



Property Description Report For: 1546 Rt 41, Municipality of Town of Spafford

No Photo Available

| | | | |
|----------------------------|------------------|-----------------------------|--------------------|
| | | Status: | Active |
| | | Roll Section: | Taxable |
| | | Swis: | 315200 |
| | | Tax Map ID #: | 018.-02-06.0 |
| | | Property #: | |
| | | Property Class: | 210 - 1 Family Res |
| | | Site: | RES 1 |
| | | In Ag. District: | Yes (2) |
| | | Site Property Class: | 210 - 1 Family Res |
| | | Zoning Code: | 01 |
| | | Neighborhood Code: | 52010 - Rural |
| | | School District: | Skaneateles |
| | | Total Assessment: | 2025 - \$120,400 |
| Total Acreage/Size: | 3.12 | Property Desc: | FI 12 |
| Land Assessment: | 2025 - \$69,900 | Deed Page: | 706 |
| Full Market Value: | 2025 - \$126,737 | Grid North: | 1037432 |
| Equalization Rate: | ---- | | |
| Deed Book: | 5108 | | |
| Grid East: | 573446 | | |

Area

| | | | |
|-------------------------------|---------------|----------------------------------|---------------|
| Living Area: | 1,120 sq. ft. | First Story Area: | 1,120 sq. ft. |
| Second Story Area: | 0 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: | 1 |
| Finished Rec Room | 0 sq. ft. | Finished Area Over Garage | 0 sq. ft. |

Structure

| | | | |
|-----------------------------|--------------|---------------------------------|--------------|
| Building Style: | Raised ranch | Bathrooms (Full - Half): | 1 - 0 |
| Bedrooms: | 2 | Kitchens: | 1 |
| Fireplaces: | 0 | Basement Type: | Full |
| Porch Type: | 0 | Porch Area: | 0.00 |
| Basement Garage Cap: | 2 | Attached Garage Cap: | 0.00 sq. ft. |
| Overall Condition: | Poor | Overall Grade: | Minimum |
| Year Built: | 1954 | Eff Year Built: | |

Owners

| | |
|---|---|
| Charles A Lincoln, II 1546 Rt 41 Skaneateles NY 13152 | Susan H Lincoln 1546 Rt 41 Skaneateles NY 13152 |
|---|---|

Sales

| Sale Date | Price | Property Class | Sale Type | Prior Owner | Value Usable | Arms Length | Addl. Parcels | Deed Book and Page |
|------------|-------|--------------------|-----------------|-----------------|--------------|-------------|---------------|--------------------|
| 11/20/2009 | \$0 | 210 - 1 Family Res | Land & Building | Dennison, Roger | No | No | No | 5108/706 |

Utilities

| | | | |
|--------------------|----------|----------------------|---------|
| Sewer Type: | Private | Water Supply: | Private |
| Utilities: | Electric | Heat Type: | Hot air |
| Fuel Type: | Wood | Central Air: | No |

Improvements

| Structure | Size | Grade | Condition | Year |
|--------------|---------|---------|-----------|------|
| Shed-aluminm | 24 × 32 | Economy | Poor | 1992 |

Land Types

| Type | Size |
|----------|------------|
| Primary | 1.00 acres |
| Residual | 2.12 acres |

Special Districts for 2025

| Description | Units | Percent | Type | Value |
|--------------------|-------|---------|------|-------|
| FR038-General fire | 0 | 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.**