



## Property Description Report For: 16 Fernwood Ln, Municipality of New Baltimore

*No Photo Available*

		<b>Status:</b>	Active
		<b>Roll Section:</b>	Taxable
		<b>Swis:</b>	194200
		<b>Tax Map ID #:</b>	27.00-4-22.112
		<b>Property Class:</b>	210 - 1 Family Res
		<b>Site:</b>	RES 1
		<b>In Ag. District:</b>	No
		<b>Site Property Class:</b>	210 - 1 Family Res
		<b>Zoning Code:</b>	03 - Rural Agricult
		<b>Neighborhood Code:</b>	00004 - Western
		<b>School District:</b>	Greenville
		<b>Total Assessment:</b>	2025 - \$107,900
<b>Total Acreage/Size:</b>	3.21	<b>Property Desc:</b>	The Ranalli Children's Trust
<b>Land Assessment:</b>	2025 - \$18,300	<b>Deed Page:</b>	2031
<b>Full Market Value:</b>	2025 - \$283,947	<b>Grid North:</b>	1302920
<b>Equalization Rate:</b>	2025 - 38.00%		
<b>Deed Book:</b>	2017		
<b>Grid East:</b>	657077		

### Area

<b>Living Area:</b>	1,232 sq. ft.	<b>First Story Area:</b>	1,232 sq. ft.
<b>Second Story Area:</b>	0 sq. ft.	<b>Half Story Area:</b>	0 sq. ft.
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b>	0 sq. ft.
<b>Finished Basement:</b>	0 sq. ft.	<b>Number of Stories:</b>	1
<b>Finished Rec Room</b>	0 sq. ft.	<b>Finished Area Over Garage</b>	0 sq. ft.

### Structure

<b>Building Style:</b>	Ranch	<b>Bathrooms (Full - Half):</b>	1 - 1
<b>Bedrooms:</b>	3	<b>Kitchens:</b>	1
<b>Fireplaces:</b>	0	<b>Basement Type:</b>	Full
<b>Porch Type:</b>	Porch-open/deck	<b>Porch Area:</b>	144.00
<b>Basement Garage Cap:</b>	0	<b>Attached Garage Cap:</b>	0.00 sq. ft.
<b>Overall Condition:</b>	Normal	<b>Overall Grade:</b>	Average
<b>Year Built:</b>	1993		

### Owners

The Ranalli Children's Trust	Frank Ranalli, -Trustee
16 Fernwood Ln	16 Fernwood Ln
Hannacroix NY 12087	Hannacroix NY 12087

---

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
9/6/2017	\$0	210 - 1 Family Res	Land & Building	Greene County Treasurer	No	No	No	2017/2031
10/18/2016	\$0	210 - 1 Family Res	Land & Building	Ranalli, Children	No	No	Yes	2016/2503
8/24/1998	\$92,000	210 - 1 Family Res	Land & Building	Ferrer, William	Yes	Yes	No	902/145
4/16/1993	\$1,000	311 - Res vac land	Land Only	Ferrer, Russell	Yes	Yes	No	793/245

---

## Utilities

<b>Sewer Type:</b>	Private	<b>Water Supply:</b>	Private
<b>Utilities:</b>	Electric	<b>Heat Type:</b>	Hot wtr/stm
<b>Fuel Type:</b>	Oil	<b>Central Air:</b>	No

---

## Improvements

Structure	Size	Grade	Condition	Year
Porch-open/deck	36 × 4	Average	Normal	1993
Porch-coverd	44 × 8	Average	Normal	1993

---

## Special Districts for 2025

Description	Units	Percent	Type	Value
AD421-NB Ambulance 2	0	0%		0
FD421-Medway fire	0	0%		0

---

## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

---

## Taxes

Year	Description	Amount
2025	County	\$5,670.05
2024	County	\$5,266.14

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