

NOTE: Inventory and assessment data originates with the respective local assessor

## Property Information

**Tax Map ID:** 153.00-1-63.200

**Physical Address:** 6170 Dugway Rd

**Community:** Town of Canandaigua

**Easting:** 611623 **Northing:** 1009245

**Acres:** 21.992 **Neighborhood:** 24340

**Roll Section:** 1 2021 **% Steep Slope:** 42

**Property Class:** ( 240 ) Rural res

**School District:** Naples Central

**Frontage:** 0.00 **Depth:** 0.00

**Heat:** Hot wtr/stm

**Fuel:** Natural Gas

**Water:** Private

**Sewer:** Private

**% NYS DEC Wetland:** 0 **% NWI Wetland:** 0

## BUILDING DETAILS (primary bldg only):

**Year Built:** 1850 **Sq Ft.** 2,380

**Condition:** Good

**Style:** Old style

**Stories:** 2 **Central Air:** 0

**Siding:** Alum/vinyl

**Basement:** Partial

**Full Baths:** 2 **Half Baths:** 0

**Bedrooms:** 2 **Fireplaces:** 0

*Please see Parcel Detail Report for complete info*

## Assessed Values:

**Full Market Value:** \$216,842

**Total Assessment:** \$206,000

**Land Assessment:** \$85,100

## Owner Information

**Owners:** TIMBER WIND LLC

**Address 1:** 1950 BRIGHTON HENRIETTA TOWNLIN RD

**City:** ROCHESTER

**State, ZIP:** NY 14623

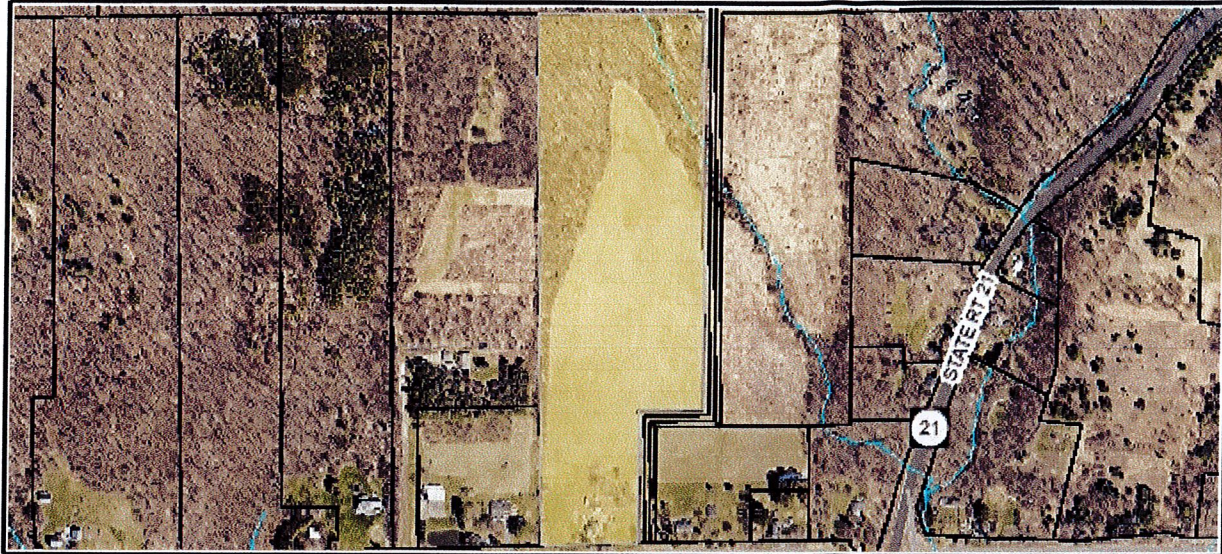
**Deed Book:** 1464 **Deed Page:** 602 **Date:** 1/6/2021 **Comments:**

## Recent Sales

### Residential Sales (Valid Only)

1/6/2021 \$275,000 Land & Building





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**Easting:** 611623  
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**Roll Section:** 1 2021 **Acres:** 21.992  
**Property Class:** 240 Rural res  
**School District:** Naples Central  
**Frontage:** 0.00 **Depth:** 0.00

**Heat:** Hot wtr/stm

**Fuel:** Natural Gas

**Water:** Private

**Sewer:** Private

**NOTES:**

### WHERE TO VOTE:

4285 State Rt 21 South,  
Canandaigua (Cheshire Fire Hall)

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**Basement:** Partial  
**Full Baths:** 2 **Half Baths:** 0  
**Bedrooms:** 2 **Fireplaces:** 0

NOTE: Please see pages 5-6 of this report for details of additional buildings on this property.

### Assessed Values:

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**Total Assessment:** \$206,000  
**Land Assessment:** \$85,100

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## Recent Sales

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## Previous Owners

**OWNER NAME(S):** MCFAUL, RUTH YACUZZO

**DEED DATE:** 1/1/1988

**DEED BOOK:** 870

**DEED PAGE:** 1113

**CLERK NUMBER:**

**COMMENTS:**

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**OWNER NAME(S):** YACUZZO, PAUL (PART OF)

**DEED DATE:**

**DEED BOOK:** 426

**DEED PAGE:** 41

**CLERK NUMBER:**

**COMMENTS:**

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## Tax Information

### SPECIAL DISTRICT TAX RATES

Special District	Code	SD Tax Rate	UN Tax Rate	FE Tax Rate
Cdga Fire Prot	FD241	0.759749	\$0	\$0

### EXEMPTIONS

Exemption Description	Code	County	Town	Village	School
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## ESTIMATED TAXES WORKSHEET

The workspace below can be used to estimate the TRUE taxes for this property. Users are strongly urged to contact the Ontario County Treasurer's Office (585-396-4432) to verify exact total taxes. If the property is in one of the cities, please contact either the City of Canandaigua (585-396-5015) or the City of Geneva (315-789-2114) depending on the location.

	RATE	TAXABLE	TAX YEAR
School Tax:	15.577541 x	\$206,000 / 1000 =	\$3,208.97 2020-2021
County Tax:	6.312662 x	\$206,000 / 1000 =	\$1,300.41 2020
Town or City Tax:	1.022740 x	\$206,000 / 1000 =	\$210.68 2020
Village Tax:	0.000000 x	\$206,000 / 1000 =	\$0.00 2020

**Municipal and School Taxes Subtotal:** \$4,720.07

**+**

**Special District Taxes Subtotal:**

**TOTAL ESTIMATED TAXES:**

### SURVEYS

Survey ID	Survey Link (copy and paste in a browser)
15526	<a href="https://oncorng.co.ontario.ny.us/surveys/15526.tiff">https://oncorng.co.ontario.ny.us/surveys/15526.tiff</a>

### TAX BILLS

(copy and paste link in a browser)

**School:** [https://oncorng.co.ontario.ny.us/TaxbillSchool/153.00-1-63.200\\_School.pdf](https://oncorng.co.ontario.ny.us/TaxbillSchool/153.00-1-63.200_School.pdf)

**County/Town:** [https://oncorng.co.ontario.ny.us/TaxbillCountyTown/153.00-1-63.200\\_CountyTown.pdf](https://oncorng.co.ontario.ny.us/TaxbillCountyTown/153.00-1-63.200_CountyTown.pdf)

**City:**

**Village:**

### TAX MAP

[https://oncorng.co.ontario.ny.us/taxmap322400/Town of Canandaigua\\_153.00.pdf](https://oncorng.co.ontario.ny.us/taxmap322400/Town of Canandaigua_153.00.pdf)

## Additional Inventory

### IMPROVEMENTS

Structure Description	Code	Year	Sqft	Dim1	Dim2	Condition	Grade
Gar-1.0 det	RG4	1940	648	24	27	Normal	Average
Barn-2.0 gen	FB6	1900	1,176	28	42	Poor	Minimum
Barn-1.0 gen	FB4	1900	230	10	23	Poor	Minimum
Shed-machine	FC1	1900	48	6	8	Fair	Economy

### LAND DESCRIPTION

Notes: Soil Rating is assigned for tillable, pasture, woodland, muck, orchard and vineyard land types. Click on the Soil Rating heading for more information about how the rating was determined. Although unusual, there may be characteristics that affect the base land value. If so, this "Influence" description is indicated at the end of the table.

Land Type	Waterfront	Soil Rating	Acres	Depth	Frontage	Value
Primary			1.000	0	0	\$25,625
Tillable		Normal	21.000	0	0	\$59,466



### Individual Building Details

#### RESIDENTIAL BUILDINGS

<b>Building Style:</b>	Old style	<b>Overall Condition:</b>	Good
<b>Actual Year Built:</b>	1850	<b>Construction Grade:</b>	Average
<b>Effective Year Built:</b>	1990	<b>Number of Stories:</b>	2
<b>Year Remodeled:</b>	2001	<b>Heating Type:</b>	Hot wtr/stm
<b>Number of Bedrooms:</b>	2	<b>Fuel Type:</b>	Gas
<b>Number Full Baths:</b>	2	<b>Exterior Wall Material:</b>	Alum/vinyl
<b>Number Half Baths:</b>	0	<b>Basement Type:</b>	Partial
<b>Number of Kitchens:</b>	1	<b>Central Air (1 - Yes):</b>	0
<b>Number of Fireplaces:</b>	0		

#### BUILDING AREA (in square feet)

<b>Total Living Area:</b>	2,380	<b>1/2 Story:</b>	0	<b>Finished Basement Area:</b>	0
<b>First Story:</b>	1,240	<b>Unfinished:</b>	0	<b>Finished Attic Area:</b>	0
<b>Second Story:</b>	1,140	<b>3/4 Story:</b>	0	<b>Finished Rec Room Area:</b>	0
<b>Additional Story:</b>	0	<b>Unfinished:</b>	0	<b>Finished Over Garage:</b>	0

COMMERCIAL BUILDINGS



## Property Analysis

Type	Description	% Coverage	Acres
Ecological Community	<u>Cropland</u>	51.428%	11.3
Ecological Community	Mowed Lawn	10.036%	2.2
Ecological Community	Successional Northern Hardwoods	38.536%	8.5
NRCS Soils	Chenango gravelly loam, 3 to 8 percent slopes	0.1%	0.0
NRCS Soils	Chenango gravelly loam, 8 to 15 percent slopes	6.2%	1.4
NRCS Soils	Langford channery silt loam, 8 to 15 percent slopes	49.5%	10.9
NRCS Soils	Langford-Erie channery silt loams, 3 to 8 percent slopes	1.5%	0.3
NRCS Soils	Lordstown-Manlius-Towerville complex, 15 to 25 percent slopes, very stony	1.8%	0.4
NRCS Soils	Lordstown-Manlius-Towerville complex, 25 to 35 percent slopes, extremely st*	21.2%	4.7
NRCS Soils	Mardin channery silt loam, 15 to 25 percent slopes	8.7%	1.9
NRCS Soils	Valois gravelly loam, 15 to 25 percent slopes	7.2%	1.6
NRCS Soils	Valois gravelly loam, 8 to 15 percent slopes	1.3%	0.3
NRCS Soils	Volusia channery silt loam, 0 to 3 percent slopes	2.5%	0.6
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	22.0
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	22.0
Utilities - Telephone	Finger Lakes Technology Group	100.0%	22.0
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	22.0
Watershed	Canandaigua Lake	100.0%	22.0

## Local Zoning

Note: OnCOR users are strongly urged to contact the municipal planning/zoning office to confirm accuracy of the zoning information listed below.

Community Zoning Type	Description	% Coverage
Town of Canandaigua Zoning	RR-3 - Rural Residential - 3 Acre Lot	100.0%

