



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

Property Information

Tax Map ID: 83.12-2-32
Physical Address: 64 West Ave
Community: City of Canandaigua
Easting: 632254
Northing: 1052804
Roll Section: 1 2021 **Acres:** 3.060
Property Class: 452 Nbh shop ctr
School District: Cdga City Sch Dist
Frontage: 0.00 **Depth:** 0.00
Heat:
Fuel:
Water: Comm/public
Sewer: Comm/public
NOTES:

BUILDING DETAILS (primary bldg only):
Year Built: 1970 **Sq Ft.** 29,586
Condition: Normal
Style: Shopping ctr/strip load sup
Stories: 1 **Central Air:**
Siding:
Basement:
Full Baths: **Half Baths:**
Bedrooms: **Fireplaces:**

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

Assessed Values:

Full Market Value: \$1,600,000
Total Assessment: \$1,600,000
Land Assessment: \$110,000

WHERE TO VOTE:
 320 South Pearl St, Canandaigua
 (Lutheran Church)

Owner Information

Owners: DR CHARTER OAK LLC; COCANY LLC
Address 1: 1131 TOLLAND TPKE
City: MANCHESTER
State, ZIP: CT 06042
Deed Book: 1373 **Deed Page:** 979 **Date:** 11/14/2016 **Comments:**

Recent Sales

Residential Sales (Valid Only)



Previous Owners

OWNER NAME(S): WAP 3 LLC

DEED DATE: 8/1/2002

DEED BOOK: 1081

DEED PAGE: 572

CLERK NUMBER: 200208200074

COMMENTS:

OWNER NAME(S): PASKOWSKI, RICHARD J

DEED DATE: 02/01/1991

DEED BOOK: 905

DEED PAGE: 317

CLERK NUMBER:

COMMENTS:

OWNER NAME(S): RIVERCREST ARMS COMPANY

DEED DATE: 11/01/1989

DEED BOOK: 891

DEED PAGE: 127

CLERK NUMBER:

COMMENTS:

OWNER NAME(S): BENCHMARK GREATER ROCHESTER PROPERTIES,

DEED DATE: 12/01/1984

DEED BOOK: 835

DEED PAGE: 867

CLERK NUMBER:

COMMENTS:

OWNER NAME(S): K & R REALTY COMPANY

DEED DATE: 02/01/1974

DEED BOOK: 735

DEED PAGE: 412

CLERK NUMBER:

COMMENTS:

OWNER NAME(S): KROVETZ, MORRIS

DEED DATE: 09/01/1973

DEED BOOK: 731

DEED PAGE: 693

CLERK NUMBER:

COMMENTS:



Tax Information

SPECIAL DISTRICT TAX RATES

Special District	Code	SD Tax Rate	UN Tax Rate	FE Tax Rate
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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	x	TAXABLE	/	1000 =	=	TAX YEAR
School Tax:	20.014609	x	\$1,600,000	/	1000 =	\$32,023.37	2020-2021
County Tax:	6.575761	x	\$1,600,000	/	1000 =	\$10,521.22	2020
Town or City Tax:	7.452370	x	\$1,600,000	/	1000 =	\$11,923.79	2020
Village Tax:	0.000000	x	\$1,600,000	/	1000 =	\$0.00	2020
Municipal and School Taxes Subtotal:						\$54,468.38	
+ Special District Taxes Subtotal:							
TOTAL ESTIMATED TAXES:							

SURVEYS

Survey ID	Survey Link (copy and paste in a browser)
OF 83.12-2-32	https://oncorng.co.ontario.ny.us/surveys/OF 83.12-2-32.tiff

TAX BILLS

(copy and paste link in a browser)

School:	https://oncorng.co.ontario.ny.us/TaxbillSchool/83.12-2-32_School.pdf
County/Town:	http://www.canandaiguaneconomy.gov/index.asp?SEC=AB365D96-4132-4914-92A2-30A0402A37DC&Type=B_BASIC
City:	http://www.canandaiguaneconomy.gov/index.asp?SEC=AB365D96-4132-4914-92A2-30A0402A37DC&Type=B_BASIC
Village:	

TAX MAP

https://oncorng.co.ontario.ny.us/taxmap320200/City of Canandaigua_083.12.pdf



Additional Inventory

IMPROVEMENTS

Structure Description	Code	Year	Sqft	Dim1	Dim2	Condition	Grade
Cold stor rm	RN2	1973	0	256	1	Normal	Average
Cold stor rm	RN2	1973	0	96	1	Normal	Average
Cold stor rm	RN2	1973	0	128	1	Normal	Average
Cold stor rm	RN2	1973	0	224	1	Normal	Average
Cold stor rm	RN2	1973	0	160	1	Normal	Average
Cold stor rm	RN2	1973	0	328	1	Normal	Average
Ovrhdoor-com	OH1	1973	64	0	0	Normal	Economy
Canpy-w/slab	CP6	1973	1,524	0	0	Normal	Economy
Canpy-w/slab	CP6	1964	488	0	0	Normal	Average
Pavng-asphlt	LP4	1973	0	80,	2	Normal	Average
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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			3.000	0	0	\$110,000



Individual Building Details

RESIDENTIAL BUILDINGS



COMMERCIAL BUILDINGS

Building Number:	2	Number of Stories:	1
Building Section:	1	Story Height (feet):	13
No. Identical Bldgs:	1	% Air-Conditioned:	0.00
Actual Year Built:	1978	% Sprinkler:	0.00
Effective Year Built:	0	% Alarmed:	0.00
Construction Quality:	Average	Number of Elevators:	0
Overall Condition:	Normal	Basement Type:	
Perimeter:	567	Basement Perimeter:	0
Gross Floor Area:	12076	Basement Sqft:	0
Wall A %:	0.00	Wall B %:	100.00
		Wall C %:	0.00

Building Number:	1	Number of Stories:	1
Building Section:	1	Story Height (feet):	16
No. Identical Bldgs:	1	% Air-Conditioned:	100.00
Actual Year Built:	1970	% Sprinkler:	100.00
Effective Year Built:	0	% Alarmed:	100.00
Construction Quality:	Average	Number of Elevators:	0
Overall Condition:	Normal	Basement Type:	
Perimeter:	742	Basement Perimeter:	0
Gross Floor Area:	29586	Basement Sqft:	0
Wall A %:	0.00	Wall B %:	100.00
		Wall C %:	0.00



Property Analysis

Type	Description	% Coverage	Acres
Ecological Community	Mowed Lawn	1.842%	0.1
Ecological Community	Successional Shrubland	29.966%	0.9
Ecological Community	Urban Structure Exterior	64.579%	2.0
NRCS Soils	Cayuga silt loam, 3 to 8 percent slopes	77.5%	2.4
NRCS Soils	Odessa silt loam, 0 to 3 percent slopes	22.5%	0.7
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	3.1
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	3.1
Utilities - Telephone	Finger Lakes Technology Group	100.0%	3.1
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	3.1
Watershed	Canandaigua Lake	100.0%	3.1



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
City of Canandaigua Zoning	C-2B	74.6%
City of Canandaigua Zoning	R-2	25.4%

