



# Property Description Report For: 215 Allen Hill I Municipality of Town of Ausable

*No Photo Available*

		<b>Status:</b>	Active
		<b>Roll Section:</b>	Taxable
		<b>Swis:</b>	092200
		<b>Tax Map ID #:</b>	313.-2-5.1
		<b>Property Class:</b>	240 - Rural res
		<b>Site:</b>	RES 1
		<b>In Ag. District:</b>	No
		<b>Site Property Class:</b>	240 - Rural res
		<b>Zoning Code:</b>	-
		<b>Neighborhood Code:</b>	22402
		<b>School District:</b>	Peru
		<b>Total Assessment:</b>	2024 - \$201,900
<b>Total Acreage/Size:</b>	60.70	<b>Property Desc:</b>	
<b>Land Assessment:</b>	2024 - \$75,200	<b>Deed Page:</b>	154
<b>Full Market Value:</b>	2024 - \$201,900	<b>Grid North:</b>	2068554
<b>Equalization Rate:</b>	----		
<b>Deed Book:</b>	963		
<b>Grid East:</b>	726100		

## Area

<b>Living Area:</b>	780 sq. ft.	<b>First Story Area:</b>	780 sq. ft.
<b>Second Story Area:</b>	0 sq. ft.	<b>Half Story Area:</b>	0 sq. ft.
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b>	0 sq. ft.
<b>Finished Basement:</b>	0 sq. ft.	<b>Number of Stories:</b>	1
<b>Finished Rec Room</b>	0 sq. ft.	<b>Finished Area Over Garage</b>	0 sq. ft.

## Structure

<b>Building Style:</b>	Cottage	<b>Bathrooms (Full - Half):</b>	1 - 0
<b>Bedrooms:</b>	2	<b>Kitchens:</b>	1
<b>Fireplaces:</b>	0	<b>Basement Type:</b>	Slab/pier
<b>Porch Type:</b>	Porch-enclsd	<b>Porch Area:</b>	98.00
<b>Basement Garage Cap:</b>	0	<b>Attached Garage Cap:</b>	0.00 sq. ft.
<b>Overall Condition:</b>	Normal	<b>Overall Grade:</b>	Average
<b>Year Built:</b>	2008	<b>Eff Year Built:</b>	

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## Owners

Penny Amero  
215 Allen Hill Rd  
Peru NY 12972

Ida Spooner  
215 Allen Hill Rd  
Peru NY 12972

Francis Spooner  
215 Allen Hill Rd  
Peru NY 12972

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## Sales

*No Sales Information Available*

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## Utilities

<b>Sewer Type:</b>	Private	<b>Water Supply:</b>	Private
<b>Utilities:</b>	Electric	<b>Heat Type:</b>	Hot air
<b>Fuel Type:</b>	Oil	<b>Central Air:</b>	No

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## Improvements

Structure	Size	Grade	Condition	Year
Shed-machine	14 × 26	Average	Normal	1997
Mobile home	76 × 15	Economy	Fair	1996
Barn-1.0 gen	364.00 sq ft	Economy	Fair	1999
Porch-enclsd	14 × 7	Average	Normal	2008

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## Land Types

Type	Size
Primary	1.00 acres
Woodland	59.70 acres

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## Special Districts for 2024

Description	Units	Percent	Move Tax	Taxable
FD003-Ausable Fire Dist	0	0%	0	201900