



# Property Description Report For: 306-312 Main St N, Municipality of City of Elmira



**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 070400  
**Tax Map ID #:** 89.19-3-7  
**Property Class:** 481 - Att row bldg  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 481 - Att row bldg  
**Zoning Code:** -  
**Neighborhood Code:** 00013 - CC Commercial  
**School District:** Elmira City  
**Total Assessment:** 2017 - Tentative \$288,000  
 2016 - \$288,000  
**Property Desc:**  
**Deed Page:** 30069  
**Grid North:** 761739

**Total Acreage/Size:** 134 x 149.65  
**Land Assessment:** 2017 - Tentative \$33,000  
 2016 - \$33,000  
**Full Market Value:** 2017 - Tentative \$346,988  
 2016 - \$346,988  
**Equalization Rate:** ----  
**Deed Book:** 10011  
**Grid East:** 759179

## Owners

Owner Information Not Available

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
1/13/2010	\$550,000	481 - Att row bldg	Land & Building	Elmira Real Properties	Yes	Yes	No	10011/30069

## Utilities

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

## Inventory

**Overall Eff Year Built:** 0  
**Overall Grade:** Average  
**Overall Condition:** Normal  
**Overall Desirability:** 3

## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	100	0	0	Finished	1960	Normal	Average	15462	2

## Improvements

Structure	Size	Grade	Condition	Year
Sign-dbl pls	60.00 sq ft	Average	Normal	1980
Sign-sgl wd	60.00 sq ft	Average	Normal	1980

## Special Districts for 2017 (Tentative)

Description	Units	Percent	Type	Value
CD041-Downtown Developm v	0	0%	S	237441
ST041-Elmira sewer tax	0	0%		0
SW041-County solid waste	0	0%		0

## Special Districts for 2016

Description	Units	Percent	Type	Value
CD041-Downtown Developm v	0	0%	S	336086
ST041-Elmira sewer tax	0	0%		0
SW041-County solid waste	0	0%		0

## Exemptions

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

Year	Description	Amount
2017	City	\$6,932.36
2017	County	\$3,256.25
2016	City	\$6,646.16
2016	County	\$3,297.37
2016	School	\$6,866.88

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