

Franklin County, NY

Summary

Municipality	Waverly
SWIS	165400
Tax ID	224.1-1-53.300
Status	Active
Roll Section	Taxable
Property Address	Fadden Lot 12 Waverly NY
Property Class	314 - Rural vac<10
Ownership Code	
In Ag District	No
Zoning	01
Neighborhood	54002
School District	St Regis Falls Ctrl
Property Description	T 10 G 3 Fadden Lot 12 Hashi Snyder Marsh Parkview Rd
Total Acreage/Size	0.23
Deed Book	2020
Deed Page	1250
Grid East	478614
Grid North	2129318

[View Map](#)

Owners

Dustin Brousseau
612 Chazy Lake Rd
Saranac, NY 12981

Valuation

Assessed Year	2026	2025
	Tentative	
Equalization Rate	60.00%	66.00%
Land Assessment	\$2,000	\$2,000
Total Assessment	\$2,000	\$2,000
Full Market Value	\$3,509	\$3,333

Special Districts

Year	Description	Type	Units	Percent	Value
2026 Tentative	FD019 - Waverly fire		0	0%	\$0
2025	FD019 - Waverly fire		0	0%	\$0

Land

Site	Land Type	Size
Res 1	Undeveloped	0.23 acres

Sales

Sale Date	Sale Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book/Page
1/3/2020	\$3,500	314 - Rural vac<10	Land Only	Bassette, Austin J	Yes	Yes	No	2020 / 1250
6/16/2016	\$50	314 - Rural vac<10	Land Only	Franklin County,	No	No	No	2016 / 3164
1/26/2016	\$1	314 - Rural vac<10	Land & Building	Franklin County,	No	No	Yes	2016 / 1088
1/26/2016	\$1	314 - Rural vac<10	Land & Building	Brown, David	No	No	Yes	2016 / 489
2/25/2005	\$700	314 - Rural vac<10	Land & Building	NRLL East LLC,	Yes	No	Yes	878 / 139

Additional Parcels Involved in Sale

▼ 01/26/2016 2016/1088

▼ 01/26/2016 2016/489

▼ 02/25/2005 878/139

Residential Buildings

Site	Res 1	Living Area	
Building Style		First Story Area	
Number of Full Baths		Second Story Area	
Number of Half Baths		Half Story Area	
Number of Bedrooms		Additional Story Area	
Number of Kitchens		Three Quarter Story Area	
Number of Fireplaces		Finished Basement Area	
Overall Condition		Finished Rec Room Area	
Overall Grade		Finished Area Over Garage	
Porch Type		Number of Stories	
Porch Area		Sewer Type	None
Year Built		Water Supply	None
Effective Year Built		Utilities	Electric
Basement Type		Heat Type	
Basement Garage Cap.		Fuel Type	
Attached Garage Cap.	0	Central Air	No

Historical Tax Summary

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2026	County	\$83.67	\$2,000.00	\$3,333.00	60.00%	1
2025	School	\$41.52	\$2,000.00	\$3,333.00	60.00%	1
2025	County	\$80.53	\$2,000.00	\$3,030.00	66.00%	1
2024	School	\$40.74	\$2,000.00	\$3,030.00	66.00%	1
2024	County	\$80.56	\$2,000.00	\$2,778.00	72.00%	1
2023	School	\$42.74	\$2,000.00	\$2,778.00	72.00%	1
2023	County	\$79.12	\$2,000.00	\$2,532.00	79.00%	1
2022	School	\$41.54	\$2,000.00	\$2,532.00	79.00%	1
2022	County	\$77.49	\$2,000.00	\$2,353.00	85.00%	1
2021	School	\$40.20	\$2,000.00	\$2,353.00	85.00%	1
2021	County	\$32.80	\$2,000.00	\$2,273.00	88.00%	1
2020	School	\$39.87	\$2,000.00	\$2,273.00	88.00%	1
2020	County	\$32.25	\$2,000.00	\$2,222.00	90.00%	1
2019	School	\$39.15	\$2,000.00	\$2,222.00	90.00%	1
2019	County	\$31.78	\$2,000.00	\$2,222.00	90.00%	1
2018	School	\$38.38	\$2,000.00	\$2,222.00	90.00%	1
2018	County	\$30.72	\$2,000.00	\$2,000.00	100.00%	1
2017	School	\$35.71	\$2,000.00	\$2,000.00	100.00%	1
2017	County	\$38.77	\$2,000.00	\$2,000.00	100.00%	1
2016	School	\$35.17	\$2,000.00	\$2,000.00	100.00%	1
2016	County	\$69.21	\$2,000.00	\$2,000.00	100.00%	1
2015	School	\$34.90	\$2,000.00	\$2,000.00	100.00%	1
2015	County	\$70.21	\$2,000.00	\$2,000.00	100.00%	1
2014	School	\$35.31	\$2,000.00	\$2,000.00	100.00%	1
2014	County	\$70.44	\$2,000.00	\$2,000.00	100.00%	1
2013	School	\$34.84	\$2,000.00	\$2,000.00	100.00%	1
2013	County	\$69.54	\$2,000.00	\$2,076.00	96.32%	1
2012	School	\$35.26	\$2,000.00	\$2,076.00	96.32%	1
2012	County	\$69.80	\$2,000.00	\$2,029.00	98.59%	1
2011	School	\$35.63	\$2,000.00	\$2,029.00	98.59%	1
2011	County	\$68.82	\$2,000.00	\$2,000.00	100.00%	1
2010	School	\$35.61	\$2,000.00	\$2,000.00	100.00%	1
2010	County	\$64.35	\$2,000.00	\$2,000.00	100.00%	1
2009	School	\$33.53	\$2,000.00	\$2,000.00	100.00%	1
2009	County	\$104.59	\$2,200.00	\$3,532.00	62.28%	1
2008	School	\$54.80	\$2,200.00	\$3,532.00	62.28%	1
2008	County	\$42.22	\$2,200.00	\$3,169.00	69.42%	1
2007	School	\$48.91	\$2,200.00	\$3,169.00	69.42%	1
2007	County	\$43.66	\$2,200.00	\$2,200.00	100.00%	1
2006	School	\$45.06	\$2,200.00	\$2,200.00	100.00%	1

Taxes reflect exemptions, but may not include recent changes in assessment.

GIS Map



No data available for the following modules: Comparable Search (Com), Historic Deed, Inventory, Commercial Buildings, Utilities, Site Uses, Improvements, Exemptions.

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