

Structure

Building 1	
Number of Identical Buildings	1
Actual Year Built	1964
Effective Year Built	1985
Construction Quality	1.5
Condition	3 - Normal
Building Perimeter	234
Gross Floor Area	2368
Number of Stories	1.0
Story Height	8
Air Conditioning %	0%
Sprinkler %	0%
Number of Elevators	
Basement Perimeter	
Basement Sq. Ft	



2025 Final Assessment Information

Land Assessed Value	\$165,200
Total Assessed Value	\$383,400
Equalization Rate	100.00%
Full Market Value	\$383,400
Partial Construction	No
County Taxable	\$383,400
Municipal Taxable	\$383,400
School Taxable	\$383,400
Agricultural District	No

Property Description

Property Location	872 NYS Route 9N
Property Type	421 - Restaurant
Neighborhood Code	448 Town Comm
SWIS	154800
Water Supply	3 - Comm/public
Utilities	3 - Electric
Sewer Type	3 - Comm/public
Zoning	07
School	Ticonderoga
Book	1934
Page	326
Grid East	770240
Grid North	1827498
Roll Section	1
Acres	2.00
Front	0.00
Depth	0.00

Last Property Sale

Deed Date	11/15/2018
Deed Book	1934
Deed Page	326
Contract Date	07/02/2018
Sale Date	10/05/2018
Full Sale Price	\$365,000
Net Sale Price	\$365,000
Usable For Valuation	No
Arms Length	No
Prior Owner	Sentinel Grille LLC

Owner Information								
Owner Name	Address 1	Address 2	PO Box	City	State	Zip	Unit Name	Unit Number
Autumn Corp	14 Sarah Ct			Albany	NY	12205		

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
11/15/2018	1934	326	07/02/2018	10/05/2018		\$365,000	\$365,000	No	No	Sentinel Grille LLC
12/24/2012	1719	155		12/17/2012		\$130,000	\$130,000	Yes	Yes	K&C Ventures LLC

No Exemption Data Found

Land						
Site #	Land Type	Acres	Front	Depth	Sq Ft	Soil Rating
1	01 - Primary	1.00				
1	04 - Residual	0.99				
1	02 - Secondary	0.01				

Commercial Site Uses			
Site #	Commercial Use	Total Units	Total Rentable Area (sqft.)
1	C01 - Restaurant	49	2368

Improvements							
Site #	Structure Code	SqFt	Dimensions	Quantity	Overall Condition	Actual Year Built	Effective Year Built
1	CP6 - Canpy-w/slab	112.00		1.00	3 - Normal	1980	
1	LP4 - Pavng-asphlt		5126.00 x 3.00	1.00	3 - Normal	1980	
1	MH5 - Mobile home	720.00	60.00 x 12.00	1.00	2 - Fair	1975	
1	RP2 - Porch-coverd	1126.00		1.00	3 - Normal	2015	

Special Districts				
Code Description	Type	Primary Units	Secondary Units	Amount
AM480 -		0.00	0.00	\$383,400.00
E1616 - Emergency Services	S	0.00	0.00	\$0.00
EZ485 - Empire Zone	A	0.00	0.00	\$383,400.00
FD480 - Fire District	A	0.00	0.00	\$383,400.00
SD480 -		0.00	0.00	\$383,400.00
WD486 - Alexandria Water-2	A	0.00	0.00	\$383,400.00