



## Property Description Report For: 7380 Kirkville Rd, 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>	055.-01-09.0
		<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 - \$169,100
<b>Total Acreage/Size:</b>	1.84	<b>Property Desc:</b>	Fl 34
<b>Land Assessment:</b>	2025 - \$48,100	<b>Deed Page:</b>	612
<b>Full Market Value:</b>	2025 - \$169,100	<b>Grid North:</b>	1124933
<b>Equalization Rate:</b>	----		
<b>Deed Book:</b>	5385		
<b>Grid East:</b>	652292		

### Area

<b>Living Area:</b>	1,397 sq. ft.	<b>First Story Area:</b>	1,041 sq. ft.
<b>Second Story Area:</b>	0 sq. ft.	<b>Half Story Area:</b>	356 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>	Old style	<b>Bathrooms (Full - Half):</b>	1 - 0
<b>Bedrooms:</b>	4	<b>Kitchens:</b>	1
<b>Fireplaces:</b>	0	<b>Basement Type:</b>	Full
<b>Porch Type:</b>	Porch-enclsd	<b>Porch Area:</b>	112.00
<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>	1898	<b>Eff Year Built:</b>	

### Owners

Eskander A Albadani  
133 N. Geddes St  
Syracuse NY 13204

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
8/11/2016	\$46,809	210 - 1 Family Res	Land & Building	Fifth Third Mortgage Company	No	No	No	5385/612
12/30/2013	\$1	210 - 1 Family Res	Land & Building	Fifth Third Mortgage Company	No	No	No	5347/546
12/13/2013	\$144,475	210 - 1 Family Res	Land & Building	Kenyon, Kirby T	No	No	No	5271/99
9/30/2009	\$104,255	210 - 1 Family Res	Land & Building	Mulcahy, Connie M	Yes	Yes	No	5102/745

## Utilities

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

## Improvements

Structure	Size	Grade	Condition	Year
Barn-horse	280.00 sq ft	Average	Normal	1910
Pool-st/vnyl	512.00 sq ft	Average	Normal	1987
Porch-enclsd	112.00 sq ft	Average	Normal	1898

## Land Types

Type	Size
Primary	1.00 acres
Residual	0.84 acres

## Special Districts for 2025

Description	Units	Percent	Type	Value
SR036-Man res trash dist	1	0%		0
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

## 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.**