



## Property Description Report For: 7195 Central Ave N, Municipality of Town of Manlius

*No Photo Available*

		<b>Status:</b>	Active
		<b>Roll Section:</b>	Taxable
		<b>Swis:</b>	313889
		<b>Tax Map ID #:</b>	054.-02-24.0
		<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>	RA - Restricted Ag
		<b>Neighborhood Code:</b>	91200
		<b>School District:</b>	E. Syracuse-Minoa
		<b>Total Assessment:</b>	2025 - \$160,000
<b>Total Acreage/Size:</b>	3.40		
<b>Land Assessment:</b>	2025 - \$55,800		
<b>Full Market Value:</b>	2025 - \$160,000		
<b>Equalization Rate:</b>	----		
<b>Deed Book:</b>	2025	<b>Property Desc:</b>	Rotnour Lt 38,39
<b>Grid East:</b>	649079	<b>Deed Page:</b>	6851
		<b>Grid North:</b>	1120987

### Area

<b>Living Area:</b>	864 sq. ft.	<b>First Story Area:</b>	864 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>	Cottage	<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>	41.00
<b>Basement Garage Cap:</b>	0	<b>Attached Garage Cap:</b>	0.00 sq. ft.
<b>Overall Condition:</b>	Normal	<b>Overall Grade:</b>	Economy
<b>Year Built:</b>	1906	<b>Eff Year Built:</b>	

### Owners

Kaylan Eiswerth  
7195 Central Ave N  
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	\$1	210 - 1 Family Res	Land & Building	Kaylan Farms, LLC	No	No	No	2025/6851
11/10/2021	\$101,000	210 - 1 Family Res	Land & Building	Barry, Edward	No	Yes	No	2021/54529
11/11/1999	\$22,200	210 - 1 Family Res	Land & Building	Legawiec, John S	No	No	No	4389/43

## Utilities

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

## Improvements

Structure	Size	Grade	Condition	Year
Porch-open/deck	41.00 sq ft	Economy	Normal	1940
Porch-enclsd	71.00 sq ft	Average	Normal	1906
Utl Shed, Res	18 x 20	Economy	Fair	1906
Pool-st/vnyl	648.00 sq ft	Average	Normal	2022
Barn-pole	24 x 36	Average	Good	2024

## Land Types

Type	Size
Primary	1.00 acres
Residual	2.40 acres

## Special Districts for 2025

Description	Units	Percent	Type	Value
WR001-Manl cons water dist	1	0%		0
FR004-Minoa fire	0	0%		0
SR039-Man res brush dist	1	0%		0
CWR40-County water	0	0%		0
SR036-Man res trash dist	1	0%		0

## Exemptions

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

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