

Structure

Building 1	
Building Style	08 - Old style
Number of Stories	1.5
Exterior Wall Material	01 - Wood
Actual Year Built	1870
Eff. Year Built	
Year Remodeled	
Number of Kitchens	1
Number of Full Baths	1
Number of Half Baths	
Number of Bedrooms	4
Number of Fireplaces	
Heat Type	1 - No central
Fuel Type	1 - None
Central Air	No
Basement Type	3 - Partial
Total Sq Ft	1232
1st Story Sq Ft	946
2nd Story Sq Ft	
1/2 Story Sq Ft	286
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	1 - Poor



2025 Final Assessment Information

Land Assessed Value	\$7,600
Total Assessed Value	\$17,700
Equalization Rate	100.00%
Full Market Value	\$17,700
Partial Construction	No
County Taxable	\$17,700
Municipal Taxable	\$17,700
School Taxable	\$17,700
Agricultural District	No

Property Description

Property Location	23 River St
Property Type	210 - 1 Family Res
Neighborhood Code	203
SWIS	152000
Water Supply	3 - Comm/public
Utilities	3 - Electric
Sewer Type	3 - Comm/public
Zoning	02
School	Ausable Valley
Book	1528
Page	14
Grid East	757712
Grid North	2066977
Roll Section	1
Acres	0.19
Front	0.00
Depth	0.00

Last Property Sale

Deed Date	03/05/2007
Deed Book	1528
Deed Page	14
Contract Date	
Sale Date	02/28/2007
Full Sale Price	\$20,000
Net Sale Price	\$20,000
Usable For Valuation	Yes
Arms Length	Yes
Prior Owner	Regan Pray

Owner Information								
Owner Name	Address 1	Address 2	PO Box	City	State	Zip	Unit Name	Unit Number
Richard Betters			196	Keeseville	NY	12944		
Janice Betters			196	Keeseville	NY	12944		

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
03/05/2007	1528	14		02/28/2007		\$20,000	\$20,000	Yes	Yes	Regan Pray
02/20/2004	1391	196		02/18/2004		\$15,500	\$15,500	No	No	Candice Desotelle
05/30/2003	1362	1		05/28/2003		\$15,500	\$15,500	Yes	Yes	Hazel Greeno

No Exemption Data Found

Land						
Site #	Land Type	Acres	Front	Depth	Sq Ft	Soil Rating
1	01 - Primary	0.19				

Improvements							
Site #	Structure Code	SqFt	Dimensions	Quantity	Overall Condition	Actual Year Built	Effective Year Built
1	RP4 - Porch-enclsd		8.00 x 18.00	1.00	1 - Poor	1900	

Special Districts				
Code Description	Type	Primary Units	Secondary Units	Amount
DS001 -		0.00	0.00	\$17,700.00
FD200 - Fire District	A	0.00	0.00	\$17,700.00