

Structure



2025 Final Assessment Information

Land Assessed Value	\$12,500
Total Assessed Value	\$12,500
Equalization Rate	100.00%
Full Market Value	\$12,500
Partial Construction	No
County Taxable	\$12,500
Municipal Taxable	\$12,500
School Taxable	\$12,500
Agricultural District	No

Property Description

Property Location	85 Cossey St
Property Type	311 - Res vac land
Neighborhood Code	250 Old Village
SWIS	154800
Water Supply	3 - Comm/public
Utilities	3 - Electric
Sewer Type	3 - Comm/public
Zoning	02
School	Ticonderoga
Book	1785
Page	12
Grid East	778261
Grid North	1829102
Roll Section	1
Acres	0.10
Front	0.00
Depth	0.00

Last Property Sale

Deed Date	11/19/2014
Deed Book	1785
Deed Page	12
Contract Date	05/29/2014
Sale Date	11/13/2014
Full Sale Price	\$20,000
Net Sale Price	\$20,000
Usable For Valuation	No
Arms Length	No
Prior Owner	Helen Manning

Owner Information								
Owner Name	Address 1	Address 2	PO Box	City	State	Zip	Unit Name	Unit Number
Carol Tucker	5 Carillion St			Ticonderoga	NY	12883	Apt	1

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
11/19/2014	1785	12	05/29/2014	11/13/2014	06/10/2015	\$20,000	\$20,000	No	No	Helen Manning
12/16/2005	1472	197		12/15/2005		\$40,000	\$40,000	Yes	Yes	David Caffery
07/14/2003	1366	62		07/10/2003		\$35,000	\$35,000	Yes	Yes	Melissa Fuller

No Exemption Data Found

Land						
Site #	Land Type	Acres	Front	Depth	Sq Ft	Soil Rating
1	01 - Primary	0.10				

No Improvement Data Found

Special Districts				
Code Description	Type	Primary Units	Secondary Units	Amount
AM480 -		0.00	0.00	\$12,500.00
E1616 - Emergency Services	S	0.00	0.00	\$0.00
FD480 - Fire District	A	0.00	0.00	\$12,500.00
SW483 - Alex Ave Sidewalk	A	0.00	0.00	\$0.00

WD483 -		0.00	0.00	\$12,500.00
---------	--	------	------	-------------