



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.**