

Comp ID# 167

Site Sale #

PCC 438

Location:

Street# 831

Street Name Union Street (& 19 Hopper Street)

Village

Town/City Utica

County Oneida State NY

Tax Map # 318.50-2-36; 318.58-2-13 & 17



Photo By TPT

Photo Date 02/13/2002

Highest & Best Use:

At Time of Sale Parking Lot/Commercial Development

Intended Use Parking Lot/Commercial Development

Transfer Information:

Grantor Arthur J. Hahn, Jr. & Eleanor H. Williams Address 28 Upper Woods Road, New Hartford, NY

Grantee David N. & Judith R. Keshler Address Rogers Road, Oriskany Falls, NY

Liber 3011 Page 336 Sale Date 09/25/2001 Recorded 10/18/2001 Transfer Tax \$160

Indicated Sale Price (Deed) \$40,000 Adj. Sale Price \$40,000 Price/Acre \$137,931

Conditions of Sale Arm's Length Price/Sq.Ft. \$3.17

Financing Terms Typical Rights Conveyed Fee Simple

Prior Sale Exposure Time

Comments

Verification Information:

Verified With Phone# 0 Verification Date 03/04/2002

Comments

Site Description:

N'hood Density Urban N'hood Land Uses Commercial Traffic Counts cars/day

Size (Acres) 0.290 Size (Sq.Ft.) 12,618 Frontage 66

Access Road front Topography Level Shape Irregular

Improvements Parking Lot Impr. Utilities All Public Zoning Central Business District

Comments Additional 30 f.f. along Hopper Street. Utilized as parking lot (41 spaces) with limited development prospects.

Sale price included approximately \$ in site improvements.

Assessment Info:

Total Assmt \$10,100 Roll Yr 2000 Eq. Assmt \$10,385 Disparity -74% R.E. Taxes