



Property Description Report For: 4623 James St, Municipality of Town of Dewitt

No Photo Available

| | | | |
|----------------------------|-----------------|-----------------------------|---------------------------|
| | | Status: | Active |
| | | Roll Section: | Taxable |
| | | Swis: | 312689 |
| | | Tax Map ID #: | 035.-13-07.0 |
| | | Property #: | |
| | | Property Class: | 421 - Restaurant |
| | | Site: | COM 1 |
| | | In Ag. District: | No |
| | | Site Property Class: | 421 - Restaurant |
| | | Zoning Code: | 02 |
| | | Neighborhood Code: | 26002 |
| | | School District: | E. Syracuse-Minoa |
| | | Total Assessment: | 2025 - \$32,800 |
| Total Acreage/Size: | 0.13 | Property Desc: | James St Ter P Lt 33 & Lt |
| Land Assessment: | 2025 - \$12,000 | Deed Page: | 6852 |
| Full Market Value: | 2025 - \$32,800 | Grid North: | 1119042 |
| Equalization Rate: | ---- | | |
| Deed Book: | 2025 | | |
| Grid East: | 633771 | | |

Owners

Allyliily and Sprout LLC
7195 N Central Ave
East Syracuse NY 13057

Sales

| Sale Date | Price | Property Class | Sale Type | Prior Owner | Value Usable | Arms Length | Addl. Parcels | Deed Book and Page |
|------------|-----------|------------------|-----------------|------------------------------|--------------|-------------|---------------|--------------------|
| 2/28/2025 | \$30,000 | 421 - Restaurant | Land & Building | Orange Prop Syracuse Ltd | Yes | Yes | Yes | 2025/6852 |
| 1/7/2021 | \$35,000 | 421 - Restaurant | Land & Building | Gerace, Gerald A. | Yes | Yes | Yes | 2021/1113 |
| 7/27/2016 | \$9,900 | 421 - Restaurant | Land & Building | Visions Federal Credit Union | No | No | Yes | 5383/342 |
| 12/27/2011 | \$130,000 | 421 - Restaurant | Land & Building | Kochovski by ref, John T | No | No | Yes | 5187/830 |
| 5/7/2008 | \$100,000 | 421 - Restaurant | Land & Building | McDaniel, Robert M | Yes | Yes | No | 5044/773 |

Utilities

| | | | |
|--------------------|-------------|----------------------|-------------|
| Sewer Type: | Comm/public | Water Supply: | Comm/public |
| Utilities: | Gas & elec | | |

Inventory

| | | | |
|--------------------------------|---------|------------------------------|--------|
| Overall Eff Year Built: | 0 | Overall Condition: | Normal |
| Overall Grade: | Average | Overall Desirability: | 3 |

Buildings

| AC% | Sprinkler% | Alarm% | Elevators | Basement Type | Year Built | Eff Year Built | Condition | Quality | Gross Floor Area (sqft) | Stories | Num Indent Bldgs |
|-----|------------|--------|-----------|---------------|------------|----------------|-----------|---------|-------------------------|---------|------------------|
| 0 | 0 | 0 | 0 | Unfinished | 1955 | | Normal | Average | 3321 | 2 | 1 |

Site Uses

| Use | Rentable Area (sqft) | Total Units |
|-------------|----------------------|-------------|
| Non-contrib | 1,117 | 0 |
| Row storage | 1,798 | 0 |
| Restaurant | 2,204 | 0 |

Improvements

| Structure | Size | Grade | Condition | Year |
|--------------|-------------|---------|-----------|------|
| Porch-up enc | 28.00 sq ft | Average | Normal | 1980 |
| Porch-coverd | 28.00 sq ft | Average | Fair | 1955 |
| Porch-enclsd | 28.00 sq ft | Average | Fair | 1955 |
| Porch-up enc | 70.00 sq ft | Average | Fair | 1955 |
| Pavng-asphlt | 1600 x 4 | Average | Fair | 1970 |
| Fence-chn lk | 1000 x 0 | Average | Normal | 2021 |

Land Types

| Type | Size |
|---------|----------|
| Primary | 40 x 145 |

Special Districts for 2025

| Description | Units | Percent | Type | Value |
|-------------------------------|-------|---------|------|-------|
| CDR50-Beartrap l c drg co | 0 | 0% | | 0 |
| CSW16-County Sewer (Com) | 1 | 0% | | 0 |
| CWR40-County water | 0 | 0% | | 0 |
| EM009-E Syracuse Ambulance | 0 | 0% | | 0 |
| FR024-Dewitt Fire N Res | 0 | 0% | | 0 |
| LT184-Street lighting | 0 | 0% | | 0 |
| SW941-Sewer maintenance & | 0 | 0% | | 0 |
| WR550-Consolidated water | 0 | 0% | | 0 |

Exemptions

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

Taxes

| Year | Description | Amount |
|------|-------------|--------|
|------|-------------|--------|

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