

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PEREZ YSIDORE R & BROWN RHONDA T 96 FONT HILL PARK				9 Town Street		Description	Code	Appraised	Assessed
				1 Paved		RESIDENTL	1010	2,293,900	2,293,900
ROCHESTER NY 14618		<b>SUPPLEMENTAL DATA</b>				RES LND	1010	830,400	830,400
		Alt Prcl ID PLN#/Rec PB17 PG19 6/20/2012 Lot# 3 Plan Notes PB16 PG198 1/26/12 Plan Notes SURVEY Plan Notes GIS ID M_281752_792947	Restriction Hist District Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#	Total		3,124,300	3,124,300		

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PEREZ YSIDORE R & COASTAL ESTATES LLC & BAGRCH LLC BAGRCH LLC NORAS MEADOW LLC		1379 0425	06-23-2015	Q	I	1,840,000	00	Year	Code	Assessed	Year	Code	Assessed			
		1350 0095	05-30-2014	U	V	400,000	1P	2023	1010	2,216,600	2022	1010	1,447,300	2021	1010	1,605,000
		1217 0295	07-20-2010	U	V	25,000	1J		1010	836,900		1010	835,400		1010	732,400
		1214 0628	06-16-2010	U	V	25,000	1J	Total		3,053,500	Total		2,282,700	Total		2,337,400
		1059 0705	10-17-2005	U	V	2,100,000	1B	Total		3,053,500	Total		2,282,700	Total		2,337,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,289,300
Appraised Xf (B) Value (Bldg)	3,900
Appraised Ob (B) Value (Bldg)	700
Appraised Land Value (Bldg)	830,400
Special Land Value	0
Total Appraised Parcel Value	3,124,300
Valuation Method	C
Total Appraised Parcel Value	3,124,300

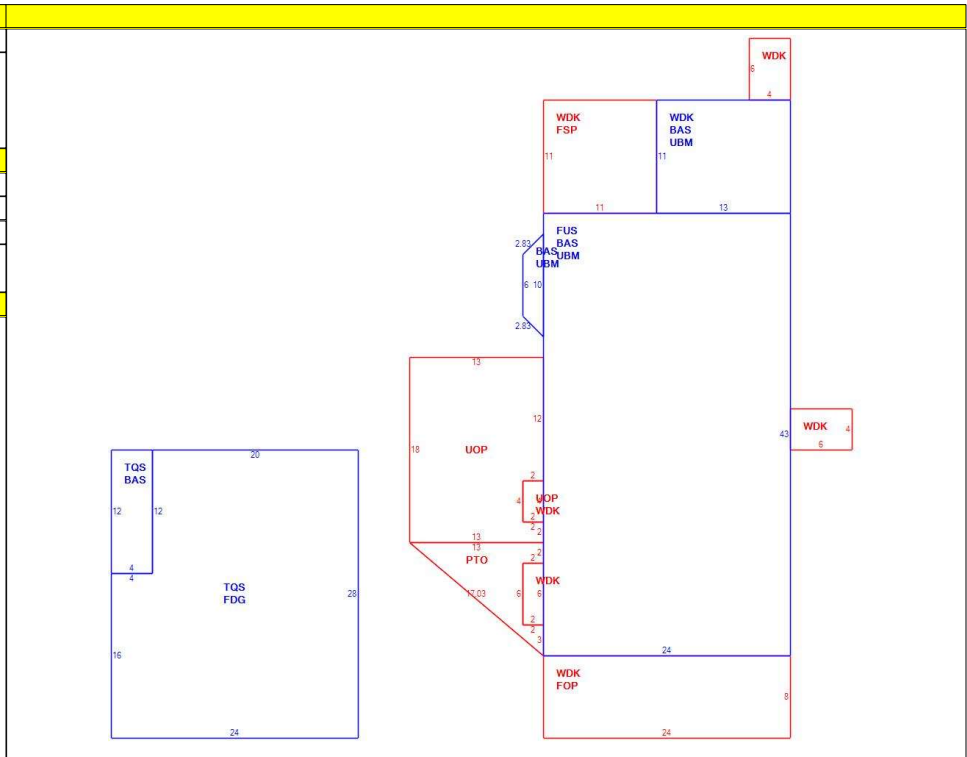
NOTES	
1.68AC -"OWNERS UNKNOWN" ON 16/8 PLAN FOR NORAS MEADOW 2010 DEEDS TO BAGRCH POSSIBLY CLEARING TITLE, REFERENCE TO 243/405 & 100/566 PLAN 17/19 ALSO REF TO 100/566 PRIOR PLANS: 15/55, 16/8	

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
488-2014	05-18-2015	CO	CO ISSUED			0		GARAGE
487-2014	05-18-2015	CO	CO ISSUED			0		NEW SFR
2014-488	06-02-2014	RN	Res New Cons					GARAGE 672 SF
2014-487	06-02-2014	RN	Res New Cons					SFR 2232 SF

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
05-31-2022	LS			11	Field Review
02-13-2018	JR			01	Cyclical Reinspection
05-16-2017	MM			11	Field Review
05-11-2016	EP			50	UC Status Inspection
07-16-2015	EP			00	Measur+Listed
02-06-2015	EP			50	UC Status Inspection
11-15-2011	MM			11	Field Review

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	SINGL FAM M-0	R20		21,780 SF	14.57	1.00000	4	1.00	0060	2.600	24412SF TOTAL		37.88	825,100
1	1010	SINGL FAM M-0	R20		0.060 AC	34,000.00	1.00000	0	1.00	0060	2.600			88,400	5,300
Total Card Land Units					0.56 AC	Parcel Total Land Area					0.56	Total Land Value			830,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	07	Good +10			
Stories:	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	07	Gambrel			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	06	Cust Wd Panel			
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs	3				
Total Rooms:					
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
<b>CONDO DATA</b>					
Parcel Id		C	Ownr	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			2,360,074		
Year Built			2014		
Effective Year Built			2019		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			3		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %			97		
Percent Good					
Cns Sect Rcnld			2,289,300		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
ODS	OUTDOOR S	L	1	700.00	2014		100		0.00	700
FPL3	FPL MSNRY 2	B	1	4000.00	2015		97		0.00	3,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,239	1,239	1,239	684.93	848,628
FDG	Garage, finished, detached	0	624	250	274.41	171,232
FOP	Porch, Open, Finished	0	192	38	135.56	26,027
FSP	Porch, Screen, Finished	0	121	30	169.82	20,548
FUS	Upper Story, Finished	1,032	1,032	1,032	684.93	706,847
PTO	Patio	0	60	6	68.49	4,110
TQS	Three Quarter Story	504	672	504	513.70	345,204
UBM	Basement, Unfinished	0	1,191	238	136.87	163,013
UOP	Porch, Open, Unfinished	0	234	23	67.32	15,753
WDK	Deck Wood	0	524	52	67.97	35,616
Ttl Gross Liv / Lease Area		2,775	5,889	3,412		2,336,978

