



Property Description Report For: 208 Freeman Ave, Municipality of Village of Solvay (Town of Geddes)

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	313201
		Tax Map ID #:	011.-06-03.0
		Property #:	
		Property Class:	220 - 2 Family Res
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	220 - 2 Family Res
		Zoning Code:	03
		Neighborhood Code:	32812
		School District:	Solvay
		Total Assessment:	2025 - \$61,900
Total Acreage/Size:	40 x 120	Property Desc:	Prospect 2Nd Amd Blk 3 Lt 1114198
Land Assessment:	2025 - \$11,000	Deed Page:	3762
Full Market Value:	2025 - \$125,354	Grid North:	1114183
Equalization Rate:	----		
Deed Book:	2020		
Grid East:	601539		

Area

Living Area:	1,995 sq. ft.	First Story Area:	993 sq. ft.
Second Story Area:	1,002 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Old style	Bathrooms (Full - Half):	2 - 0
Bedrooms:	4	Kitchens:	2
Fireplaces:	0	Basement Type:	Full
Porch Type:	Porch-enclsd	Porch Area:	78.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1901	Eff Year Built:	1970

Owners

Renpro, LLC
9069 Elpis Rd
Camden NY 13316

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
1/27/2020	\$83,600	220 - 2 Family Res	Land & Building	Nicolini, William A.	Yes	Yes	No	2020/3762
11/26/2001	\$1	220 - 2 Family Res	Land & Building	Nicolini, Enrico	No	No	No	4641/87

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot air
Fuel Type:	Natural Gas	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Gar-1.0 det	14 × 20	Average	Normal	1920
Porch-enclsd	78.00 sq ft	Average	Normal	1901

Land Types

Type	Size
Primary	40 × 120

Special Districts for 2025

Description	Units	Percent	Type	Value
CWR40-County water	0	0%		0
FP030-Geddes fire prot	0	0%		0
VSR02-Spec Assmt - Refuse	1	0%		0
VSW03-Spec Assmt - Sewer	1	0%		0
VSW09-Spec Assmt-Storm Swr	1	0%		0
CSW14-County Sewer Res 1+	1.5	0%		0

Exemptions

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

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