



## Property Description Report For: 7495 Northfield Ln, 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>	108.-02-53.0
		<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>	R1 - Residential
		<b>Neighborhood Code:</b>	92200
		<b>School District:</b>	Fayetteville-Manlius
		<b>Total Assessment:</b>	2025 - \$467,400
<b>Total Acreage/Size:</b>	0.39	<b>Property Desc:</b>	Cascades Est Sec B Lt 25
<b>Land Assessment:</b>	2025 - \$92,900	<b>Deed Page:</b>	629
<b>Full Market Value:</b>	2025 - \$467,400	<b>Grid North:</b>	1091910
<b>Equalization Rate:</b>	----		
<b>Deed Book:</b>	5043		
<b>Grid East:</b>	655264		

### Area

<b>Living Area:</b>	2,487 sq. ft.	<b>First Story Area:</b>	1,407 sq. ft.
<b>Second Story Area:</b>	1,080 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>	2
<b>Finished Rec Room</b>	0 sq. ft.	<b>Finished Area Over Garage</b>	0 sq. ft.

### Structure

<b>Building Style:</b>	Colonial	<b>Bathrooms (Full - Half):</b>	2 - 1
<b>Bedrooms:</b>	4	<b>Kitchens:</b>	1
<b>Fireplaces:</b>	1	<b>Basement Type:</b>	Full
<b>Porch Type:</b>	Porch-open/deck	<b>Porch Area:</b>	140.00
<b>Basement Garage Cap:</b>	0	<b>Attached Garage Cap:</b>	563.00 sq. ft.
<b>Overall Condition:</b>	Normal	<b>Overall Grade:</b>	Good
<b>Year Built:</b>	1978	<b>Eff Year Built:</b>	

### Owners

William L O'Neal 7495 Northfield Ln Manlius NY 13104	Laura M O'Neal 7495 Northfield Ln Manlius NY 13104
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## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
5/2/2008	\$240,000	210 - 1 Family Res	Land & Building	Speer, Thomas S	Yes	Yes	No	5043/629
4/24/2003	\$1	210 - 1 Family Res	Land & Building	Speer, Living	No	No	No	4795/235
5/17/2000	\$1	210 - 1 Family Res	Land & Building	Speer, Thomas S	No	No	No	4425/292

## 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>	Yes

## Improvements

Structure	Size	Grade	Condition	Year
Gar-1.0 att	563.00 sq ft	Good	Normal	1978
Porch-open/deck	140.00 sq ft	Good	Normal	1978
Porch-coverd	48.00 sq ft	Average	Normal	1978
Porch-screen	112.00 sq ft	Good	Normal	1978

## Land Types

Type	Size
Primary	0.39 acres

## Special Districts for 2025

Description	Units	Percent	Type	Value
SR036-Man res trash dist	1	0%		0
FR003-Manlius fire	0	0%		0
DR003-Manl cons drg # 3	1	0%		0
WR001-Manl cons water dist	1	0%		0
SW012-Consolidated sewer	1	0%		0
CWR40-County water	0	0%		0
CSW15-County Sewer (Res)	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
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**\* Taxes reflect exemptions, but may not include recent changes in assessment.**