



Property Description Report For: 7091 W Main St, Municipality of Village of Port Leyden, Leyden

No Photo Available

Status: Active
Roll Section: Taxable
Swis: 233401
Tax Map ID #: 353.12-02-14.000
Property Class: 330 - Vacant comm
Site: COM 1
In Ag. District: No
Site Property Class: 330 - Vacant comm
Zoning Code: 01
Neighborhood Code: 05100 - Commercial
School District: South Lewis
Total Assessment: 2025 - Tentative \$8,500
2024 - \$25,800

Property Desc:

Deed Page: 4347
Grid North: 1308010

Total Acreage/Size: 75 x 154.65
Land Assessment: 2025 - Tentative \$8,500
2024 - \$8,500
Full Market Value: 2025 - Tentative \$12,000
2024 - \$34,400
Equalization Rate: 2025 - Tentative 71.00%
2024 - 75.00%
Deed Book: 2020
Grid East: 1148170

Owners

Greenchip Investors LLC
P.O. Box 205
Port Leyden NY 13433

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
9/24/2020	\$0	482 - Det row bldg	Land & Building	Moose River Park LLC	No	No	No	2020/4347
6/6/2018	\$150,000	482 - Det row bldg	Land & Building	Ottmann, Kurt	No	Yes	Yes	2018/2780
6/1/2006	\$30,000	482 - Det row bldg	Land & Building	Brooks, Steven	Yes	Yes	No	2006/1942

Utilities

Sewer Type: Comm/public
Utilities: Electric
Water Supply: Comm/public

Inventory

Overall Eff Year Built:		Overall Condition:		Fair	
Overall Grade:		Economy	Overall Desirability:		2

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Eff		Condition	Quality	Gross Floor Area (sqft)	Stories	Num Indent Bldgs
					Year Built	Year Built					

Site Uses

Use	Rentable Area (sqft)	Total Units
Row retail	3,360	0
Non-contrib	1,680	0

Improvements

Structure	Size	Grade	Condition	Year
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Land Types

Type	Size
Primary	154 × 163.72

Special Districts for 2025 (Tentative)

Description	Units	Percent	Type	Value
CLEAN-Property Clean up	0	0%	T	0

Special Districts for 2024

No information available for the 2024 roll year.