

Structure

Building 1	
Building Style	08 - Old style
Number of Stories	2.0
Exterior Wall Material	01 - Wood
Actual Year Built	1900
Eff. Year Built	1950
Year Remodeled	
Number of Kitchens	1
Number of Full Baths	1
Number of Half Baths	
Number of Bedrooms	4
Number of Fireplaces	
Heat Type	3 - Hot wtr/stm
Fuel Type	4 - Oil
Central Air	No
Basement Type	3 - Partial
Total Sq Ft	1568
1st Story Sq Ft	974
2nd Story Sq Ft	594
1/2 Story Sq Ft	
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	2 - Fair



2025 Final Assessment Information

Land Assessed Value	\$48,000
Total Assessed Value	\$119,595
Equalization Rate	100.00%
Full Market Value	\$119,595
Partial Construction	No
County Taxable	\$119,595
Municipal Taxable	\$119,595
School Taxable	\$119,595
Village Taxable	\$0
Agricultural District	No

Property Description

Property Location	791 Saint Regis Ave
Property Type	210 - 1 Family Res
Neighborhood Code	24201 Bdale Hamlet
SWIS	154489
Water Supply	3 - Comm/public
Utilities	3 - Electric
Sewer Type	3 - Comm/public
Zoning	01
School	Saranac Lake
Book	2034
Page	184
Grid East	598847
Grid North	2032479
Roll Section	1
Acres	0.50
Front	0.00
Depth	0.00

Last Property Sale

Deed Date	05/12/2021
Deed Book	2034
Deed Page	184
Contract Date	05/06/2021
Sale Date	05/06/2021
Full Sale Price	\$30,000
Net Sale Price	\$30,000
Usable For Valuation	No
Arms Length	No
Prior Owner	Laura Kimberly Schmidt

Owner Information								
Owner Name	Address 1	Address 2	PO Box	City	State	Zip	Unit Name	Unit Number
Shannon Peckham	240 George Lapan Hwy			Saranac Lake	NY	12983		#302

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
05/12/2021	2034	184	05/06/2021	05/06/2021		\$30,000	\$30,000	No	No	Laura Kimberly Schmidt
10/10/2017	1890	53		10/06/2017		\$30,000	\$30,000	No	Yes	Sean Stephenson
06/15/2015	1803	31		06/08/2015		\$0	\$0	No	No	Roger Stephenson
06/07/2004	1402	265		04/27/2004		\$1	\$1	No	No	Roger Stephenson

No Exemption Data Found

Land						
Site #	Land Type	Acres	Front	Depth	Sq Ft	Soil Rating
1	01 - Primary	0.50				

Improvements							
Site #	Structure Code	SqFt	Dimensions	Quantity	Overall Condition	Actual Year Built	Effective Year Built
1	RP4 - Porch-enclsd		25.00 x 6.00	1.00	1 - Poor	1935	
1	RP2 - Porch-coverd		8.00 x 3.00	1.00	1 - Poor	1935	
1	RP4 - Porch-enclsd	88.00		1.00	1 - Poor	1900	
1	RG6 - Gar-2.0 det		21.00 x 23.00	0.00	1 - Poor	1953	

Special Districts				
Code Description	Type	Primary Units	Secondary Units	Amount
E1451 -		0.00	0.00	\$0.00
FP440 - Fire Protection	A	0.00	0.00	\$119,595.00
SD442 - Bloomingdale Sewer D	A	0.00	0.00	\$119,595.00
WD442 - Bloomingdale Water D	A	0.00	0.00	\$119,595.00