



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

### Property Information

<b>Tax Map ID:</b>	126.16-1-1.100		
<b>Physical Address:</b>	4351 Tichenor Point Dr		
<b>Community:</b>	Town of Canandaigua		
<b>Easting:</b>	631589		
<b>Northing:</b>	1027631		
<b>Roll Section:</b>	1	2020	<b>Acres:</b> 4.073
<b>Property Class:</b>	280 Res Multiple		
<b>School District:</b>	Cdga City Sch Dist		
<b>Frontage:</b>	0.00	<b>Depth:</b>	0.00
<b>Heat:</b>	No central	<b>WHERE TO VOTE:</b>  4285 State Rt 21 South, Canandaigua (Cheshire Fire Hall)	
<b>Fuel:</b>	None		
<b>Water:</b>	Private		
<b>Sewer:</b>	Comm/public		
<b>NOTES:</b>			

<b>BUILDING DETAILS (primary bldg only):</b>			
<b>Year Built:</b>	1922	<b>Sq Ft.</b>	1,116
<b>Condition:</b>	Fair		
<b>Style:</b>	Cottage		
<b>Stories:</b>	1	<b>Central Air:</b>	0
<b>Siding:</b>	Wood		
<b>Basement:</b>	Slab/pier		
<b>Full Baths:</b>	1	<b>Half Baths:</b>	0
<b>Bedrooms:</b>	2	<b>Fireplaces:</b>	1

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

<b>Assessed Values:</b>	
<b>Full Market Value:</b>	\$1,382,000
<b>Total Assessment:</b>	\$1,382,000
<b>Land Assessment:</b>	\$1,300,000

### Owner Information

<b>Owners:</b>	SILVER SPRINGS ASSOC		
<b>Address 1:</b>	4351 TICHENOR POINT DR		
<b>City:</b>	CANANDAIGUA		
<b>State, ZIP:</b>	NY		14424
<b>Deed Book:</b>	903	<b>Deed Page:</b>	971
<b>Date:</b>	12/1/1990		<b>Comments:</b>

### Recent Sales

Residential Sales (Valid Only)



## Previous Owners

**OWNER NAME(S):** KELLOGG PAUL R

**DEED DATE:** 11/01/1988

**DEED BOOK:** 879

**DEED PAGE:** 1017

**CLERK NUMBER:**

**COMMENTS:**

**OWNER NAME(S):** SOLD 0.316A TO GLEASON PETER G & VERA

**DEED DATE:** 10/01/1981

**DEED BOOK:** 808

**DEED PAGE:** 428

**CLERK NUMBER:**

**COMMENTS:**

**OWNER NAME(S):** SOLD 0.317A TO STUBER W JAMES

**DEED DATE:** 10/01/1981

**DEED BOOK:** 808

**DEED PAGE:** 430

**CLERK NUMBER:**

**COMMENTS:**

**OWNER NAME(S):** SOLD 0.315A TO BOOTH L GORDON & DOROTHY

**DEED DATE:** 10/01/1981

**DEED BOOK:** 808

**DEED PAGE:** 426

**CLERK NUMBER:**

**COMMENTS:**

**OWNER NAME(S):** KELLOGG'S PANTREE MOTOR INN INC

**DEED DATE:** 12/01/1971

**DEED BOOK:** 716

**DEED PAGE:** 673

**CLERK NUMBER:**

**COMMENTS:**



## Tax Information

### SPECIAL DISTRICT TAX RATES

Special District	Code	SD Tax Rate	UN Tax Rate	FE Tax Rate
Cdga Fire Prot	FD241	0.727893	\$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:	18.932372	$\times \$1,382,000 / 1000 =$	\$26,164.54 2018-2019
County Tax:	6.350357	$\times \$1,382,000 / 1000 =$	\$8,776.19 2019
Town or City Tax:	1.024586	$\times \$1,382,000 / 1000 =$	\$1,415.98 2019
Village Tax:	0.000000	$\times \$1,382,000 / 1000 =$	\$0.00 2019
Municipal and School Taxes Subtotal:			\$36,356.71
+ Special District Taxes Subtotal:			
<b>TOTAL ESTIMATED TAXES:</b>			

### SURVEYS

Survey ID	Survey Link (copy and paste in a browser)
9857	<a href="http://oncorng.co.ontario.ny.us/surveys/9857.tiff">http://oncorng.co.ontario.ny.us/surveys/9857.tiff</a>

### TAX BILLS

*(copy and paste link in a browser)*

<b>School:</b>	<a href="https://oncorng.co.ontario.ny.us/TaxbillSchool/126.16-1-1.100_School.pdf">https://oncorng.co.ontario.ny.us/TaxbillSchool/126.16-1-1.100_School.pdf</a>
<b>County/Town:</b>	<a href="https://oncorng.co.ontario.ny.us/TaxbillCountyTown/126.16-1-1.100_CountyTown.pdf">https://oncorng.co.ontario.ny.us/TaxbillCountyTown/126.16-1-1.100_CountyTown.pdf</a>
<b>City:</b>	
<b>Village:</b>	

### TAX MAP

[http://oncorng.co.ontario.ny.us/taxmap322400/Town of Canandaigua\\_126.16.pdf](http://oncorng.co.ontario.ny.us/taxmap322400/Town of Canandaigua_126.16.pdf)



## Additional Inventory

### IMPROVEMENTS

Structure Description	Code	Year	Sqft	Dim1	Dim2	Condition	Grade
1sty boathse	BH1	1922	520	20	26	Good	Average
Gar-1.0 att	RG1	1922	462	21	22	Normal	Economy
Porch-covered	RP2	1922	48	0	0	Normal	Economy
Porch-covered	RP2	1922	40	10	4	Normal	Economy
Porch-enclsd	RP4	1922	300	25	12	Normal	Average
Tennis-res	TC1	1978	7,200	120	60	Good	Average

### 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
Secondary			1.000	0	0	\$2,000
Waterfront			0.000	200	302	\$1,351,000
Residual			2.000	0	0	\$8,050



## Individual Building Details

### RESIDENTIAL BUILDINGS

Building Style:	Cottage	Overall Condition:	Fair
Actual Year Built:	1922	Construction Grade:	Economy
Effective Year Built:	1975	Number of Stories:	1
Year Remodeled:	0	Heating Type:	No central
Number of Bedrooms:	2	Fuel Type:	None
Number Full Baths:	1	Exterior Wall Material:	Wood
Number Half Baths:	0	Basement Type:	Slab/pier
Number of Kitchens:	1	Central Air (1 - Yes):	0
Number of Fireplaces:	1		

#### BUILDING AREA (in square feet)

Total Living Area:	1,116	1/2 Story:	0	Finished Basement Area:	0
First Story:	1,116	<i>Unfinished:</i>	0	Finished Attic Area:	0
Second Story:	0	3/4 Story:	0	Finished Rec Room Area:	0
Additional Story:	0	<i>Unfinished:</i>	0	Finished Over Garage:	0

Building Style:	Cottage	Overall Condition:	Fair
Actual Year Built:	1922	Construction Grade:	Economy
Effective Year Built:	1960	Number of Stories:	1
Year Remodeled:	0	Heating Type:	No central
Number of Bedrooms:	3	Fuel Type:	None
Number Full Baths:	1	Exterior Wall Material:	Wood
Number Half Baths:	0	Basement Type:	Slab/pier
Number of Kitchens:	1	Central Air (1 - Yes):	0
Number of Fireplaces:	0		

#### BUILDING AREA (in square feet)

Total Living Area:	636	1/2 Story:	0	Finished Basement Area:	0
First Story:	636	<i>Unfinished:</i>	0	Finished Attic Area:	0
Second Story:	0	3/4 Story:	0	Finished Rec Room Area:	0
Additional Story:	0	<i>Unfinished:</i>	0	Finished Over Garage:	0







## Property Analysis

Type	Description	% Coverage	Acres
Ecological Community	Mowed Lawn	98.251%	4.0
Ecological Community	Summer-Stratified Monomictic Lake	1.749%	0.1
Flood Zone	A	5.1%	0.2
Flood Zone	AE	50.8%	2.1
NRCS Soils	Honeoye loam, 15 to 25 percent slopes	2.8%	0.1
NRCS Soils	Guyanoga channery silt loam, fan, 0 to 3 percent slopes	96.7%	3.9
NRCS Soils	Water	0.4%	0.0
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	4.1
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	4.1
Utilities - Telephone	Finger Lakes Technology Group	100.0%	4.1
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	4.1
Watershed	Canandaigua Lake	100.0%	4.1
Wetlands - NWI	Lake	0.7%	0.0



## 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
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