



## Property Description Report For: 102 Horseshoe Dr, Municipality of Town of Geddes

*No Photo Available*

|                            |                  |                             |                                |
|----------------------------|------------------|-----------------------------|--------------------------------|
|                            |                  | <b>Status:</b>              | Active                         |
|                            |                  | <b>Roll Section:</b>        | Taxable                        |
|                            |                  | <b>Swis:</b>                | 313289                         |
|                            |                  | <b>Tax Map ID #:</b>        | 032.-04-10.0                   |
|                            |                  | <b>Property #:</b>          |                                |
|                            |                  | <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>         | 02                             |
|                            |                  | <b>Neighborhood Code:</b>   | 32632                          |
|                            |                  | <b>School District:</b>     | Westhill                       |
|                            |                  | <b>Total Assessment:</b>    | 2025 - \$85,000                |
| <b>Total Acreage/Size:</b> | 60 x 120         | <b>Property Desc:</b>       | Westfall Acres Lt 4<br>1111163 |
| <b>Land Assessment:</b>    | 2025 - \$15,600  | <b>Deed Page:</b>           | 494                            |
| <b>Full Market Value:</b>  | 2025 - \$172,134 | <b>Grid North:</b>          | 1111143                        |
| <b>Equalization Rate:</b>  | ----             |                             |                                |
| <b>Deed Book:</b>          | 5378             |                             |                                |
| <b>Grid East:</b>          | 594732           |                             |                                |

### Area

|                               |               |                                  |             |
|-------------------------------|---------------|----------------------------------|-------------|
| <b>Living Area:</b>           | 1,188 sq. ft. | <b>First Story Area:</b>         | 852 sq. ft. |
| <b>Second Story Area:</b>     | 0 sq. ft.     | <b>Half Story Area:</b>          | 336 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>        | 1.5         |
| <b>Finished Rec Room</b>      | 0 sq. ft.     | <b>Finished Area Over Garage</b> | 0 sq. ft.   |

### Structure

|                             |                 |                                 |              |
|-----------------------------|-----------------|---------------------------------|--------------|
| <b>Building Style:</b>      | Cape cod        | <b>Bathrooms (Full - Half):</b> | 1 - 0        |
| <b>Bedrooms:</b>            | 3               | <b>Kitchens:</b>                | 1            |
| <b>Fireplaces:</b>          | 0               | <b>Basement Type:</b>           | Partial      |
| <b>Porch Type:</b>          | Porch-open/deck | <b>Porch Area:</b>              | 20.00        |
| <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>          | 2001            | <b>Eff Year Built:</b>          | 2001         |

### Owners

|   |   |
|---|---|
| Kelley O Swan<br>102 Horseshoe Dr<br>Syracuse NY 13219-1305 | Nicole A Swan<br>102 Horseshoe Dr<br>Syracuse NY 13219-1305 |
|---|---|

## Sales

| Sale Date | Price    | Property Class     | Sale Type       | Prior Owner         | Value Usable | Arms Length | Addl. Parcels | Deed Book and Page |
|-----------|----------|--------------------|-----------------|---------------------|--------------|-------------|---------------|--------------------|
| 6/16/2016 | \$67,000 | 210 - 1 Family Res | Land & Building | Messina, Louis      | Yes          | Yes         | No            | 5378/494           |
| 5/13/1996 | \$68,000 | 210 - 1 Family Res | Land & Building | Rotolo, Baldassarro | Yes          | Yes         | No            | 4075/111           |

## Utilities

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

## Improvements

| Structure       | Size    | Grade   | Condition | Year |
|-----------------|---------|---------|-----------|------|
| Gar-1.0 det     | 21 × 14 | Average | Normal    | 1951 |
| Porch-open/deck | 5 × 4   | Average | Normal    | 2001 |

## Land Types

| Type    | Size     |
|---------|----------|
| Primary | 60 × 120 |

## Special Districts for 2025

| Description               | Units | Percent | Type | Value |
|---------------------------|-------|---------|------|-------|
| HY067-Westfall hyd        | 0     | 0%      |      | 0     |
| LT236-Geddes lgt          | 0     | 0%      |      | 0     |
| SR014-Geddes sanitation   | 0     | 0%      |      | 0     |
| CWR40-County water        | 0     | 0%      |      | 0     |
| SX001-S Geddes Consol Sew | 1     | 0%      |      | 0     |
| FP030-Geddes fire prot    | 0     | 0%      |      | 0     |
| CSW15-County Sewer (Res)  | 1     | 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.**