

# Property & Land Profile Report

03/25/2016

<b>Tax ID</b> 079.009-0006-028.00000	<b>Owner</b> MANOS BILL	<b>Print Key</b> 79.09-6-28	
<b>Street Address</b> 2048 COLLEGE AVE	<b>Co Owner</b>	<b>Municipality</b> V. ELMIRA HTS.	<b>SWIS CODE</b> 073001
<b>Mailing Address</b> 357 ELMIRA RD ITHACA, NY 14850	<b>Subdivision / Cross Street</b>	<b>Property Description</b> RESTAURANT Use Code 421	

<b>Year Built</b> 1985	<b>Heat</b>	<b># of Bedrooms</b> 0.0	<b>Sq. Footage</b> 12,937	<b># of Stories</b> 2
<b>House Type</b>	<b>Fuel</b>	<b># of Baths</b> 0.0	<b>1st Floor SQFT</b> 0	<b># Res. Units</b> 0
<b>Basement</b>	<b>Water</b> PUBLIC		<b>2nd Floor SQFT</b> 0	<b># of Buildings</b> 2
<b>Exterior</b>	<b>Sewer</b> PUBLIC	<b># of Fireplaces</b> 0	<b>Base SQFT</b> 0	<b># of Garages</b> 0
	<b>Central Air</b>			<b>Story Height</b> 16

<b>Assessment</b>	\$547,000	<b>School</b>	ELMIRAHT	<b>North</b>	772909
<b>Land Value</b>	\$74,000	<b>School Tax</b>	\$10,148.86	<b>East</b>	755124
<b>Equalization Value 100%</b>	\$558,163			<b>Latitude</b>	42.1211951
<b>Account #</b>	4100	<b>County Tax</b>	\$11,072.34	<b>Longitude</b>	-76.823249

## Improvements

Improvement Type	Dimensions	SQ. Feet	Year	Improvement Type	Dimensions	SQ. Feet	Year
# 1 PAVNG,ASPHLT	40000 X 3	120000	1985	# 3	0 X 0	0	
# 2 PORCH,COVERD	138 X 0	138	1985	# 4	0 X 0	0	

<b>Land Characteristics</b>	<b>Total Acres</b> 0.00	<b>Land SQ FT</b> 0	<b>Lot Size</b> 374 X 142
-----------------------------	-------------------------	---------------------	---------------------------

## Sales History

Grantor	Sale Price	Sale Date	Deed Book	Deed Page	Deed Valid	Deed Type	ARMS Length
WRIGHT FRANK J	380,000	02/01/1986	731	00212			
COUNTY OF CHEMUNG	117,829	11/13/1992	F203	40D	0	Q	
MANOS BILL	1	09/09/1992	F183	34D	0	Q	

## Notes



Property Description Report For: 2048 College Ave,  
Municipality of Village of Elmira Heights, Elmira



**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 073001  
**Tax Map ID #:** 79.09-6-28  
**Property Class:** 421 - Restaurant  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 421 - Restaurant  
**Zoning Code:** C2 - C2  
**Neighborhood Code:** 00013 - CC Commercial  
**School District:** Elmira Heights  
**Total Assessment:** 2015 - \$547,000  
**Legal Property Desc:**  
**Deed Page:** 40D  
**Grid North:** 772909

**Total Acreage/Size:** 374 x 141.98  
**Land Assessment:** 2015 - \$74,000  
**Full Market Value:** 2015 - \$558,163  
**Equalization Rate:** ----  
**Deed Book:** F203  
**Grid East:** 755124

Owners

Owner Information Not Available

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Add. Parcels	Deed Book and Page
2/1/1986	\$380,000	421 - Restaurant	Land & Building	Wright, Frank J	Yes	Yes	No	731/212

Utilities

**Sewer Type:** Comm/public  
**Utilities:** Gas & elec  
**Water Supply:** Comm/public

Inventory

**Overall Eff Year Built:** 0  
**Overall Grade:** Average  
**Overall Condition:** Normal  
**Overall Desirability:** 3

### Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
3	3	0	0	0	1985	Normal	Average	12937	2.00

### Improvements

Structure	Size	Grade	Condition	Year
Pavng-asphlt	40000 × 3	Average	Normal	1985
Porch-coverd	138 sq ft	Average	Normal	1985

### Taxes

Year	Description	Amount
2016	County	\$5,288.76
2015	County	\$5,301.56
2015	School	\$12,053.05
2015	Village	\$7,243.38

**\*Taxes may not reflect exemptions or changes in assessment**