	\$20,659	4

## Special Districts for 2017

*No information available for the 2017 roll year.*

## Special Districts for 2016

*No information available for the 2016 roll year.*

## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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## Taxes

Year	Description	Amount
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**\* Taxes reflect exemptions, but may not include recent changes in assessment.**