



Property Description Report For: 153 Eldred-Yulan Rd, Municipality of Highland

No Photo Available

Status:	Active
Roll Section:	Taxable
Swis:	483400
Tax Map ID #:	15.-1-62
Property Class:	210 - 1 Family Res
Site:	RES 1
In Ag. District:	No
Site Property Class:	210 - 1 Family Res
Zoning Code:	R2 - Resi-Agri
Neighborhood Code:	00001 - General
School District:	Eldred
Total Acreage/Size:	5.30
Land Assessment:	2025 - Tentative \$44,625 2024 - \$44,625
Full Market Value:	2025 - Tentative \$333,409 2024 - \$345,991
Equalization Rate:	----
Deed Book:	2017
Grid East:	378236
Property Desc:	
Deed Page:	7236
Grid North:	979831
Total Assessment:	2025 - Tentative \$183,375 2024 - \$183,375

Area

Living Area:	1,472 sq. ft.	First Story Area:	1,472 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:	Ranch	Bathrooms (Full - Half):	1 - 1
Bedrooms:	4	Kitchens:	1
Fireplaces:	1	Basement Type:	Full
Porch Type:	Porch-covered	Porch Area:	64.00
Basement Garage Cap:	1	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1946	Eff Year Built:	

Owners

Ihor Gene Duylan
153 Eldred-Yulan Rd
Eldred NY 12732

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
8/25/2017	\$10	210 - 1 Family Res	Land & Building	Larissa Dulyň Revocable Trust	No	No	No	2017/7236
2/13/2003	\$10	210 - 1 Family Res	Land & Building	Dulyň, Dan	No	No	No	2584/403

Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Electric	Heat Type:	Hot wtr/stm
Fuel Type:	Oil	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Shed-machine	40 × 16	Average	Normal	1965
Porch-coverd	64.00 sq ft	Average	Normal	1946

Land Types

Type	Size
Primary	3.00 acres
Residual	2.30 acres

Special Districts for 2025 (Tentative)

Description	Units	Percent	Type	Value
AMB40-Highland Ambul Dist	0	0%		0
FD056-Yulan fpd	0	0%		0

Special Districts for 2024

Description	Units	Percent	Type	Value
AMB40-Highland Ambul Dist	0	0%		0
FD056-Yulan fpd	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
2017	County	\$5,657.63
2016	County	\$5,741.71

*** Taxes reflect exemptions, but may not include recent changes in assessment.**