

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2025 FINAL ASSESSMENT ROLL
TAXABLE SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 1
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 250.20-1-23 *****							
20 Sinclair Dr	210 1 Family Res		VILLAGE TAXABLE VALUE		58,500	26100	
250.20-1-23	Cassadaga Valle 062601	12,500	COUNTY TAXABLE VALUE		58,500		
Wise Brandon C	102-1-5	58,500	TOWN TAXABLE VALUE		58,500		
Gustafson Kari L	ACRES 1.33		SCHOOL TAXABLE VALUE		58,500		
20 Sinclair Dr	EAST-0315363 NRTH-0824492						
PO Box 883	DEED BOOK 2020 PG-2595						
Sinclairville, NY 14782	FULL MARKET VALUE	95,500					
***** 251.01-1-1 *****							
Andrews Rd	314 Rural vac<10		VILLAGE TAXABLE VALUE		5,500	26100	
251.01-1-1	Cassadaga Valle 062601	5,500	COUNTY TAXABLE VALUE		5,500		
Allenbrand Anthony J	101-1-1.2	5,500	TOWN TAXABLE VALUE		5,500		
Allenbrand Diane L	ACRES 2.40		SCHOOL TAXABLE VALUE		5,500		
6525 Andrews Rd	EAST-0315257 NRTH-0830287						
Sinclairville, NY 14782	DEED BOOK 2370 PG-321						
	FULL MARKET VALUE	9,000					
***** 251.01-1-3 *****							
Andrews Rd	322 Rural vac>10		VILLAGE TAXABLE VALUE		14,700	26100	
251.01-1-3	Cassadaga Valle 062601		14,700 COUNTY TAXABLE VALUE		14,700		
Maple Run land Holdings LLC	101-1-2	14,700	TOWN TAXABLE VALUE		14,700		
57 Water St	ACRES 10.00		SCHOOL TAXABLE VALUE		14,700		
Sinclairville, NY 14782	EAST-0315340 NRTH-0829849						
	DEED BOOK 2018 PG-6559						
	FULL MARKET VALUE	24,000					
***** 251.01-1-4 *****							
Water St Ext	240 Rural res		AG DIST 41720 28,680	28,680	28,680	28,680	
251.01-1-4	Cassadaga Valle 062601		57,200 FARM SILOS 42100 500	500	500	500	500
Maple Run Land Holdings, LLC	101-1-3	95,000	VILLAGE TAXABLE VALUE		65,820		
PO Box 542	ACRES 55.00		COUNTY TAXABLE VALUE		65,820		
Sinclairville, NY 14782	EAST-0316037 NRTH-0829082		TOWN TAXABLE VALUE		65,820		
	DEED BOOK 2017 PG-2796		SCHOOL TAXABLE VALUE		65,820		
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	155,100					
UNDER AGDIST LAW TIL 2029							
***** 251.01-1-5 *****							
Water St Ext	314 Rural vac<10		AG DIST 41720 8,140	8,140	8,140	8,140	
251.01-1-5	Cassadaga Valle 062601		10,400 VILLAGE TAXABLE VALUE		2,260		
Maple Run Land Holdings, LLC	101-2-2	10,400	COUNTY TAXABLE VALUE		2,260		
PO Box 542	ACRES 5.40		TOWN TAXABLE VALUE		2,260		
Sinclairville, NY 14782	EAST-0316707 NRTH-0829327		SCHOOL TAXABLE VALUE		2,260		
	DEED BOOK 2017 PG-2796						
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	17,000					
UNDER AGDIST LAW TIL 2029							

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T A X A B L E SECTION OF THE ROLL - 1
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.01-1-6.1 *****							
251.01-1-6.1	Water St Ext					26100	
Maple Run Land Holdings, LLC	322 Rural vac>10	AG DIST 41720 15,710		15,710	15,710	15,710	15,710
PO Box 542	Cassadaga Valle 062601	26,100	VILLAGE TAXABLE VALUE		10,390		
Sinclairville, NY 14782	101-2-1.2	26,100	COUNTY TAXABLE VALUE		10,390		
	ACRES 23.00		TOWN TAXABLE VALUE		10,390		
	EAST-0316294 NRTH-0830069		SCHOOL TAXABLE VALUE		10,390		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2017	PG-2796					
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	42,600					
***** 251.01-1-6.2 *****							
251.01-1-6.2	Water St Ext					26100	
Smith Darin A	311 Res vac land	AG DIST 41720 800		800	800	800	800
57 Water St	Cassadaga Valle 062601	900	VILLAGE TAXABLE VALUE		100		
Sinclairville, NY 14782	101-2-1.2	900	COUNTY TAXABLE VALUE		100		
	ACRES 0.18		TOWN TAXABLE VALUE		100		
	EAST-0316294 NRTH-0830069		SCHOOL TAXABLE VALUE		100		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2013	PG-6145					
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	1,500					
***** 251.01-1-7 *****							
251.01-1-7	85 Water St					26100	
Lanphere Myron L	210 1 Family Res	ENH STAR 41834 0		0	0	54,160	
Lanphere Linda	Cassadaga Valle 062601	18,400	VILLAGE TAXABLE VALUE		180,000		
85 Water St	101-2-1.1	180,000	COUNTY TAXABLE VALUE		180,000		
PO Box 711	ACRES 4.50		TOWN TAXABLE VALUE		180,000		
Sinclairville, NY 14782	EAST-0316652 NRTH-0830063		SCHOOL TAXABLE VALUE		125,840		
	DEED BOOK 2505	PG-665					
	FULL MARKET VALUE	293,900					
***** 251.01-1-8 *****							
251.01-1-8	Water St Ext					26100	
Maple Run Land Holdings, LLC	314 Rural vac<10	AG DIST 41720 10,090		10,090	10,090	10,090	10,090
PO Box 542	Cassadaga Valle 062601	12,600	VILLAGE TAXABLE VALUE		2,510		
Sinclairville, NY 14782	101-3-1	12,600	COUNTY TAXABLE VALUE		2,510		
	ACRES 7.80		TOWN TAXABLE VALUE		2,510		
	EAST-0317102 NRTH-0830056		SCHOOL TAXABLE VALUE		2,510		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2017	PG-2796					
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	20,600					
***** 251.01-1-9..a *****							
251.01-1-9..a	Park St Ext					26100	
Gane Greg B	322 Rural vac>10	AG DIST 41720 12,420		12,420	12,420	12,420	12,420
5481 Hodge Rd	Cassadaga Valle 062601	18,200	VILLAGE TAXABLE VALUE		5,780		
Sinclairville, NY 14782	101-3-2	18,200	COUNTY TAXABLE VALUE		5,780		
	ACRES 13.80		TOWN TAXABLE VALUE		5,780		
	EAST-0317874 NRTH-0829901		SCHOOL TAXABLE VALUE		5,780		
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	29,700					
UNDER AGDIST LAW TIL 2029							

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.01-1-10 *****							
251.01-1-10	Hall Rd					26100	
Gane Greg B	311 Res vac land		VILLAGE TAXABLE VALUE		1,300		
5481 Hodge Rd	Cassadaga Valle 062601	1,300	COUNTY TAXABLE VALUE		1,300		
Sinclairville, NY 14782	101-4-1	1,300	TOWN TAXABLE VALUE		1,300		
	ACRES 0.70		SCHOOL TAXABLE VALUE		1,300		
	EAST-0318113 NRTH-0830223						
	FULL MARKET VALUE	2,100					
***** 251.01-1-11 *****							
251.01-1-11	104 Park St Ext					26100	
Crossley David H	210 1 Family Res		VILLAGE TAXABLE VALUE		152,000		
Crossley Janet E	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE		152,000		
104 Park St Ext	101-5-1.2	152,000	TOWN TAXABLE VALUE		152,000		
Sinclairville, NY 14782	ACRES 2.00		SCHOOL TAXABLE VALUE		152,000		
	EAST-0318238 NRTH-0829980						
	DEED BOOK 2018 PG-7252						
	FULL MARKET VALUE	248,200					
***** 251.01-1-12 *****							
251.01-1-12	Charlotte Center					26100	
Gane Greg B	314 Rural vac<10		VILLAGE TAXABLE VALUE		5,200		
5481 Hodge Rd	Cassadaga Valle 062601	5,200	COUNTY TAXABLE VALUE		5,200		
Gerry, NY 14740	101-5-2	5,200	TOWN TAXABLE VALUE		5,200		
	ACRES 5.40		SCHOOL TAXABLE VALUE		5,200		
	EAST-0319585 NRTH-0830282						
	DEED BOOK 2024 PG-5113						
	FULL MARKET VALUE	8,500					
***** 251.01-1-13 *****							
251.01-1-13	Thornton Rd					26100	
Martin Vicki L	314 Rural vac<10		VILLAGE TAXABLE VALUE		3,200		
Lawson Jill M	Cassadaga Valle 062601	3,200	COUNTY TAXABLE VALUE		3,200		
6454 Harper Rd	101-5-3	3,200	TOWN TAXABLE VALUE		3,200		
Sinclairville, NY 14782	ACRES 2.90		SCHOOL TAXABLE VALUE		3,200		
	EAST-0320051 NRTH-0830127						
	DEED BOOK 2022 PG-5509						
	FULL MARKET VALUE	5,200					
***** 251.01-1-14 *****							
251.01-1-14	100 Park St Ext					26100	
Gane Greg B	240 Rural res		AG DIST 41720 16,170	16,170	16,170	16,170	
5481 Hodge Rd	Cassadaga Valle 062601	64,300	VILLAGE TAXABLE VALUE		98,830		
Sinclairville, NY 14782	101-5-1.1	115,000	COUNTY TAXABLE VALUE		98,830		
	ACRES 78.80		TOWN TAXABLE VALUE		98,830		
	EAST-0319293 NRTH-0829424		SCHOOL TAXABLE VALUE		98,830		
	DEED BOOK 1916 PG-00160						
	FULL MARKET VALUE	187,800					

MAY BE SUBJECT TO PAYMENT
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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.01-1-15 *****							
63 Kent St	210 1 Family Res		ENH STAR 41834	0	0	0	54,160
251.01-1-15	Cassadaga Valle 062601	11,000	VILLAGE TAXABLE VALUE		55,000		
Lanphere Blanche B	101-5-4	55,000	COUNTY TAXABLE VALUE		55,000		
63 Kent St	ACRES 1.00		TOWN TAXABLE VALUE		55,000		
Sinclairville, NY 14782	EAST-0319131 NRTH-0827907		SCHOOL TAXABLE VALUE		840		
	DEED BOOK 2360 PG-252						
	FULL MARKET VALUE	89,800					
***** 251.01-1-16 *****							
Kent St	311 Res vac land		VILLAGE TAXABLE VALUE		2,800		26100
251.01-1-16	Cassadaga Valle 062601	2,800	COUNTY TAXABLE VALUE		2,800		
Lanphere Blanche B	101-5-1.3	2,800	TOWN TAXABLE VALUE		2,800		
Burdick	ACRES 0.80 BANK 0266		SCHOOL TAXABLE VALUE		2,800		
63 Kent St	EAST-0319010 NRTH-0827831						
Sinclairville, NY 14782	DEED BOOK 2385 PG-804						
	FULL MARKET VALUE	4,600					
***** 251.01-1-17 *****							
92 Park St Ext	210 1 Family Res		VILLAGE TAXABLE VALUE		115,000		26100
251.01-1-17	Cassadaga Valle 062601	16,600	COUNTY TAXABLE VALUE		115,000		
Davis Brett M	101-5-9.2	115,000	TOWN TAXABLE VALUE		115,000		
Davis Jennifer L	ACRES 3.50		SCHOOL TAXABLE VALUE		115,000		
92 Park St Ext	EAST-0318557 NRTH-0829272						
Sinclairville, NY 14782	DEED BOOK 2021 PG-4808						
	FULL MARKET VALUE	187,800					
***** 251.01-1-18 *****							
Park St	322 Rural vac>10		VILLAGE TAXABLE VALUE		15,600		26100
251.01-1-18	Cassadaga Valle 062601	15,600	COUNTY TAXABLE VALUE		15,600		
Lind Rodney	101-5-9.1	15,600	TOWN TAXABLE VALUE		15,600		
Lind Mary	ACRES 11.00		SCHOOL TAXABLE VALUE		15,600		
82 Park St	EAST-0318511 NRTH-0828896						
Sinclairville, NY 14782	DEED BOOK 2020 PG-2518						
	FULL MARKET VALUE	25,500					
***** 251.01-1-19 *****							
82 Park St	210 1 Family Res		VILLAGE TAXABLE VALUE		240,000		26100
251.01-1-19	Cassadaga Valle 062601	17,300	COUNTY TAXABLE VALUE		240,000		
Lind Rodney	101-5-9.3	240,000	TOWN TAXABLE VALUE		240,000		
Lind Mary	ACRES 3.90		SCHOOL TAXABLE VALUE		240,000		
82 Park St	EAST-0318168 NRTH-0828626						
Sinclairville, NY 14782	DEED BOOK 2020 PG-2518						
	FULL MARKET VALUE	391,800					

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.01-1-20 *****							
251.01-1-20	68 Park St					26100	
Thomas Dylan	270 Mfg housing		BAS STAR 41854	0	0	0	18,870
Joyce Thomas	Cassadaga Valle 062601	14,000	VILLAGE TAXABLE VALUE		46,000		
68 Park St	101-5-8.2	46,000	COUNTY TAXABLE VALUE		46,000		
Sinclairville, NY 14782	ACRES 2.00		TOWN TAXABLE VALUE		46,000		
	EAST-0318131 NRTH-0828234		SCHOOL TAXABLE VALUE		27,130		
	DEED BOOK 2022 PG-4923						
	FULL MARKET VALUE	75,100					
***** 251.01-1-21 *****							
251.01-1-21	64 Park St					26100	
Person Randy D	210 1 Family Res		VILLAGE TAXABLE VALUE		30,000		
64 Park St	Cassadaga Valle 062601	14,400	COUNTY TAXABLE VALUE		30,000		
PO Box 1029	101-5-8.1	30,000	TOWN TAXABLE VALUE		30,000		
Sinclairville, NY 14782	ACRES 2.20		SCHOOL TAXABLE VALUE		30,000		
	DEED BOOK 2018 PG-5324						
	FULL MARKET VALUE	49,000					
***** 251.01-1-23 *****							
251.01-1-23	32 Kent St					26100	
Hale Randi E	210 1 Family Res		VILLAGE TAXABLE VALUE		68,000		
32 Kent St	Cassadaga Valle 062601	16,500	COUNTY TAXABLE VALUE		68,000		
Sinclairville, NY 14782	101-6-8	68,000	TOWN TAXABLE VALUE		68,000		
	ACRES 3.40		SCHOOL TAXABLE VALUE		68,000		
	EAST-0318672 NRTH-0827422						
PRIOR OWNER ON 3/01/2025	DEED BOOK 2025 PG-1472						
Hale Randi E	FULL MARKET VALUE	111,000					
***** 251.01-1-24 *****							
251.01-1-24	28 Kent St					26100	
Britt Jonathan J	210 1 Family Res		VILLAGE TAXABLE VALUE		69,000		
Britt Danielle M	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		69,000		
28 Kent St	101-6-7	69,000	TOWN TAXABLE VALUE		69,000		
Sinclairville, NY 14782	ACRES 0.50		SCHOOL TAXABLE VALUE		69,000		
	EAST-0318486 NRTH-0827332						
	DEED BOOK 2579 PG-821						
	FULL MARKET VALUE	112,700					
***** 251.01-1-26 *****							
251.01-1-26	1 Kent St					26100	
Newton Catherine	210 1 Family Res		VILLAGE TAXABLE VALUE		37,000		
7006 Rood Rd	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE		37,000		
Sinclairville, NY 14787	101-5-6	37,000	TOWN TAXABLE VALUE		37,000		
	ACRES 2.00		SCHOOL TAXABLE VALUE		37,000		
	EAST-0317936 NRTH-0827287						
	DEED BOOK 2014 PG-6424						
	FULL MARKET VALUE	60,400					

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.01-1-27 *****							
251.01-1-27	6 Water St					26100	
Tracy Suzanne M	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
6 Water St Apt #1	Cassadaga Valle 062601	8,600	VILLAGE TAXABLE VALUE		66,000		
PO Box 873	101-3-7	66,000	COUNTY TAXABLE VALUE		66,000		
Sinclairville, NY 14782	FRNT 145.00 DPTH 182.00		TOWN TAXABLE VALUE		66,000		
	ACRES 0.60		SCHOOL TAXABLE VALUE		47,130		
	EAST-0317522 NRTH-0827179						
	DEED BOOK 2347 PG-523						
	FULL MARKET VALUE	107,800					
***** 251.01-1-28 *****							
251.01-1-28	13 Water St					26100	
Scott Christopher J	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
13 Water St	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE		36,600		
Sinclairville, NY 14782-9602	103-1-3	36,600	COUNTY TAXABLE VALUE		36,600		
	ACRES 0.50		TOWN TAXABLE VALUE		36,600		
	EAST-0317114 NRTH-0827082		SCHOOL TAXABLE VALUE		17,730		
	DEED BOOK 2014 PG-2228						
	FULL MARKET VALUE	59,800					
***** 251.01-1-29 *****							
251.01-1-29	15 Water St					26100	
McMurdy Stephine L	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
15 Water St	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE		60,400		
Sinclairville, NY 14782	103-1-2	60,400	COUNTY TAXABLE VALUE		60,400		
	ACRES 0.50		TOWN TAXABLE VALUE		60,400		
	EAST-0317062 NRTH-0827202		SCHOOL TAXABLE VALUE		41,530		
	DEED BOOK 2014 PG-5977						
	FULL MARKET VALUE	98,600					
***** 251.01-1-30 *****							
251.01-1-30	17 Water St					26100	
Lloyd David	220 2 Family Res		BAS STAR 41854	0	0	0	18,870
17 Water St	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE		28,000		
Sinclairville, NY 14782	103-1-1	28,000	COUNTY TAXABLE VALUE		28,000		
	ACRES 0.50		TOWN TAXABLE VALUE		28,000		
	EAST-0317008 NRTH-0827342		SCHOOL TAXABLE VALUE		9,130		
	DEED BOOK 2613 PG-838						
	FULL MARKET VALUE	45,700					
***** 251.01-1-32.1 *****							
251.01-1-32.1	65 Park St					26100	
Bonasera Alexia	210 1 Family Res		VILLAGE TAXABLE VALUE		46,700		
65 Park St	Cassadaga Valle 062601	12,700	COUNTY TAXABLE VALUE		46,700		
Sinclairville, NY 14782	101-3-5	46,700	TOWN TAXABLE VALUE		46,700		
	ACRES 1.40		SCHOOL TAXABLE VALUE		46,700		
	EAST-0966085 NRTH-0828101						
	DEED BOOK 2020 PG-2651						
	FULL MARKET VALUE	76,200					

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE				
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.				
*****								251.01-1-32.2 *****
67 Park St								26100
251.01-1-32.2	210 1 Family Res		VILLAGE TAXABLE VALUE	55,000				
McNiff Cookie Factory LLC	Cassadaga Valle 062601		8,600 COUNTY TAXABLE VALUE	55,000				
3166 Ames Rd	101-3-5	55,000	TOWN TAXABLE VALUE	55,000				
Cassadaga, NY 14718	ACRES 0.60		SCHOOL TAXABLE VALUE	55,000				
	EAST-0966141 NRTH-0828254							
	DEED BOOK 2016 PG-2177							
	FULL MARKET VALUE	89,800						
*****								251.01-1-33 *****
69 Park St								26100
251.01-1-33	210 1 Family Res		VILLAGE TAXABLE VALUE	37,000				
Van Arsdale Justine E	Cassadaga Valle 062601	13,300	COUNTY TAXABLE VALUE	37,000				
Hallowell Marshall D	101-3-4	37,000	TOWN TAXABLE VALUE	37,000				
69 Park St	ACRES 1.60		SCHOOL TAXABLE VALUE	37,000				
Sinclairville, NY 14782	EAST-0317892 NRTH-0828465							
	DEED BOOK 2024 PG-5306							
	FULL MARKET VALUE	60,400						
*****								251.01-1-34 *****
Water St								26100
251.01-1-34	270 Mfg housing		AG DIST 41720 0	15,100	15,100		15,100	
Maple Run Land Holdings, LLC	Cassadaga Valle 062601		46,300 VILLAGE TAXABLE VALUE	60,000				
PO Box 542	101-3-3	60,000	COUNTY TAXABLE VALUE	44,900				
Sinclairville, NY 14782	ACRES 37.20		TOWN TAXABLE VALUE	44,900				
	EAST-0317677 NRTH-0829245		SCHOOL TAXABLE VALUE	44,900				
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2017 PG-2796							
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	98,000						
*****								251.01-1-35.1 *****
25 Water St								26100
251.01-1-35.1	210 1 Family Res		ENH STAR 41834 0	0	0	0	54,160	
Bailey Irrevocable Trust James	Cassadaga Valle 062601		14,900 VILLAGE TAXABLE VALUE	122,100				
Bailey Irrevocable Trust Linda	102-1-1.1	122,100	COUNTY TAXABLE VALUE	122,100				
25 Water St	ACRES 2.50		TOWN TAXABLE VALUE	122,100				
Sinclairville, NY 14782	EAST-0316953 NRTH-0828043		SCHOOL TAXABLE VALUE	67,940				
	DEED BOOK 2018 PG-1318							
	FULL MARKET VALUE	199,300						
*****								251.01-1-36 *****
27 Water St								26100
251.01-1-36	210 1 Family Res		VET WAR CT 41121 3,774	7,548	3,774	0	0	
Johnny L & Karyn E. Okerlund	Cassadaga Valle 062601		18,400 ENH STAR 41834	0	0	0	54,160	
Devereaux Terra L	102-1-1.2	120,000	VILLAGE TAXABLE VALUE	116,226				
27 Water St	ACRES 4.50		COUNTY TAXABLE VALUE	112,452				
Sinclairville, NY 14782-9604	EAST-0316943 NRTH-0827995		TOWN TAXABLE VALUE	116,226				
	DEED BOOK 2022 PG-2500		SCHOOL TAXABLE VALUE	65,840				
	FULL MARKET VALUE	195,900						

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2025 FINAL ASSESSMENT ROLL
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THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.01-1-37 *****							
251.01-1-37	Kent St					26100	
Lanphere Blanche B	312 Vac w/imprv		VILLAGE TAXABLE VALUE		25,000		
63 Kent St	Cassadaga Valle 062601	21,400	COUNTY TAXABLE VALUE		25,000		
Sinclairville, NY 14782	101-6-9	25,000	TOWN TAXABLE VALUE		25,000		
	ACRES 17.20 BANK 0266		SCHOOL TAXABLE VALUE		25,000		
	EAST-0319593 NRTH-0827720						
	DEED BOOK 2360 PG-252						
	FULL MARKET VALUE	40,800					
***** 251.03-1-1 *****							
251.03-1-1	18 Sinclair Dr					26100	
France Kenneth C	240 Rural res		BAS STAR 41854	0	0	0	18,870
France Tracy L	Cassadaga Valle 062601	27,500	VILLAGE TAXABLE VALUE		97,000		
18 Sinclair Dr	102-1-3.2	97,000	COUNTY TAXABLE VALUE		97,000		
Sinclairville, NY 14782	ACRES 13.00		TOWN TAXABLE VALUE		97,000		
	EAST-0315232 NRTH-0825011		SCHOOL TAXABLE VALUE		78,130		
	DEED BOOK 2022 PG-3570						
	FULL MARKET VALUE	158,400					
***** 251.03-1-3 *****							
251.03-1-3	16 Sinclair Dr					26100	
Zahm Ryan L	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Zahm Misty L	Cassadaga Valle 062601	11,000	VILLAGE TAXABLE VALUE		94,000		
16 Sinclair Dr	102-1-4	94,000	COUNTY TAXABLE VALUE		94,000		
Sinclairville, NY 14782	ACRES 1.00		TOWN TAXABLE VALUE		94,000		
	DEED BOOK 2478 PG-584		SCHOOL TAXABLE VALUE		75,130		
	FULL MARKET VALUE	153,500					
***** 251.03-1-5 *****							
251.03-1-5	6 Sinclair Dr					26100	
Clark Marcus F	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Clark Shanda D	Cassadaga Valle 062601	11,000	VILLAGE TAXABLE VALUE		133,000		
6 Sinclair Dr	103-1-36	133,000	COUNTY TAXABLE VALUE		133,000		
Sinclairville, NY 14782	ACRES 1.00		TOWN TAXABLE VALUE		133,000		
	DEED BOOK 2558 PG-559		SCHOOL TAXABLE VALUE		114,130		
	FULL MARKET VALUE	217,100					
***** 251.03-1-6 *****							
251.03-1-6	2 Sinclair Dr					26100	
Green Larry H	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Green Miranda	Cassadaga Valle 062601	11,000	VILLAGE TAXABLE VALUE		101,000		
2 Sinclair Dr	103-1-35	101,000	COUNTY TAXABLE VALUE		101,000		
Sinclairville, NY 14782	ACRES 1.00		TOWN TAXABLE VALUE		101,000		
	EAST-0316119 NRTH-0825570		SCHOOL TAXABLE VALUE		82,130		
	DEED BOOK 2022 PG-7567						
	FULL MARKET VALUE	164,900					

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-1-7 *****							
1 Mill St						26100	
251.03-1-7	210 1 Family Res		VILLAGE TAXABLE VALUE		93,500		
Anderson Todd J	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		93,500		
Anderson Jessie L	103-1-34	93,500	TOWN TAXABLE VALUE		93,500		
1 Mill St	ACRES 0.50		SCHOOL TAXABLE VALUE		93,500		
PO Box 451	EAST-0316141 NRTH-0825661						
Sinclairville, NY 14782	DEED BOOK 2570 PG-470						
	FULL MARKET VALUE	152,700					
***** 251.03-1-9 *****							
Mill St						26100	
251.03-1-9	210 1 Family Res		ENH STAR 41834	0	0	0	54,160
Hall Ronald M	Cassadaga Valle 062601	18,000	VILLAGE TAXABLE VALUE		74,000		
Hall Anita	103-1-32.1	74,000	COUNTY TAXABLE VALUE		74,000		
PO Box 446	ACRES 5.80		TOWN TAXABLE VALUE		74,000		
Sinclairville, NY 14782	EAST-0316203 NRTH-0825812		SCHOOL TAXABLE VALUE		19,840		
	FULL MARKET VALUE	120,800					
***** 251.03-1-10 *****							
39 Prospect St						26100	
251.03-1-10	112 Dairy farm		AG DIST 41720	0	24,340	24,340	24,340
Frost Steven G	Cassadaga Valle 062601	91,400	FARM SILOS 42100	1,000	1,000	1,000	1,000
Frost Ashley R	102-1-2	207,400	VILLAGE TAXABLE VALUE		206,400		
39 Prospect St	ACRES 126.00		COUNTY TAXABLE VALUE		182,060		
Sinclairville, NY 14782	EAST-0315807 NRTH-0826411		TOWN TAXABLE VALUE		182,060		
	DEED BOOK 2025 PG-1784		SCHOOL TAXABLE VALUE		182,060		
PRIOR OWNER ON 3/01/2025	FULL MARKET VALUE	338,600					
Frost Steven G							
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029							
***** 251.03-1-14 *****							
31 Park St						26100	
251.03-1-14	210 1 Family Res		VILLAGE TAXABLE VALUE		35,000		
Nate Enterprises, LLC	Cassadaga Valle 062601	8,600	COUNTY TAXABLE VALUE		35,000		
302 E 2nd St	103-1-10	35,000	TOWN TAXABLE VALUE		35,000		
PO Box 819	ACRES 0.60		SCHOOL TAXABLE VALUE		35,000		
Jamestown, NY 14701	EAST-0317567 NRTH-0826496						
	DEED BOOK 2022 PG-7962						
	FULL MARKET VALUE	57,100					
***** 251.03-1-15.3 *****							
33 Park St						26100	
251.03-1-15.3	210 1 Family Res		VILLAGE TAXABLE VALUE		27,000		
Senko Brittany A	Cassadaga Valle 062601	8,600	COUNTY TAXABLE VALUE		27,000		
33 Park St	103-1-9	27,000	TOWN TAXABLE VALUE		27,000		
Sinclairville, NY 14782	ACRES 0.43		SCHOOL TAXABLE VALUE		27,000		
	EAST-0317435 NRTH-0826660						
	DEED BOOK 2016 PG-5450						
	FULL MARKET VALUE	44,100					

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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-1-16 *****							
251.03-1-16	35 Park St					26100	
Stroebele Marah N	210 1 Family Res		VILLAGE TAXABLE VALUE		53,500		
35 Park St	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE		53,500		
Sinclairville, NY 14782	103-1-8	53,500	TOWN TAXABLE VALUE		53,500		
	ACRES 1.00		SCHOOL TAXABLE VALUE		53,500		
	EAST-0317590 NRTH-0826694						
	DEED BOOK 2018 PG-1923						
	FULL MARKET VALUE	87,300					
***** 251.03-1-18 *****							
251.03-1-18	39 Park St		BAS STAR 41854	0	0	0	18,870
Gustafson Lee D	210 1 Family Res		VILLAGE TAXABLE VALUE		25,000		
39 Park St	Cassadaga Valle 062601	9,900	COUNTY TAXABLE VALUE		25,000		
Sinclairville, NY 14782	103-1-6	25,000	TOWN TAXABLE VALUE		25,000		
	ACRES 0.75		SCHOOL TAXABLE VALUE		6,130		
	EAST-0317444 NRTH-0826824						
	DEED BOOK 2200 PG-00139						
	FULL MARKET VALUE	40,800					
***** 251.03-1-19 *****							
251.03-1-19	9 Water St					26100	
Barker Daniel E	210 1 Family Res		VILLAGE TAXABLE VALUE		59,000		
9 Water St	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		59,000		
Sinclairville, NY 14782	103-1-4	59,000	TOWN TAXABLE VALUE		59,000		
	ACRES 0.50		SCHOOL TAXABLE VALUE		59,000		
	EAST-0317180 NRTH-0826974						
	DEED BOOK 2023 PG-5277						
	FULL MARKET VALUE	96,300					
***** 251.03-1-20 *****							
251.03-1-20	1 Water St					26100	
Wielgasz James/Betty	210 1 Family Res		VILLAGE TAXABLE VALUE		35,000		
Boughton Roxanne D	Cassadaga Valle 062601	12,700	COUNTY TAXABLE VALUE		35,000		
1 Water St	103-1-5	35,000	TOWN TAXABLE VALUE		35,000		
Sinclairville, NY 14782	ACRES 1.40		SCHOOL TAXABLE VALUE		35,000		
	DEED BOOK 2019 PG-7148						
	FULL MARKET VALUE	57,100					
***** 251.03-1-22 *****							
251.03-1-22	2 Kent St		BAS STAR 41854	0	0	0	18,870
Ridout Betty J	210 1 Family Res		VILLAGE TAXABLE VALUE		54,000		
Rose Megan E	Cassadaga Valle 062601	2,100	COUNTY TAXABLE VALUE		54,000		
2 Kent St	101-6-2	54,000	TOWN TAXABLE VALUE		54,000		
PO Box 894	ACRES 0.22		SCHOOL TAXABLE VALUE		35,130		
Sinclairville, NY 14782	EAST-0317877 NRTH-0826961						
	DEED BOOK 2018 PG-4630						
	FULL MARKET VALUE	88,200					

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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-1-23 *****							
4 Kent St	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
251.03-1-23	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE		46,000		
Runge Robert E	101-6-3	46,000	COUNTY TAXABLE VALUE		46,000		
Runge Brenda L	ACRES 0.50		TOWN TAXABLE VALUE		46,000		
4 Kent St	EAST-0317926 NRTH-0827035		SCHOOL TAXABLE VALUE		27,130		
Sinclairville, NY 14782	DEED BOOK 2682 PG-797						
	FULL MARKET VALUE	75,100					
***** 251.03-1-24 *****							
8 Kent St	210 1 Family Res		VILLAGE TAXABLE VALUE		43,600		
251.03-1-24	Cassadaga Valle 062601	9,900	COUNTY TAXABLE VALUE		43,600		
Johnson Sally Ann	101-6-4	43,600	TOWN TAXABLE VALUE		43,600		
8 Kent St	ACRES 0.75		SCHOOL TAXABLE VALUE		43,600		
Sinclairville, NY 14782	EAST-0318030 NRTH-0827099						
	DEED BOOK 2015 PG-4027						
	FULL MARKET VALUE	71,200					
***** 251.03-1-25 *****							
16 Kent St	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
251.03-1-25	Cassadaga Valle 062601	9,900	VILLAGE TAXABLE VALUE		48,500		
Johnson Ralph	101-6-5	48,500	COUNTY TAXABLE VALUE		48,500		
Johnson Kelly J	ACRES 0.75		TOWN TAXABLE VALUE		48,500		
David Childs	EAST-0318144 NRTH-0827170		SCHOOL TAXABLE VALUE		29,630		
12455 Jackson Run Rd	DEED BOOK 2014 PG-2209						
Sugar Grove, PA 16350	FULL MARKET VALUE	79,200					
***** 251.03-1-26 *****							
20 Kent St	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
251.03-1-26	Cassadaga Valle 062601	13,900	VILLAGE TAXABLE VALUE		45,000		
Lohnes Royal	101-6-6	45,000	COUNTY TAXABLE VALUE		45,000		
Lohnes Joan	ACRES 1.90		TOWN TAXABLE VALUE		45,000		
20 Kent St	EAST-0318322 NRTH-0827272		SCHOOL TAXABLE VALUE		26,130		
Sinclairville, NY 14782	DEED BOOK 1857 PG-00487						
	FULL MARKET VALUE	73,500					
***** 251.03-1-27 *****							
Park St	314 Rural vac<10		VILLAGE TAXABLE VALUE		9,100		
251.03-1-27	Cassadaga Valle 062601	9,100	COUNTY TAXABLE VALUE		9,100		
Bailey Nathan J	101-6-11.1	9,100	TOWN TAXABLE VALUE		9,100		
Bailey Debra	ACRES 7.30		SCHOOL TAXABLE VALUE		9,100		
38 Park St	EAST-0318403 NRTH-0826936						
PO Box 486	DEED BOOK 2415 PG-526						
Sinclairville, NY 14782	FULL MARKET VALUE	14,900					

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-1-28 *****							
38 Park St						26100	
251.03-1-28	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Bailey Nathan J	Cassadaga Valle 062601	19,300	VILLAGE TAXABLE VALUE		121,000		
Bailey Debbra	101-6-11.2	121,000	COUNTY TAXABLE VALUE		121,000		
Pob 406	ACRES 5.00 BANK 9264		TOWN TAXABLE VALUE		121,000		
38 Park St	EAST-0318531 NRTH-0826724		SCHOOL TAXABLE VALUE		102,130		
Sinclairville, NY 14782	DEED BOOK 2274 PG-417						
	FULL MARKET VALUE	197,600					
***** 251.03-1-29 *****							
251.03-1-29	Park St. Rear					26100	
Anderson Nels Robert	322 Rural vac>10		VILLAGE TAXABLE VALUE		14,600		
2781 C Johnson Rd	Cassadaga Valle 062601	14,600	COUNTY TAXABLE VALUE		14,600		
Sinclairville, NY 14782	101-6-10	14,600	TOWN TAXABLE VALUE		14,600		
	ACRES 27.30		SCHOOL TAXABLE VALUE		14,600		
	EAST-0319419 NRTH-0826896						
	DEED BOOK 2019 PG-7463						
	FULL MARKET VALUE	23,800					
***** 251.03-1-30 *****							
251.03-1-30	37 Reed St					26100	
Emmott Vivian Juanita	210 1 Family Res		VET WAR CT 41121	3,774	7,548	3,774	0
Shirley Hagewood	Cassadaga Valle 062601	25,000	AGED C/S 41805	0	31,226	0	35,000
1701 Seven Mile Ferry Rd	104-1-18	70,000	ENH STAR 41834	0	0	0	35,000
Clarksville, TN 37040	ACRES 10.25		VILLAGE TAXABLE VALUE		66,226		
	EAST-0319882 NRTH-0826193		COUNTY TAXABLE VALUE		31,226		
	DEED BOOK 2442 PG-818		TOWN TAXABLE VALUE		66,226		
	FULL MARKET VALUE	114,300	SCHOOL TAXABLE VALUE		0		
***** 251.03-1-31 *****							
251.03-1-31	Reed St					26100	
Tranum Family Trust I	311 Res vac land		VILLAGE TAXABLE VALUE		1,500		
40 Reed St	Cassadaga Valle 062601	1,500	COUNTY TAXABLE VALUE		1,500		
PO Box 508	104-1-20	1,500	TOWN TAXABLE VALUE		1,500		
Sinclairville, NY 14782	ACRES 1.00		SCHOOL TAXABLE VALUE		1,500		
	EAST-0320069 NRTH-0825824						
	DEED BOOK 2025 PG-2414						
PRIOR OWNER ON 3/01/2025	FULL MARKET VALUE	2,400					
Tranum Family Trust I							
***** 251.03-1-32 *****							
251.03-1-32	311 Res vac land					26100	
Emmott Vivian Juanita	Cassadaga Valle 062601	1,300	VILLAGE TAXABLE VALUE		1,300		
Shirley Hagewood	104-1-19	1,300	COUNTY TAXABLE VALUE		1,300		
1701 Seven Mile Ferry Rd	ACRES 0.70		TOWN TAXABLE VALUE		1,300		
Clarksville, TN 37040	EAST-0319911 NRTH-0825886		SCHOOL TAXABLE VALUE		1,300		
	DEED BOOK 2442 PG-818						
	FULL MARKET VALUE	2,100					

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-1-33 *****							
35 Reed St	210 1 Family Res		VILLAGE TAXABLE VALUE		34,000	26100	
251.03-1-33	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		34,000		
Porpiglia Michael J	104-1-17	34,000	TOWN TAXABLE VALUE		34,000		
Porpiglia Judith L	ACRES 0.50		SCHOOL TAXABLE VALUE		34,000		
35 Reed St	EAST-0319372 NRTH-0826144						
Sinclairville, NY 14782	DEED BOOK 2019 PG-6440						
	FULL MARKET VALUE	55,500					
***** 251.03-1-34 *****							
33 Reed St	210 1 Family Res		VILLAGE TAXABLE VALUE		74,000	26100	
251.03-1-34	Cassadaga Valle 062601	9,900	COUNTY TAXABLE VALUE		74,000		
Harmon Randall	104-1-16	74,000	TOWN TAXABLE VALUE		74,000		
Harmon Alicia	ACRES 0.75		SCHOOL TAXABLE VALUE		74,000		
33 Reed St	EAST-0319297 NRTH-0826191						
Sinclairville, NY 14782	DEED BOOK 2022 PG-2968						
	FULL MARKET VALUE	120,800					
***** 251.03-1-35 *****							
31 Reed St	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
251.03-1-35	Cassadaga Valle 062601	9,900	VILLAGE TAXABLE VALUE		95,000		
Roberts Brett W	104-1-15	95,000	COUNTY TAXABLE VALUE		95,000		
Roberts Darcie A	ACRES 0.75		TOWN TAXABLE VALUE		95,000		
31 Reed St	EAST-0319207 NRTH-0826219		SCHOOL TAXABLE VALUE		76,130		
Sinclairville, NY 14782	DEED BOOK 2599 PG-858						
	FULL MARKET VALUE	155,100					
***** 251.03-1-36 *****							
Reed St	312 Vac w/imprv		VILLAGE TAXABLE VALUE		5,000	26100	
251.03-1-36	Cassadaga Valle 062601	3,900	COUNTY TAXABLE VALUE		5,000		
Lewis Scott D	104-1-14	5,000	TOWN TAXABLE VALUE		5,000		
1 Reed St	ACRES 0.50		SCHOOL TAXABLE VALUE		5,000		
Sinclairville, NY 14782	EAST-0319129 NRTH-0826263						
	DEED BOOK 2599 PG-746						
	FULL MARKET VALUE	8,200					
***** 251.03-1-37 *****							
27 Reed St	210 1 Family Res		VILLAGE TAXABLE VALUE		20,000	26100	
251.03-1-37	Cassadaga Valle 062601	9,900	COUNTY TAXABLE VALUE		20,000		
Lewis Scott D	104-1-13	20,000	TOWN TAXABLE VALUE		20,000		
1 Reed St	ACRES 0.75		SCHOOL TAXABLE VALUE		20,000		
Sinclairville, NY 14782	EAST-0319033 NRTH-0826296						
	DEED BOOK 2599 PG-746						
	FULL MARKET VALUE	32,700					

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 14
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-1-38 *****							
23 Reed St						26100	
251.03-1-38	210 1 Family Res		VILLAGE TAXABLE VALUE		65,000		
Lewis Jason H	Cassadaga Valle 062601	13,900	COUNTY TAXABLE VALUE		65,000		
1 Reed St	104-1-12	65,000	TOWN TAXABLE VALUE		65,000		
Sinclairville, NY 14782	ACRES 1.90		SCHOOL TAXABLE VALUE		65,000		
	EAST-0318901 NRTH-0826337						
	DEED BOOK 2675 PG-272						
	FULL MARKET VALUE	106,100					
***** 251.03-1-39 *****							
19 Reed St						26100	
251.03-1-39	210 1 Family Res		VILLAGE TAXABLE VALUE		76,000		
Garfalo Ricardo J Jr.	Cassadaga Valle 062601	13,300	COUNTY TAXABLE VALUE		76,000		
Mehls Susan J	104-1-11.1	76,000	TOWN TAXABLE VALUE		76,000		
19 Reed St	ACRES 1.60		SCHOOL TAXABLE VALUE		76,000		
Sinclairville, NY 14782	EAST-0318677 NRTH-0826382						
	DEED BOOK 2017 PG-6113						
	FULL MARKET VALUE	124,100					
***** 251.03-1-40 *****							
Reed St						26100	
251.03-1-40	310 Res Vac		VILLAGE TAXABLE VALUE		1,100		
Breth Douglas	Cassadaga Valle 062601	1,100	COUNTY TAXABLE VALUE		1,100		
Breth Donna	104-1-11.2	1,100	TOWN TAXABLE VALUE		1,100		
17 Reed St	ACRES 0.12		SCHOOL TAXABLE VALUE		1,100		
Sinclairville, NY 14782	EAST-0318531 NRTH-0826316						
	DEED BOOK 2211 PG-00178						
	FULL MARKET VALUE	1,800					
***** 251.03-1-41 *****							
17 Reed St						26100	
251.03-1-41	210 1 Family Res		ENH STAR 41834	0	0	0	54,160
Breth Douglas	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE		130,000		
Breth Donna	104-1-10	130,000	COUNTY TAXABLE VALUE		130,000		
17 Reed St	ACRES 0.50		TOWN TAXABLE VALUE		130,000		
Sinclairville, NY 14782	EAST-0318500 NRTH-0826407		SCHOOL TAXABLE VALUE		75,840		
	DEED BOOK 2211 PG-00178						
	FULL MARKET VALUE	212,200					
***** 251.03-1-42 *****							
15 Reed St						26100	
251.03-1-42	220 2 Family Res		BAS STAR 41854	0	0	0	18,870
Krzyzanowski Robert J	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE		66,000		
Box 515	104-1-9	66,000	COUNTY TAXABLE VALUE		66,000		
15 Reed St	ACRES 0.50		TOWN TAXABLE VALUE		66,000		
Sinclairville, NY 14782	EAST-0318431 NRTH-0826406		SCHOOL TAXABLE VALUE		47,130		
	DEED BOOK 2159 PG-00487						
	FULL MARKET VALUE	107,800					

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-1-43 *****							
13 Reed St						26100	
251.03-1-43	210 1 Family Res		VILLAGE TAXABLE VALUE		67,000		
Krzyzanowski Robert	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		67,000		
15 Reed St	104-1-8	67,000	TOWN TAXABLE VALUE		67,000		
PO Box 515	ACRES 0.50		SCHOOL TAXABLE VALUE		67,000		
Sinclairville, NY 14782	EAST-0318343 NRTH-0826411						
	DEED BOOK 2666 PG-347						
	FULL MARKET VALUE	109,400					
***** 251.03-1-44 *****							
11 Reed St						26100	
251.03-1-44	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Weeks Rick L	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE		64,000		
11 Reed St	104-1-7	64,000	COUNTY TAXABLE VALUE		64,000		
Sinclairville, NY 14782	ACRES 0.50		TOWN TAXABLE VALUE		64,000		
	EAST-0318258 NRTH-0826404		SCHOOL TAXABLE VALUE		45,130		
	DEED BOOK 2517 PG-951						
	FULL MARKET VALUE	104,500					
***** 251.03-1-45 *****							
9 Reed St						26100	
251.03-1-45	312 Vac w/imprv		VILLAGE TAXABLE VALUE		7,000		
Russell Jordan	Cassadaga Valle 062601	6,000	COUNTY TAXABLE VALUE		7,000		
8 Reed St	104-1-6	7,000	TOWN TAXABLE VALUE		7,000		
Sinclairville, NY 14782	ACRES 0.37		SCHOOL TAXABLE VALUE		7,000		
	EAST-0318177 NRTH-0826408						
	DEED BOOK 2023 PG-1485						
	FULL MARKET VALUE	11,400					
***** 251.03-1-46 *****							
Reed St						26100	
251.03-1-46	311 Res vac land		VILLAGE TAXABLE VALUE		3,000		
Norris Robert L	Cassadaga Valle 062601	3,000	COUNTY TAXABLE VALUE		3,000		
Norris Vicky	104-1-5	3,000	TOWN TAXABLE VALUE		3,000		
5 Reed St	ACRES 0.37		SCHOOL TAXABLE VALUE		3,000		
PO Box 892	EAST-0318106 NRTH-0826407						
Sinclairville, NY 14782	DEED BOOK 1844 PG-00371						
	FULL MARKET VALUE	4,900					
***** 251.03-1-47 *****							
5 Reed St						26100	
251.03-1-47	210 1 Family Res		VILLAGE TAXABLE VALUE		63,000		
Norris Robert	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		63,000		
Norris Vicky	104-1-4	63,000	TOWN TAXABLE VALUE		63,000		
5 Reed St	ACRES 0.50		SCHOOL TAXABLE VALUE		63,000		
PO Box 892	EAST-0318027 NRTH-0826408						
Sinclairville, NY 14782	FULL MARKET VALUE	102,900					

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-1-48 *****							
251.03-1-48	1 Reed St					26100	
Lewis David Riley	210 1 Family Res		VET WAR CT 41121	3,774	7,548	3,774	0
Mable Cowan	Cassadaga Valle 062601	7,700	ENH STAR 41834	0	0	0	54,160
1 Reed St	104-1-3	65,000	VILLAGE TAXABLE VALUE		61,226		
Sinclairville, NY 14782	ACRES 0.50		COUNTY TAXABLE VALUE		57,452		
	EAST-0317840 NRTH-0826285		TOWN TAXABLE VALUE		61,226		
	FULL MARKET VALUE	106,100	SCHOOL TAXABLE VALUE		10,840		
***** 251.03-1-49 *****							
251.03-1-49	28 Park St					26100	
Swanson Gary W	210 1 Family Res		VETS C/T 41101	4,305	4,305	4,305	0
Swanson Susan E	Cassadaga Valle 062601	11,000	ENH STAR 41834	0	0	0	48,000
28 Park St	104-1-2	48,000	VILLAGE TAXABLE VALUE		43,695		
Sinclairville, NY 14782	ACRES 1.00		COUNTY TAXABLE VALUE		43,695		
	EAST-0317874 NRTH-0826410		TOWN TAXABLE VALUE		43,695		
	DEED BOOK 1831 PG-00162		SCHOOL TAXABLE VALUE		0		
	FULL MARKET VALUE	78,400					
***** 251.03-1-50 *****							
251.03-1-50	30 Park St					26100	
Anderson Jacqueline	210 1 Family Res		VILLAGE TAXABLE VALUE		68,000		
30 Park St	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		68,000		
Sinclairville, NY 14782	104-1-1	68,000	TOWN TAXABLE VALUE		68,000		
	ACRES 0.50		SCHOOL TAXABLE VALUE		68,000		
	EAST-0317863 NRTH-0826487						
	DEED BOOK 2023 PG-4117						
	FULL MARKET VALUE	111,000					
***** 251.03-1-51 *****							
251.03-1-51	34 Park St					26100	
Pascoe Joseph J	210 1 Family Res		VILLAGE TAXABLE VALUE		96,500		
Pascoe Leslie A	Cassadaga Valle 062601	9,900	COUNTY TAXABLE VALUE		96,500		
34 Park St	101-6-12	96,500	TOWN TAXABLE VALUE		96,500		
Sinclairville, NY 14782	ACRES 0.75		SCHOOL TAXABLE VALUE		96,500		
	EAST-0317945 NRTH-0826619						
	DEED BOOK 2014 PG-4324						
	FULL MARKET VALUE	157,600					
***** 251.03-2-1 *****							
251.03-2-1	23 Church St					26100	
Blizzard Catherine E	210 1 Family Res		VILLAGE TAXABLE VALUE		98,000		
Blizzard Brian	Cassadaga Valle 062601	16,600	COUNTY TAXABLE VALUE		98,000		
23 Church St	104-2-9.1	98,000	TOWN TAXABLE VALUE		98,000		
Sinclairville, NY 14782	ACRES 3.50		SCHOOL TAXABLE VALUE		98,000		
	EAST-0318655 NRTH-0825945						
	DEED BOOK 2019 PG-6578						
	FULL MARKET VALUE	160,000					

2025 FINAL ASSESSMENT ROLL
TAXABLE SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
					251.03-2-2	*****	
	24 Reed St					26100	
251.03-2-2	270 Mfg housing		VETS C/T 41101	0	5,000	5,000	0
Underwood Clarence S	Cassadaga Valle 062601	7,700	VET DIS V 41147	9,000	0	0	0
Underwood Doris E	104-2-10	36,000	ENH STAR 41834	0	0	0	36,000
Pob 513	ACRES 0.50		VILLAGE TAXABLE VALUE		27,000		
Sinclairville, NY 14782	EAST-0318856 NRTH-0825989		COUNTY TAXABLE VALUE		31,000		
	DEED BOOK 2360 PG-782		TOWN TAXABLE VALUE		31,000		
	FULL MARKET VALUE	58,800	SCHOOL TAXABLE VALUE		0		
					251.03-2-3	*****	
	26 Reed St					26100	
251.03-2-3	210 1 Family Res		VET COM CT 41131	6,290	12,580	6,290	0
Larson Keith D	Cassadaga Valle 062601	17,200	ENH STAR 41834	0	0	0	54,160
Helen Larson	104-2-11	70,000	VILLAGE TAXABLE VALUE		63,710		
26 Reed St	ACRES 3.80		COUNTY TAXABLE VALUE		57,420		
PO Box 1026	EAST-0319055 NRTH-0825833		TOWN TAXABLE VALUE		63,710		
Sinclairville, NY 14782	DEED BOOK 2022 PG-2409		SCHOOL TAXABLE VALUE		15,840		
	FULL MARKET VALUE	114,300					
					251.03-2-4	*****	
	36 Reed St					26100	
251.03-2-4	210 1 Family Res		VILLAGE TAXABLE VALUE		64,000		
John Douglas E	Cassadaga Valle 062601	9,900	COUNTY TAXABLE VALUE		64,000		
Levien Patricia	104-2-12.2	64,000	TOWN TAXABLE VALUE		64,000		
36 Reed St	ACRES 0.75		SCHOOL TAXABLE VALUE		64,000		
Sinclairville, NY 14782	EAST-0319454 NRTH-0825891						
	DEED BOOK 2016 PG-3760						
	FULL MARKET VALUE	104,500					
					251.03-2-5	*****	
	40 Reed St					26100	
251.03-2-5	210 1 Family Res		ENH STAR 41834	0	0	0	54,160
Tranum Family Trust I	Cassadaga Valle 062601	17,900	VILLAGE TAXABLE VALUE		110,000		
40 Reed St	104-2-13.2	110,000	COUNTY TAXABLE VALUE		110,000		
PO Box 508	ACRES 4.20		TOWN TAXABLE VALUE		110,000		
Sinclairville, NY 14782	EAST-0319707 NRTH-0825707		SCHOOL TAXABLE VALUE		55,840		
	DEED BOOK 2025 PG-2414						
PRIOR OWNER ON 3/01/2025	FULL MARKET VALUE	179,600					
Tranum Family Trust I							
					251.03-2-6	*****	
	73 East Ave					26100	
251.03-2-6	210 1 Family Res		AGED C/T/S 41800	18,500	18,500	18,500	18,500
Hendrickson William L Sr	Cassadaga Valle 062601		17,000 ENH STAR 41834		0	0	18,500
Hendrickson Sandra A	104-2-14	37,000	VILLAGE TAXABLE VALUE		18,500		
73 East Ave	ACRES 3.70		COUNTY TAXABLE VALUE		18,500		
Sinclairville, NY 14782	EAST-0320042 NRTH-0825487		TOWN TAXABLE VALUE		18,500		
	DEED BOOK 2677 PG-519		SCHOOL TAXABLE VALUE		0		
	FULL MARKET VALUE	60,400					

2025 FINAL ASSESSMENT ROLL
TAXABLE SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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TAX MAP	PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE				
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				ACCOUNT NO.	
				251.03-2-7	*****			
251.03-2-7	61 East Ave						26100	
Stroh Joan M	210 1 Family Res		ENH STAR 41834	0	0	0	54,160	
PO Box 1065	Cassadaga Valle 062601	13,900	VILLAGE TAXABLE VALUE		95,000			
Sinclairville, NY 14782	104-2-13.1	95,000	COUNTY TAXABLE VALUE		95,000			
	ACRES 1.90		TOWN TAXABLE VALUE		95,000			
	EAST-0319821 NRTH-0825320		SCHOOL TAXABLE VALUE		40,840			
	DEED BOOK 2534 PG-100							
	FULL MARKET VALUE	155,100						
				251.03-2-8	*****			
251.03-2-8	59 East Ave						26100	
Berg Mark J	210 1 Family Res		BAS STAR 41854	0	0	0	18,870	
Berg Tami L	Cassadaga Valle 062601	14,400	VILLAGE TAXABLE VALUE		73,000			
59 East Ave	104-2-13.3	73,000	COUNTY TAXABLE VALUE		73,000			
PO Box 1034	ACRES 2.20		TOWN TAXABLE VALUE		73,000			
Sinclairville, NY 14782	EAST-0319622 NRTH-0825323		SCHOOL TAXABLE VALUE		54,130			
	DEED BOOK 2568 PG-177							
	FULL MARKET VALUE	119,200						
				251.03-2-9	*****			
251.03-2-9	80 East Ave						26100	
Dunkle Jessica A	311 Res vac land		VILLAGE TAXABLE VALUE		900			
104 Crystal Ave	Cassadaga Valle 062601	900	COUNTY TAXABLE VALUE		900			
Buffalo, NY 14220	104-5-13.2	900	TOWN TAXABLE VALUE		900			
	ACRES 0.25		SCHOOL TAXABLE VALUE		900			
	EAST-0320158 NRTH-0824796							
	DEED BOOK 2020 PG-4022							
	FULL MARKET VALUE	1,500						
				251.03-2-10.1	*****			
251.03-2-10.1	74 East Av						26100	
Carlson Gerald C	210 1 Family Res		ENH STAR 41834	0	0	0	54,160	
Carlson Mary Ann	Cassadaga Valle 062601	18,600	VILLAGE TAXABLE VALUE		66,100			
74 East Ave	104-5-13.1	66,100	COUNTY TAXABLE VALUE		66,100			
Sinclairville, NY 14782	ACRES 4.60		TOWN TAXABLE VALUE		66,100			
	EAST-0968312 NRTH-0824799		SCHOOL TAXABLE VALUE		11,940			
	DEED BOOK 2013 PG-6471							
	FULL MARKET VALUE	107,900						
				251.03-2-11	*****			
251.03-2-11	60 East Ave						26100	
Benezra Michael	210 1 Family Res		BAS STAR 41854	0	0	0	18,870	
60 East Ave	Cassadaga Valle 062601	19,300	VILLAGE TAXABLE VALUE		50,000			
Sinclairville, NY 14782	104-5-14	50,000	COUNTY TAXABLE VALUE		50,000			
	ACRES 5.00		TOWN TAXABLE VALUE		50,000			
	EAST-0319536 NRTH-0824729		SCHOOL TAXABLE VALUE		31,130			
	DEED BOOK 1868 PG-00183							
	FULL MARKET VALUE	81,600						

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----COUNTY-----TOWN-----SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS
			TAXABLE VALUE
			ACCOUNT NO.
***** 251.03-2-13 *****			
251.03-2-13	53 East Av		26100
Anni Karl H	210 1 Family Res		VILLAGE TAXABLE VALUE 30,000
Pob 844	Cassadaga Valle 062601	20,700	COUNTY TAXABLE VALUE 30,000
Sinclairville, NY 14782	104-2-12.1	30,000	TOWN TAXABLE VALUE 30,000
	ACRES 5.80		SCHOOL TAXABLE VALUE 30,000
	EAST-0319374 NRTH-0825628		
	DEED BOOK 2443 PG-99		
	FULL MARKET VALUE	49,000	
***** 251.03-2-14 *****			
251.03-2-14	47 East Av		26100
Strong Leanne M	210 1 Family Res		VILLAGE TAXABLE VALUE 78,000
Briggs Mark D	Cassadaga Valle 062601	16,600	COUNTY TAXABLE VALUE 78,000
47 East Av	104-2-15	78,000	TOWN TAXABLE VALUE 78,000
Sinclairville, NY 14782	ACRES 3.50		SCHOOL TAXABLE VALUE 78,000
	EAST-0319054 NRTH-0825479		
	DEED BOOK 2021 PG-4044		
	FULL MARKET VALUE	127,300	
***** 251.03-2-15 *****			
251.03-2-15	43 East Ave		26100
DeGolier Joshua L	210 1 Family Res		VILLAGE TAXABLE VALUE 68,000
DeGolier Hannah E	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE 68,000
43 East Ave	104-2-17	68,000	TOWN TAXABLE VALUE 68,000
Sinclairville, NY 114782	ACRES 0.50		SCHOOL TAXABLE VALUE 68,000
	EAST-0318898 NRTH-0825271		
	DEED BOOK 2016 PG-6456		
	FULL MARKET VALUE	111,000	
***** 251.03-2-16 *****			
251.03-2-16	45 East Ave		26100
Clark Robert E	210 1 Family Res		VET WAR CT 41121 3,774 7,548 3,774 0
45 East Ave	Cassadaga Valle 062601	7,700	ENH STAR 41834 0 0 54,160
Sinclairville, NY 14782	104-2-16	80,000	VILLAGE TAXABLE VALUE 76,226
	ACRES 0.50		COUNTY TAXABLE VALUE 72,452
	EAST-0319006 NRTH-0825259		TOWN TAXABLE VALUE 76,226
	DEED BOOK 2589 PG-15		SCHOOL TAXABLE VALUE 25,840
	FULL MARKET VALUE	130,600	
***** 251.03-2-17 *****			
251.03-2-17	East Ave		26100
Anni Karl H	311 Res vac land		VILLAGE TAXABLE VALUE 2,100
PO Box 844	Cassadaga Valle 062601	2,100	COUNTY TAXABLE VALUE 2,100
Sinclairville, NY 14782	104-5-11	2,100	TOWN TAXABLE VALUE 2,100
	ACRES 0.50		SCHOOL TAXABLE VALUE 2,100
	EAST-0319180 NRTH-0824932		
	DEED BOOK 2021 PG-5229		
	FULL MARKET VALUE	3,400	

STATE OF NEW YORK
COUNTY - Chautauqua
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T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----COUNTY-----TOWN-----SCHOOL	TAXABLE VALUE	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
*****	*****	*****	*****	*****	*****
251.03-2-18	East Ave				
Anni Karl H	311 Res vac land		VILLAGE TAXABLE VALUE	1,200	
PO Box 844	Cassadaga Valle 062601	1,200	COUNTY TAXABLE VALUE	1,200	
Sinclairville, NY 14782	104-5-15.2	1,200	TOWN TAXABLE VALUE	1,200	
	ACRES 0.24		SCHOOL TAXABLE VALUE	1,200	
	EAST-0319119 NRTH-0824852				
	DEED BOOK 2021 PG-5229				
	FULL MARKET VALUE	2,000			
*****	*****	*****	*****	*****	*****
251.03-2-19	S Of East Ave				
Archer David C	314 Rural vac<10		VILLAGE TAXABLE VALUE	5,300	
Archer Rose L	Cassadaga Valle 062601	5,300	COUNTY TAXABLE VALUE	5,300	
55 Shady Ln	104-5-15.3	5,300	TOWN TAXABLE VALUE	5,300	
Jamestown, NY 14701	ACRES 3.90		SCHOOL TAXABLE VALUE	5,300	
	EAST-0319054 NRTH-0824705				
	DEED BOOK 2025 PG-1847				
	FULL MARKET VALUE	8,700			
*****	*****	*****	*****	*****	*****
251.03-2-20	46 East Av				26100
Anni Karl H	210 1 Family Res		VILLAGE TAXABLE VALUE	66,000	
46 East Av	Cassadaga Valle 062601	12,700	COUNTY TAXABLE VALUE	66,000	
PO Box 844	104-5-15.1	66,000	TOWN TAXABLE VALUE	66,000	
Sinclairville, NY 14782	ACRES 1.40		SCHOOL TAXABLE VALUE	66,000	
	EAST-0318934 NRTH-0824928				
	DEED BOOK 2020 PG-4145				
	FULL MARKET VALUE	107,800			
*****	*****	*****	*****	*****	*****
251.03-2-21	44 East Ave				26100
Houser Dean A	210 1 Family Res		ENH STAR 41834 0	0	54,160
Houser Karen M	Cassadaga Valle 062601	8,700	VILLAGE TAXABLE VALUE	55,000	
Pob 1023	104-5-10	55,000	COUNTY TAXABLE VALUE	55,000	
44 East Ave	ACRES 0.61		TOWN TAXABLE VALUE	55,000	
Sinclairville, NY 14782	EAST-0318769 NRTH-0825077		SCHOOL TAXABLE VALUE	840	
	DEED BOOK 1902 PG-00495				
	FULL MARKET VALUE	89,800			
*****	*****	*****	*****	*****	*****
251.03-2-22	40 East Ave				26100
Krzyzanowski Robert	210 1 Family Res		VILLAGE TAXABLE VALUE	60,000	
15 Reed St	Cassadaga Valle 062601	14,900	COUNTY TAXABLE VALUE	60,000	
PO Box 515	104-5-16.2	60,000	TOWN TAXABLE VALUE	60,000	
Sinclairville, NY 14782	ACRES 2.50		SCHOOL TAXABLE VALUE	60,000	
	EAST-0318719 NRTH-0824748				
	DEED BOOK 2011 PG-3706				
	FULL MARKET VALUE	98,000			
*****	*****	*****	*****	*****	*****

STATE OF NEW YORK
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2025 FINAL ASSESSMENT ROLL
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THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-2-23 *****							
251.03-2-23	Rear East Ave						
Johnson Brian D	311 Res vac land		VILLAGE TAXABLE VALUE		400		
Archer Michael D	Cassadaga Valle 062601	400	COUNTY TAXABLE VALUE		400		
55 Shady Ln	104-5-16.1	400	TOWN TAXABLE VALUE		400		
Jamestown, NY 14701	FRNT 186.00 DPTH 40.00		SCHOOL TAXABLE VALUE		400		
	EAST-0318747 NRTH-0824592						
	DEED BOOK 2025 PG-1848						
	FULL MARKET VALUE	700					
***** 251.03-2-34.1 *****							
251.03-2-34.1	21 Lester St					26100	
Winder Brendon M	210 1 Family Res		VILLAGE TAXABLE VALUE		86,500		
21 Lester St	Cassadaga Valle 062601	17,000	COUNTY TAXABLE VALUE		86,500		
Sinclairville, NY 14782	104-5-19	86,500	TOWN TAXABLE VALUE		86,500		
	ACRES 3.70		SCHOOL TAXABLE VALUE		86,500		
	EAST-0317679 NRTH-0824882						
	DEED BOOK 2021 PG-2856						
	FULL MARKET VALUE	141,200					
***** 251.03-2-34.2 *****							
251.03-2-34.2	Lester St					26100	
Coomer Holly E	311 Res vac land		VILLAGE TAXABLE VALUE		2,500		
Meyer John A	Cassadaga Valle 062601	2,500	COUNTY TAXABLE VALUE		2,500		
17 Lester St	104-5-19	2,500	TOWN TAXABLE VALUE		2,500		
Sinclairville, NY 14782	ACRES 2.10		SCHOOL TAXABLE VALUE		2,500		
	EAST-0317679 NRTH-0824882						
	DEED BOOK 2021 PG-1789						
	FULL MARKET VALUE	4,100					
***** 251.03-2-35 *****							
251.03-2-35	22 East Ave					26100	
22 East Ave., LLC	210 1 Family Res		VILLAGE TAXABLE VALUE		50,000		
1518 Brighton Rd	Cassadaga Valle 062601	21,700	COUNTY TAXABLE VALUE		50,000		
Pittsburgh, PA 15212	104-5-18.2	50,000	TOWN TAXABLE VALUE		50,000		
	ACRES 6.70		SCHOOL TAXABLE VALUE		50,000		
	EAST-0317912 NRTH-0824905						
	DEED BOOK 2023 PG-3317						
	FULL MARKET VALUE	81,600					
***** 251.03-2-37 *****							
251.03-2-37	38 East Ave					26100	
Rumsey Russell J	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Pob 727	Cassadaga Valle 062601	18,400	VILLAGE TAXABLE VALUE		45,000		
38 East Ave	104-5-17	45,000	COUNTY TAXABLE VALUE		45,000		
Sinclairville, NY 14782	ACRES 4.50		TOWN TAXABLE VALUE		45,000		
	EAST-0318530 NRTH-0824857		SCHOOL TAXABLE VALUE		26,130		
	DEED BOOK 2441 PG-880						
	FULL MARKET VALUE	73,500					

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-2-38 *****							
32 East Ave						26100	
251.03-2-38	210 1 Family Res		VILLAGE TAXABLE VALUE		48,700		
Penhollow Sherry	Cassadaga Valle 062601	10,200	COUNTY TAXABLE VALUE		48,700		
Penhollow Dustin	104-5-9	48,700	TOWN TAXABLE VALUE		48,700		
32 East Ave	ACRES 0.81		SCHOOL TAXABLE VALUE		48,700		
Sinclairville, NY 14782	EAST-0318352 NRTH-0825158						
	DEED BOOK 2635 PG-72						
	FULL MARKET VALUE	79,500					
***** 251.03-2-39 *****							
26 East Ave						26100	
251.03-2-39	210 1 Family Res		VET WAR CT 41121	3,774	7,548	3,774	0
Frost-Kianos Darla J	Cassadaga Valle 062601	13,700	ENH STAR 41834	0	0	0	54,160
Kianos James E Jr.	104-5-8	122,000	VILLAGE TAXABLE VALUE		118,226		
26 East Ave	ACRES 3.20		COUNTY TAXABLE VALUE		114,452		
PO Box 994	EAST-0318204 NRTH-0825200		TOWN TAXABLE VALUE		118,226		
Sinclairville, NY 14782-0994	DEED BOOK 2639 PG-950		SCHOOL TAXABLE VALUE		67,840		
	FULL MARKET VALUE	199,200					
***** 251.13-1-1 *****							
Park St Rear						26100	
251.13-1-1	311 Res vac land		VILLAGE TAXABLE VALUE		1,100		
Housing Lmtd. Partnership Sinc	Cassadaga Valle 062601		1,100 COUNTY TAXABLE VALUE		1,100		
Nelson Capital Mgmt.	Includes 103-1-16.2	1,100	TOWN TAXABLE VALUE		1,100		
90 Howard St	103-1-15.1		SCHOOL TAXABLE VALUE		1,100		
Jamestown, NY 14701	ACRES 0.50						
	EAST-0317241 NRTH-0826064						
	DEED BOOK 1860 PG-00423						
	FULL MARKET VALUE	1,800					
***** 251.13-1-6 *****							
19 Park St						26100	
251.13-1-6	210 1 Family Res		VILLAGE TAXABLE VALUE		52,000		
Hendrickson Melinda A	Cassadaga Valle 062601	4,400	COUNTY TAXABLE VALUE		52,000		
Grimes Marion M	103-1-12	52,000	TOWN TAXABLE VALUE		52,000		
3941 Cowing Rd	ACRES 0.25		SCHOOL TAXABLE VALUE		52,000		
Lakewood, NY 14750	EAST-0317472 NRTH-0826129						
	FULL MARKET VALUE	84,900					
***** 251.13-1-8 *****							
Main St Sinclairville						26100	
251.13-1-8	330 Vacant comm		VILLAGE TAXABLE VALUE		2,700		
Mekus Todd	Cassadaga Valle 062601	2,700	COUNTY TAXABLE VALUE		2,700		
Lawson Darcy	103-1-18.2	2,700	TOWN TAXABLE VALUE		2,700		
3196 Hooker Rd	ACRES 0.25		SCHOOL TAXABLE VALUE		2,700		
Sinclairville, NY 14782	EAST-0317256 NRTH-0825762						
	DEED BOOK 2415 PG-208						
	FULL MARKET VALUE	4,400					

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----COUNTY-----TOWN-----SCHOOL	TAXABLE VALUE	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
*****	*****	*****	*****	251.13-1-9	*****
251.13-1-9	Park St				26100
Goldstein Harris M	311 Res vac land		VILLAGE TAXABLE VALUE	400	
7 Park St	Cassadaga Valle 062601	400	COUNTY TAXABLE VALUE	400	
Sinclairville, NY 12782	103-1-18.1	400	TOWN TAXABLE VALUE	400	
	ACRES 0.04		SCHOOL TAXABLE VALUE	400	
	EAST-0317271 NRTH-0825773				
	DEED BOOK 2690 PG-567				
	FULL MARKET VALUE	700			
*****	*****	*****	*****	251.13-1-10	*****
251.13-1-10	7 Park St				26100
Goldstein Harris M	210 1 Family Res		VILLAGE TAXABLE VALUE	63,000	
7 Park St	Cassadaga Valle 062601	3,200	COUNTY TAXABLE VALUE	63,000	
Sinclairville, NY 12782	103-1-17.1	63,000	TOWN TAXABLE VALUE	63,000	
	ACRES 0.18		SCHOOL TAXABLE VALUE	63,000	
	EAST-0317250 NRTH-0825830				
	DEED BOOK 2690 PG-567				
	FULL MARKET VALUE	102,900			
*****	*****	*****	*****	251.13-1-11	*****
251.13-1-11	Park St Rear				26100
Goldstein Harris M	311 Res vac land		VILLAGE TAXABLE VALUE	200	
7 Park St	Cassadaga Valle 062601	200	COUNTY TAXABLE VALUE	200	
Sinclairville, NY 12782	103-1-17.2	200	TOWN TAXABLE VALUE	200	
	ACRES 0.08		SCHOOL TAXABLE VALUE	200	
	EAST-0317133 NRTH-0825868				
	DEED BOOK 2690 PG-567				
	FULL MARKET VALUE	300			
*****	*****	*****	*****	251.13-1-12	*****
251.13-1-12	Main St Sinclairville				26100
Mekus Todd	416 Mfg hsing pk		VILLAGE TAXABLE VALUE	131,800	
Lawson Darcy	Cassadaga Valle 062601	90,000	COUNTY TAXABLE VALUE	131,800	
3196 Hooker Rd	103-1-23.1	131,800	TOWN TAXABLE VALUE	131,800	
Sinclairville, NY 14782	ACRES 1.30		SCHOOL TAXABLE VALUE	131,800	
	EAST-0317091 NRTH-0825807				
	DEED BOOK 2415 PG-208				
	FULL MARKET VALUE	215,200			
*****	*****	*****	*****	251.13-1-13	*****
251.13-1-13	Main St Sinclairville				26100
Mekus Todd	416 Mfg hsing pk		VILLAGE TAXABLE VALUE	48,600	
Lawson Darcy	Cassadaga Valle 062601	27,000	COUNTY TAXABLE VALUE	48,600	
3196 Hooker Rd	103-1-19	48,600	TOWN TAXABLE VALUE	48,600	
Sinclairville, NY 14782	ACRES 0.37		SCHOOL TAXABLE VALUE	48,600	
	EAST-0317181 NRTH-0825725				
	DEED BOOK 2415 PG-208				
	FULL MARKET VALUE	79,300			
*****	*****	*****	*****		

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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----COUNTY-----TOWN-----SCHOOL	TAXABLE VALUE	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 251.13-1-14 *****					
251.13-1-14	Main St				26100
Mekus Todd	330 Vacant comm		VILLAGE TAXABLE VALUE	1,300	
Lawson Darcy	Cassadaga Valle 062601	1,300	COUNTY TAXABLE VALUE	1,300	
3196 Hooker Rd	103-1-20	1,300	TOWN TAXABLE VALUE	1,300	
Sinclairville, NY 14782	ACRES 0.12		SCHOOL TAXABLE VALUE	1,300	
	EAST-0317079 NRTH-0825645				
	DEED BOOK 2393 PG-843				
	FULL MARKET VALUE	2,100			
***** 251.13-1-15 *****					
251.13-1-15	Main St Sinclairville				26100
Mekus Todd	330 Vacant comm		VILLAGE TAXABLE VALUE	300	
Lawson Darcy	Cassadaga Valle 062601	300	COUNTY TAXABLE VALUE	300	
3196 Hooker Rd	103-1-21	300	TOWN TAXABLE VALUE	300	
Sinclairville, NY 14782	ACRES 0.03		SCHOOL TAXABLE VALUE	300	
	EAST-0317041 NRTH-0825631				
	DEED BOOK 2415 PG-208				
	FULL MARKET VALUE	500			
***** 251.13-1-16 *****					
251.13-1-16	Main St Sinclairville				26100
Mekus Todd	330 Vacant comm		VILLAGE TAXABLE VALUE	700	
Lawson Darcy	Cassadaga Valle 062601	700	COUNTY TAXABLE VALUE	700	
3196 Hooker Rd	103-1-22	700	TOWN TAXABLE VALUE	700	
Sinclairville, NY 14782	ACRES 0.06		SCHOOL TAXABLE VALUE	700	
	EAST-0317021 NRTH-0825630				
	DEED BOOK 2415 PG-208				
	FULL MARKET VALUE	1,100			
***** 251.13-1-17 *****					
251.13-1-17	25 Main St				26100
Barmore Larry L	482 Det row bldg		VILLAGE TAXABLE VALUE	20,000	
Barmore Carol A	Cassadaga Valle 062601	8,600	COUNTY TAXABLE VALUE	20,000	
PO Box 245	103-1-23.2	20,000	TOWN TAXABLE VALUE	20,000	
Gerry, NY 14740	ACRES 0.70		SCHOOL TAXABLE VALUE	20,000	
	EAST-0316988 NRTH-0825633				
	DEED BOOK 2024 PG-5607				
	FULL MARKET VALUE	32,700			
***** 251.13-1-21 *****					
251.13-1-21	Main St				26100
Okerlund Johnny	330 Vacant comm		VILLAGE TAXABLE VALUE	100	
Okerlund Karyn	Cassadaga Valle 062601	100	COUNTY TAXABLE VALUE	100	
27 Water St	103-1-38	100	TOWN TAXABLE VALUE	100	
Sinclairville, NY 14782	ACRES 0.01		SCHOOL TAXABLE VALUE	100	
	EAST-0316862 NRTH-0825640				
	DEED BOOK 2318 PG-470				
	FULL MARKET VALUE	200			

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-22 *****							
251.13-1-22	Main St					26100	
Okerlund Johnny L	330 Vacant comm		VILLAGE TAXABLE VALUE		900		
Okerlund Karyn E	Cassadaga Valle 062601	900	COUNTY TAXABLE VALUE		900		
27 Water St	103-1-27.2	900	TOWN TAXABLE VALUE		900		
Sinclairville, NY 14782	ACRES 0.44		SCHOOL TAXABLE VALUE		900		
	EAST-0316938 NRTH-0825752						
	DEED BOOK 2318 PG-498						
	FULL MARKET VALUE	1,500					
***** 251.13-1-23 *****							
251.13-1-23	Main St					26100	
Okerlund Johnny L	312 Vac w/imprv		VILLAGE TAXABLE VALUE		17,000		
Okerlund Karyn E	Cassadaga Valle 062601	14,800	COUNTY TAXABLE VALUE		17,000		
27 Water St	103-1-27.1	17,000	TOWN TAXABLE VALUE		17,000		
Sinclairville, NY 14782-9604	FRNT 67.00 DPTH 337.00		SCHOOL TAXABLE VALUE		17,000		
	ACRES 0.55						
	EAST-0316841 NRTH-0825841						
	DEED BOOK 2382 PG-49						
	FULL MARKET VALUE	27,800					
***** 251.13-1-25 *****							
251.13-1-25	11 Main St					26100	
Elder Harry M	464 Office bldg.		VILLAGE TAXABLE VALUE		370,000		
Elder Roberta	Cassadaga Valle 062601	11,900	COUNTY TAXABLE VALUE		370,000		
Box 1	103-1-28	370,000	TOWN TAXABLE VALUE		370,000		
Clarks Mills, PA 16114	ACRES 0.41		SCHOOL TAXABLE VALUE		370,000		
	EAST-0316690 NRTH-0825719						
	DEED BOOK 2376 PG-980						
	FULL MARKET VALUE	604,100					
***** 251.13-1-26 *****							
251.13-1-26	Main St					26100	
Elder Harry M	331 Com vac w/im		VILLAGE TAXABLE VALUE		14,800		
Elder Roberta P	Cassadaga Valle 062601	14,800	COUNTY TAXABLE VALUE		14,800		
Box 1	103-1-29	14,800	TOWN TAXABLE VALUE		14,800		
Clarks Mills, PA 16114	ACRES 0.55		SCHOOL TAXABLE VALUE		14,800		
	EAST-0316625 NRTH-0825715						
	DEED BOOK 2376 PG-980						
	FULL MARKET VALUE	24,200					
***** 251.13-1-27 *****							
251.13-1-27	Edson Ln					26100	
Johnson Billie J	312 Vac w/imprv		VILLAGE TAXABLE VALUE		2,500		
Johnson Rhonda P	Cassadaga Valle 062601	500	COUNTY TAXABLE VALUE		2,500		
11 Edson Ln	103-1-30	2,500	TOWN TAXABLE VALUE		2,500		
PO Box 952	ACRES 0.06		SCHOOL TAXABLE VALUE		2,500		
Sinclairville, NY 14782	EAST-0316583 NRTH-0825829						
	DEED BOOK 2173 PG-00542						
	FULL MARKET VALUE	4,100					

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-28 *****							
11 Edson Ln						26100	
251.13-1-28	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Johnson Billie J	Cassadaga Valle 062601	9,900	VILLAGE TAXABLE VALUE		45,000		
Johnson Rhonda P	103-1-31	45,000	COUNTY TAXABLE VALUE		45,000		
11 Edson Ln	ACRES 0.75		TOWN TAXABLE VALUE		45,000		
PO Box 952	EAST-0316526 NRTH-0825852		SCHOOL TAXABLE VALUE		26,130		
Sinclairville, NY 14782	DEED BOOK 2173 PG-00542						
	FULL MARKET VALUE	73,500					
***** 251.13-1-29 *****							
Edson Ln						26100	
251.13-1-29	311 Res vac land		VILLAGE TAXABLE VALUE		500		
Johnson Billie J	Cassadaga Valle 062601	500	COUNTY TAXABLE VALUE		500		
Johnson Rhonda P	103-1-32.2.2	500	TOWN TAXABLE VALUE		500		
11 Edson Ln	ACRES 0.10		SCHOOL TAXABLE VALUE		500		
PO Box 952	EAST-0316424 NRTH-0825874						
Sinclairville, NY 14782	DEED BOOK 2173 PG-00542						
	FULL MARKET VALUE	800					
***** 251.13-1-30 *****							
3 Main St						26100	
251.13-1-30	220 2 Family Res		VILLAGE TAXABLE VALUE		40,000		
Fisher Alan	Cassadaga Valle 062601	10,400	COUNTY TAXABLE VALUE		40,000		
Lester St	103-4-2	40,000	TOWN TAXABLE VALUE		40,000		
PO Box 551	ACRES 0.87		SCHOOL TAXABLE VALUE		40,000		
Sinclairville, NY 14782	EAST-0316458 NRTH-0825683						
	DEED BOOK 2351 PG-931						
	FULL MARKET VALUE	65,300					
***** 251.13-1-31 *****							
7 Main St						26100	
251.13-1-31	485 >luse sm bld		BUSINV 897 47610	1,000	1,000	1,000	1,000
Hattaway Joshua R	Cassadaga Valle 062601	14,000	VILLAGE TAXABLE VALUE		74,000		
Hattaway Rebecca	103-4-1	75,000	COUNTY TAXABLE VALUE		74,000		
2399 Johnson Rd	ACRES 0.50		TOWN TAXABLE VALUE		74,000		
Sinclairville, NY 14782	EAST-0316529 NRTH-0825663		SCHOOL TAXABLE VALUE		74,000		
	DEED BOOK 2014 PG-7131						
	FULL MARKET VALUE	122,400					
***** 251.13-1-32 *****							
2 Main St						26100	
251.13-1-32	210 1 Family Res		VILLAGE TAXABLE VALUE		38,000		
Stewart Jacob R	Cassadaga Valle 062601	2,100	COUNTY TAXABLE VALUE		38,000		
2 Main St	103-5-12	38,000	TOWN TAXABLE VALUE		38,000		
PO Box 736	ACRES 0.12		SCHOOL TAXABLE VALUE		38,000		
Sinclairville, NY 14782	EAST-0316367 NRTH-0825459						
	DEED BOOK 2018 PG-1130						
	FULL MARKET VALUE	62,000					

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 27
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-33 *****							
251.13-1-33	1 Sinclair Dr					26100	
Stewart Jacob R	311 Res vac land		VILLAGE TAXABLE VALUE		2,200		
2 Main St	Cassadaga Valle 062601	2,200	COUNTY TAXABLE VALUE		2,200		
PO Box 736	103-5-11	2,200	TOWN TAXABLE VALUE		2,200		
Sinclairville, NY 14782	ACRES 0.25		SCHOOL TAXABLE VALUE		2,200		
	EAST-0316344 NRTH-0825425						
	DEED BOOK 2018 PG-1130						
	FULL MARKET VALUE	3,600					
***** 251.13-1-34 *****							
251.13-1-34	3 Sinclair Dr		ENH STAR 41834	0	0	0	54,160
Fabritius Randal P	210 1 Family Res	7,700	VILLAGE TAXABLE VALUE		64,000		
Fabritius Lori R	Cassadaga Valle 062601	64,000	COUNTY TAXABLE VALUE		64,000		
3 Sinclair Dr	103-5-10		TOWN TAXABLE VALUE		64,000		
Sinclairville, NY 14782	ACRES 0.50		SCHOOL TAXABLE VALUE		9,840		
	EAST-0316325 NRTH-0825364						
	DEED BOOK 2120 PG-00261						
	FULL MARKET VALUE	104,500					
***** 251.13-1-35 *****							
251.13-1-35	5 Sinclair Dr					26100	
Roy Debra J	210 1 Family Res		VILLAGE TAXABLE VALUE		20,000		
Roy Richard M	Cassadaga Valle 062601	6,000	COUNTY TAXABLE VALUE		20,000		
5 Sinclair Dr	103-5-9	20,000	TOWN TAXABLE VALUE		20,000		
Sinclairville, NY 14782	ACRES 0.37 BANK 8000		SCHOOL TAXABLE VALUE		20,000		
	EAST-0316269 NRTH-0825280						
	DEED BOOK 2181 PG-00350						
	FULL MARKET VALUE	32,700					
***** 251.13-1-36 *****							
251.13-1-36	5 Maple St					26100	
Spitale John	210 1 Family Res		VET COM CT 41131	6,290	12,580	6,290	0
Spitale Julie	Cassadaga Valle 062601	2,600	VET DIS CT 41141	12,580	18,125	12,580	0
5 Maple St	103-5-8	72,500	BAS STAR 41854	0	0	0	18,870
PO Box 481	ACRES 0.15		VILLAGE TAXABLE VALUE		53,630		
Sinclairville, NY 14782	EAST-0316352 NRTH-0825293		COUNTY TAXABLE VALUE		41,795		
	DEED BOOK 2322 PG-436		TOWN TAXABLE VALUE		53,630		
	FULL MARKET VALUE	118,400	SCHOOL TAXABLE VALUE		53,630		
***** 251.13-1-37 *****							
251.13-1-37	7 Maple St					26100	
Small Austin	210 1 Family Res		VILLAGE TAXABLE VALUE		57,000		
Small Faith	Cassadaga Valle 062601	4,400	COUNTY TAXABLE VALUE		57,000		
7 Maple St	103-5-7	57,000	TOWN TAXABLE VALUE		57,000		
Sinclairville, NY 14782	ACRES 0.25		SCHOOL TAXABLE VALUE		57,000		
	EAST-0316432 NRTH-0825296						
	DEED BOOK 2021 PG-6214						
	FULL MARKET VALUE	93,100					

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 28
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----COUNTY-----TOWN-----SCHOOL	TAXABLE VALUE	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
*****	*****	*****	*****	251.13-1-38	*****
	9 Maple St				26100
251.13-1-38	210 1 Family Res		VILLAGE TAXABLE VALUE	37,500	
Blackmon Dillon N	Cassadaga Valle 062601	4,400	COUNTY TAXABLE VALUE	37,500	
9 Maple St	103-5-6	37,500	TOWN TAXABLE VALUE	37,500	
Sinclairville, NY 14782	ACRES 0.25		SCHOOL TAXABLE VALUE	37,500	
	EAST-0316516 NRTH-0825292				
	DEED BOOK 2020 PG-4074				
	FULL MARKET VALUE	61,200			
*****	*****	*****	*****	251.13-1-39	*****
	4 Main St				26100
251.13-1-39	220 2 Family Res		VILLAGE TAXABLE VALUE	44,000	
H & H Development Group, LLC	Cassadaga Valle 062601		6,600 COUNTY TAXABLE VALUE	44,000	
PO Box 223	103-5-13	44,000	TOWN TAXABLE VALUE	44,000	
Sheridan, NY 14135	ACRES 0.42		SCHOOL TAXABLE VALUE	44,000	
	EAST-0316441 NRTH-0825404				
	DEED BOOK 2014 PG-1448				
	FULL MARKET VALUE	71,800			
*****	*****	*****	*****	251.13-1-40	*****
	6 Main St				26100
251.13-1-40	210 1 Family Res		BAS STAR 41854 0 0 0 18,870		
Mower David	Cassadaga Valle 062601	5,200	VILLAGE TAXABLE VALUE	38,800	
Mower Shari	103-5-14	38,800	COUNTY TAXABLE VALUE	38,800	
PO Box 512	ACRES 0.31		TOWN TAXABLE VALUE	38,800	
Sinclairville, NY 14782	EAST-0316500 NRTH-0825387		SCHOOL TAXABLE VALUE	19,930	
	DEED BOOK 2478 PG-819				
	FULL MARKET VALUE	63,300			
*****	*****	*****	*****	251.13-1-41	*****
	8 Main St				26100
251.13-1-41	210 1 Family Res		VILLAGE TAXABLE VALUE	25,000	
Liuzzo Salvatore	Cassadaga Valle 062601	2,200	COUNTY TAXABLE VALUE	25,000	
140 Whitehill Ave	103-5-15	25,000	TOWN TAXABLE VALUE	25,000	
Jamestown, NY 87112	ACRES 0.25		SCHOOL TAXABLE VALUE	25,000	
	EAST-0316556 NRTH-0825480				
	DEED BOOK 2528 PG-332				
	FULL MARKET VALUE	40,800			
*****	*****	*****	*****	251.13-1-42	*****
	Corner Jstn & Main St				26100
251.13-1-42	411 Apartment		VILLAGE TAXABLE VALUE	25,600	
Liuzzo Salvatore	Cassadaga Valle 062601	3,800	COUNTY TAXABLE VALUE	25,600	
140 Whitehill Ave	103-5-1	25,600	TOWN TAXABLE VALUE	25,600	
Jamestown, NY 14701	ACRES 0.12		SCHOOL TAXABLE VALUE	25,600	
	EAST-0316604 NRTH-0825483				
	DEED BOOK 2528 PG-332				
	FULL MARKET VALUE	41,800			
*****	*****	*****	*****	*****	*****

STATE OF NEW YORK
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2025 FINAL ASSESSMENT ROLL
TAXABLE SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-43 *****							
251.13-1-43	Jamestown St					26100	
Liuzzo Salvatore	210 1 Family Res		VILLAGE TAXABLE VALUE		22,000		
140 Whitehill Ave	Cassadaga Valle 062601	1,000	COUNTY TAXABLE VALUE		22,000		
Jamestown, NY 14701	103-5-2	22,000	TOWN TAXABLE VALUE		22,000		
	ACRES 0.06		SCHOOL TAXABLE VALUE		22,000		
	EAST-0316590 NRTH-0825453						
	DEED BOOK 2528 PG-332						
	FULL MARKET VALUE	35,900					
***** 251.13-1-44 *****							
251.13-1-44	6 Jamestown St		ENH STAR 41834	0	0	0	34,000
Furlow Rollin V	210 1 Family Res		VILLAGE TAXABLE VALUE		34,000		
Gerald Furlow	Cassadaga Valle 062601	1,900	COUNTY TAXABLE VALUE		34,000		
6 Jamestown St	103-5-3	34,000	TOWN TAXABLE VALUE		34,000		
PO Box 974	ACRES 0.06		SCHOOL TAXABLE VALUE		0		
Sinclairville, NY 14782	EAST-0316582 NRTH-0825409						
	DEED BOOK 2675 PG-177						
	FULL MARKET VALUE	55,500					
***** 251.13-1-45 *****							
251.13-1-45	8 Jamestown St		ENH STAR 41834	0	0	0	37,500
Spinler Terence L	210 1 Family Res		VILLAGE TAXABLE VALUE		37,500		
Spinler Cindy S	Cassadaga Valle 062601	3,800	COUNTY TAXABLE VALUE		37,500		
8 Jamestown St	103-5-4	37,500	TOWN TAXABLE VALUE		37,500		
PO Box 966	ACRES 0.12		SCHOOL TAXABLE VALUE		0		
Sinclairville, NY 14782	EAST-0316592 NRTH-0825324						
	DEED BOOK 1759 PG-00065						
	FULL MARKET VALUE	61,200					
***** 251.13-1-47 *****							
251.13-1-47	16 Jamestown St		ENH STAR 41834	0	0	0	54,160
Edwards Evan L	210 1 Family Res		VILLAGE TAXABLE VALUE		65,000		
Edwards Marie E	Cassadaga Valle 062601	9,900	COUNTY TAXABLE VALUE		65,000		
16 Jamestown St	103-6-1	65,000	TOWN TAXABLE VALUE		65,000		
Sinclairville, NY 14782	ACRES 0.75		SCHOOL TAXABLE VALUE		10,840		
	EAST-0316520 NRTH-0825087						
	DEED BOOK 2329 PG-90						
	FULL MARKET VALUE	106,100					
***** 251.13-1-48 *****							
251.13-1-48	10 Maple St		VILLAGE TAXABLE VALUE		64,000		
Banse-Fay Brock	210 1 Family Res		COUNTY TAXABLE VALUE		64,000		
Banse-Fay Joanne	Cassadaga Valle 062601	6,000	TOWN TAXABLE VALUE		64,000		
10 Maple St	103-6-11	64,000	SCHOOL TAXABLE VALUE		64,000		
Sinclairville, NY 14782	ACRES 0.37						
	EAST-0316411 NRTH-0825080						
	DEED BOOK 2016 PG-6705						
	FULL MARKET VALUE	104,500					

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2 0 2 5 F I N A L A S S E S S M E N T R O L L
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THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-50 *****							
251.13-1-50	6 Maple St					26100	
Leon Maloy Family Trus V	210 1 Family Res		VILLAGE TAXABLE VALUE	89,000			
6 Maple St	Cassadaga Valle 062601		7,700 COUNTY TAXABLE VALUE	89,000			
Sinclairville, NY 14782	103-6-9	89,000	TOWN TAXABLE VALUE	89,000			
	ACRES 0.50		SCHOOL TAXABLE VALUE	89,000			
	EAST-0316306 NRTH-0825034						
	DEED BOOK 2472 PG-98						
	FULL MARKET VALUE	145,300					
***** 251.13-1-51 *****							
251.13-1-51	2 Maple St					26100	
Olmstead Timothy A	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Olmstead Valerie S	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE	30,000			
2 Maple St	103-6-7	30,000	COUNTY TAXABLE VALUE	30,000			
Sinclairville, NY 14782	ACRES 0.50		TOWN TAXABLE VALUE	30,000			
	EAST-0316079 NRTH-0824971		SCHOOL TAXABLE VALUE	11,130			
	DEED BOOK 2011 PG-3901						
	FULL MARKET VALUE	49,000					
***** 251.13-1-52 *****							
251.13-1-52	4 Maple St					26100	
Mikula Anthony III	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Fox Alicia	Cassadaga Valle 062601	13,100	VILLAGE TAXABLE VALUE	38,000			
4 Maple St	103-6-8	38,000	COUNTY TAXABLE VALUE	38,000			
Sinclairville, NY 14782	ACRES 1.50		TOWN TAXABLE VALUE	38,000			
	EAST-0316245 NRTH-0824929		SCHOOL TAXABLE VALUE	19,130			
	DEED BOOK 2302 PG-915						
	FULL MARKET VALUE	62,000					
***** 251.13-1-53 *****							
251.13-1-53	24 Jamestown St					26100	
Lewis Scott D	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
1 Reed St	Cassadaga Valle 062601	11,000	VILLAGE TAXABLE VALUE	83,000			
Sinclairville, NY 14782	103-6-3	83,000	COUNTY TAXABLE VALUE	83,000			
	ACRES 1.00		TOWN TAXABLE VALUE	83,000			
	EAST-0316421 NRTH-0824840		SCHOOL TAXABLE VALUE	64,130			
	DEED BOOK 2471 PG-537						
	FULL MARKET VALUE	135,500					
***** 251.13-1-54 *****							
251.13-1-54	20 Jamestown St					26100	
Sheffield Lisa M	210 1 Family Res		VILLAGE TAXABLE VALUE	55,000			
20 Jamestown St	Cassadaga Valle 062601	7,600	COUNTY TAXABLE VALUE	55,000			
Sinclairville, NY 14782	103-6-2	55,000	TOWN TAXABLE VALUE	55,000			
	ACRES 0.49		SCHOOL TAXABLE VALUE	55,000			
	EAST-0316476 NRTH-0824984						
	DEED BOOK 2024 PG-6600						
	FULL MARKET VALUE	89,800					

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T A X A B L E SECTION OF THE ROLL - 1
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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-55 *****							
251.13-1-55	19 Jamestown St						
Meacham Brandon M	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Meacham Brandi L	Cassadaga Valle 062601	10,600	VILLAGE TAXABLE VALUE		125,000		
19 Jamestown St	103-3-12	125,000	COUNTY TAXABLE VALUE		125,000		
Sinclairville, NY 14782	ACRES 0.92		TOWN TAXABLE VALUE		125,000		
	EAST-0316735 NRTH-0824864		SCHOOL TAXABLE VALUE		106,130		
	DEED BOOK 2014 PG-6943						
	FULL MARKET VALUE	204,100					
***** 251.13-1-56 *****							
251.13-1-56	17 Jamestown St					26100	
Desnerck Jon	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
17 Jamestown St	Cassadaga Valle 062601	6,800	VILLAGE TAXABLE VALUE		65,000		
PO Box 1025	103-3-13	65,000	COUNTY TAXABLE VALUE		65,000		
Sinclairville, NY 14782	ACRES 0.43 BANK 6700		TOWN TAXABLE VALUE		65,000		
	EAST-0316757 NRTH-0824958		SCHOOL TAXABLE VALUE		46,130		
	DEED BOOK 2240 PG-157						
	FULL MARKET VALUE	106,100					
***** 251.13-1-57 *****							
251.13-1-57	15 Jamestown St					26100	
Desnerck Jon Arthur	210 1 Family Res		VILLAGE TAXABLE VALUE		30,000		
17 Jamestown St	Cassadaga Valle 062601	6,500	COUNTY TAXABLE VALUE		30,000		
PO Box 1025	103-3-14	30,000	TOWN TAXABLE VALUE		30,000		
Sinclairville, NY 14782	ACRES 0.41		SCHOOL TAXABLE VALUE		30,000		
	EAST-0316759 NRTH-0825024						
	DEED BOOK 2021 PG-5529						
	FULL MARKET VALUE	49,000					
***** 251.13-1-58 *****							
251.13-1-58	16 Maple St					26100	
Walter Joseph	210 1 Family Res		VILLAGE TAXABLE VALUE		42,000		
135 Patrice Ter	Cassadaga Valle 062601	8,300	COUNTY TAXABLE VALUE		42,000		
Williamsville, NY 14221	103-3-15	42,000	TOWN TAXABLE VALUE		42,000		
	ACRES 0.57		SCHOOL TAXABLE VALUE		42,000		
	DEED BOOK 2022 PG-6722						
	FULL MARKET VALUE	68,600					
***** 251.13-1-59 *****							
251.13-1-59	18 Maple St					26100	
Mckenna Joseph D	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
18 Maple St	Cassadaga Valle 062601	6,100	VILLAGE TAXABLE VALUE		26,500		
PO Box 1028	103-3-16	26,500	COUNTY TAXABLE VALUE		26,500		
Sinclairville, NY 14782	ACRES 0.38		TOWN TAXABLE VALUE		26,500		
	EAST-0316858 NRTH-0825048		SCHOOL TAXABLE VALUE		7,630		
	DEED BOOK 2252 PG-395						
	FULL MARKET VALUE	43,300					

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THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-60 *****							
20 Maple St						26100	
251.13-1-60	210 1 Family Res		VILLAGE TAXABLE VALUE		15,000		
Newark Timothy	Cassadaga Valle 062601	9,200	COUNTY TAXABLE VALUE		15,000		
Newark April M	103-3-17	15,000	TOWN TAXABLE VALUE		15,000		
24 Maple St	ACRES 0.67		SCHOOL TAXABLE VALUE		15,000		
PO Box 913	EAST-0317012 NRTH-0825051						
Sinclairville, NY 14782	DEED BOOK 2019 PG-6892						
	FULL MARKET VALUE	24,500					
***** 251.13-1-61 *****							
18 Lester St						26100	
251.13-1-61	311 Res vac land		VILLAGE TAXABLE VALUE		1,100		
Skinner Aaron P	Cassadaga Valle 062601	1,100	COUNTY TAXABLE VALUE		1,100		
Skinner Sara L	103-3-4.2	1,100	TOWN TAXABLE VALUE		1,100		
18 Lester St	ACRES 0.50		SCHOOL TAXABLE VALUE		1,100		
Sinclairville, NY 14782	DEED BOOK 2011 PG-6350						
	FULL MARKET VALUE	1,800					
***** 251.13-1-62 *****							
20 Lester St						26100	
251.13-1-62	210 1 Family Res		VILLAGE TAXABLE VALUE		80,000		
Skinner Aaron P	Cassadaga Valle 062601	10,300	COUNTY TAXABLE VALUE		80,000		
Skinner Mary A	103-3-4.1	80,000	TOWN TAXABLE VALUE		80,000		
18 Lester St	FRNT 88.00 DPTH 172.00		SCHOOL TAXABLE VALUE		80,000		
Sinclairville, NY 14782	ACRES 0.84						
	EAST-0317006 NRTH-0824853						
	DEED BOOK 2021 PG-2233						
	FULL MARKET VALUE	130,600					
***** 251.13-1-63 *****							
18 Lester St						26100	
251.13-1-63	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Skinner Aaron P	Cassadaga Valle 062601	6,600	VILLAGE TAXABLE VALUE		85,000		
Skinner Sara L	103-3-3	85,000	COUNTY TAXABLE VALUE		85,000		
18 Lester St	FRNT 132.00 DPTH 137.00		TOWN TAXABLE VALUE		85,000		
Sinclairville, NY 14782	ACRES 0.42		SCHOOL TAXABLE VALUE		66,130		
	DEED BOOK 2011 PG-6350						
	FULL MARKET VALUE	138,800					
***** 251.13-1-64 *****							
Lester St						26100	
251.13-1-64	311 Res vac land		VILLAGE TAXABLE VALUE		2,300		
Skinner Aaron P	Cassadaga Valle 062601	2,300	COUNTY TAXABLE VALUE		2,300		
Skinner Sara L	103-3-2.1	2,300	TOWN TAXABLE VALUE		2,300		
18 Lester St	FRNT 69.00 DPTH 169.00		SCHOOL TAXABLE VALUE		2,300		
Sinclairville, NY 14782	ACRES 0.27						
	DEED BOOK 2011 PG-6350						
	FULL MARKET VALUE	3,800					

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-65 *****							
24 Maple St						26100	
251.13-1-65	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Newark Timmy	Cassadaga Valle 062601	5,100	VILLAGE TAXABLE VALUE		45,000		
Newark April	103-3-1	45,000	COUNTY TAXABLE VALUE		45,000		
24 Maple St	FRNT 98.10 DPTH 133.00		TOWN TAXABLE VALUE		45,000		
PO Box 913	ACRES 0.30		SCHOOL TAXABLE VALUE		26,130		
Sinclairville, NY 14782	EAST-0317143 NRTH-0825064						
	DEED BOOK 2024 PG-4747						
	FULL MARKET VALUE	73,500					
***** 251.13-1-66 *****							
Lester St						26100	
251.13-1-66	311 Res vac land		VILLAGE TAXABLE VALUE		2,200		
Newark Timmy	Cassadaga Valle 062601	2,200	COUNTY TAXABLE VALUE		2,200		
Newark April	103-3-2.2	2,200	TOWN TAXABLE VALUE		2,200		
24 Maple St	FRNT 78.00 DPTH 140.00		SCHOOL TAXABLE VALUE		2,200		
PO Box 913	EAST-0317205 NRTH-0825055						
Sinclairville, NY 14782	DEED BOOK 2024 PG-4747						
	FULL MARKET VALUE	3,600					
***** 251.13-1-68 *****							
19 Maple St						26100	
251.13-1-68	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Pastor Glenna	Cassadaga Valle 062601	8,000	VILLAGE TAXABLE VALUE		25,000		
19 Maple St	103-2-5	25,000	COUNTY TAXABLE VALUE		25,000		
Sinclairville, NY 14782	ACRES 0.25		TOWN TAXABLE VALUE		25,000		
	EAST-0316996 NRTH-0825327		SCHOOL TAXABLE VALUE		6,130		
	DEED BOOK 2679 PG-850						
	FULL MARKET VALUE	40,800					
***** 251.13-1-69 *****							
17 Maple St						26100	
251.13-1-69	210 1 Family Res		VILLAGE TAXABLE VALUE		50,000		
Richerson Troy E	Cassadaga Valle 062601	18,000	COUNTY TAXABLE VALUE		50,000		
Richerson Erica L	103-2-6	50,000	TOWN TAXABLE VALUE		50,000		
17 Maple St	ACRES 0.75		SCHOOL TAXABLE VALUE		50,000		
PO Box 757	EAST-0316923 NRTH-0825290						
Sinclairville, NY 14782	DEED BOOK 2021 PG-2352						
	FULL MARKET VALUE	81,600					
***** 251.13-1-70 *****							
Maple St						26100	
251.13-1-70	330 Vacant comm		VILLAGE TAXABLE VALUE		4,000		
Spinler Holdings, LLC.	Cassadaga Valle 062601	4,000	COUNTY TAXABLE VALUE		4,000		
3217 Tarbox Rd	103-2-7	4,000	TOWN TAXABLE VALUE		4,000		
Cassadaga, NY 14718	ACRES 0.25		SCHOOL TAXABLE VALUE		4,000		
	EAST-0316817 NRTH-0825296						
	DEED BOOK 2680 PG-809						
	FULL MARKET VALUE	6,500					

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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----COUNTY-----TOWN-----SCHOOL	TAXABLE VALUE	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 251.13-1-71 *****					
251.13-1-71	11 Jamestown St				26100
Bubba Farms, LLC	483 Converted Re		VILLAGE TAXABLE VALUE	80,000	
PO Box 430	Cassadaga Valle 062601	15,300	COUNTY TAXABLE VALUE	80,000	
Sinclairville, NY 14782	103-2-8	80,000	TOWN TAXABLE VALUE	80,000	
	ACRES 0.99		SCHOOL TAXABLE VALUE	80,000	
	EAST-0316766 NRTH-0825256				
	DEED BOOK 2024 PG-3525				
	FULL MARKET VALUE	130,600			
***** 251.13-1-77 *****					
251.13-1-77	16 Main St				26100
Spinler Holdings, LLC	482 Det row bldg		VILLAGE TAXABLE VALUE	20,000	
3217 Tarbox Rd	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE	20,000	
Cassadaga, NY 14718	103-2-14	20,000	TOWN TAXABLE VALUE	20,000	
	ACRES 0.50		SCHOOL TAXABLE VALUE	20,000	
	EAST-0316835 NRTH-0825443				
	DEED BOOK 2014 PG-6330				
	FULL MARKET VALUE	32,700			
***** 251.13-1-78 *****					
251.13-1-78	18 Main St				26100
Spinler Holdings, LLC.	486 Mini-mart		VILLAGE TAXABLE VALUE	230,000	
3217 Tarbox Rd	Cassadaga Valle 062601	8,000	COUNTY TAXABLE VALUE	230,000	
Cassadaga, NY 14718	103-2-15	230,000	TOWN TAXABLE VALUE	230,000	
	ACRES 0.25		SCHOOL TAXABLE VALUE	230,000	
	EAST-0316879 NRTH-0825425				
	DEED BOOK 2680 PG-809				
	FULL MARKET VALUE	375,500			
***** 251.13-1-79 *****					
251.13-1-79	Main St Sinclairville				26100
Spinler Holdings, LLC.	438 Parking lot		VILLAGE TAXABLE VALUE	6,000	
3217 Tarbox Rd	Cassadaga Valle 062601	3,800	COUNTY TAXABLE VALUE	6,000	
Cassadaga, NY 14718	103-2-16	6,000	TOWN TAXABLE VALUE	6,000	
	ACRES 0.12		SCHOOL TAXABLE VALUE	6,000	
	EAST-0316938 NRTH-0825422				
	DEED BOOK 2680 PG-809				
	FULL MARKET VALUE	9,800			
***** 251.13-1-80 *****					
251.13-1-80	Main St				26100
Spinler Holdings, LLC.	438 Parking lot		VILLAGE TAXABLE VALUE	16,000	
3217 Tarbox Rd	Cassadaga Valle 062601	8,000	COUNTY TAXABLE VALUE	16,000	
Cassadaga, NY 14718	103-2-17	16,000	TOWN TAXABLE VALUE	16,000	
	ACRES 0.25		SCHOOL TAXABLE VALUE	16,000	
	EAST-0316988 NRTH-0825424				
	DEED BOOK 2680 PG-809				
	FULL MARKET VALUE	26,100			

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-83 *****							
34 Main St						26100	
251.13-1-83	210 1 Family Res		VILLAGE TAXABLE VALUE		48,000		
Johnson Mark A	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE		48,000		
Johnson Melissa L	103-2-2	48,000	TOWN TAXABLE VALUE		48,000		
SCFCU	ACRES 0.50		SCHOOL TAXABLE VALUE		48,000		
168 E Fairmount Ave	DEED BOOK 2021 PG-8325						
Lakewood, NY 14750	FULL MARKET VALUE	78,400					
***** 251.13-2-1 *****							
22 Park St						26100	
251.13-2-1	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Lacki John P	Cassadaga Valle 062601	8,600	VILLAGE TAXABLE VALUE		87,500		
22 Park St	Includes 102-2-2.2 1991		87,500	COUNTY TAXABLE VALUE		87,500	
Sinclairville, NY 14782	104-2-1		TOWN TAXABLE VALUE			87,500	
	ACRES 0.60		SCHOOL TAXABLE VALUE		68,630		
	EAST-0317734 NRTH-0826182						
	DEED BOOK 2412 PG-40						
	FULL MARKET VALUE	142,900					
***** 251.13-2-2 *****							
20 Park St						26100	
251.13-2-2	311 Res vac land		VILLAGE TAXABLE VALUE		2,300		
Lacki John P	Cassadaga Valle 062601	2,300	COUNTY TAXABLE VALUE		2,300		
22 Park St	104-2-2.1	2,300	TOWN TAXABLE VALUE		2,300		
Sinclairville, NY 14782	ACRES 0.27		SCHOOL TAXABLE VALUE		2,300		
	EAST-0317699 NRTH-0826107						
	DEED BOOK 2704 PG-934						
	FULL MARKET VALUE	3,800					
***** 251.13-2-3 *****							
Park St						26100	
251.13-2-3	411 Apartment		VILLAGE TAXABLE VALUE		655,000		
Housing Lmted. Partnership Sinc	Cassadaga Valle 062601		10,600	COUNTY TAXABLE VALUE		655,000	
Nelson Capital Mgmt.	104-2-3.1	655,000	TOWN TAXABLE VALUE		655,000		
90 Howard St	ACRES 0.90		SCHOOL TAXABLE VALUE		655,000		
Jamestown, NY 14701	EAST-0317902 NRTH-0826080						
	DEED BOOK 2049 PG-00565						
	FULL MARKET VALUE	1069,400					
***** 251.13-2-5 *****							
Church St						26100	
251.13-2-5	411 Apartment		VILLAGE TAXABLE VALUE		300,000		
Sinclairville Housing	Cassadaga Valle 062601	11,500	COUNTY TAXABLE VALUE		300,000		
Limited Partnership II	104-2-3.2	300,000	TOWN TAXABLE VALUE		300,000		
Nelson Capital Mgmt	ACRES 1.10		SCHOOL TAXABLE VALUE		300,000		
90 Howard St	EAST-0317907 NRTH-0826006						
Jamestown, NY 14701	DEED BOOK 2049 PG-00565						
	FULL MARKET VALUE	489,800					

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-2-6 *****							
11 Church St						26100	
251.13-2-6	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Bender Faith A	Cassadaga Valle 062601	9,900	VILLAGE TAXABLE VALUE		70,000		
Bender Daniel M	104-2-4	70,000	COUNTY TAXABLE VALUE		70,000		
11 Church St	ACRES 0.75		TOWN TAXABLE VALUE		70,000		
PO Box 507	EAST-0318042 NRTH-0826055		SCHOOL TAXABLE VALUE		51,130		
Sinclairville, NY 14782	DEED BOOK 2582 PG-699						
	FULL MARKET VALUE	114,300					
***** 251.13-2-7 *****							
13 Church St						26100	
251.13-2-7	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Hallowell Ralph A	Cassadaga Valle 062601	13,100	VILLAGE TAXABLE VALUE		45,000		
13 Church St	104-2-6	45,000	COUNTY TAXABLE VALUE		45,000		
PO Box 857	ACRES 1.50		TOWN TAXABLE VALUE		45,000		
Sinclairville, NY 14782	EAST-0318209 NRTH-0826025		SCHOOL TAXABLE VALUE		26,130		
	DEED BOOK 2660 PG-409						
	FULL MARKET VALUE	73,500					
***** 251.13-2-8 *****							
8 Reed St						26100	
251.13-2-8	210 1 Family Res		VILLAGE TAXABLE VALUE		55,800		
Russell Jordan L	Cassadaga Valle 062601	11,500	COUNTY TAXABLE VALUE		55,800		
8 Reed St	104-2-5	55,800	TOWN TAXABLE VALUE		55,800		
Sinclairville, NY 14782	ACRES 1.10		SCHOOL TAXABLE VALUE		55,800		
	EAST-0318265 NRTH-0826164						
	DEED BOOK 2019 PG-1182						
	FULL MARKET VALUE	91,100					
***** 251.13-2-10 *****							
17 Church St						26100	
251.13-2-10	210 1 Family Res		VILLAGE TAXABLE VALUE		60,000		
Starkweather Phillip R	Cassadaga Valle 062601	9,900	COUNTY TAXABLE VALUE		60,000		
17 Church St	104-2-8	60,000	TOWN TAXABLE VALUE		60,000		
PO Box 841	ACRES 0.75		SCHOOL TAXABLE VALUE		60,000		
Sinclairville, NY 14782	EAST-0318392 NRTH-0825959						
	DEED BOOK 2019 PG-7693						
	FULL MARKET VALUE	98,000					
***** 251.13-2-11 *****							
15 Church St						26100	
251.13-2-11	210 1 Family Res		VILLAGE TAXABLE VALUE		50,000		
Lessinger Matthew B	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		50,000		
6501 Charlotte Center Rd	104-2-7		50,000 TOWN TAXABLE VALUE		50,000		
Sinclairville, NY 14782	ACRES 0.50		SCHOOL TAXABLE VALUE		50,000		
	EAST-0318233 NRTH-0825860						
	DEED BOOK 2022 PG-7796						
	FULL MARKET VALUE	81,600					

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-2-12 *****							
10 Mitchell St	210 1 Family Res					26100	
251.13-2-12	Cassadaga Valle 062601	6,400	VILLAGE TAXABLE VALUE		78,000		
Brockelbank Lori L	104-2-27	78,000	COUNTY TAXABLE VALUE		78,000		
10 Mitchell St	ACRES 3.20		TOWN TAXABLE VALUE		78,000		
Sinclairville, NY 14782	EAST-0318346 NRTH-0825662		SCHOOL TAXABLE VALUE		78,000		
	DEED BOOK 2015 PG-6934						
	FULL MARKET VALUE	127,300					
***** 251.13-2-13 *****							
8 Mitchell St	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
251.13-2-13	Cassadaga Valle 062601	5,200	VILLAGE TAXABLE VALUE		48,000		
Peterson Carl A	104-2-26	48,000	COUNTY TAXABLE VALUE		48,000		
Peterson Varsi A	ACRES 0.31		TOWN TAXABLE VALUE		48,000		
8 Mitchell St	EAST-0318353 NRTH-0825576		SCHOOL TAXABLE VALUE		29,130		
PO Box 552	DEED BOOK 2557 PG-173						
Sinclairville, NY 14782	FULL MARKET VALUE	78,400					
***** 251.13-2-14 *****							
6 Mitchell St	210 1 Family Res					26100	
251.13-2-14	Cassadaga Valle 062601	5,200	VILLAGE TAXABLE VALUE		48,000		
Neid Erin	104-2-25	48,000	COUNTY TAXABLE VALUE		48,000		
PO Box 955	ACRES 0.31		TOWN TAXABLE VALUE		48,000		
Sinclairville, NY 14782	EAST-0318323 NRTH-0825482		SCHOOL TAXABLE VALUE		48,000		
	DEED BOOK 2014 PG-5850						
	FULL MARKET VALUE	78,400					
***** 251.13-2-16 *****							
39 East Av	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
251.13-2-16	Cassadaga Valle 062601	2,100	VILLAGE TAXABLE VALUE		61,000		
Goodwill Cynthia	104-2-19	61,000	COUNTY TAXABLE VALUE		61,000		
39 East Ave	ACRES 0.12		TOWN TAXABLE VALUE		61,000		
Sinclairville, NY 14782	EAST-0318788 NRTH-0825320		SCHOOL TAXABLE VALUE		42,130		
	DEED BOOK 2353 PG-678						
	FULL MARKET VALUE	99,600					
***** 251.13-2-17 *****							
35 East Ave	220 2 Family Res					26100	
251.13-2-17	Cassadaga Valle 062601	8,100	VILLAGE TAXABLE VALUE		70,000		
Anderson Candy A	Includes 104-2-21	70,000	COUNTY TAXABLE VALUE		70,000		
3686 Carmen Dr	104-2-20		TOWN TAXABLE VALUE		70,000		
Bemus Point, NY 14712	ACRES 0.55		SCHOOL TAXABLE VALUE		70,000		
	EAST-0318691 NRTH-0825331						
	DEED BOOK 2024 PG-2225						
	FULL MARKET VALUE	114,300					

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-2-18 *****							
31 East Av						26100	
251.13-2-18	210 1 Family Res		VILLAGE TAXABLE VALUE		68,000		
Love Justin	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		68,000		
31 East Ave	104-2-22	68,000	TOWN TAXABLE VALUE		68,000		
Sinclairville, NY 14782	ACRES 0.50		SCHOOL TAXABLE VALUE		68,000		
	EAST-0318558 NRTH-0825375						
	DEED BOOK 2023 PG-3391						
	FULL MARKET VALUE	111,000					
***** 251.13-2-19 *****							
29 East Av						26100	
251.13-2-19	210 1 Family Res		AGED C/S 41805	0	30,000	0	30,000
Lehnen Pamela	Cassadaga Valle 062601	9,200	VILLAGE TAXABLE VALUE		60,000		
29 East Av	104-2-23	60,000	COUNTY TAXABLE VALUE		30,000		
Sinclairville, NY 14782	ACRES 0.67		TOWN TAXABLE VALUE		60,000		
	DEED BOOK 2024 PG-7454		SCHOOL TAXABLE VALUE		30,000		
	FULL MARKET VALUE	98,000					
***** 251.13-2-20 *****							
25 East Ave						26100	
251.13-2-20	210 1 Family Res		ENH STAR 41834	0	0	0	43,000
Sweeney Jean T	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE		43,000		
PO Box 588	104-2-24	43,000	COUNTY TAXABLE VALUE		43,000		
Sinclairville, NY 14782	ACRES 0.50		TOWN TAXABLE VALUE		43,000		
	EAST-0318316 NRTH-0825412		SCHOOL TAXABLE VALUE		0		
	FULL MARKET VALUE	70,200					
***** 251.13-2-21 *****							
11 Mitchell St						26100	
251.13-2-21	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Mosier David M	Cassadaga Valle 062601	7,800	VILLAGE TAXABLE VALUE		79,000		
Mosier Melinda	104-4-5.2	79,000	COUNTY TAXABLE VALUE		79,000		
Pob 927	ACRES 0.51		TOWN TAXABLE VALUE		79,000		
11 Mitchell St	EAST-0318166 NRTH-0825686		SCHOOL TAXABLE VALUE		60,130		
Sinclairville, NY 14782	DEED BOOK 2477 PG-471						
	FULL MARKET VALUE	129,000					
***** 251.13-2-22 *****							
9 Mitchell St						26100	
251.13-2-22	270 Mfg housing		BAS STAR 41854	0	0	0	18,870
Lacki John P	Cassadaga Valle 062601	6,000	VILLAGE TAXABLE VALUE		26,000		
22 Park St	104-4-5.1	26,000	COUNTY TAXABLE VALUE		26,000		
Sinclairville, NY 14782	ACRES 0.37		TOWN TAXABLE VALUE		26,000		
	EAST-0318140 NRTH-0825635		SCHOOL TAXABLE VALUE		7,130		
	DEED BOOK 2015 PG-4368						
	FULL MARKET VALUE	42,400					

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-2-23 *****							
251.13-2-23	21 East Ave					26100	
Edson Ryan	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Edson Autumn	Cassadaga Valle 062601	13,000	VILLAGE TAXABLE VALUE		40,000		
21 East Ave	104-4-6	40,000	COUNTY TAXABLE VALUE		40,000		
Sinclairville, NY 14782	ACRES 1.46		TOWN TAXABLE VALUE		40,000		
	EAST-0318112 NRTH-0825466		SCHOOL TAXABLE VALUE		21,130		
	DEED BOOK 2013 PG-3416						
	FULL MARKET VALUE	65,300					
***** 251.13-2-24 *****							
251.13-2-24	17 East Ave					26100	
Lewis David R	210 1 Family Res		VILLAGE TAXABLE VALUE		30,000		
Lewis Mabel E	Cassadaga Valle 062601	8,900	COUNTY TAXABLE VALUE		30,000		
1 Reed St	104-4-4	30,000	TOWN TAXABLE VALUE		30,000		
Sinclairville, NY 14782	ACRES 1.80		SCHOOL TAXABLE VALUE		30,000		
	EAST-0317984 NRTH-0825702						
	DEED BOOK 1933 PG-00384						
	FULL MARKET VALUE	49,000					
***** 251.13-2-25 *****							
251.13-2-25	18 East Av					26100	
Gilbert Charles L Jr	220 2 Family Res		VILLAGE TAXABLE VALUE		37,000		
18 East Ave	Cassadaga Valle 062601	7,900	COUNTY TAXABLE VALUE		37,000		
Sinclairville, NY 14782	104-5-7	37,000	TOWN TAXABLE VALUE		37,000		
	ACRES 0.52		SCHOOL TAXABLE VALUE		37,000		
	EAST-0317847 NRTH-0825269						
	DEED BOOK 2024 PG-4088						
	FULL MARKET VALUE	60,400					
***** 251.13-2-26 *****							
251.13-2-26	14 East Ave					26100	
France William	312 Vac w/imprv		VILLAGE TAXABLE VALUE		6,000		
France Patricia	Cassadaga Valle 062601	2,900	COUNTY TAXABLE VALUE		6,000		
Pob 1018 9 East Ave	104-5-6	6,000	TOWN TAXABLE VALUE		6,000		
Sinclairville, NY 14782	ACRES 0.36		SCHOOL TAXABLE VALUE		6,000		
	EAST-0317739 NRTH-0825296						
	DEED BOOK 2484 PG-846						
	FULL MARKET VALUE	9,800					
***** 251.13-2-27 *****							
251.13-2-27	East Ave					26100	
Coomer Holly E	311 Res vac land		VILLAGE TAXABLE VALUE		2,300		
Meyer John A	Cassadaga Valle 062601	2,300	COUNTY TAXABLE VALUE		2,300		
17 Lester St	104-5-5	2,300	TOWN TAXABLE VALUE		2,300		
Sinclairville, NY 14782	ACRES 0.27		SCHOOL TAXABLE VALUE		2,300		
	EAST-0317645 NRTH-0825318						
	DEED BOOK 2021 PG-1789						
	FULL MARKET VALUE	3,800					

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
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2025 FINAL ASSESSMENT ROLL
TAXABLE SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-2-28 *****							
8 East Av						26100	
251.13-2-28	210 1 Family Res		AGED C/S 41805	0	31,500	0	31,500
Tranum Family Trust I	Cassadaga Valle 062601	6,400	ENH STAR 41834	0	0	0	31,500
40 Reed St	104-5-4	63,000	VILLAGE TAXABLE VALUE		63,000		
PO Box 508	ACRES 0.40		COUNTY TAXABLE VALUE		31,500		
Sinclairville, NY 14782	EAST-0317573 NRTH-0825336		TOWN TAXABLE VALUE		63,000		
	DEED BOOK 2025 PG-2414		SCHOOL TAXABLE VALUE		0		
PRIOR OWNER ON 3/01/2025	FULL MARKET VALUE	102,900					
Tranum Family Trust I							
***** 251.13-2-29 *****							
6 East Av						26100	
251.13-2-29	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Intihar Jamie D.	Cassadaga Valle 062601	4,400	VILLAGE TAXABLE VALUE		57,600		
6 East Ave	Church Parsonage	57,600	COUNTY TAXABLE VALUE		57,600		
PO Box 812	104-5-3		TOWN TAXABLE VALUE		57,600		
Sinclairville, NY 14782	ACRES 0.25		SCHOOL TAXABLE VALUE		38,730		
	EAST-0317486 NRTH-0825355						
	DEED BOOK 2491 PG-1						
	FULL MARKET VALUE	94,000					
***** 251.13-2-30 *****							
17 Lester St						26100	
251.13-2-30	210 1 Family Res		VILLAGE TAXABLE VALUE		127,500		
Coomer Holly E	Cassadaga Valle 062601	10,600	COUNTY TAXABLE VALUE		127,500		
Meyer John A	104-5-20	127,500	TOWN TAXABLE VALUE		127,500		
17 Lester St	ACRES 0.91		SCHOOL TAXABLE VALUE		127,500		
Sinclairville, NY 14782	EAST-0317467 NRTH-0824910						
	DEED BOOK 2021 PG-1789						
	FULL MARKET VALUE	208,200					
***** 251.13-2-31 *****							
11 Lester St						26100	
251.13-2-31	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Fisher Alan W	Cassadaga Valle 062601	10,500	VILLAGE TAXABLE VALUE		62,000		
PO Box 551	104-5-21	62,000	COUNTY TAXABLE VALUE		62,000		
Sinclairville, NY 14782	ACRES 0.88		TOWN TAXABLE VALUE		62,000		
	EAST-0317462 NRTH-0825039		SCHOOL TAXABLE VALUE		43,130		
	DEED BOOK 2179 PG-00556						
	FULL MARKET VALUE	101,200					
***** 251.13-2-32 *****							
9 Lester St						26100	
251.13-2-32	210 1 Family Res		VET WAR CT 41121	0	7,548	3,774	0
Douglas Waldo	Cassadaga Valle 062601	9,900	ENH STAR 41834	0	0	0	54,160
Douglas Donna	104-5-22	55,000	VILLAGE TAXABLE VALUE		55,000		
9 Lester St	ACRES 0.75		COUNTY TAXABLE VALUE		47,452		
PO Box 565	EAST-0317491 NRTH-0825127		TOWN TAXABLE VALUE		51,226		
Sinclairville, NY 14782	DEED BOOK 1996 PG-00355		SCHOOL TAXABLE VALUE		840		
	FULL MARKET VALUE	89,800					

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-2-33 *****							
7 Lester St						26100	
251.13-2-33	210 1 Family Res		VILLAGE TAXABLE VALUE		23,000		
Mitchell Michael	Cassadaga Valle 062601	6,000	COUNTY TAXABLE VALUE		23,000		
5945 Damon Hill Rd	104-5-23	23,000	TOWN TAXABLE VALUE		23,000		
Sinclairville, NY 14782	ACRES 0.37		SCHOOL TAXABLE VALUE		23,000		
	EAST-0317401 NRTH-0825203						
	DEED BOOK 2022 PG-7013						
	FULL MARKET VALUE	37,600					
***** 251.13-2-35 *****							
4 East Ave						26100	
251.13-2-35	210 1 Family Res		VET COM CT 41131	6,290	12,580	6,290	0
Jayet Anastacia L	Cassadaga Valle 062601	5,500	AGED C/S 41805	0	23,210	0	29,500
4 East Ave	104-5-2	59,000	ENH STAR 41834	0	0	0	29,500
Sinclairville, NY 14782	ACRES 0.33		VILLAGE TAXABLE VALUE		52,710		
	EAST-0317419 NRTH-0825370		COUNTY TAXABLE VALUE		23,210		
PRIOR OWNER ON 3/01/2025	DEED BOOK 2025 PG-2541		TOWN TAXABLE VALUE		52,710		
Jayet Anastacia L	FULL MARKET VALUE	96,300	SCHOOL TAXABLE VALUE		0		
***** 251.13-2-37 *****							
4 Parkway Dr						26100	
251.13-2-37	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Christy David	Cassadaga Valle 062601	8,600	VILLAGE TAXABLE VALUE		142,000		
Christy Tina	104-4-10	142,000	COUNTY TAXABLE VALUE		142,000		
4 Parkway Dr	ACRES 0.60		TOWN TAXABLE VALUE		142,000		
PO Box 569	EAST-0317541 NRTH-0825575		SCHOOL TAXABLE VALUE		123,130		
Sinclairville, NY 14782	DEED BOOK 2299 PG-328						
	FULL MARKET VALUE	231,800					
***** 251.13-2-38 *****							
311 Res vac land			VILLAGE TAXABLE VALUE		1,400		
251.13-2-38	Cassadaga Valle 062601	1,400	COUNTY TAXABLE VALUE		1,400		
Christy David E	104-4-9	1,400	TOWN TAXABLE VALUE		1,400		
Christy Tina M	ACRES 0.16		SCHOOL TAXABLE VALUE		1,400		
6 Parkway Dr	EAST-0317618 NRTH-0825570						
PO Box 569	FULL MARKET VALUE	2,300					
Sinclairville, NY 14782							
***** 251.13-2-39 *****							
6 Parkway Dr						26100	
251.13-2-39	471 Funeral home		VILLAGE TAXABLE VALUE		140,000		
Riccardi Louis	Cassadaga Valle 062601	6,000	COUNTY TAXABLE VALUE		140,000		
111 S Main St	104-4-11	140,000	TOWN TAXABLE VALUE		140,000		
Jamestown, NY 14701	ACRES 0.37		SCHOOL TAXABLE VALUE		140,000		
	EAST-0317606 NRTH-0825641						
	DEED BOOK 2020 PG-5693						
	FULL MARKET VALUE	228,600					

2025 FINAL ASSESSMENT ROLL
TAXABLE SECTION OF THE ROLL - 1
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

TAX MAP	PARCEL NUMBER	PROPERTY LOCATION AND CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----COUNTY-----TOWN-----SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.
*****				251.13-2-40 *****
	Parkway Dr			26100
251.13-2-40	210 1 Family Res		VILLAGE TAXABLE VALUE	80,000
D & T Christy, Inc.	Cassadaga Valle 062601	5,600	COUNTY TAXABLE VALUE	80,000
Parkway Dr	104-4-12	80,000	TOWN TAXABLE VALUE	80,000
PO Box 569	ACRES 0.34		SCHOOL TAXABLE VALUE	80,000
Sinclairville, NY 14701	EAST-0317615 NRTH-0825724			
	DEED BOOK 2620 PG-953			
	FULL MARKET VALUE	130,600		
*****				251.13-2-41 *****
	10 Parkway			26100
251.13-2-41	220 2 Family Res		BAS STAR 41854 0	0
Lewis Jason H	Cassadaga Valle 062601	5,500	VILLAGE TAXABLE VALUE	58,000
1 Reed St	104-4-13	58,000	COUNTY TAXABLE VALUE	58,000
Sinclairville, NY 14782	ACRES 0.33		TOWN TAXABLE VALUE	58,000
	EAST-0317601 NRTH-0825804		SCHOOL TAXABLE VALUE	39,130
	DEED BOOK 2631 PG-776			
	FULL MARKET VALUE	94,700		
*****				251.13-2-42 *****
				26100
251.13-2-42	312 Vac w/imprv		VILLAGE TAXABLE VALUE	4,300
Lewis Jason H	Cassadaga Valle 062601	3,300	COUNTY TAXABLE VALUE	4,300
1 Reed St	104-4-1	4,300	TOWN TAXABLE VALUE	4,300
Sinclairville, NY 14782	ACRES 0.42		SCHOOL TAXABLE VALUE	4,300
	EAST-0317609 NRTH-0825864			
	DEED BOOK 2631 PG-776			
	FULL MARKET VALUE	7,000		
*****				251.13-2-43 *****
				26100
251.13-2-43	311 Res vac land		VILLAGE TAXABLE VALUE	4,300
D & T Christy, Inc.	Cassadaga Valle 062601	4,300	COUNTY TAXABLE VALUE	4,300
Parkway Dr	104-4-2	4,300	TOWN TAXABLE VALUE	4,300
PO Box 569	ACRES 0.60		SCHOOL TAXABLE VALUE	4,300
Sinclairville, NY 14701	EAST-0317704 NRTH-0825816			
	DEED BOOK 2620 PG-953			
	FULL MARKET VALUE	7,000		
*****				251.13-2-44 *****
	East Ave			26100
251.13-2-44	311 Res vac land		VILLAGE TAXABLE VALUE	3,700
Peterson Nicholas	Cassadaga Valle 062601	3,700	COUNTY TAXABLE VALUE	3,700
7403 Bowen Rd	104-4-3	3,700	TOWN TAXABLE VALUE	3,700
Stockton, NY 14784	ACRES 0.48		SCHOOL TAXABLE VALUE	3,700
	EAST-0317839 NRTH-0825729			
	DEED BOOK 2018 PG-2710			
	FULL MARKET VALUE	6,000		

STATE OF NEW YORK
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T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-2-45 *****							
251.13-2-45	9 East Ave						
France William	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
9 East Ave	Cassadaga Valle 062601	7,300	VILLAGE TAXABLE VALUE		70,000		
PO Box 1018	104-4-8	70,000	COUNTY TAXABLE VALUE		70,000		
Sinclairville, NY 14782	ACRES 0.47		TOWN TAXABLE VALUE		70,000		
	EAST-0317729 NRTH-0825592		SCHOOL TAXABLE VALUE		51,130		
	DEED BOOK 2058 PG-00384						
	FULL MARKET VALUE	114,300					
***** 251.13-2-46 *****							
251.13-2-46	13 East Ave						26100
Peterson Nicholas	210 1 Family Res		VILLAGE TAXABLE VALUE		81,000		
7403 Bowen Rd	Cassadaga Valle 062601	9,200	COUNTY TAXABLE VALUE		81,000		
Stockton, NY 14784	104-4-7	81,000	TOWN TAXABLE VALUE		81,000		
	ACRES 0.67		SCHOOL TAXABLE VALUE		81,000		
	EAST-0317831 NRTH-0825571						
	DEED BOOK 2018 PG-2710						
	FULL MARKET VALUE	132,200					
***** 251.17-1-1 *****							
251.17-1-1	9 Sinclair Dr						26100
Lawson Mary L	210 1 Family Res		ENH STAR 41834	0	0	0	28,000
9 Sinclair Dr	Cassadaga Valle 062601	2,100	VILLAGE TAXABLE VALUE		28,000		
PO Box 546	103-7-1	28,000	COUNTY TAXABLE VALUE		28,000		
Sinclairville, NY 14782	ACRES 0.12		TOWN TAXABLE VALUE		28,000		
	EAST-0315963 NRTH-0824869		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 2218 PG-00036						
	FULL MARKET VALUE	45,700					
***** 251.17-1-2 *****							
251.17-1-2	11 Sinclair Dr						26100
Main Ruthanne R	210 1 Family Res		VILLAGE TAXABLE VALUE		68,000		
11 Sinclair Dr	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		68,000		
Sinclairville, NY 14782	103-7-2	68,000	TOWN TAXABLE VALUE		68,000		
	ACRES 0.50		SCHOOL TAXABLE VALUE		68,000		
	EAST-0315960 NRTH-0824740						
	DEED BOOK 2700 PG-603						
	FULL MARKET VALUE	111,000					
***** 251.17-1-3 *****							
251.17-1-3	13 Sinclair Dr						
Stenta Gregory P	311 Res vac land		VILLAGE TAXABLE VALUE		600		
13 Sinclair Dr	Cassadaga Valle 062601	600	COUNTY TAXABLE VALUE		600		
PO Box 502	103-7-6.2	600	TOWN TAXABLE VALUE		600		
Sinclairville, NY 14782	FRNT 29.00 DPTH 179.00		SCHOOL TAXABLE VALUE		600		
	ACRES 0.12						
	EAST-0315862 NRTH-0824742						
	DEED BOOK 2013 PG-6350						
	FULL MARKET VALUE	1,000					

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.17-1-4 *****							
251.17-1-4	13 Sinclair Dr					26100	
Stenta Gregory P	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
13 Sinclair Dr	Cassadaga Valle 062601	11,000	VILLAGE TAXABLE VALUE		120,000		
PO Box 502	Includes 103-7-6.2	120,000	COUNTY TAXABLE VALUE		120,000		
Sinclairville, NY 14782	103-7-3.2		TOWN TAXABLE VALUE		120,000		
	ACRES 1.00		SCHOOL TAXABLE VALUE		101,130		
	EAST-0315924 NRTH-0824590						
	DEED BOOK 2013 PG-6350						
	FULL MARKET VALUE	195,900					
***** 251.17-1-5.1 *****							
251.17-1-5.1	Sinclair Dr					26100	
Stenta Gregory P	312 Vac w/imprv		VILLAGE TAXABLE VALUE		10,000		
PO Box 502	Cassadaga Valle 062601	1,200	COUNTY TAXABLE VALUE		10,000		
Sinclairville, NY 14782	Includes 103-7-3.1	10,000	TOWN TAXABLE VALUE		10,000		
	251.17-1-5.1 & 6.1		SCHOOL TAXABLE VALUE		10,000		
	103-7-6.1						
	ACRES 0.07						
	EAST-0964165 NRTH-0824649						
	DEED BOOK 2024 PG-3789						
	FULL MARKET VALUE	16,300					
***** 251.17-1-5.2 *****							
251.17-1-5.2	15 Sinclair Dr					26100	
Stenta Gregory P	311 Res vac land		VILLAGE TAXABLE VALUE		700		
13 Sinclair Dr	Cassadaga Valle 062601	700	COUNTY TAXABLE VALUE		700		
PO Box 502	Includes 103-7-3.1	700	TOWN TAXABLE VALUE		700		
Sinclairville, NY 14782	251.17-1-5.2 & 6.2		SCHOOL TAXABLE VALUE		700		
	103-7-6.1						
	ACRES 0.15						
	EAST-0315822 NRTH-0824613						
	DEED BOOK 2013 PG-6350						
	FULL MARKET VALUE	1,100					
***** 251.17-1-5.3 *****							
251.17-1-5.3	15 Sinclair Dr					26100	
Edington Heather	270 Mfg housing		VILLAGE TAXABLE VALUE		40,000		
15 Sinclair Dr	Cassadaga Valle 062601	8,100	COUNTY TAXABLE VALUE		40,000		
Sinclairville, NY 14782	Includes 103-7-3.1	40,000	TOWN TAXABLE VALUE		40,000		
	251.17-1-5.1 & 6.1		SCHOOL TAXABLE VALUE		40,000		
	103-7-6.1						
	ACRES 0.54						
	EAST-0964100 NRTH-0824671						
	DEED BOOK 2024 PG-1642						
	FULL MARKET VALUE	65,300					

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 251.17-1-7 *****						
251.17-1-7	Sinclair Dr				26100	
Huling Gerald F Jr	311 Res vac land		VILLAGE TAXABLE VALUE	1,700		
Huling Jessica R	Cassadaga Valle 062601	1,700	COUNTY TAXABLE VALUE	1,700		
17 Sinclair Dr	103-7-5	1,700	TOWN TAXABLE VALUE	1,700		
Sinclairville, NY 14782	FRNT 33.00 DPTH 142.60		SCHOOL TAXABLE VALUE	1,700		
	ACRES 0.40					
	EAST-0315792 NRTH-0824541					
	DEED BOOK 2019 PG-7070					
	FULL MARKET VALUE	2,800				
***** 251.17-1-8 *****						
251.17-1-8	17 Sinclair Dr				26100	
Huling Gerald F Jr	270 Mfg housing		VILLAGE TAXABLE VALUE	30,000		
Huling Jessica R	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE	30,000		
17 Sinclair Dr	103-7-4	30,000	TOWN TAXABLE VALUE	30,000		
Sinclairville, NY 14782	ACRES 0.50		SCHOOL TAXABLE VALUE	30,000		
	EAST-0315760 NRTH-0824489					
	DEED BOOK 2019 PG-7070					
	FULL MARKET VALUE	49,000				
***** 251.17-1-14 *****						
251.17-1-14	32 Jamestown St				26100	
Waite David W	210 1 Family Res		BAS STAR 41854	0	0	18,870
32 Jamestown St	Cassadaga Valle 062601	11,000	VILLAGE TAXABLE VALUE	93,000		
PO Box 445	103-6-5	93,000	COUNTY TAXABLE VALUE	93,000		
Sinclairville, NY 14782	ACRES 1.00		TOWN TAXABLE VALUE	93,000		
	EAST-0316260 NRTH-0824499		SCHOOL TAXABLE VALUE	74,130		
	DEED BOOK 2468 PG-369					
	FULL MARKET VALUE	151,800				
***** 251.17-1-15 *****						
251.17-1-15	30 Jamestown St				26100	
Hutton Peter E	210 1 Family Res		BAS STAR 41854	0	0	18,870
Hutton Julie J	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE	78,000		
30 Jamestown St	103-6-4	78,000	COUNTY TAXABLE VALUE	78,000		
PO Box 922	ACRES 0.50		TOWN TAXABLE VALUE	78,000		
Sinclairville, NY 14782	EAST-0316338 NRTH-0824575		SCHOOL TAXABLE VALUE	59,130		
	DEED BOOK 2559 PG-789					
	FULL MARKET VALUE	127,300				
***** 251.17-1-16 *****						
251.17-1-16	26 Jamestown St				26100	
Bailey Matthew L	210 1 Family Res		BAS STAR 41854	0	0	18,870
Bailey Shelley J	Cassadaga Valle 062601	14,000	VILLAGE TAXABLE VALUE	86,000		
26 Jamestown St	103-6-6	86,000	COUNTY TAXABLE VALUE	86,000		
Sinclairville, NY 14782	ACRES 2.00		TOWN TAXABLE VALUE	86,000		
	EAST-0316252 NRTH-0824733		SCHOOL TAXABLE VALUE	67,130		
	DEED BOOK 2011 PG-2961					
	FULL MARKET VALUE	140,400				

STATE OF NEW YORK
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2025 FINAL ASSESSMENT ROLL
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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.17-1-17 *****							
23 Jamestown St	210 1 Family Res		VILLAGE TAXABLE VALUE		71,000	26100	
251.17-1-17	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		71,000		
Katilus Robert E Jr	103-3-11	71,000	TOWN TAXABLE VALUE		71,000		
Katilus Brianne S	ACRES 0.50		SCHOOL TAXABLE VALUE		71,000		
23 Jamestown St	EAST-0316661 NRTH-0824741						
Sinclairville, NY 14782	DEED BOOK 2019 PG-1185						
	FULL MARKET VALUE	115,900					
***** 251.17-1-18.1 *****							
251.17-1-18.1	312 Vac w/imprv		VILLAGE TAXABLE VALUE		5,000	26100	
Katilus Robert E Jr	Cassadaga Valle 062601	2,600	COUNTY TAXABLE VALUE		5,000		
Katilus Brianne S	103-3-10	5,000	TOWN TAXABLE VALUE		5,000		
23 Jamestown St	ACRES 0.15		SCHOOL TAXABLE VALUE		5,000		
Sinclairville, NY 14782	EAST-0316637 NRTH-0824632						
	DEED BOOK 2019 PG-1185						
	FULL MARKET VALUE	8,200					
***** 251.17-1-18.2 *****							
251.17-1-18.2	210 1 Family Res		VILLAGE TAXABLE VALUE		54,900	26100	
Bardo Laura	Cassadaga Valle 062601	5,600	COUNTY TAXABLE VALUE		54,900		
2406 Boutwell Hill Rd	103-3-10	54,900	TOWN TAXABLE VALUE		54,900		
Sinclairville, NY 14782	ACRES 0.34		SCHOOL TAXABLE VALUE		54,900		
	EAST-0316637 NRTH-0824632						
	DEED BOOK 2014 PG-2947						
	FULL MARKET VALUE	89,600					
***** 251.17-1-19 *****							
251.17-1-19	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
Vanhouten Teresa R	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE		57,000		
PO Box 1013	103-3-9	57,000	COUNTY TAXABLE VALUE		57,000		
Sinclairville, NY 14782	ACRES 0.50		TOWN TAXABLE VALUE		57,000		
	EAST-0316607 NRTH-0824543		SCHOOL TAXABLE VALUE		38,130		
	DEED BOOK 2295 PG-827						
	FULL MARKET VALUE	93,100					
***** 251.17-1-20 *****							
251.17-1-20	210 1 Family Res		ENH STAR 41834	0	0	0	54,160
Galbraith Bruce A	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE		68,000		
Galbraith Shawnee A	103-3-8	68,000	COUNTY TAXABLE VALUE		68,000		
31 Jamestown St	ACRES 0.50 BANK 4200		TOWN TAXABLE VALUE		68,000		
PO Box 441	EAST-0316576 NRTH-0824477		SCHOOL TAXABLE VALUE		13,840		
Sinclairville, NY 14782	DEED BOOK 2106 PG-00621						
	FULL MARKET VALUE	111,000					

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2025 FINAL ASSESSMENT ROLL
TAXABLE SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 47
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.17-1-22 *****							
22 Lester St	210 1 Family Res		BAS STAR 41854	0	0	0	18,870
251.17-1-22	Cassadaga Valle 062601	17,500	VILLAGE TAXABLE VALUE		74,000		
Gray Shawn	103-3-7	74,000	COUNTY TAXABLE VALUE		74,000		
22 Lester St	ACRES 4.00		TOWN TAXABLE VALUE		74,000		
Sinclairville, NY 14782	EAST-0316939 NRTH-0824588		SCHOOL TAXABLE VALUE		55,130		
	DEED BOOK 2156 PG-00635						
	FULL MARKET VALUE	120,800					
***** 251.17-1-23 *****							
24 Lester St	210 1 Family Res		VILLAGE TAXABLE VALUE		65,000		26100
251.17-1-23	Cassadaga Valle 062601	2,100	COUNTY TAXABLE VALUE		65,000		
Butts Charlie C	103-3-6	65,000	TOWN TAXABLE VALUE		65,000		
24 Lester St	ACRES 0.12		SCHOOL TAXABLE VALUE		65,000		
Sinclairville, NY 14782	EAST-0317250 NRTH-0824496						
	DEED BOOK 2589 PG-588						
	FULL MARKET VALUE	106,100					
***** 251.17-1-24 *****							
Lester St	311 Res vac land		VILLAGE TAXABLE VALUE		200		26100
251.17-1-24	Cassadaga Valle 062601	200	COUNTY TAXABLE VALUE		200		
Butts Charlie C	103-3-5.2	200	TOWN TAXABLE VALUE		200		
24 Lester St	FRNT 19.00 DPTH 43.00		SCHOOL TAXABLE VALUE		200		
Sinclairville, NY 14782	ACRES 0.01						
	EAST-0317287 NRTH-0824551						
	DEED BOOK 2589 PG-588						
	FULL MARKET VALUE	300					
***** 251.17-1-25 *****							
Nobles Hill Rd	311 Res vac land		VILLAGE TAXABLE VALUE		500		26100
251.17-1-25	Cassadaga Valle 062601	500	COUNTY TAXABLE VALUE		500		
Obert Frederick B Jr	103-3-5.1	500	TOWN TAXABLE VALUE		500		
Obert Catherine	ACRES 0.25		SCHOOL TAXABLE VALUE		500		
32 Lester St	EAST-0317338 NRTH-0824468						
Sinclairville, NY 14782	DEED BOOK 1778 PG-00296						
	FULL MARKET VALUE	800					
***** 900.00-2-1 *****							
Town Of Charlotte	733 Gas well		VILLAGE TAXABLE VALUE		465		
900.00-2-1	Cassadaga Valle 062601	0	COUNTY TAXABLE VALUE		465		
Universal Resources	Gas Well Lanphere #1	465	TOWN TAXABLE VALUE		465		
Holdings Inc	Dec 17753		SCHOOL TAXABLE VALUE		465		
3152 East Main Rd	900-2-1						
Dunkirk, NY 14048	FULL MARKET VALUE	800					

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----COUNTY-----TOWN-----SCHOOL	TAXABLE VALUE	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 900.00-4-1 *****					
	Charlotte				
900.00-4-1	733 Gas well		VILLAGE TAXABLE VALUE	309	
Shelex Drilling Inc.	Cassadaga Valle 062601	0	COUNTY TAXABLE VALUE	309	
PO Box 23351	Strata Unit Well #1	309	TOWN TAXABLE VALUE	309	
Lexington, KY 40523	Dec 013-18603		SCHOOL TAXABLE VALUE	309	
	900-4-1				
	FULL MARKET VALUE	500			

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 7/01/2025

UNIFORM PERCENT OF VALUE IS 061.25
R O L L S U B S E C T I O N - - T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE

NO SPECIAL DISTRICTS AT THIS LEVEL

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	235	2322,000	12905,274	278,450	12626,824	2297,120	10329,704
	S U B - T O T A L	235	2322,000	12905,274	278,450	12626,824	2297,120	10329,704
	T O T A L	235	2322,000	12905,274	278,450	12626,824	2297,120	10329,704

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
41101	VETS C/T	2	4,305	9,305	9,305	
41121	VET WAR CT	6	18,870	45,288	22,644	
41131	VET COM CT	3	18,870	37,740	18,870	
41141	VET DIS CT	1	12,580	18,125	12,580	
41147	VET DIS V	1	9,000			
41720	AG DIST	9	92,010	131,450	131,450	131,450
41800	AGED C/T/S	1	18,500	18,500	18,500	18,500
41805	AGED C/S	4		115,936		126,000
41834	ENH STAR	28				1315,880
41854	BAS STAR	52				981,240
42100	FARM SILOS	2	1,500	1,500	1,500	1,500
47610	BUSINV 897	1	1,000	1,000	1,000	1,000
	T O T A L	110	176,635	378,844	215,849	2575,570

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2025 FINAL ASSESSMENT ROLL
TAXABLE SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES

UNIFORM PERCENT OF VALUE IS 061.25
ROLL SUBSECTION - - TOTALS

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VALUATION DATE-JUL 01, 2024
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*** GRAND TOTALS ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
1	TAXABLE	235	2322,000	12905,274	12728,639	12526,430	12689,425	12626,824	10329,704

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES

PAGE 51
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
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UNIFORM PERCENT OF VALUE IS 061.25
R O L L S E C T I O N T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE

NO SPECIAL DISTRICTS AT THIS LEVEL

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	235	2322,000	12905,274	278,450	12626,824	2297,120	10329,704
	S U B - T O T A L	235	2322,000	12905,274	278,450	12626,824	2297,120	10329,704
	T O T A L	235	2322,000	12905,274	278,450	12626,824	2297,120	10329,704

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
41101	VETS C/T	2	4,305	9,305	9,305	
41121	VET WAR CT	6	18,870	45,288	22,644	
41131	VET COM CT	3	18,870	37,740	18,870	
41141	VET DIS CT	1	12,580	18,125	12,580	
41147	VET DIS V	1	9,000			
41720	AG DIST	9	92,010	131,450	131,450	131,450
41800	AGED C/T/S	1	18,500	18,500	18,500	18,500
41805	AGED C/S	4		115,936		126,000
41834	ENH STAR	28				1315,880
41854	BAS STAR	52				981,240
42100	FARM SILOS	2	1,500	1,500	1,500	1,500
47610	BUSINV 897	1	1,000	1,000	1,000	1,000
	T O T A L	110	176,635	378,844	215,849	2575,570

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
UNIFORM PERCENT OF VALUE IS 061.25
R O L L S E C T I O N T O T A L S

PAGE 52
VALUATION DATE-JUL 01, 2024
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*** G R A N D T O T A L S ***									
ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
1	TAXABLE	235	2322,000	12905,274	12728,639	12526,430	12689,425	12626,824	10329,704

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 5 F I N A L A S S E S S M E N T R O L L
SPECIAL FRANCHISE SECTION OF THE ROLL - 5
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 53
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----COUNTY-----TOWN-----SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS
			TAXABLE VALUE
			ACCOUNT NO.
***** 444.00-4-44..SF1 *****			
Special Franchise			
444.00-4-44..SF1	831 Tele Comm		VILLAGE TAXABLE VALUE 71,147
First Light Fiber	Cassadaga Valle 062601	0	COUNTY TAXABLE VALUE 71,147
27 Fair St		71,147	TOWN TAXABLE VALUE 71,147
Norway, ME 04268	FULL MARKET VALUE	116,200	SCHOOL TAXABLE VALUE 71,147
***** 555.00-5-55..SF1 *****			
Special Franchise			
555.00-5-55..SF1	831 Tele Comm		VILLAGE TAXABLE VALUE 4,411
Spectrum NE Buffalo	Cassadaga Valle 062601	0	COUNTY TAXABLE VALUE 4,411
7820 Crescent Executive Dr		4,411	TOWN TAXABLE VALUE 4,411
Charlotte, NC 28217	FULL MARKET VALUE	7,200	SCHOOL TAXABLE VALUE 4,411
***** 666-6-66..SF1 *****			
666-6-66..SF1			
Natl Fuel Gas Dist Corp	868 Pipeline		VILLAGE TAXABLE VALUE 55,608
Real Property Tax Service	Cassadaga Valle 062601	0	COUNTY TAXABLE VALUE 55,608
6363 Main St	666-6-66..SF1	55,608	TOWN TAXABLE VALUE 55,608
Williamsville, NY 14221-9880	BANK9999999		SCHOOL TAXABLE VALUE 55,608
***** 777-7-77..SF1 *****			
777-7-77..SF1			
Niagara Mohawk Power Corp	861 Elec & gas		VILLAGE TAXABLE VALUE 198,174
dba National Grid	Cassadaga Valle 062601	0	COUNTY TAXABLE VALUE 198,174
Real Estate Tax Dept	777-7-77..SF1	198,174	TOWN TAXABLE VALUE 198,174
300 Erie Blvd West	BANK9999999		SCHOOL TAXABLE VALUE 198,174
Syracuse, NY 13202	FULL MARKET VALUE	323,500	
***** 888-8-88..SF1 *****			
888-8-88..SF1			
Windstream New York, Inc.	866 Telephone		VILLAGE TAXABLE VALUE 407,697
Attn: Rash & Associates	Cassadaga Valle 062601	0	COUNTY TAXABLE VALUE 407,697
#503-32-1130	888-8-88..SF1	407,697	TOWN TAXABLE VALUE 407,697
PO Box 260888	BANK9999999		SCHOOL TAXABLE VALUE 407,697
Plano, TX 75026-0888	FULL MARKET VALUE	665,600	
***** 999.00-9-99..SF1 *****			
999.00-9-99..SF1			
DFT Local Service	Special Franchise		VILLAGE TAXABLE VALUE 103,234
PO Box 209	830 Communicatin	0	COUNTY TAXABLE VALUE 103,234
Fredonia, NY 14063	Cassadaga Valle 062601	103,234	TOWN TAXABLE VALUE 103,234
	FULL MARKET VALUE	168,500	SCHOOL TAXABLE VALUE 103,234

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
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SWIS - 062601

2025 FINAL ASSESSMENT ROLL
SPECIAL FRANCHISE SECTION OF THE ROLL - 5
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES

UNIFORM PERCENT OF VALUE IS 061.25
ROLL SUB SECTION - - TOTALS

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VALUATION DATE-JUL 01, 2024
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*** SPECIAL DISTRICT SUMMARY ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE

NO SPECIAL DISTRICTS AT THIS LEVEL

*** SCHOOL DISTRICT SUMMARY ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	6		840,271		840,271		840,271
	SUB - TOTAL	6		840,271		840,271		840,271
	TOTAL	6		840,271		840,271		840,271

*** SYSTEM CODES SUMMARY ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** EXEMPTION SUMMARY ***

NO EXEMPTIONS AT THIS LEVEL

*** GRAND TOTALS ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
5	SPECIAL FRANCHISE	6		840,271	840,271	840,271	840,271	840,271	840,271

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
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SWIS - 062601

2025 FINAL ASSESSMENT ROLL
SPECIAL FRANCHISE SECTION OF THE ROLL - 5
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES

PAGE 55
VALUATION DATE-JUL 01, 2024
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UNIFORM PERCENT OF VALUE IS 061.25

ROLL SECTION TOTALS

*** SPECIAL DISTRICT SUMMARY ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE

NO SPECIAL DISTRICTS AT THIS LEVEL

*** SCHOOL DISTRICT SUMMARY ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	6		840,271		840,271		840,271
	S U B - T O T A L	6		840,271		840,271		840,271
	T O T A L	6		840,271		840,271		840,271

*** SYSTEM CODES SUMMARY ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** EXEMPTION SUMMARY ***

NO EXEMPTIONS AT THIS LEVEL

*** GRAND TOTALS ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
5	SPECIAL FRANCHISE	6		840,271	840,271	840,271	840,271	840,271	840,271

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 5 F I N A L A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 56
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----COUNTY-----TOWN-----SCHOOL	TAXABLE VALUE	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 251.13-1-49 *****					
251.13-1-49	831 Tele Comm		VILLAGE TAXABLE VALUE	110,500	
Windstream New York, Inc.	Cassadaga Valle 062601		1,300 COUNTY TAXABLE VALUE		110,500
Attn: Rash & Associates	103-6-10	110,500	TOWN TAXABLE VALUE	110,500	
#503-32-1130	ACRES 0.12 BANK9999999		SCHOOL TAXABLE VALUE	110,500	
PO Box 260888	EAST-0316354 NRTH-0825088				
Plano, TX 75026-0888	FULL MARKET VALUE	180,400			
***** 626.001-0000-629.000.1881 ***					
626.001-0000-629.000.1881	831 Tele Comm		VILLAGE TAXABLE VALUE	3,412	
Windstream New York, Inc.	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE		3,412
Rash #503-32-1130	888-8-88..Ps1	3,412	TOWN TAXABLE VALUE	3,412	
PO Box 260888	626.001-9999-629.000.1881		SCHOOL TAXABLE VALUE	3,412	
Plano, TX 75026-0888	626-1-999.629.000				
	FULL MARKET VALUE	5,600			
***** 626.001-999-123.700.2881 ***					
626.001-999-123.700.2881	883 Gas Trans Impr		VILLAGE TAXABLE VALUE	77,007	
National Fuel Gas Distrib	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE		77,007
Corp	A/k/a 666-6-66..Ps2	77,007	TOWN TAXABLE VALUE	77,007	
Real Property Tax Dept.	626.001-999-123.700.2881		SCHOOL TAXABLE VALUE	77,007	
6363 Main St	626-1-999.123.700				
Williamsville, NY 14221-5887	BANK9999999				
	FULL MARKET VALUE	125,700			
***** 626.001-999-132.350.1881 ***					
626.001-999-132.350.1881	882 Elec Trans Imp		VILLAGE TAXABLE VALUE	81,339	
Niagara Mohawk Power Corp	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE		81,339
dba National Grid	777-7-77..Ps1	81,339	TOWN TAXABLE VALUE	81,339	
Real Estate Tax Dept	626.001-9999-132.350.1881		SCHOOL TAXABLE VALUE	81,339	
300 Erie Blvd West	626-1-999.132.350				
Syracuse, NY 13202	BANK9999999				
	FULL MARKET VALUE	132,800			
***** 626.089-0000-707.000.1881 ***					
626.089-0000-707.000.1881	Tele Communications		VILLAGE TAXABLE VALUE	3,519	
DFT Local Service	831 Tele Comm		0 COUNTY TAXABLE VALUE		3,519
PO Box 209	Cassadaga Valle 062601	3,519	TOWN TAXABLE VALUE	3,519	
Fredonia, NY 14063	FULL MARKET VALUE	5,700	SCHOOL TAXABLE VALUE	3,519	
***** 626.089-0000-707.000.1882 ***					
626.089-0000-707.000.1882	Telecommunications		VILLAGE TAXABLE VALUE	98	
DFT Local Service	831 Tele Comm		0 COUNTY TAXABLE VALUE		98
PO Box 209	Pine Valley 063001	98	TOWN TAXABLE VALUE	98	
Fredonia, NY 14063	FULL MARKET VALUE	200	SCHOOL TAXABLE VALUE	98	

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
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SWIS - 062601

2025 FINAL ASSESSMENT ROLL
UTILITY & R.R. SECTION OF THE ROLL - 6
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES

PAGE 57
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 7/01/2025

UNIFORM PERCENT OF VALUE IS 061.25
ROLL SUB SECTION - - TOTALS

*** SPECIAL DISTRICT SUMMARY ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE

NO SPECIAL DISTRICTS AT THIS LEVEL

*** SCHOOL DISTRICT SUMMARY ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	5	1,300	275,777		275,777		275,777
063001	Pine Valley	1		98		98		98
	SUB - TOTAL	6	1,300	275,875		275,875		275,875
	TOTAL	6	1,300	275,875		275,875		275,875

*** SYSTEM CODES SUMMARY ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** EXEMPTION SUMMARY ***

NO EXEMPTIONS AT THIS LEVEL

*** GRAND TOTALS ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
6	UTILITIES & N.C.	6	1,300	275,875	275,875	275,875	275,875	275,875	275,875

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2025 FINAL ASSESSMENT ROLL
UTILITY & R.R. SECTION OF THE ROLL - 6
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES

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VALUATION DATE-JUL 01, 2024
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UNIFORM PERCENT OF VALUE IS 061.25

ROLL SECTION TOTALS

*** SPECIAL DISTRICT SUMMARY ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE

NO SPECIAL DISTRICTS AT THIS LEVEL

*** SCHOOL DISTRICT SUMMARY ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	5	1,300	275,777		275,777		275,777
063001	Pine Valley	1		98		98		98
	S U B - T O T A L	6	1,300	275,875		275,875		275,875
	T O T A L	6	1,300	275,875		275,875		275,875

*** SYSTEM CODES SUMMARY ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** EXEMPTION SUMMARY ***

NO EXEMPTIONS AT THIS LEVEL

*** GRAND TOTALS ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
6	UTILITIES & N.C.	6	1,300	275,875	275,875	275,875	275,875	275,875	275,875

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2025 FINAL ASSESSMENT ROLL
WHOLLY EXEMPT SECTION OF THE ROLL - 8
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.01-1-22 *****							
29 Kent						26100	
251.01-1-22	695 Cemetery		PRIV CEMTY 27350	15,100	15,100	15,100	15,100
Evergreen Cemetery Assoc.	Cassadaga Valle 062601		15,100	VILLAGE TAXABLE VALUE		0	
802	101-5-5	15,100		COUNTY TAXABLE VALUE	0		
Sinclairville, NY 14782	ACRES 10.50			TOWN TAXABLE VALUE	0		
	EAST-0318553 NRTH-0828034			SCHOOL TAXABLE VALUE	0		
	DEED BOOK 2603 PG-11						
	FULL MARKET VALUE	24,700					
***** 251.01-1-25 *****							
251.01-1-25	695 Cemetery		PRIV CEMTY 27350	19,300	19,300	19,300	19,300
Sinclairville, NY 14782	Cassadaga Valle 062601	19,300		VILLAGE TAXABLE VALUE	0		
Assoc	101-5-7	19,300		COUNTY TAXABLE VALUE	0		
PO Box 802	ACRES 5.00			TOWN TAXABLE VALUE	0		
Sinclairville, NY 14782	EAST-0318034 NRTH-0827539			SCHOOL TAXABLE VALUE	0		
	FULL MARKET VALUE	31,500					
***** 251.01-1-31 *****							
251.01-1-31	695 Cemetery		PRIV CEMTY 27350	65,000	65,000	65,000	65,000
Evergreen Cemetery	Cassadaga Valle 062601	65,000		VILLAGE TAXABLE VALUE	0		
Association	101-3-6	65,000		COUNTY TAXABLE VALUE	0		
Box 569	ACRES 10.20			TOWN TAXABLE VALUE	0		
PO Box 802	EAST-0317478 NRTH-0827518			SCHOOL TAXABLE VALUE	0		
Sinclairville, NY 14782	FULL MARKET VALUE	106,100					
***** 251.03-1-12 *****							
251.03-1-12	9 Park St					26100	
The First Baptist	483 Converted Re		RELIGIOUS 25110	90,000	90,000	90,000	90,000
Religious Society Of Sinc	Cassadaga Valle 062601	16,500		VILLAGE TAXABLE VALUE	0		
Sinclairville, NY 14782	103-1-16.1	90,000		COUNTY TAXABLE VALUE	0		
	ACRES 3.40			TOWN TAXABLE VALUE	0		
	EAST-0317073 NRTH-0826035			SCHOOL TAXABLE VALUE	0		
	FULL MARKET VALUE	146,900					
***** 251.03-1-13 *****							
251.03-1-13	25 Park St					26100	
Village of Sinclairville	963 Municpl park		VILL OWNED 13650	40,000	40,000	40,000	40,000
8 Lester St	Cassadaga Valle 062601		31,900	VILLAGE TAXABLE VALUE	0		
Sinclairville, NY 14782	Playground	40,000		COUNTY TAXABLE VALUE	0		
	103-1-11			TOWN TAXABLE VALUE	0		
	ACRES 2.75			SCHOOL TAXABLE VALUE	0		
	EAST-0317440 NRTH-0826384						
	DEED BOOK 2686 PG-703						
	FULL MARKET VALUE	65,300					

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2025 FINAL ASSESSMENT ROLL
WHOLLY EXEMPT SECTION OF THE ROLL - 8
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-1-15.2 *****							
251.03-1-15.2	Park St					26100	
Village of Sinclairville	311 Res vac land		VILL OWNED 13650	1,000	1,000	1,000	1,000
8 Lester	Cassadaga Valle 062601		1,000	VILLAGE TAXABLE VALUE		0	
PO Box 469	103-1-9	1,000	COUNTY TAXABLE VALUE		0		
Sinclairville, NY 14782	ACRES 0.45		TOWN TAXABLE VALUE		0		
	EAST-0317435 NRTH-0826660		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 2645 PG-373						
	FULL MARKET VALUE	1,600					
***** 251.03-2-10.2 *****							
251.03-2-10.2	74 East Av					26100	
Village of Sinclairville	822 Water supply		WHOLLY EX 50000	500,000	500,000	500,000	500,000
8 Lester St	Cassadaga Valle 062601		10,900	VILLAGE TAXABLE VALUE		0	
Sinclairville, NY 14782	104-5-13.1	500,000	COUNTY TAXABLE VALUE		0		
	ACRES 0.90		TOWN TAXABLE VALUE		0		
	EAST-0968136 NRTH-0824663		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 2017 PG-2742						
	FULL MARKET VALUE	816,300					
***** 251.03-2-12 *****							
251.03-2-12	East Ave					26100	
Village Of Sinclairville	822 Water supply		VILL OWNED 13650	4739,500	4739,500	4739,500	4739,500
Main St	Cassadaga Valle 062601		4,000	VILLAGE TAXABLE VALUE		0	
Sinclairville, NY 14782	Water Works Reservoir	4739,500	COUNTY TAXABLE VALUE		0		
	104-5-12		TOWN TAXABLE VALUE		0		
	ACRES 0.40		SCHOOL TAXABLE VALUE		0		
	EAST-0319527 NRTH-0824908						
	FULL MARKET VALUE	7738,000					
***** 251.13-1-3 *****							
251.13-1-3	Park St Rear					26100	
The First Baptist	311 Res vac land		RELIGIOUS 25110	300	300	300	300
Religious Society Of Sinc	Cassadaga Valle 062601	300	VILLAGE TAXABLE VALUE		0		
PO Box 507	103-1-15.2	300	COUNTY TAXABLE VALUE		0		
Sinclairville, NY 14782	ACRES 0.13		TOWN TAXABLE VALUE		0		
	EAST-0317254 NRTH-0826031		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 1841 PG-00433						
	FULL MARKET VALUE	500					
***** 251.13-1-4 *****							
251.13-1-4	11 Park St					26100	
First Baptist Church	620 Religious		RELIGIOUS 25110	205,000	205,000	205,000	205,000
PO Box 507	Cassadaga Valle 062601	7,000	VILLAGE TAXABLE VALUE		0		
Sinclairville, NY 14782	103-1-14	205,000	COUNTY TAXABLE VALUE		0		
	FRNT 120.80 DPTH 132.00		TOWN TAXABLE VALUE		0		
	ACRES 0.45		SCHOOL TAXABLE VALUE		0		
	EAST-0317337 NRTH-0825986						
	FULL MARKET VALUE	334,700					

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 5 F I N A L A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-5 *****							
251.13-1-5	Park St 330 Vacant comm		RELIGIOUS 25110	1,600	1,600	1,600	1,600
First Baptist Church Of	Cassadaga Valle 062601		1,600	VILLAGE TAXABLE VALUE		0	
Sinclairville	103-1-13.2	1,600	COUNTY TAXABLE VALUE		0		
PO Box 507	FRNT 27.00 DPTH 88.00		TOWN TAXABLE VALUE		0		
Sinclairville, NY 14782	ACRES 0.05		SCHOOL TAXABLE VALUE		0		
	EAST-0317392 NRTH-0826060						
	DEED BOOK 2366 PG-52						
	FULL MARKET VALUE	2,600					
***** 251.13-1-7 *****							
251.13-1-7	Park St 963 Municpl park		VILL OWNED 13650	32,600	32,600	32,600	32,600
Village Of Sinclairville	Cassadaga Valle 062601		20,600	VILLAGE TAXABLE VALUE		0	
Main St	Park	32,600	COUNTY TAXABLE VALUE		0		
Sinclairville, NY 14782	104-3-1		TOWN TAXABLE VALUE		0		
	ACRES 1.12		SCHOOL TAXABLE VALUE		0		
	EAST-0317377 NRTH-0825652						
	FULL MARKET VALUE	53,200					
***** 251.13-1-18 *****							
251.13-1-18	Main St 330 Vacant comm		NON-PROFIT 25300	8,000	8,000	8,000	8,000
Chautauqua County Land Bank	Cassadaga Valle 062601		8,000	VILLAGE TAXABLE VALUE		0	
PO Box 603	103-1-24	8,000	COUNTY TAXABLE VALUE		0		
Fredonia, NY 14063	ACRES 0.25		TOWN TAXABLE VALUE		0		
	EAST-0316925 NRTH-0825626		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 2021 PG-2491						
	FULL MARKET VALUE	13,100					
***** 251.13-1-19 *****							
251.13-1-19	Main St 220 2 Family Res		NONPROF ED 25130	10,000	10,000	10,000	10,000
Chautauqua County Land Bank	Cassadaga Valle 062601		3,800	VILLAGE TAXABLE VALUE		0	
PO Box 603	103-1-25	10,000	COUNTY TAXABLE VALUE		0		
Fredonia, NY 14063	ACRES 0.12		TOWN TAXABLE VALUE		0		
	EAST-0316894 NRTH-0825626		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 2021 PG-2491						
	FULL MARKET VALUE	16,300					
***** 251.13-1-20 *****							
251.13-1-20	Main St 220 2 Family Res		CO PROPTY 13100	15,000	15,000	15,000	15,000
Chautauqua County Land Bank	Cassadaga Valle 062601		1,900	VILLAGE TAXABLE VALUE		0	
PO Box 603	103-1-26	15,000	COUNTY TAXABLE VALUE		0		
Fredonia, NY 14063	ACRES 0.06		TOWN TAXABLE VALUE		0		
	EAST-0316872 NRTH-0825625		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 2021 PG-2491						
	FULL MARKET VALUE	24,500					

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 5 F I N A L A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-24 *****							
251.13-1-24	15 Main St						
Sinclairville Free Library	611 Library		NONPROF ED 25120	300,000	300,000	300,000	300,000
Pob 609	Cassadaga Valle 062601		15,100	VILLAGE TAXABLE VALUE		0	
Sinclairville, NY 14782	103-1-27.3	300,000	COUNTY TAXABLE VALUE		0		
	FRNT 75.00 DPTH 325.00		TOWN TAXABLE VALUE		0		
	ACRES 0.57		SCHOOL TAXABLE VALUE		0		
	EAST-0316758 NRTH-0825709		FP003 Charlotte fp 1		0 TO		
	DEED BOOK 2388 PG-733		300,000 EX				
	FULL MARKET VALUE	489,800					
***** 251.13-1-46 *****							
251.13-1-46	Jamestown St						
Village of Sinclairville	330 Vacant comm		VILL OWNED 13650	2,100	2,100	2,100	2,100
8 Lester St	Cassadaga Valle 062601		2,100	VILLAGE TAXABLE VALUE		0	
PO Box 469	103-5-5	2,100	COUNTY TAXABLE VALUE		0		
Sinclairville, NY 14757	ACRES 0.12		TOWN TAXABLE VALUE		0		
	EAST-0316593 NRTH-0825285		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 2013 PG-5060						
	FULL MARKET VALUE	3,400					
***** 251.13-1-67 *****							
251.13-1-67	8 Lester St					26100	
Village Of Sinclairville	652 Govt bldgs		VILL OWNED 13650	90,000	90,000	90,000	90,000
8 Lester	Cassadaga Valle 062601		18,600	VILLAGE TAXABLE VALUE		0	
Sinclairville, NY 14782	103-2-3	90,000	COUNTY TAXABLE VALUE		0		
	ACRES 0.83		TOWN TAXABLE VALUE		0		
	EAST-0317205 NRTH-0825297		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 2337 PG-595						
	FULL MARKET VALUE	146,900					
***** 251.13-1-81 *****							
251.13-1-81	Main St					26100	
Sinclairville Fire Hall	438 Parking lot		VOL FIRE 26400	25,000	25,000	25,000	25,000
Main St	Cassadaga Valle 062601		14,000	VILLAGE TAXABLE VALUE		0	
PO Box 403	103-2-4	25,000	COUNTY TAXABLE VALUE		0		
Sinclairville, NY 14782	ACRES 0.50		TOWN TAXABLE VALUE		0		
	EAST-0317080 NRTH-0825318		SCHOOL TAXABLE VALUE		0		
	FULL MARKET VALUE	40,800					
***** 251.13-1-82 *****							
251.13-1-82	30 Main St					26100	
Sinclairville Vol	662 Police/fire		VOL FIRE 26400	445,000	445,000	445,000	445,000
Fire Company	Cassadaga Valle 062601	14,000	VILLAGE TAXABLE VALUE		0		
30 Main St	103-2-18	445,000	COUNTY TAXABLE VALUE		0		
Pob 403	ACRES 0.50		TOWN TAXABLE VALUE		0		
Sinclairville, NY 14782	EAST-0317125 NRTH-0825391		SCHOOL TAXABLE VALUE		0		
	FULL MARKET VALUE	726,500					

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2025 FINAL ASSESSMENT ROLL
WHOLLY EXEMPT SECTION OF THE ROLL - 8
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-84 *****							
	36 Main St					26100	
251.13-1-84	681 Culture bldg		NON-PROFIT 25300	45,000	45,000	45,000	45,000
Valley Historical Society	Cassadaga Valle 062601		3,800	VILLAGE TAXABLE VALUE		0	
PO Box 1045	103-2-1	45,000	COUNTY	TAXABLE VALUE	0		
Sinclairville, NY 14782	ACRES 0.12		TOWN	TAXABLE VALUE	0		
	EAST-0317223 NRTH-0825520		SCHOOL	TAXABLE VALUE	0		
	DEED BOOK 1823 PG-00376						
	FULL MARKET VALUE	73,500					
***** 251.13-2-34 *****							
	311 Res vac land		RELIGIOUS 25110	9,900	9,900	9,900	9,900
251.13-2-34	Ch Cassadaga Valle 062601		9,900	VILLAGE TAXABLE VALUE		0	
County Samaritan House, Inc	Parking Lot	9,900	COUNTY	TAXABLE VALUE	0		
7415 Rt 380	104-5-24		TOWN	TAXABLE VALUE	0		
Stockton, NY 14784	ACRES 0.75		SCHOOL	TAXABLE VALUE	0		
	EAST-0317451 NRTH-0825283						
	DEED BOOK 2017 PG-3672						
	FULL MARKET VALUE	16,200					
***** 251.13-2-36 *****							
	2 East Ave					26100	
251.13-2-36	620 Religious		RELIGIOUS 25110	190,000	190,000	190,000	190,000
County Samaritan House, Inc	Ch Cassadaga Valle 062601		7,700	VILLAGE TAXABLE VALUE		0	
7415 Rt 380	104-5-1	190,000	COUNTY	TAXABLE VALUE	0		
Stockton, NY 14784	ACRES 0.50		TOWN	TAXABLE VALUE	0		
	EAST-0317348 NRTH-0825389		SCHOOL	TAXABLE VALUE	0		
	DEED BOOK 2017 PG-3672						
	FULL MARKET VALUE	310,200					

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 5 F I N A L A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES

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VALUATION DATE-JUL 01, 2024
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RPS150/V04/L015
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UNIFORM PERCENT OF VALUE IS 061.25
R O L L S U B S E C T I O N - - T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	1	TOTAL		300,000	300,000	

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	23	292,100	6849,400	6849,400			
	S U B - T O T A L	23	292,100	6849,400	6849,400			
	T O T A L	23	292,100	6849,400	6849,400			

*** S Y S T E M C O D E S S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
50000	WHOLLY EX	1	500,000	500,000	500,000	500,000
	T O T A L	1	500,000	500,000	500,000	500,000

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
13100	CO PROPTY	1	15,000	15,000	15,000	15,000
13650	VILL OWNED	6	4905,200	4905,200	4905,200	4905,200
25110	RELIGIOUS	6	496,800	496,800	496,800	496,800
25120	NONPROF ED	1	300,000	300,000	300,000	300,000
25130	NONPROF ED	1	10,000	10,000	10,000	10,000
25300	NON-PROFIT	2	53,000	53,000	53,000	53,000
26400	VOL FIRE	2	470,000	470,000	470,000	470,000
27350	PRIV CEMTY	3	99,400	99,400	99,400	99,400
	T O T A L	22	6349,400	6349,400	6349,400	6349,400

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 5 F I N A L A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES

UNIFORM PERCENT OF VALUE IS 061.25
R O L L S U B S E C T I O N - - T O T A L S

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*** G R A N D T O T A L S ***									
ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
8	WHOLLY EXEMPT	23	292,100	6849,400					

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 5 F I N A L A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES

UNIFORM PERCENT OF VALUE IS 061.25

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R O L L S E C T I O N T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	1	TOTAL		300,000	300,000	

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	23	292,100	6849,400	6849,400			
	S U B - T O T A L	23	292,100	6849,400	6849,400			
	T O T A L	23	292,100	6849,400	6849,400			

*** S Y S T E M C O D E S S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
50000	WHOLLY EX	1	500,000	500,000	500,000	500,000
	T O T A L	1	500,000	500,000	500,000	500,000

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
13100	CO PROPTY	1	15,000	15,000	15,000	15,000
13650	VILL OWNED	6	4905,200	4905,200	4905,200	4905,200
25110	RELIGIOUS	6	496,800	496,800	496,800	496,800
25120	NONPROF ED	1	300,000	300,000	300,000	300,000
25130	NONPROF ED	1	10,000	10,000	10,000	10,000
25300	NON-PROFIT	2	53,000	53,000	53,000	53,000
26400	VOL FIRE	2	470,000	470,000	470,000	470,000
27350	PRIV CEMTY	3	99,400	99,400	99,400	99,400
	T O T A L	22	6349,400	6349,400	6349,400	6349,400

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 5 F I N A L A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
UNIFORM PERCENT OF VALUE IS 061.25
R O L L S E C T I O N T O T A L S

PAGE 67
VALUATION DATE-JUL 01, 2024
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*** G R A N D T O T A L S ***									
ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
8	WHOLLY EXEMPT	23	292,100	6849,400					

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 5 F I N A L A S S E S S M E N T R O L L
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
S W I S T O T A L S
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 68
VALUATION DATE-JUL 01, 2024
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*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	1	TOTAL		300,000	300,000	

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	269	2615,400	20870,722	7127,850	13742,872	2297,120	11445,752
063001	Pine Valley	1		98		98		98
	S U B - T O T A L	270	2615,400	20870,820	7127,850	13742,970	2297,120	11445,850
	T O T A L	270	2615,400	20870,820	7127,850	13742,970	2297,120	11445,850

*** S Y S T E M C O D E S S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
50000	WHOLLY EX	1	500,000	500,000	500,000	500,000
	T O T A L	1	500,000	500,000	500,000	500,000

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
13100	CO PROPTY	1	15,000	15,000	15,000	15,000
13650	VILL OWNED	6	4905,200	4905,200	4905,200	4905,200
25110	RELIGIOUS	6	496,800	496,800	496,800	496,800
25120	NONPROF ED	1	300,000	300,000	300,000	300,000
25130	NONPROF ED	1	10,000	10,000	10,000	10,000
25300	NON-PROFIT	2	53,000	53,000	53,000	53,000
26400	VOL FIRE	2	470,000	470,000	470,000	470,000
27350	PRIV CEMTY	3	99,400	99,400	99,400	99,400
41101	VETS C/T	2	4,305	9,305	9,305	

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 5 F I N A L A S S E S S M E N T R O L L
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
S W I S T O T A L S
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
41121	VET WAR CT	6	18,870	45,288	22,644	
41131	VET COM CT	3	18,870	37,740	18,870	
41141	VET DIS CT	1	12,580	18,125	12,580	
41147	VET DIS V	1	9,000			
41720	AG DIST	9	92,010	131,450	131,450	131,450
41800	AGED C/T/S	1	18,500	18,500	18,500	18,500
41805	AGED C/S	4		115,936		126,000
41834	ENH STAR	28				1315,880
41854	BAS STAR	52				981,240
42100	FARM SILOS	2	1,500	1,500	1,500	1,500
47610	BUSINV 897	1	1,000	1,000	1,000	1,000
	T O T A L	132	6526,035	6728,244	6565,249	8924,970

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
1	TAXABLE	235	2322,000	12905,274	12728,639	12526,430	12689,425	12626,824	10329,704
5	SPECIAL FRANCHISE	6		840,271	840,271	840,271	840,271	840,271	840,271
6	UTILITIES & N.C.	6	1,300	275,875	275,875	275,875	275,875	275,875	275,875
8	WHOLLY EXEMPT	23	292,100	6849,400					
*	SUB TOTAL	270	2615,400	20870,820	13844,785	13642,576	13805,571	13742,970	11445,850
**	GRAND TOTAL	270	2615,400	20870,820	13844,785	13642,576	13805,571	13742,970	11445,850

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-2-1 *****						
199.00-2-1	7980 Barnum Rd				26200	
Krupa Joseph R	240 Rural res		ENH STAR 41834	0	0	54,160
Krupa Sharon	Cassadaga Valle 062601	49,700	COUNTY TAXABLE VALUE	135,000		
7980 Barnum Rd	1-1-1.3	135,000	TOWN TAXABLE VALUE	135,000		
Cassadaga, NY 14718	ACRES 42.00		SCHOOL TAXABLE VALUE	80,840		
	EAST-0309221 NRTH-0856378		FP003 Charlotte fp 1	135,000 TO		
	DEED BOOK 2442 PG-155					
	FULL MARKET VALUE	220,400				
***** 199.00-2-2 *****						
199.00-2-2	7950 Barnum Rd				26200	
Sargent Gary R	220 2 Family Res		BAS STAR 41854	0	0	18,870
Sargent Kathy Lynn	Cassadaga Valle 062601	10,600	COUNTY TAXABLE VALUE	109,000		
7950 Barnum Rd	1-1-1.4.201	109,000	TOWN TAXABLE VALUE	109,000		
Cassadaga, NY 14718	ACRES 0.90		SCHOOL TAXABLE VALUE	90,130		
	EAST-0307480 NRTH-0855981		FP003 Charlotte fp 1	109,000 TO		
	DEED BOOK 2673 PG-731					
	FULL MARKET VALUE	178,000				
***** 199.00-2-3 *****						
199.00-2-3	7940 Barnum Rd				26200	
Gugino Russell C	312 Vac w/imprv		COUNTY TAXABLE VALUE	4,300		
7926 Barnum Rd	Cassadaga Valle 062601	2,300	TOWN TAXABLE VALUE	4,300		
Cassadaga, NY 14718	1-1-1.4.202	4,300	SCHOOL TAXABLE VALUE	4,300		
	ACRES 0.60		FP003 Charlotte fp 1	4,300 TO		
	EAST-0307532 NRTH-0855851					
	DEED BOOK 2016 PG-7794					
	FULL MARKET VALUE	7,000				
***** 199.00-2-4 *****						
199.00-2-4	7919 Barnum Rd				26200	
Gugino Russell C	312 Vac w/imprv		COUNTY TAXABLE VALUE	5,400		
7926 Barnum Rd	Cassadaga Valle 062601	5,300	TOWN TAXABLE VALUE	5,400		
Cassadaga, NY 14718	1-1-1.2	5,400	SCHOOL TAXABLE VALUE	5,400		
	ACRES 2.30		FP003 Charlotte fp 1	5,400 TO		
	EAST-0307430 NRTH-0855355					
	DEED BOOK 2017 PG-6863					
	FULL MARKET VALUE	8,800				
***** 199.00-2-5 *****						
199.00-2-5	7920 Barnum Rd					
Gugino Frank C Jr	210 1 Family Res		BAS STAR 41854	0	0	18,870
7920 Barnum Rd	Cassadaga Valle 062601	13,300	COUNTY TAXABLE VALUE	80,000		
Cassadaga, NY 14718	1-1-1.5	80,000	TOWN TAXABLE VALUE	80,000		
	FRNT 150.00 DPTH 455.00		SCHOOL TAXABLE VALUE	61,130		
	ACRES 1.60		FP003 Charlotte fp 1	80,000 TO		
	EAST-0307889 NRTH-0855389					
	DEED BOOK 2315 PG-132					
	FULL MARKET VALUE	130,600				

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 199.00-2-6 *****						
199.00-2-6	7950 Barnum Rd					
Gugino Terry Marie	210 1 Family Res		BAS STAR 41854	0	0	18,870
104 Valleyview Ave	Cassadaga Valle 062601	12,000	COUNTY TAXABLE VALUE		68,000	
Jamestown, NY 14701	1-1-1.4.301	68,000	TOWN TAXABLE VALUE		68,000	
	ACRES 1.20		SCHOOL TAXABLE VALUE		49,130	
	EAST-0307748 NRTH-0855861		FP003 Charlotte fp 1		68,000 TO	
	DEED BOOK 2493 PG-786					
	FULL MARKET VALUE	111,000				
***** 199.00-2-7 *****						
199.00-2-7	Barnum Rd					
Sargent Gary R	311 Res vac land		COUNTY TAXABLE VALUE		1,400	
Sargent Kathy Lynn	Cassadaga Valle 062601	1,400	TOWN TAXABLE VALUE		1,400	
7950 Barnum Rd	1-1-1.4.302	1,400	SCHOOL TAXABLE VALUE		1,400	
Cassadaga, NY 14718	ACRES 0.90		FP003 Charlotte fp 1		1,400 TO	
	EAST-0308013 NRTH-0855870					
	DEED BOOK 2673 PG-731					
	FULL MARKET VALUE	2,300				
***** 199.00-2-8.1 *****						
199.00-2-8.1	Barnum Rd				26200	
Frost Florence Gugino	322 Rural vac>10		COUNTY TAXABLE VALUE		34,500	
7962 Barnum Rd	Cassadaga Valle 062601	34,500	TOWN TAXABLE VALUE		34,500	
Cassadaga, NY 14718	1-1-1.4.1	34,500	SCHOOL TAXABLE VALUE		34,500	
	ACRES 35.00		FP003 Charlotte fp 1		34,500 TO	
	EAST-0957699 NRTH-0856064					
	FULL MARKET VALUE	56,300				
***** 199.00-2-8.2 *****						
199.00-2-8.2	7946 Barnum Rd				26200	
Wojcieszyn Danny A	210 1 Family Res		ENH STAR 41834	0	0	54,160
7946 Barnum Rd	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE		70,000	
PO Box 32	1-1-1.4.1	70,000	TOWN TAXABLE VALUE		70,000	
Cassadaga, NY 14718	ACRES 1.00		SCHOOL TAXABLE VALUE		15,840	
	EAST-0309238 NRTH-0856134		FP003 Charlotte fp 1		70,000 TO	
	DEED BOOK 2647 PG-343					
	FULL MARKET VALUE	114,300				
***** 199.00-2-8.3 *****						
199.00-2-8.3	7962 Barnum Rd				26200	
Grisanti Charles Jr.	210 1 Family Res		COUNTY TAXABLE VALUE		75,000	
Grisanti Lori L	Cassadaga Valle 062601	10,500	TOWN TAXABLE VALUE		75,000	
7962 Barnum Rd	1-1-1.4.1	75,000	SCHOOL TAXABLE VALUE		75,000	
Cassadaga, NY 14718	ACRES 0.88		FP003 Charlotte fp 1		75,000 TO	
	EAST-0955861 NRTH-0856239					
	DEED BOOK 2024 PG-2036					
	FULL MARKET VALUE	122,400				

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-2-8.4 *****						
199.00-2-8.4	7966 Barnum Rd					26200
Grisanti Charles Jr	270 Mfg housing		COUNTY TAXABLE VALUE	12,000		
Grisanti Lori L	Cassadaga Valle 062601	11,200	TOWN TAXABLE VALUE	12,000		
7962 Barnum Rd	1-1-1.4.1	12,000	SCHOOL TAXABLE VALUE	12,000		
Cassadaga, NY 14718	ACRES 1.04		FP003 Charlotte fp 1	12,000	TO	
	EAST-0959148 NRTH-0856256					
	DEED BOOK 2024 PG-2037					
	FULL MARKET VALUE	19,600				
***** 199.00-2-9 *****						
199.00-2-9	7926 Barnum Rd					26200
Gugino Russell C	240 Rural res		BAS STAR 41854 0	0	0	18,870
Gugino Sandra H	Cassadaga Valle 062601	47,300	COUNTY TAXABLE VALUE	170,000		
7926 Barnum Rd	1-1-1.1	170,000	TOWN TAXABLE VALUE	170,000		
Cassadaga, NY 14718	ACRES 38.60		SCHOOL TAXABLE VALUE	151,130		
	EAST-0309232 NRTH-0855644		FP003 Charlotte fp 1	170,000	TO	
	DEED BOOK 2374 PG-928					
	FULL MARKET VALUE	277,600				
***** 199.00-2-10.1 *****						
199.00-2-10.1	7887 Barnum Rd					26200
Ulrich Kenneth A	240 Rural res		COUNTY TAXABLE VALUE	170,000		
9650 Lapp Rd	Cassadaga Valle 062601	52,700	TOWN TAXABLE VALUE	170,000		
Clarence Center, NY 14032	1-1-2	170,000	SCHOOL TAXABLE VALUE	170,000		
	ACRES 46.30		FP003 Charlotte fp 1	170,000	TO	
	DEED BOOK 2017 PG-6792					
	FULL MARKET VALUE	277,600				
***** 199.00-2-10.2 *****						
199.00-2-10.2	7881 Barnum Rd					26200
Buchanan Robert L	210 1 Family Res		COUNTY TAXABLE VALUE	90,000		
7881 Barnum Rd	Cassadaga Valle 062601	17,000	TOWN TAXABLE VALUE	90,000		
Cassadaga, NY 14718	1-1-2	90,000	SCHOOL TAXABLE VALUE	90,000		
	ACRES 3.70		FP003 Charlotte fp 1	90,000	TO	
	DEED BOOK 2013 PG-2395					
	FULL MARKET VALUE	146,900				
***** 199.00-2-11 *****						
199.00-2-11	Cassadaga Rd					26200
Kingsview Enterprises, Inc	311 Res vac land		COUNTY TAXABLE VALUE	3,000		
7 West First St.	Cassadaga Valle 062601		3,000 TOWN TAXABLE VALUE		3,000	
PO Box 2	1-1-5.2	3,000	SCHOOL TAXABLE VALUE	3,000		
Lakewood, NY 14750	ACRES 1.00		FP003 Charlotte fp 1	3,000	TO	
	EAST-0311782 NRTH-0853146					
	DEED BOOK 2622 PG-206					
	FULL MARKET VALUE	4,900				

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 199.00-2-12 *****						
3333 Cassadaga Rd					26200	
199.00-2-12	720 Mining		AG DIST 41720 0	1,700	1,700	1,700
Kingsview Enterprises, Inc	Cassadaga Valle 062601		147,400 COUNTY TAXABLE VALUE		298,300	
7 West First St.	1-1-5.1	300,000	TOWN TAXABLE VALUE	298,300		
PO Box 2	ACRES 211.00		SCHOOL TAXABLE VALUE	298,300		
Lakewood, NY 14750	EAST-0311777 NRTH-0853136		FP003 Charlotte fp 1	300,000 TO		
	DEED BOOK 2622 PG-206					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	489,800				
UNDER AGDIST LAW TIL 2029						
***** 199.00-2-13 *****						
Barnum-Rear					26200	
199.00-2-13	322 Rural vac>10		COUNTY TAXABLE VALUE	10,900		
Augspurger Chris	Cassadaga Valle 062601	10,900	TOWN TAXABLE VALUE	10,900		
7650 Barnum Rd	1-1-22.2.1	10,900	SCHOOL TAXABLE VALUE	10,900		
Cassadaga, NY 14718	ACRES 17.70		FP003 Charlotte fp 1	10,900 TO		
	EAST-0311162 NRTH-0851655					
	DEED BOOK 2017 PG-5754					
	FULL MARKET VALUE	17,800				
***** 199.00-2-14.1 *****						
3416 Bernard Rd					26200	
199.00-2-14.1	280 Res Multiple		AG COMMIT 41730 0	16,550	16,550	16,550
3416 Bernard Rd., LLC	Cassadaga Valle 062601	85,300	COUNTY TAXABLE VALUE	383,450		
320 Meyer Rd	1-1-20.1	400,000	TOWN TAXABLE VALUE	383,450		
Amherst, NY 14226	ACRES 104.00		SCHOOL TAXABLE VALUE	383,450		
	EAST-0310669 NRTH-0849393		FP003 Charlotte fp 1	400,000 TO		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2023 PG-7032					
UNDER AGDIST LAW TIL 2032	FULL MARKET VALUE	653,100				
***** 199.00-2-14.2 *****						
Bernard Rd						
199.00-2-14.2	311 Res vac land		COUNTY TAXABLE VALUE	3,700		
Sweet Mark W	Cassadaga Valle 062601	3,700	TOWN TAXABLE VALUE	3,700		
Sweet Tamala L	1-1-20.3	3,700	SCHOOL TAXABLE VALUE	3,700		
3366 Bernard Rd	ACRES 1.40		FP003 Charlotte fp 1	3,700 TO		
Cassadaga, NY 14718	DEED BOOK 2552 PG-493					
	FULL MARKET VALUE	6,000				
***** 199.00-2-14.3 *****						
3320 Bernard Rd						
199.00-2-14.3	270 Mfg housing		COUNTY TAXABLE VALUE	35,000		
Snyder Steven H	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	35,000		
Snyder Debra S	1-1-20.4	35,000	SCHOOL TAXABLE VALUE	35,000		
1630 Hawks Nest Dr	ACRES 2.00		FP003 Charlotte fp 1	35,000 TO		
Fleming Island, FL 32003	DEED BOOK 2016 PG-1628					
	FULL MARKET VALUE	57,100				

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 199.00-2-15 *****						
3308 Bernard Rd	240 Rural res		ENH STAR 41834	0	0	54,160
199.00-2-15	Cassadaga Valle 062601	53,300	COUNTY TAXABLE VALUE	125,000		
Mccoy George F	1-1-19.2	125,000	TOWN TAXABLE VALUE	125,000		
Mccoy Beverly A	ACRES 47.20		SCHOOL TAXABLE VALUE	70,840		
3308 Bernard Rd	EAST-0311953 NRTH-0849843		FP003 Charlotte fp 1	125,000 TO		
Cassadaga, NY 14718-9639	FULL MARKET VALUE	204,100				
***** 199.00-2-16 *****						
3366 Bernard Rd	210 1 Family Res		BAS STAR 41854	0	0	18,870
199.00-2-16	Cassadaga Valle 062601	13,300	COUNTY TAXABLE VALUE	200,000		
Sweet Mark W	1-1-20.2	200,000	TOWN TAXABLE VALUE	200,000		
3366 Bernard Rd	ACRES 1.60		SCHOOL TAXABLE VALUE	181,130		
Cassadaga, NY 14718	EAST-0311134 NRTH-0848469		FP003 Charlotte fp 1	200,000 TO		
	DEED BOOK 2302 PG-255					
	FULL MARKET VALUE	326,500				
***** 199.00-2-17 *****						
3313 Bernard Rd	210 1 Family Res		ENH STAR 41834	0	0	54,160
199.00-2-17	Cassadaga Valle 062601	19,400	COUNTY TAXABLE VALUE	106,000		
Hadley Eric C	4-1-9.2	106,000	TOWN TAXABLE VALUE	106,000		
Hadley Amy Jo	ACRES 5.09		SCHOOL TAXABLE VALUE	51,840		
Hadley, Douglas A. & Marci J.	EAST-0312223 NRTH-0848041		FP003 Charlotte fp 1	106,000 TO		
3313 Bernard Rd	DEED BOOK 2015 PG-6723					
Cassadaga, NY 14718	FULL MARKET VALUE	173,100				
***** 199.00-2-19 *****						
3322 Smith Rd	210 1 Family Res		BAS STAR 41854	0	0	18,870
199.00-2-19	Cassadaga Valle 062601	19,600	COUNTY TAXABLE VALUE	77,000		
Faulkner Warren N	4-1-9.4.2	77,000	TOWN TAXABLE VALUE	77,000		
3322 Smith Rd	ACRES 5.20		SCHOOL TAXABLE VALUE	58,130		
Cassadaga, NY 14718	EAST-0311809 NRTH-0847434		FP003 Charlotte fp 1	77,000 TO		
	DEED BOOK 2629 PG-375					
	FULL MARKET VALUE	125,700				
***** 199.00-2-20.1 *****						
322 Rural vac>10			COUNTY TAXABLE VALUE	20,000		
199.00-2-20.1	Cassadaga Valle 062601	20,000	TOWN TAXABLE VALUE	20,000		
Hadley Eric C	4-1-9.3	20,000	SCHOOL TAXABLE VALUE	20,000		
Hadley Amy Jo	ACRES 15.70		FP003 Charlotte fp 1	20,000 TO		
3313 Bernard Rd	EAST-0959888 NRTH-0847841					
Cassadaga, NY 14718	DEED BOOK 2015 PG-6723					
	FULL MARKET VALUE	32,700				

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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-2-20.2 *****						
199.00-2-20.2	Bernard Rd					26200
Fisher Brodie	314 Rural vac<10		COUNTY TAXABLE VALUE	8,300		
Fisher Kylee	Cassadaga Valle 062601	8,300	TOWN TAXABLE VALUE	8,300		
813 23 Street SW St	4-1-9.3	8,300	SCHOOL TAXABLE VALUE	8,300		
Puyallup, WA 98371	ACRES 4.00		FP003 Charlotte fp 1	8,300	TO	
	EAST-0959924 NRTH-0848194					
	DEED BOOK 2022 PG-4422					
	FULL MARKET VALUE	13,600				
***** 199.00-2-21 *****						
199.00-2-21	3334 Smith Rd					26200
Watt Laura	270 Mfg housing		AGED C/T/S 41800	0	4,000	4,000
Sheila Nash	Cassadaga Valle 062601	6,400	ENH STAR 41834	0	0	4,000
3334 Smith Rd	4-1-9.4.1	8,000	COUNTY TAXABLE VALUE	4,000		
Cassadaga, NY 14718	ACRES 0.40		TOWN TAXABLE VALUE	4,000		
	DEED BOOK 2645 PG-397		SCHOOL TAXABLE VALUE	0		
	FULL MARKET VALUE	13,100	FP003 Charlotte fp 1	8,000	TO	
***** 199.00-2-22 *****						
199.00-2-22	3325 Smith Rd					
Singh Jasoda	210 1 Family Res		COUNTY TAXABLE VALUE	140,000		
3325 Smith Rd	Cassadaga Valle 062601	24,600	TOWN TAXABLE VALUE	140,000		
Cassadaga, NY 14718	4-1-9.6.3	140,000	SCHOOL TAXABLE VALUE	140,000		
	ACRES 9.90		FP003 Charlotte fp 1	140,000	TO	
	DEED BOOK 2023 PG-2788					
	FULL MARKET VALUE	228,600				
***** 199.00-2-23 *****						
199.00-2-23	3335 Smith Rd					18,870
Mead Walter J	270 Mfg housing		BAS STAR 41854	0	0	
Mead Marygrace	Cassadaga Valle 062601	19,300	COUNTY TAXABLE VALUE	120,000		
3335 Smith Rd	4-1-9.6.2	120,000	TOWN TAXABLE VALUE	120,000		
Cassadaga, NY 14718	ACRES 5.00		SCHOOL TAXABLE VALUE	101,130		
	EAST-0311076 NRTH-0847074		FP003 Charlotte fp 1	120,000	TO	
	DEED BOOK 2024 PG-6918					
	FULL MARKET VALUE	195,900				
***** 199.00-2-24 *****						
199.00-2-24	7403 Nelson Rd					26200
Lesch Kevin D	210 1 Family Res		BAS STAR 41854	0	0	18,870
7403 Nelson Rd	Cassadaga Valle 062601	23,200	COUNTY TAXABLE VALUE	94,000		
Cassadaga, NY 14718	4-1-5.1	94,000	TOWN TAXABLE VALUE	94,000		
	ACRES 8.40		SCHOOL TAXABLE VALUE	75,130		
	EAST-0310561 NRTH-0848204		FP003 Charlotte fp 1	94,000	TO	
	DEED BOOK 2013 PG-7239					
	FULL MARKET VALUE	153,500				

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-2-26 *****						
7424 Nelson Rd	210 1 Family Res		COUNTY TAXABLE VALUE	29,000		26200
199.00-2-26	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	29,000		
Lesch Kevin D	4-1-4	29,000	SCHOOL TAXABLE VALUE	29,000		
7424 Nelson Rd	ACRES 1.00		FP003 Charlotte fp 1	29,000	TO	
Cassadaga, NY 14718-9645	EAST-0309486 NRTH-0847824					
	DEED BOOK 2529 PG-213					
	FULL MARKET VALUE	47,300				
***** 199.00-2-27 *****						
7419 Nelson Rd	210 1 Family Res		BAS STAR 41854 0	0	0	18,870
199.00-2-27	Cassadaga Valle 062601	13,800	COUNTY TAXABLE VALUE	59,000		
Carr Gerald W III	4-1-2	59,000	TOWN TAXABLE VALUE	59,000		
Carr Rosanne	ACRES 1.80		SCHOOL TAXABLE VALUE	40,130		
7419 Nelson Rd	EAST-0309215 NRTH-0848181		FP003 Charlotte fp 1	59,000	TO	
Cassadaga, NY 14718	DEED BOOK 2557 PG-294					
	FULL MARKET VALUE	96,300				
***** 199.00-2-28 *****						
Barnum Rd	105 Vac farmland		AG DIST 41720 0	15,690	15,690	15,690
199.00-2-28	Cassadaga Valle 062601	49,400	COUNTY TAXABLE VALUE	33,710		
David & Irene Lesch Irre Trust	4-1-5.3		TOWN TAXABLE VALUE	33,710		
3540 Nelson Rd	ACRES 64.60		SCHOOL TAXABLE VALUE	33,710		
Cassadaga, NY 14718	EAST-0309595 NRTH-0847575		FP003 Charlotte fp 1	49,400	TO	
	DEED BOOK 2012 PG-3748					
	FULL MARKET VALUE	80,700				
***** 199.00-2-29 *****						
Barnum Rd	311 Res vac land		COUNTY TAXABLE VALUE	1,400		26200
199.00-2-29	Cassadaga Valle 062601	1,400	TOWN TAXABLE VALUE	1,400		
North West Mobile Home	4-1-5.4	1,400	SCHOOL TAXABLE VALUE	1,400		
Portfolio, LLC	ACRES 0.30		FP003 Charlotte fp 1	1,400	TO	
PO Box 297094	EAST-0307749 NRTH-0847592					
Brooklyn, NY 11230	DEED BOOK 2021 PG-8584					
	FULL MARKET VALUE	2,300				
***** 199.00-2-30 *****						
3360 Rt 60	416 Mfg hsing pk		COUNTY TAXABLE VALUE	265,800		26200
199.00-2-30	Cassadaga Valle 062601	208,000	TOWN TAXABLE VALUE	265,800		
North West Mobile Home	4-1-5.2.1	265,800	SCHOOL TAXABLE VALUE	265,800		
Portfolio, LLC	ACRES 2.30		FP003 Charlotte fp 1	265,800	TO	
PO Box 297094	EAST-0307641 NRTH-0847428					
Brooklyn, NY 11230	DEED BOOK 2021 PG-8584					
	FULL MARKET VALUE	434,000				

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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-2-31 *****						
	Rt 60					26200
199.00-2-31	416 Mfg hsing pk		COUNTY TAXABLE VALUE	322,000		
North West Mobile Home	Cassadaga Valle 062601	182,000	TOWN TAXABLE VALUE	322,000		
Portfolio, LLC	4-1-1.2	322,000	SCHOOL TAXABLE VALUE	322,000		
PO Box 297094	ACRES 1.80		FP003 Charlotte fp 1	322,000	TO	
Brooklyn, NY 11230	EAST-0307489 NRTH-0847313					
	DEED BOOK 2021 PG-8584					
	FULL MARKET VALUE	525,700				
***** 199.00-2-33 *****						
199.00-2-33	105 Vac farmland		AG DIST 41720 0	14,920	14,920	14,920
David & Irene Lesch Irre Trust	Cassadaga Valle 062601		32,400 COUNTY TAXABLE VALUE	17,480		
3540 Nelson Rd	4-1-1.1	32,400	TOWN TAXABLE VALUE	17,480		
Cassadaga, NY 14718	ACRES 32.00		SCHOOL TAXABLE VALUE	17,480		
	EAST-0308507 NRTH-0848002		FP003 Charlotte fp 1	32,400	TO	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2012 PG-3748					
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	52,900				
***** 199.00-2-34 *****						
	Barnum					26200
199.00-2-34	312 Vac w/imprv		AG DIST 41720 0	11,880	11,880	11,880
Elder Joseph C	Cassadaga Valle 062601	32,200	COUNTY TAXABLE VALUE	24,320		
Elder Wednesda	1-1-22.2.2	36,200	TOWN TAXABLE VALUE	24,320		
7494 Barnum Rd	ACRES 24.00		SCHOOL TAXABLE VALUE	24,320		
Cassadaga, NY 14718	EAST-0308944 NRTH-0848751		FP003 Charlotte fp 1	36,200	TO	
	DEED BOOK 2478 PG-971					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	59,100				
UNDER AGDIST LAW TIL 2029						
***** 199.00-2-35 *****						
	Barnum Rd					
199.00-2-35	322 Rural vac>10		AG DIST 41720 0	11,520	11,520	11,520
Elder Joseph C	Cassadaga Valle 062601	25,900	COUNTY TAXABLE VALUE	14,380		
Elder Wednesda	1-1-22.2.3	25,900	TOWN TAXABLE VALUE	14,380		
7494 Barnum Rd	ACRES 22.70 BANK 4800		SCHOOL TAXABLE VALUE	14,380		
Cassadaga, NY 14718	EAST-0309823 NRTH-0849101		FP003 Charlotte fp 1	25,900	TO	
	DEED BOOK 2478 PG-974					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	42,300				
UNDER AGDIST LAW TIL 2029						
***** 199.00-2-36 *****						
	7494 Barnum Rd					26200
199.00-2-36	210 1 Family Res		BAS STAR 41854 0	0	0	18,870
Elder Joseph C	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE	140,000		
Elder Wednesd	1-1-22.3	140,000	TOWN TAXABLE VALUE	140,000		
7494 Barnum Rd	ACRES 1.00 BANK 4800		SCHOOL TAXABLE VALUE	121,130		
Cassadaga, NY 14718	EAST-0309357 NRTH-0849287		FP003 Charlotte fp 1	140,000	TO	
	DEED BOOK 2478 PG-968					
	FULL MARKET VALUE	228,600				

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 199.00-2-37 *****						
199.00-2-37	7512 Barnum Rd				26200	
Misciagno Lisa	270 Mfg housing		COUNTY TAXABLE VALUE	25,000		
7512 Barnum Rd	Cassadaga Valle 062601	15,800	TOWN TAXABLE VALUE	25,000		
Cassadaga, NY 14718	1-1-22.1	25,000	SCHOOL TAXABLE VALUE	25,000		
	ACRES 3.00		FP003 Charlotte fp 1	25,000 TO		
	EAST-0309397 NRTH-0849426					
	DEED BOOK 2014 PG-2073					
	FULL MARKET VALUE	40,800				
***** 199.00-2-38 *****						
199.00-2-38	Barnum Rd					
Augspurger Christian	314 Rural vac<10		COUNTY TAXABLE VALUE	6,100		
118 Iroquois Alley	Cassadaga Valle 062601	6,100	TOWN TAXABLE VALUE	6,100		
Buffalo, NY 14204	1-1-22.2.4	6,100	SCHOOL TAXABLE VALUE	6,100		
	ACRES 7.30		FP003 Charlotte fp 1	6,100 TO		
	EAST-0310213 NRTH-0850201					
	DEED BOOK 2017 PG-1327					
	FULL MARKET VALUE	10,000				
***** 199.00-2-39 *****						
199.00-2-39	7576 Barnum Rd				26200	
Betts Gregory A	240 Rural res		BAS STAR 41854	0	0	18,870
7576 Barnum Rd	Cassadaga Valle 062601	33,400	COUNTY TAXABLE VALUE	71,000		
Cassadaga, NY 14718	1-1-21.1	71,000	TOWN TAXABLE VALUE	71,000		
	ACRES 19.30		SCHOOL TAXABLE VALUE	52,130		
	EAST-0309237 NRTH-0850484		FP003 Charlotte fp 1	71,000 TO		
	DEED BOOK 2152 PG-00484					
	FULL MARKET VALUE	115,900				
***** 199.00-2-40 *****						
199.00-2-40	7591 Barnum Rd				26200	
Parker Clifford	240 Rural res		VET COM CT 41131	0	12,580	6,290
Parker Mary	Cassadaga Valle 062601	26,400	VET DIS CT 41141	0	16,250	12,580
7667 Barnum	1-1-21.2	65,000	ENH STAR 41834	0	0	54,160
PO Box 22	ACRES 16.80		COUNTY TAXABLE VALUE	36,170		
Cassadaga, NY 14718	EAST-0308805 NRTH-0850429		TOWN TAXABLE VALUE	46,130		
	DEED BOOK 2089 PG-00284		SCHOOL TAXABLE VALUE	10,840		
	FULL MARKET VALUE	106,100	FP003 Charlotte fp 1	65,000 TO		
***** 199.00-2-41 *****						
199.00-2-41	3540 Nelson				26200	
David & Irene Lesch Irre Trust	120 Field crops		AG DIST 41720	0	17,560	17,560
Verduci Karen L	Cassadaga Valle 062601	66,200	AG BLDG 41700	0	32,000	32,000
3540 Nelson Rd	1-1-23	262,500	BAS STAR 41854	0	0	18,870
Cassadaga, NY 14718	ACRES 85.00		COUNTY TAXABLE VALUE	212,940		
	EAST-0308028 NRTH-0849583		TOWN TAXABLE VALUE	212,940		
	DEED BOOK 2012 PG-3748		SCHOOL TAXABLE VALUE	194,070		
	FULL MARKET VALUE	428,600	FP003 Charlotte fp 1	262,500 TO		

MAY BE SUBJECT TO PAYMENT
UNDER RPTL483 UNTIL 2029

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2 0 2 5 F I N A L A S S E S S M E N T R O L L
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-2-43 *****						
199.00-2-43	7650 Barnum Rd					26200
Augspurger Chris	312 Vac w/imprv		COUNTY TAXABLE VALUE	65,500		
7650 Barnum Rd	Cassadaga Valle 062601	56,500	TOWN TAXABLE VALUE	65,500		
Cassadaga, NY 14718	1-1-21.4.2	65,500	SCHOOL TAXABLE VALUE	65,500		
	ACRES 66.00		FP003 Charlotte fp 1	65,500	TO	
	EAST-0309792 NRTH-0851150					
	DEED BOOK 2655 PG-408					
	FULL MARKET VALUE	106,900				
***** 199.00-2-44 *****						
199.00-2-44	7676 Barnum Rd					26200
Klepfer Jeremy	210 1 Family Res		COUNTY TAXABLE VALUE	149,000		
Klepfer Alicia	Cassadaga Valle 062601	21,200	TOWN TAXABLE VALUE	149,000		
7676 Barnum Rd	1-1-21.4.1	149,000	SCHOOL TAXABLE VALUE	149,000		
Cassadaga, NY 14718	ACRES 6.20		FP003 Charlotte fp 1	149,000	TO	
	EAST-0309049 NRTH-0851774					
	DEED BOOK 2019 PG-4002					
	FULL MARKET VALUE	243,300				
***** 199.00-2-45.1 *****						
199.00-2-45.1	Barnum Rd					26200
Bauer Family Limited	322 Rural vac>10		COUNTY TAXABLE VALUE	26,400		
Partnership	Cassadaga Valle 062601	26,400	TOWN TAXABLE VALUE	26,400		
6355 Lakeshore Rd S	1-1-4	26,400	SCHOOL TAXABLE VALUE	26,400		
Canastota, NY 13032	ACRES 23.40		FP003 Charlotte fp 1	26,400	TO	
	EAST-0309379 NRTH-0852783					
	DEED BOOK 2356 PG-213					
	FULL MARKET VALUE	43,100				
***** 199.00-2-45.2 *****						
199.00-2-45.2	Barnum Rd					26200
Fairview Land Holdings, LLC	322 Rural vac>10		COUNTY TAXABLE VALUE	21,300		
9430 Sandrock Rd	Cassadaga Valle 062601	21,300	TOWN TAXABLE VALUE	21,300		
Eden, NY 14057	1-1-4	21,300	SCHOOL TAXABLE VALUE	21,300		
	ACRES 17.10		FP003 Charlotte fp 1	21,300	TO	
	EAST-0309379 NRTH-0852783					
	DEED BOOK 2025 PG-1113					
	FULL MARKET VALUE	34,800				
***** 199.00-2-46 *****						
199.00-2-46	7667 Barnum Rd					26200
Parker Clifford R	312 Vac w/imprv		COUNTY TAXABLE VALUE	14,100		
Parker Mary E	Cassadaga Valle 062601	13,100	TOWN TAXABLE VALUE	14,100		
7667 Barnum Rd	1-1-25	14,100	SCHOOL TAXABLE VALUE	14,100		
PO Box 22	ACRES 1.50		FP003 Charlotte fp 1	14,100	TO	
Cassadaga, NY 14718	EAST-0308716 NRTH-0851551					
	DEED BOOK 2172 PG-00318					
	FULL MARKET VALUE	23,000				

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-2-47.1 *****						
7839 Barnum Rd	240 Rural res		COUNTY TAXABLE VALUE	162,000		26200
199.00-2-47.1	Cassadaga Valle 062601	56,100	TOWN TAXABLE VALUE	162,000		
Lehnen Steven P	1-1-26.2.1	162,000	SCHOOL TAXABLE VALUE	162,000		
Lehnen Melinda J	ACRES 51.20		FP003 Charlotte fp 1	162,000	TO	
7839 Barnum Rd	EAST-0308211 NRTH-0852453					
Cassadaga, NY 14718	DEED BOOK 2324 PG-758					
	FULL MARKET VALUE	264,500				
***** 199.00-2-47.2..a *****						
Barnum Rd	311 Res vac land		COUNTY TAXABLE VALUE	300		
199.00-2-47.2..a	Cassadaga Valle 062601	300	TOWN TAXABLE VALUE	300		
Wilcox Beverly	1-1-26.2.6..	300	SCHOOL TAXABLE VALUE	300		
7825 Barnum Rd	FRNT 25.00 DPTH 110.00		FP003 Charlotte fp 1	300	TO	
Cassadaga, NY 14718	FULL MARKET VALUE	500				
***** 199.00-2-48 *****						
Barnum Rd	322 Rural vac>10		COUNTY TAXABLE VALUE	19,500		
199.00-2-48	Cassadaga Valle 062601	19,500	TOWN TAXABLE VALUE	19,500		
Snyder Steven H	1-1-26.2.3	19,500	SCHOOL TAXABLE VALUE	19,500		
Snyder Debra	ACRES 15.20		FP003 Charlotte fp 1	19,500	TO	
1630 Hawks Nest Dr	EAST-0307894 NRTH-0853119					
Fleming Island, FL 32003	DEED BOOK 2324 PG-766					
	FULL MARKET VALUE	31,800				
***** 199.00-2-49 *****						
Barnum Rd	314 Rural vac<10		COUNTY TAXABLE VALUE	6,500		26200
199.00-2-49	Cassadaga Valle 062601	6,500	TOWN TAXABLE VALUE	6,500		
Snyder Steven	1-1-26.2.2	6,500	SCHOOL TAXABLE VALUE	6,500		
1630 Hawks Nest Dr	ACRES 3.00		FP003 Charlotte fp 1	6,500	TO	
Fleming Island, FL 32003	EAST-0307720 NRTH-0853505					
	DEED BOOK 2136 PG-00365					
	FULL MARKET VALUE	10,600				
***** 199.00-2-50 *****						
7805 Barnum Rd	210 1 Family Res		BAS STAR 41854 0	0	0	18,870
199.00-2-50	Cassadaga Valle 062601	12,000	COUNTY TAXABLE VALUE	93,000		
Dibble Scott W	1-1-26.1	93,000	TOWN TAXABLE VALUE	93,000		
7805 Barnum Rd	ACRES 1.20		SCHOOL TAXABLE VALUE	74,130		
Cassadaga, NY 14718-9647	EAST-0307827 NRTH-0853443		FP003 Charlotte fp 1	93,000	TO	
	DEED BOOK 1657 PG-00135					
	FULL MARKET VALUE	151,800				

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-2-51 *****						
199.00-2-51	7804 Barnum Rd					
Balona Antonio Jr A	210 1 Family Res		ENH STAR 41834	0	0	54,160
Balona Lavinia L	Cassadaga Valle 062601	12,000	COUNTY TAXABLE VALUE	125,000		
7804 Barnum Rd	1-1-3.2	125,000	TOWN TAXABLE VALUE	125,000		
Cassadaga, NY 14718	ACRES 1.20		SCHOOL TAXABLE VALUE	70,840		
	EAST-0308179 NRTH-0853388		FP003 Charlotte fp 1	125,000 TO		
	DEED BOOK 2374 PG-865					
	FULL MARKET VALUE	204,100				
***** 199.00-2-52 *****						
199.00-2-52	Cassadaga Rd					
Balona Antonia A Jr	314 Rural vac<10		COUNTY TAXABLE VALUE	7,000		
Balona Lavinia L	Cassadaga Valle 062601	7,000	TOWN TAXABLE VALUE	7,000		
7804 Barnum Rd	1-1-3.4	7,000	SCHOOL TAXABLE VALUE	7,000		
Cassadaga, NY 14718	ACRES 3.30		FP003 Charlotte fp 1	7,000 TO		
	EAST-0308389 NRTH-0853358					
	DEED BOOK 2471 PG-453					
	FULL MARKET VALUE	11,400				
***** 199.00-2-53.1 *****						
199.00-2-53.1	Cassadaga Rd					
Kellogg Harry C	322 Rural vac>10		COUNTY TAXABLE VALUE	20,600		
3505 Cassadaga Rd	Cassadaga Valle 062601	20,600	TOWN TAXABLE VALUE	20,600		
Cassadaga, NY 14718	1-1-3.3.1	20,600	SCHOOL TAXABLE VALUE	20,600		
	ACRES 16.40		FP003 Charlotte fp 1	20,600 TO		
	EAST-0309872 NRTH-0853727					
	DEED BOOK 2011 PG-3708					
	FULL MARKET VALUE	33,600				
***** 199.00-2-53.2 *****						
199.00-2-53.2	Cassadaga Rd					
Rivas G. Ivette	312 Vac w/imprv		COUNTY TAXABLE VALUE	60,800		
5000 Cisco Dr W	Cassadaga Valle 062601	40,800	TOWN TAXABLE VALUE	60,800		
Jacksonville, FL 32219	1-1-3.3.2	60,800	SCHOOL TAXABLE VALUE	60,800		
	ACRES 44.00		FP003 Charlotte fp 1	60,800 TO		
	DEED BOOK 2552 PG-531					
	FULL MARKET VALUE	99,300				
***** 199.00-2-53.3 *****						
199.00-2-53.3	3505 Cassadaga Rd					
Kellogg Harry C	210 1 Family Res		BAS STAR 41854	0	0	18,870
3505 Cassadaga Rd	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE	185,000		
Cassadaga, NY 14718	split of 1-1-3.3.1	185,000	TOWN TAXABLE VALUE	185,000		
	FRNT 200.00 DPTH 436.00		SCHOOL TAXABLE VALUE	166,130		
	ACRES 2.00		FP003 Charlotte fp 1	185,000 TO		
	DEED BOOK 2605 PG-99					
	FULL MARKET VALUE	302,000				

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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 199.00-2-54 *****						
199.00-2-54	Barnum-Cassadaga Rds					26200
Kingsview Enterprises, Inc	270 Mfg housing		COUNTY TAXABLE VALUE	65,300		
7 West First St.	Cassadaga Valle 062601	50,000	TOWN TAXABLE VALUE		65,300	
PO Box 2	1-1-3.1	65,300	SCHOOL TAXABLE VALUE	65,300		
Lakewood, NY 14750	ACRES 42.40		FP003 Charlotte fp 1	65,300	TO	
	EAST-0309537 NRTH-0854455					
	DEED BOOK 2622 PG-206					
	FULL MARKET VALUE	106,600				
***** 199.00-2-55 *****						
199.00-2-55	7825 Barnum Rd		ENH STAR 41834	0		54,160
Wilcox Beverly	270 Mfg housing		COUNTY TAXABLE VALUE	85,000		
PO Box 332	Cassadaga Valle 062601	7,800	TOWN TAXABLE VALUE	85,000		
Cassadaga, NY 14718	1-1-26.2.5	85,000	SCHOOL TAXABLE VALUE	30,840		
	ACRES 0.51		FP003 Charlotte fp 1	85,000	TO	
	EAST-0307944 NRTH-0853741					
	DEED BOOK 2504 PG-268					
	FULL MARKET VALUE	138,800				
***** 199.00-2-56 *****						
199.00-2-56	7845 Barnum Rd		ENH STAR 41834	0		54,160
Muscato David	270 Mfg housing		COUNTY TAXABLE VALUE	98,000		
Muscato Susan	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	98,000		
7845 Barnum Rd	1-1-26.2.4	98,000	SCHOOL TAXABLE VALUE	43,840		
Cassadaga, NY 14718	ACRES 1.00		FP003 Charlotte fp 1	98,000	TO	
	EAST-0307808 NRTH-0853998					
	DEED BOOK 2496 PG-82					
	FULL MARKET VALUE	160,000				
***** 199.00-2-57 *****						
199.00-2-57	Barnum Rd		BAS STAR 41854	0		18,870
Beichner Aaron M	210 1 Family Res		COUNTY TAXABLE VALUE	238,500		
Beichner Lauren M	Cassadaga Valle 062601	22,700	TOWN TAXABLE VALUE	238,500		
7869 Barnum Rd	1-1-27	238,500	SCHOOL TAXABLE VALUE	219,630		
Cassadaga, NY 14718	ACRES 7.80		FP003 Charlotte fp 1	238,500	TO	
	EAST-0307614 NRTH-0854503					
	DEED BOOK 2719 PG-272					
	FULL MARKET VALUE	389,400				
***** 199.00-3-1.1 *****						
199.00-3-1.1	Cassadaga Rd		COUNTY TAXABLE VALUE	63,400		26200
Goot Family Irrev. Trust	312 Vac w/imprv		TOWN TAXABLE VALUE		63,400	
3268 Cassadaga Rd	Cassadaga Valle 062601	56,900	SCHOOL TAXABLE VALUE	63,400		
Cassadaga, NY 14718	1-1-6.3.1	63,400	FP003 Charlotte fp 1	63,400	TO	
	ACRES 89.60					
	EAST-0962097 NRTH-0856065					
	DEED BOOK 2023 PG-7866					
	FULL MARKET VALUE	103,500				

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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-3-1.2 *****						
199.00-3-1.2	3192 Cassadaga Rd					
Carpenter Louis B III	270 Mfg housing		COUNTY TAXABLE VALUE	45,000		
4156 Crawford Ave	Cassadaga Valle 062601	29,500	TOWN TAXABLE VALUE	45,000		
Miami, FL 33133	1-1-6.3.2	45,000	SCHOOL TAXABLE VALUE	45,000		
	ACRES 11.10		FP003 Charlotte fp 1	45,000	TO	
	DEED BOOK 2019 PG-7533					
	FULL MARKET VALUE	73,500				
***** 199.00-3-1.3 *****						
199.00-3-1.3	3230 Cassadaga Rd					
Goot Rex A	210 1 Family Res		COUNTY TAXABLE VALUE	165,000		
Goot Stephanie A	Cassadaga Valle 062601	21,400	TOWN TAXABLE VALUE	165,000		
3230 Cassadaga Rd	1-1-6.3.3	165,000	SCHOOL TAXABLE VALUE	165,000		
Cassadaga, NY 14718	ACRES 6.40		FP003 Charlotte fp 1	165,000	TO	
	DEED BOOK 2567 PG-187					
	FULL MARKET VALUE	269,400				
***** 199.00-3-1.4.1 *****						
199.00-3-1.4.1	Cassadaga Rd				26200	
H.H. Rauh Paving, Inc.	300 Vacant Land		AG DIST 41720 0	25,810	25,810	25,810
7 W 1st St	Cassadaga Valle 062601	39,500	COUNTY TAXABLE VALUE	13,690		
Lakewood, NY 14750	1-1-6.3.1	39,500	TOWN TAXABLE VALUE	13,690		
	ACRES 15.80		SCHOOL TAXABLE VALUE	13,690		
	EAST-0961074 NRTH-0854994		FP003 Charlotte fp 1	39,500	TO	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2681 PG-703					
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	64,500				
***** 199.00-3-1.4.2 *****						
199.00-3-1.4.2	Cassadaga Rd				26200	
Goot Rex	322 Rural vac>10		COUNTY TAXABLE VALUE	17,400		
Goot Adam	Cassadaga Valle 062601	17,400	TOWN TAXABLE VALUE	17,400		
3230 Cassadaga Rd	1-1-6.3.1	17,400	SCHOOL TAXABLE VALUE	17,400		
Cassadaga, NY 14718	ACRES 12.90		FP003 Charlotte fp 1	17,400	TO	
	EAST-0961574 NRTH-0854870					
	DEED BOOK 2022 PG-4193					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	28,400				
UNDER AGDIST LAW TIL 2027						
***** 199.00-3-1.5 *****						
199.00-3-1.5	Cassadaga Rd				26200	
H.H. Rauh Paving, Inc.	314 Rural vac<10		COUNTY TAXABLE VALUE	4,100		
7 W First St	Cassadaga Valle 062601	4,100	TOWN TAXABLE VALUE	4,100		
Lakewood, NY 14750	1-1-6.3.1	4,100	SCHOOL TAXABLE VALUE	4,100		
	ACRES 4.00		FP003 Charlotte fp 1	4,100	TO	
	EAST-0961061 NRTH-0855786					
	DEED BOOK 2022 PG-4195					
	FULL MARKET VALUE	6,700				

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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-3-2 *****						
199.00-3-2	3268 Cassadaga Rd					26200
Goot Family Irrev. Trust	270 Mfg housing		COUNTY TAXABLE VALUE	21,000		
3268 Cassadaga Rd	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE		21,000	
Cassadaga, NY 14718	1-1-6.2	21,000	SCHOOL TAXABLE VALUE	21,000		
	ACRES 1.00		FP003 Charlotte fp 1	21,000	TO	
	EAST-0313087 NRTH-0854273					
	DEED BOOK 2023 PG-7866					
	FULL MARKET VALUE	34,300				
***** 199.00-3-3 *****						
199.00-3-3	3257 Cassadaga Rd		FARM SILOS 42100	0	1,000	1,000
Goot Merle L	210 1 Family Res	16,100	COUNTY TAXABLE VALUE	79,000		
Goot Cynthia K	Cassadaga Valle 062601	80,000	TOWN TAXABLE VALUE	79,000		
3257 Cassadaga Rd	1-1-6.4		SCHOOL TAXABLE VALUE	79,000		
Cassadaga, NY 14718	ACRES 3.20		FP003 Charlotte fp 1	79,000	TO	
	EAST-0313280 NRTH-0853977		1,000 EX			
	DEED BOOK 2442 PG-717					
	FULL MARKET VALUE	130,600				
***** 199.00-3-3..A *****						
199.00-3-3..A	Cassadaga Rd		IND DEVEL 18020	0	100,000	100,000
County of Chautauqua IDA	331 Com vac w/im		0 COUNTY TAXABLE VALUE		0	
RWE Clean Energy, LLC	Cassadaga Valle 062601	100,000	TOWN TAXABLE VALUE	0		
353 N Clark St 30thFloo	1-1-6.4		SCHOOL TAXABLE VALUE	0		
Chicago, IL 60654	FRNT 1.00 DPTH 1.00		FP003 Charlotte fp 1	100,000	TO	
	EAST-0313280 NRTH-0853977					
	DEED BOOK 2018 PG-5326					
	FULL MARKET VALUE	163,300				
***** 199.00-3-4 *****						
199.00-3-4	3118 Cassadaga Rd					26200
Degolier Frederick R	240 Rural res		COUNTY TAXABLE VALUE	235,000		
Degolier Lynda A	Cassadaga Valle 062601	50,600	TOWN TAXABLE VALUE	235,000		
3118 Cassadaga Rd	1-1-8.1	235,000	SCHOOL TAXABLE VALUE	235,000		
Cassadaga, NY 14718	ACRES 43.30		FP003 Charlotte fp 1	235,000	TO	
	EAST-0315375 NRTH-0854457					
	DEED BOOK 2642 PG-256					
	FULL MARKET VALUE	383,700				
***** 199.00-3-5 *****						
199.00-3-5	Cassadaga Rd					
Goot Merle L Jr	322 Rural vac>10		COUNTY TAXABLE VALUE	20,600		
Goot Cynthi	Cassadaga Valle 062601	20,600	TOWN TAXABLE VALUE	20,600		
3257 Cassadaga Rd	1-1-6.5	20,600	SCHOOL TAXABLE VALUE	20,600		
Cassadaga, NY 14718	ACRES 16.40		FP003 Charlotte fp 1	20,600	TO	
	EAST-0313832 NRTH-0853350					
	DEED BOOK 2445 PG-171					
	FULL MARKET VALUE	33,600				

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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 199.00-3-6.1 *****						
199.00-3-6.1	Cassadaga Rd				26200	
DeGolier Frederick R	322 Rural vac>10		AG DIST 41720 0	9,580	9,580	9,580
DeGolier Lynda A	Cassadaga Valle 062601	49,500	COUNTY TAXABLE VALUE	39,920		
3118 Cassadaga Rd	1-1-6.1	49,500	TOWN TAXABLE VALUE	39,920		
Cassadaga, NY 14718	ACRES 65.10		SCHOOL TAXABLE VALUE	39,920		
	EAST-0313736 NRTH-0852822		FP003 Charlotte fp 1	49,500 TO		
	DEED BOOK 2017 PG-6387					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	80,800				
UNDER AGDIST LAW TIL 2029						
***** 199.00-3-6.2..A *****						
199.00-3-6.2..A	Cassadaga Rd				26200	
County of Chautauqua IDA	331 Com vac w/im		IND DEVEL 18020 0	100,000	100,000	100,000
RWE Clean Energy, LLC	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE	0	0	
353 N Clark St 30thFloo	1-1-6.1	100,000	TOWN TAXABLE VALUE	0		
Chicago, IL 60654	FRNT 1.00 DPTH 1.00		SCHOOL TAXABLE VALUE	0		
	EAST-0313736 NRTH-0852822		FP003 Charlotte fp 1	100,000 TO		
	DEED BOOK 2018 PG-5327					
	FULL MARKET VALUE	163,300				
***** 199.00-3-6.2 *****						
199.00-3-6.2	Cassadaga Rd				26200	
Goot Merle L Jr	270 Mfg housing		COUNTY TAXABLE VALUE	64,300		
Goot Cynthia Kay	Cassadaga Valle 062601	36,800	TOWN TAXABLE VALUE	64,300		
3257 Cassadaga Rd	1-1-6.1	64,300	SCHOOL TAXABLE VALUE	64,300		
Cassadaga, NY 14718	ACRES 23.60		FP003 Charlotte fp 1	64,300 TO		
	EAST-0313736 NRTH-0852822					
	DEED BOOK 2716 PG-78					
	FULL MARKET VALUE	105,000				
***** 199.00-3-7 *****						
199.00-3-7	Cassadaga Rd				26200	
Eberle David D	240 Rural res		COUNTY TAXABLE VALUE	140,000		
571 Montrose	Cassadaga Valle 062601	56,200	TOWN TAXABLE VALUE	140,000		
Buffalo, NY 14223	1-1-8.2	140,000	SCHOOL TAXABLE VALUE	140,000		
	ACRES 51.70		FP003 Charlotte fp 1	140,000 TO		
	EAST-0315724 NRTH-0852150					
	DEED BOOK 2590 PG-505					
	FULL MARKET VALUE	228,600				
***** 199.00-3-8 *****						
199.00-3-8	Hall Rd Rear				26200	
Hall Road Hunting Club, Inc.	322 Rural vac>10		COUNTY TAXABLE VALUE	65,600		
D. Anastasi	Cassadaga Valle 062601	65,600	65,600 TOWN TAXABLE VALUE	65,600	65,600	
3910 Lockport Rd	1-1-16.1		SCHOOL TAXABLE VALUE	65,600		
Sanborn, NY 14132	ACRES 121.00		FP003 Charlotte fp 1	65,600 TO		
	DEED BOOK 2585 PG-267					
	FULL MARKET VALUE	107,100				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 199.00-3-9 *****						
199.00-3-9	3206 Bernard Rd				26200	
Ulrich William C	240 Rural res		VETS C/T 41101 0	550	550	0
6325 Webster Rd	Cassadaga Valle 062601	38,500	COUNTY TAXABLE VALUE	54,450		
Portland, NY 14769	1-1-18	55,000	TOWN TAXABLE VALUE	54,450		
	ACRES 14.00		SCHOOL TAXABLE VALUE	55,000		
	EAST-0314112 NRTH-0848639		FP003 Charlotte fp 1	55,000 TO		
	DEED BOOK 2341 PG-538					
	FULL MARKET VALUE	89,800				
***** 199.00-3-10 *****						
199.00-3-10	3160 Bernard Rd				26200	
Noody Lisa	240 Rural res		BAS STAR 41854 0	0	0	18,870
Noody Kevin	Cassadaga Valle 062601	24,700	COUNTY TAXABLE VALUE	107,600		
3160 Bernard Rd	1-1-17	107,600	TOWN TAXABLE VALUE	107,600		
Cassadaga, NY 14718	ACRES 10.00		SCHOOL TAXABLE VALUE	88,730		
	EAST-0314744 NRTH-0848647		FP003 Charlotte fp 1	107,600 TO		
	DEED BOOK 2012 PG-2098					
	FULL MARKET VALUE	175,700				
***** 199.00-3-11 *****						
199.00-3-11	3114 Bernard Rd				26200	
Jaquith Mark E	240 Rural res		VET WAR CT 41121 0	7,548	3,774	0
Jaquith Michael E	Cassadaga Valle 062601	33,300	ENH STAR 41834 0	0	0	54,160
Donna Marie Jaquith	1-1-16.2.2	80,000	COUNTY TAXABLE VALUE	72,452		
3114 Bernard Rd	ACRES 19.20		TOWN TAXABLE VALUE	76,226		
Cassadaga, NY 14718	EAST-0315354 NRTH-0848560		SCHOOL TAXABLE VALUE	25,840		
	DEED BOOK 2018 PG-3283		FP003 Charlotte fp 1	80,000 TO		
	FULL MARKET VALUE	130,600				
***** 199.00-3-12.1 *****						
199.00-3-12.1	3082 Bernard Rd				26200	
Bisbee Bonnie	240 Rural res		BAS STAR 41854 0	0	0	18,870
3082 Bernard Rd	Cassadaga Valle 062601	40,500	COUNTY TAXABLE VALUE	110,000		
Cassadaga, NY 14718	1-1-16.2.1	110,000	TOWN TAXABLE VALUE	110,000		
	ACRES 28.90		SCHOOL TAXABLE VALUE	91,130		
	EAST-0316136 NRTH-0848626		FP003 Charlotte fp 1	110,000 TO		
	DEED BOOK 2148 PG-00339					
	FULL MARKET VALUE	179,600				
***** 199.00-3-12.2 *****						
199.00-3-12.2	3074 Bernard Rd				26200	
Black Paul E	210 1 Family Res		COUNTY TAXABLE VALUE	160,000		
Black Julia A	Cassadaga Valle 062601	21,800	TOWN TAXABLE VALUE	160,000		
3074 Bernard Rd	1-1-16.2.1	160,000	SCHOOL TAXABLE VALUE	160,000		
Cassadaga, NY 14718	ACRES 6.90		FP003 Charlotte fp 1	160,000 TO		
	EAST-0964637 NRTH-0849104					
	DEED BOOK 2013 PG-1875					
	FULL MARKET VALUE	261,200				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-3-13 *****						
199.00-3-13	Bernard Rd					26200
Kloss Kenneth R	270 Mfg housing		COUNTY TAXABLE VALUE	26,700		
Kenneth T. Kloss	Cassadaga Valle 062601	25,700	TOWN TAXABLE VALUE	26,700		
878 Lake St	4-1-15.5	26,700	SCHOOL TAXABLE VALUE	26,700		
Angola, NY 14006	ACRES 11.00		FP003 Charlotte fp 1	26,700 TO		
	EAST-0316147 NRTH-0847960					
	DEED BOOK 2025 PG-1028					
	FULL MARKET VALUE	43,600				
***** 199.00-3-14 *****						
199.00-3-14	3129 Bernard Rd					26200
Cook Lori A	240 Rural res		COUNTY TAXABLE VALUE	100,500		
3129 Bernard Rd	Cassadaga Valle 062601	31,000	TOWN TAXABLE VALUE	100,500		
Cassadaga, NY 14718	4-1-15.3	100,500	SCHOOL TAXABLE VALUE	100,500		
	ACRES 16.70		FP003 Charlotte fp 1	100,500 TO		
	EAST-0315574 NRTH-0847853					
	DEED BOOK 2318 PG-876					
	FULL MARKET VALUE	164,100				
***** 199.00-3-15 *****						
199.00-3-15	Bernard Rd					26200
Ulrich William C	322 Rural vac>10		COUNTY TAXABLE VALUE	38,000		
6325 Webster Rd	Cassadaga Valle 062601	38,000	TOWN TAXABLE VALUE	38,000		
Portland, NY 14769	4-1-13.1	38,000	SCHOOL TAXABLE VALUE	38,000		
	ACRES 40.00		FP003 Charlotte fp 1	38,000 TO		
	EAST-0314398 NRTH-0847327					
	DEED BOOK 2341 PG-538					
	FULL MARKET VALUE	62,000				
***** 199.00-3-16 *****						
199.00-3-16	Smith Rd					
Pecuch Sean P	314 Rural vac<10		COUNTY TAXABLE VALUE	12,800		
Pecuch Robert D	Cassadaga Valle 062601	12,800	TOWN TAXABLE VALUE	12,800		
3189 Smith Rd	4-1-13.2	12,800	SCHOOL TAXABLE VALUE	12,800		
Cassadaga, NY 14718	ACRES 8.00		FP003 Charlotte fp 1	12,800 TO		
	EAST-0314605 NRTH-0846795					
	DEED BOOK 2024 PG-4052					
	FULL MARKET VALUE	20,900				
***** 199.00-3-17 *****						
199.00-3-17	Smith					
Pecuch Sean P	314 Rural vac<10		COUNTY TAXABLE VALUE	4,800		
Pecuch Robert D	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
3189 Smith Rd	4-1-13.3	4,800	SCHOOL TAXABLE VALUE	4,800		
Cassadaga, NY 14718	ACRES 2.00		FP003 Charlotte fp 1	4,800 TO		
	EAST-0313884 NRTH-0846923					
	DEED BOOK 2024 PG-4052					
	FULL MARKET VALUE	7,800				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-3-18 *****						
199.00-3-18	3254 Smith Rd					26200
Lawson Darcy C	210 1 Family Res		COUNTY TAXABLE VALUE	35,000		
3262 Smith Rd	Cassadaga Valle 062601	12,700	TOWN TAXABLE VALUE	35,000		
Cassadaga, NY 14718	4-1-12.1	35,000	SCHOOL TAXABLE VALUE	35,000		
	ACRES 1.40		FP003 Charlotte fp 1	35,000	TO	
	EAST-0313154 NRTH-0846898					
	DEED BOOK 2020 PG-4494					
	FULL MARKET VALUE	57,100				
***** 199.00-3-19 *****						
199.00-3-19	3262 Smith Rd		ENH STAR 41834 0	0	0	54,160
Lawson Darcy	210 1 Family Res	8,600	COUNTY TAXABLE VALUE	73,800		
3262 Smith Rd	Cassadaga Valle 062601	73,800	TOWN TAXABLE VALUE	73,800		
Cassadaga, NY 14718	4-1-12.3		SCHOOL TAXABLE VALUE	19,640		
	ACRES 0.60		FP003 Charlotte fp 1	73,800	TO	
	EAST-0312855 NRTH-0846971					
	DEED BOOK 2623 PG-599					
	FULL MARKET VALUE	120,500				
***** 199.00-3-20.1 *****						
199.00-3-20.1	3220 Smith					26200
Lawson Darcy	260 Seasonal res		COUNTY TAXABLE VALUE	60,000		
3262 Smith Rd	Cassadaga Valle 062601	22,500	TOWN TAXABLE VALUE	60,000		
Cassadaga, NY 14718	4-1-9.5 Included 1992	60,000	SCHOOL TAXABLE VALUE	60,000		
	4-1-12.2.1		FP003 Charlotte fp 1	60,000	TO	
	ACRES 7.60					
	EAST-0312498 NRTH-0847833					
	DEED BOOK 2015 PG-5055					
	FULL MARKET VALUE	98,000				
***** 199.00-3-20.2 *****						
199.00-3-20.2	Smith Rd					26200
Mylotte Daniel	314 Rural vac<10		COUNTY TAXABLE VALUE	4,900		
3259 Bernard Rd	Cassadaga Valle 062601	4,900	TOWN TAXABLE VALUE	4,900		
Cassadaga, NY 14718	4-1-9.5 Included 1992	4,900	SCHOOL TAXABLE VALUE	4,900		
	4-1-12.2.1		FP003 Charlotte fp 1	4,900	TO	
	ACRES 4.90					
	EAST-0312498 NRTH-0847833					
	DEED BOOK 2024 PG-4386					
	FULL MARKET VALUE	8,000				
***** 199.00-3-22.1 *****						
199.00-3-22.1	3259 Bernard Rd					26200
Mylotte Daniel	240 Rural res		COUNTY TAXABLE VALUE	116,000		
3259 Bernard Rd	Cassadaga Valle 062601	27,800	TOWN TAXABLE VALUE	116,000		
Cassadaga, NY 14718	4-1-12.2.2 Included 1992	116,000	SCHOOL TAXABLE VALUE	116,000		
	4-1-12.2.3		FP003 Charlotte fp 1	116,000	TO	
	ACRES 13.30					
	EAST-0961292 NRTH-0848134					
	DEED BOOK 2019 PG-7850					
	FULL MARKET VALUE	189,400				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-3-22.2 *****						
199.00-3-22.2	3259 Bernard Rd					26200
Lawson Darcy	311 Res vac land		COUNTY TAXABLE VALUE	15,400		
3262 Smith Rd	Cassadaga Valle 062601	15,400	TOWN TAXABLE VALUE	15,400		
Cassadaga, NY 14718	4-1-12.2.2 Included 1992	15,400	SCHOOL TAXABLE VALUE		15,400	
	4-1-12.2.3		FP003 Charlotte fp 1	15,400	TO	
	ACRES 10.80					
	EAST-0961558 NRTH-0847213					
	DEED BOOK 2016 PG-2784					
	FULL MARKET VALUE	25,100				
***** 199.00-3-22.3 *****						
199.00-3-22.3	Bernard Rd					26200
Graziano Angelo P II	314 Rural vac<10		COUNTY TAXABLE VALUE	11,100		
3231 Bernard Rd	Cassadaga Valle 062601	11,100	TOWN TAXABLE VALUE	11,100		
Cassadaga, NY 14718	4-1-12.2.2 Included 1992	11,100	SCHOOL TAXABLE VALUE		11,100	
	4-1-12.2.3		FP003 Charlotte fp 1	11,100	TO	
	ACRES 6.20					
	EAST-0961864 NRTH-0847778					
	DEED BOOK 2019 PG-6301					
	FULL MARKET VALUE	18,100				
***** 199.00-3-24 *****						
199.00-3-24	3231 Bernard Rd					26200
Graziano Angelo P II	210 1 Family Res		BAS STAR 41854 0	0	0	18,870
3231 Bernard Rd	Cassadaga Valle 062601	12,000	COUNTY TAXABLE VALUE	60,000		
Cassadaga, NY 14718	4-1-12.2.4	60,000	TOWN TAXABLE VALUE	60,000		
	ACRES 1.20		SCHOOL TAXABLE VALUE	41,130		
	EAST-0313639 NRTH-0847958		FP003 Charlotte fp 1	60,000	TO	
	DEED BOOK 2013 PG-6084					
	FULL MARKET VALUE	98,000				
***** 199.00-3-25 *****						
199.00-3-25	3262 Bernard Rd					26200
Carr Robert C	260 Seasonal res		COUNTY TAXABLE VALUE	70,500		
10411 Lower Rocky River Rd	Cassadaga Valle 062601	38,900	TOWN TAXABLE VALUE	70,500		
Concord, NC 28025	1-1-19.3	70,500	SCHOOL TAXABLE VALUE	70,500		
	ACRES 26.60		FP003 Charlotte fp 1	70,500	TO	
	EAST-0312868 NRTH-0849554					
	DEED BOOK 2023 PG-1867					
	FULL MARKET VALUE	115,100				
***** 199.00-3-26 *****						
199.00-3-26	Bernard Rd					26200
Morabito Stacey D	312 Vac w/imprv		COUNTY TAXABLE VALUE	46,900		
Wintersteen Peter J	Cassadaga Valle 062601	21,900	TOWN TAXABLE VALUE	46,900		
3226 Bernard Rd	1-1-19.1	46,900	SCHOOL TAXABLE VALUE	46,900		
Cassadaga, NY 14718	ACRES 17.70		FP003 Charlotte fp 1	46,900	TO	
	EAST-0313351 NRTH-0849493					
	DEED BOOK 2014 PG-5205					
	FULL MARKET VALUE	76,600				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 199.00-3-27 *****						
199.00-3-27	3226 Bernard Rd				26200	
Morabito Stacey D	210 1 Family Res		BAS STAR 41854 0	0	0	18,870
Wintersteen Peter J	Cassadaga Valle 062601	23,700	COUNTY TAXABLE VALUE	175,000		
3226 Bernard Rd	1-1-19.4	175,000	TOWN TAXABLE VALUE	175,000		
Cassadaga, NY 14718	ACRES 8.90		SCHOOL TAXABLE VALUE	156,130		
	EAST-0313630 NRTH-0849208		FP003 Charlotte fp 1	175,000 TO		
	DEED BOOK 2014 PG-5205					
	FULL MARKET VALUE	285,700				
***** 200.00-1-1 *****						
200.00-1-1	7951 Hall Rd				26200	
Christy Duane G	240 Rural res		COUNTY TAXABLE VALUE	90,000		
Christy Grace P	Cassadaga Valle 062601	64,300	TOWN TAXABLE VALUE	90,000		
7951 Hall Rd	1-1-9	90,000	SCHOOL TAXABLE VALUE	90,000		
Cassadaga, NY 14718	ACRES 78.50		FP003 Charlotte fp 1	90,000 TO		
	EAST-0316116 NRTH-0855847					
	FULL MARKET VALUE	146,900				
***** 200.00-1-2 *****						
200.00-1-2	7885 Hall Rd				26200	
Giaimo Julie M	240 Rural res		COUNTY TAXABLE VALUE	129,000		
Giaimo Samuel J	Cassadaga Valle 062601	47,000	TOWN TAXABLE VALUE	129,000		
7885 Hall Rd	1-1-8.3	129,000	SCHOOL TAXABLE VALUE	129,000		
Cassadaga, NY 14718	ACRES 38.10		FP003 Charlotte fp 1	129,000 TO		
	EAST-0316518 NRTH-0854624					
	DEED BOOK 2023 PG-3083					
	FULL MARKET VALUE	210,600				
***** 200.00-1-3 *****						
200.00-1-3	3034 Cassadaga Rd				26200	
Lawson Trazina	210 1 Family Res		COUNTY TAXABLE VALUE	16,500		
Lawson Ryan	Cassadaga Valle 062601	13,600	TOWN TAXABLE VALUE	16,500		
3034 Cassadaga Rd	1-1-7	16,500	SCHOOL TAXABLE VALUE	16,500		
Cassadaga, NY 14718	ACRES 1.70		FP003 Charlotte fp 1	16,500 TO		
	EAST-0317018 NRTH-0853742					
	DEED BOOK 2016 PG-2607					
	FULL MARKET VALUE	26,900				
***** 200.00-1-5 *****						
200.00-1-5	7685 Hall Rd				26200	
Greenstein Marshall B	210 1 Family Res		ENH STAR 41834 0	0	0	54,160
Greenstein Patricia M J	Cassadaga Valle 062601	17,700	COUNTY TAXABLE VALUE	85,000		
7685 Hall Rd	1-1-11.2	85,000	TOWN TAXABLE VALUE	85,000		
Cassadaga, NY 14718	ACRES 4.10		SCHOOL TAXABLE VALUE	30,840		
	EAST-0317089 NRTH-0854325		FP003 Charlotte fp 1	85,000 TO		
	DEED BOOK 2125 PG-00372					
	FULL MARKET VALUE	138,800				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 200.00-1-6 *****						
7902 Hall Rd	210 1 Family Res		ENH STAR 41834	0	0	54,160
200.00-1-6	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE		83,000	
Spinler Kevin	1-1-11.4	83,000	TOWN TAXABLE VALUE		83,000	
Spinler Jan	ACRES 1.00		SCHOOL TAXABLE VALUE		28,840	
7902 Hall Rd	EAST-0317356 NRTH-0855026		FP003 Charlotte fp 1		83,000 TO	
Cassadaga, NY 14718-9635	DEED BOOK 1983 PG-00366					
	FULL MARKET VALUE	135,500				
***** 200.00-1-7 *****						
200.00-1-7	Hall Rd				26200	
Eden Valley Farm, LLC	322 Rural vac>10		COUNTY TAXABLE VALUE	33,800		
3940 Hardt Rd	Cassadaga Valle 062601	33,800	TOWN TAXABLE VALUE	33,800		
Eden, NY 14057	1-1-10	33,800	SCHOOL TAXABLE VALUE	33,800		
	ACRES 34.00		FP003 Charlotte fp 1	33,800 TO		
	EAST-0318256 NRTH-0856220					
	DEED BOOK 2016 PG-1371					
	FULL MARKET VALUE	55,200				
***** 200.00-1-8.1 *****						
200.00-1-8.1	Hall Rd				26200	
Spinler Eric L	322 Rural vac>10		AG DIST 41720	0	26,650	26,650
Spinler Maria C	Cassadaga Valle 062601	57,100	COUNTY TAXABLE VALUE		30,450	
3217 Tarbox Rd	1-1-11.1	57,100	TOWN TAXABLE VALUE		30,450	
Cassadaga, NY 14718	ACRES 90.40		SCHOOL TAXABLE VALUE		30,450	
	EAST-0318168 NRTH-0854953		FP003 Charlotte fp 1		57,100 TO	
	DEED BOOK 2014 PG-5683					
	FULL MARKET VALUE	93,200				
***** 200.00-1-8.2 *****						
200.00-1-8.2	Hall Rd				26200	
Kelley Adam L	314 Rural vac<10		COUNTY TAXABLE VALUE	4,900		
Kelley Katie L	Cassadaga Valle 062601	4,900	TOWN TAXABLE VALUE	4,900		
6879 Main St	1-1-11.1	4,900	SCHOOL TAXABLE VALUE	4,900		
Cherry Creek, NY 14723	ACRES 2.10		FP003 Charlotte fp 1	4,900 TO		
	EAST-0318168 NRTH-0854953					
	DEED BOOK 2681 PG-489					
	FULL MARKET VALUE	8,000				
***** 200.00-1-9 *****						
200.00-1-9	Hall Rd				26200	
Spinler Eric L	322 Rural vac>10		AG DIST 41720	0	28,770	28,770
Spinler Maria C	Cassadaga Valle 062601	44,400	COUNTY TAXABLE VALUE		15,630	
3217 Tarbox Rd	2-1-1	44,400	TOWN TAXABLE VALUE		15,630	
Cassadaga, NY 14718	ACRES 49.10		SCHOOL TAXABLE VALUE		15,630	
	DEED BOOK 2014 PG-5683		FP003 Charlotte fp 1		44,400 TO	
	FULL MARKET VALUE	72,500				

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2025 FINAL ASSESSMENT ROLL
TAXABLE SECTION OF THE ROLL - 1
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 200.00-1-10 *****						
200.00-1-10	2846 Cassadaga Rd					
Ostroski Jerrold W	240 Rural res		BAS STAR 41854	0	0	18,870
2846 Cassadaga Rd	Cassadaga Valle 062601	26,600	COUNTY TAXABLE VALUE		82,000	
Cassadaga, NY 14718	2-1-5.4.2	82,000	TOWN TAXABLE VALUE		82,000	
	ACRES 12.00		SCHOOL TAXABLE VALUE		63,130	
	EAST-0320146 NRTH-0854182		FP003 Charlotte fp 1		82,000 TO	
	DEED BOOK 2389 PG-10					
	FULL MARKET VALUE	133,900				
***** 200.00-1-11 *****						
200.00-1-11	2816 Cassadaga Rd					
Cummings Peter C	240 Rural res		COUNTY TAXABLE VALUE		125,300	
2816 Cassadaga Rd	Cassadaga Valle 062601	48,600	TOWN TAXABLE VALUE		125,300	
Cassadaga, NY 14718	2-1-5.4.1	125,300	SCHOOL TAXABLE VALUE		125,300	
	ACRES 40.40		FP003 Charlotte fp 1		125,300 TO	
	DEED BOOK 2431 PG-125					
	FULL MARKET VALUE	204,600				
***** 200.00-1-12 *****						
200.00-1-12	N.Hill Rd					
Arsenault Phillip	322 Rural vac>10		COUNTY TAXABLE VALUE		31,700	
Arsenault Mary Ann	Cassadaga Valle 062601	31,700	TOWN TAXABLE VALUE		31,700	
12940 Belscher Rd	2-1-5.5	31,700	SCHOOL TAXABLE VALUE		31,700	
Springville, NY 14141	ACRES 31.00		FP003 Charlotte fp 1		31,700 TO	
	EAST-0322562 NRTH-0851904					
	DEED BOOK 2017 PG-1120					
	FULL MARKET VALUE	51,800				
***** 200.00-1-13 *****						
200.00-1-13	North Hill Rd				26200	
Adams Chaut. Co. Lands, LLC	322 Rural vac>10		AG COMMIT 41730	0	20,990	20,990
4284 Elm Creek Rd	Cassadaga Valle 062601		34,500 COUNTY TAXABLE VALUE		13,510	
Randolph, NY 14772	2-1-2.2	34,500	TOWN TAXABLE VALUE		13,510	
	ACRES 35.00		SCHOOL TAXABLE VALUE		13,510	
	DEED BOOK 2020 PG-7276		FP003 Charlotte fp 1		34,500 TO	
	FULL MARKET VALUE	56,300				
***** 200.00-1-14 *****						
200.00-1-14	2847 Cassadaga Rd				26200	
MacDonald Richard D	240 Rural res		VET WAR CT 41121	0	7,548	0
MacDonald Sandra L	Cassadaga Valle 062601	48,000	ENH STAR 41834	0	0	54,160
2847 Cassadaga Rd	2-1-2.3	124,000	COUNTY TAXABLE VALUE		116,452	
Cassadaga, NY 14718	ACRES 39.60		TOWN TAXABLE VALUE		120,226	
	DEED BOOK 2015 PG-1707		SCHOOL TAXABLE VALUE		69,840	
	FULL MARKET VALUE	202,400	FP003 Charlotte fp 1		124,000 TO	

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 200.00-1-16 *****						
200.00-1-16	7665 North Hill Rd					26200
Adams Chaut. Co. Lands, LLC	240 Rural res		AG COMMIT 41730 0	27,640	27,640	27,640
4284 Elm Creek Rd	Cassadaga Valle 062601		55,300 COUNTY TAXABLE VALUE		72,360	
Randolph, NY 14772	2-1-24	100,000	TOWN TAXABLE VALUE	72,360		
	ACRES 50.00		SCHOOL TAXABLE VALUE	72,360		
	EAST-0321749 NRTH-0852138		FP003 Charlotte fp 1	100,000 TO		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2020	PG-7276				
UNDER AGDIST LAW TIL 2032	FULL MARKET VALUE	163,300				
***** 200.00-1-17 *****						
200.00-1-17	Hall Rd Rear					26200
Hoisington Richard Sr. H	322 Rural vac>10		COUNTY TAXABLE VALUE	32,800		
7628 Hall Rd	Cassadaga Valle 062601		32,800 TOWN TAXABLE VALUE		32,800	
Cassadaga, NY 14718	2-1-22	32,800	SCHOOL TAXABLE VALUE	32,800		
	ACRES 121.00		FP003 Charlotte fp 1	32,800 TO		
	EAST-0320211 NRTH-0850400					
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2381	PG-481				
UNDER AGDIST LAW TIL 2028	FULL MARKET VALUE	53,600				
***** 200.00-1-18.1 *****						
200.00-1-18.1	7539 North Hill Rd					26200
Hauser Keith	240 Rural res		COUNTY TAXABLE VALUE	185,000		
Hauser Kathy	Cassadaga Valle 062601	34,400	TOWN TAXABLE VALUE	185,000		
2211 Woodsfield Dr	2-1-23.1	185,000	SCHOOL TAXABLE VALUE	185,000		
Lake View, NY 14085	ACRES 20.40		FP003 Charlotte fp 1	185,000 TO		
	EAST-0322463 NRTH-0850180					
	DEED BOOK 2014 PG-1427					
	FULL MARKET VALUE	302,000				
***** 200.00-1-18.2 *****						
200.00-1-18.2	7581 North Hill Rd					
Holtz Edward	260 Seasonal res		COUNTY TAXABLE VALUE	64,000		
Holtz Ruby	Cassadaga Valle 062601	24,000	TOWN TAXABLE VALUE	64,000		
533 Prospect St	2-1-23.2	64,000	SCHOOL TAXABLE VALUE	64,000		
Jamestown, NY 14701	FRNT 594.00 DPTH 1468.00		FP003 Charlotte fp 1	64,000 TO		
	ACRES 20.00					
	DEED BOOK 2564 PG-251					
	FULL MARKET VALUE	104,500				
***** 200.00-1-18.3 *****						
200.00-1-18.3	North Hill Rd					
Holtz Edward Jr	240 Rural res		COUNTY TAXABLE VALUE	260,000		
Holtz Ruby A	Cassadaga Valle 062601	24,700	TOWN TAXABLE VALUE	260,000		
533 Prospect St	FRNT 297.00 DPTH 1470.00	260,000	SCHOOL TAXABLE VALUE		260,000	
Jamestown, NY 14701	ACRES 10.00		FP003 Charlotte fp 1	260,000 TO		
	DEED BOOK 2587 PG-849					
	FULL MARKET VALUE	424,500				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 200.00-1-19.1 *****						
200.00-1-19.1	7485 North Hill Rd				26200	
Heinrich James A	240 Rural res		VETS C/T 41101 0	2,150	2,150	0
Heinrich Fredricka E	Cassadaga Valle 062601	70,000	ENH STAR 41834 0	0	0	54,160
7479 North Hill Rd	Testing	164,300	COUNTY TAXABLE VALUE	162,150		
Sinclairville, NY 14782	2-1-21		TOWN TAXABLE VALUE	162,150		
	ACRES 97.70		SCHOOL TAXABLE VALUE	110,140		
	EAST-0969366 NRTH-0848873		FP003 Charlotte fp 1	164,300 TO		
	DEED BOOK 2369 PG-896					
	FULL MARKET VALUE	268,200				
***** 200.00-1-19.2 *****						
200.00-1-19.2	7495 North Hill Rd				26200	
Russell Daniel	260 Seasonal res		COUNTY TAXABLE VALUE	40,000		
Russell Rebecca	Cassadaga Valle 062601	14,500	TOWN TAXABLE VALUE	40,000		
2351 Bard Rd	Testing	40,000	SCHOOL TAXABLE VALUE	40,000		
Cherry Creek, NY 14723	2-1-21		FP003 Charlotte fp 1	40,000 TO		
	ACRES 2.30					
	EAST-0971154 NRTH-0849263					
	DEED BOOK 2020 PG-2206					
	FULL MARKET VALUE	65,300				
***** 200.00-1-20 *****						
200.00-1-20	7447 North Hill Rd					
Alaimo Beverly	260 Seasonal res		COUNTY TAXABLE VALUE	78,200		
Holzhauser Brad	Cassadaga Valle 062601	29,200	TOWN TAXABLE VALUE	78,200		
14620 Darrow Rd	5-1-1.3	78,200	SCHOOL TAXABLE VALUE	78,200		
Vermilion, OH 44089	ACRES 20.00		FP003 Charlotte fp 1	78,200 TO		
	EAST-0322439 NRTH-0847945					
	DEED BOOK 2019 PG-4244					
	FULL MARKET VALUE	127,700				
***** 200.00-1-21 *****						
200.00-1-21	7413 North Hill Rd				26200	
Turnbull Ronald	240 Rural res		VET COM CT 41131 0	12,580	6,290	0
7413 N Hill Rd	Cassadaga Valle 062601	24,700	VET DIS CT 41141 0	19,750	12,580	0
Sinclairville, NY 14782	5-1-1.2	79,000	BAS STAR 41854 0	0	0	18,870
	ACRES 10.00		COUNTY TAXABLE VALUE	46,670		
	EAST-0322683 NRTH-0847451		TOWN TAXABLE VALUE	60,130		
	DEED BOOK 2022 PG-00084		SCHOOL TAXABLE VALUE	60,130		
	FULL MARKET VALUE	129,000	FP003 Charlotte fp 1	79,000 TO		
***** 200.00-1-22 *****						
200.00-1-22	North Hill Rd				26200	
MacLaren Brian K	312 Vac w/imprv		COUNTY TAXABLE VALUE	70,300		
1967 Brant Rd	Cassadaga Valle 062601	65,300	TOWN TAXABLE VALUE	70,300		
North Collins, NY 14111	5-1-1.1	70,300	SCHOOL TAXABLE VALUE	70,300		
	ACRES 120.00		FP003 Charlotte fp 1	70,300 TO		
	EAST-0321288 NRTH-0847111					
	DEED BOOK 2019 PG-3637					
	FULL MARKET VALUE	114,800				

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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 200.00-1-23 *****						
200.00-1-23	7362 Hall Rd				26200	
Walker Douglas S	270 Mfg housing		ENH STAR 41834	0	0	54,160
7362 Hall Rd	Cassadaga Valle 062601	26,900	COUNTY TAXABLE VALUE	60,000		
Cassadaga, NY 14718	4-1-17.4	60,000	TOWN TAXABLE VALUE	60,000		
	ACRES 12.30		SCHOOL TAXABLE VALUE	5,840		
	EAST-0317576 NRTH-0847138		FP003 Charlotte fp 1	60,000 TO		
	DEED BOOK 2400 PG-385					
	FULL MARKET VALUE	98,000				
***** 200.00-1-24 *****						
200.00-1-24	7396 Hall Rd				26200	
Smith Leo P	240 Rural res		BAS STAR 41854	0	0	18,870
Smith Linda J	Cassadaga Valle 062601	26,100	COUNTY TAXABLE VALUE	190,000		
7396 Hall Rd	4-1-17.1	190,000	TOWN TAXABLE VALUE	190,000		
Cassadaga, NY 14718-9670	ACRES 11.50		SCHOOL TAXABLE VALUE	171,130		
	EAST-0318386 NRTH-0847408		FP003 Charlotte fp 1	190,000 TO		
	DEED BOOK 2685 PG-887					
	FULL MARKET VALUE	310,200				
***** 200.00-1-25 *****						
200.00-1-25	7392 Hall Rd				26200	
Morris Patricia M	270 Mfg housing		ENH STAR 41834	0	0	54,160
Morris Steven C	Cassadaga Valle 062601	28,100	COUNTY TAXABLE VALUE	165,000		
7392 Hall Rd	4-1-17.2	165,000	TOWN TAXABLE VALUE	165,000		
Cassadaga, NY 14718	ACRES 13.60		SCHOOL TAXABLE VALUE	110,840		
	EAST-0318088 NRTH-0847584		FP003 Charlotte fp 1	165,000 TO		
	DEED BOOK 2604 PG-6					
	FULL MARKET VALUE	269,400				
***** 200.00-1-26 *****						
200.00-1-26	7406 Hall Rd				26200	
Rivera Robert S Jr	210 1 Family Res		COUNTY TAXABLE VALUE	92,000		
Rivera Stephanie M	Cassadaga Valle 062601	24,400	TOWN TAXABLE VALUE	92,000		
PO Box 865	4-1-17.3	92,000	SCHOOL TAXABLE VALUE	92,000		
Sinclairville, NY 14782	ACRES 9.60		FP003 Charlotte fp 1	92,000 TO		
	EAST-0318050 NRTH-0847906					
	DEED BOOK 2017 PG-1881					
	FULL MARKET VALUE	150,200				
***** 200.00-1-27 *****						
200.00-1-27	7422 Hall Rd				26200	
Zybert Adam Iv R	240 Rural res		BAS STAR 41854	0	0	18,870
7422 Hall Rd	Cassadaga Valle 062601	27,500	COUNTY TAXABLE VALUE	85,000		
Cassadaga, NY 14718	4-1-17.5	85,000	TOWN TAXABLE VALUE	85,000		
	ACRES 13.00		SCHOOL TAXABLE VALUE	66,130		
	EAST-0317880 NRTH-0848162		FP003 Charlotte fp 1	85,000 TO		
	DEED BOOK 2413 PG-479					
	FULL MARKET VALUE	138,800				

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	TAXABLE VALUE		ACCOUNT NO.
***** 200.00-1-28 *****						
200.00-1-28	7365 Hall Rd					26200
Anastasi David L	210 1 Family Res		COUNTY TAXABLE VALUE	72,000		
Anastasi Katherine W	Cassadaga Valle 062601	22,900	TOWN TAXABLE VALUE	72,000		
3910 Lockport Rd	4-1-19.5	72,000	SCHOOL TAXABLE VALUE	72,000		
Sanborn, NY 14132	ACRES 8.00		FP003 Charlotte fp 1	72,000 TO		
	EAST-0316746 NRTH-0847559					
	DEED BOOK 2013 PG-1000					
	FULL MARKET VALUE	117,600				
***** 200.00-1-29 *****						
200.00-1-29	3053 Bernard Rd					26200
Beu Samuel Sr	260 Seasonal res		COUNTY TAXABLE VALUE	60,000		
84 Medina St	Cassadaga Valle 062601	22,500	TOWN TAXABLE VALUE	60,000		
Cheektowaga, NY 14206	4-1-19.3	60,000	SCHOOL TAXABLE VALUE	60,000		
	ACRES 7.60		FP003 Charlotte fp 1	60,000 TO		
	EAST-0316655 NRTH-0848127					
	DEED BOOK 2020 PG-6605					
	FULL MARKET VALUE	98,000				
***** 200.00-1-30 *****						
200.00-1-30	7467 Hall Rd					26200
Russillo Tabetha R	210 1 Family Res		COUNTY TAXABLE VALUE	105,000		
7467 Hall Rd	Cassadaga Valle 062601	21,100	TOWN TAXABLE VALUE	105,000		
Cassadaga, NY 14718	1-1-15.2.2	105,000	SCHOOL TAXABLE VALUE	105,000		
	ACRES 6.10		FP003 Charlotte fp 1	105,000 TO		
	EAST-0316743 NRTH-0840571					
	DEED BOOK 2016 PG-3459					
	FULL MARKET VALUE	171,400				
***** 200.00-1-31 *****						
200.00-1-31	7497 Hall Rd					26200
Luciani James A	210 1 Family Res		COUNTY TAXABLE VALUE	141,500		
Luciani Tisha N	Cassadaga Valle 062601	20,800	TOWN TAXABLE VALUE	141,500		
126 Hopkins Rd	1-1-15.2.1	141,500	SCHOOL TAXABLE VALUE	141,500		
Williamsville, NY 14221	ACRES 5.90		FP003 Charlotte fp 1	141,500 TO		
	EAST-0316701 NRTH-0849035					
	DEED BOOK 2013 PG-5989					
	FULL MARKET VALUE	231,000				
***** 200.00-1-32 *****						
200.00-1-32	Hall Rd					26200
Arters David L	312 Vac w/imprv		COUNTY TAXABLE VALUE	85,100		
5301 Webster Rd	Cassadaga Valle 062601	20,100	TOWN TAXABLE VALUE	85,100		
Fredonia, NY 14063-9626	1-1-15.1	85,100	SCHOOL TAXABLE VALUE	85,100		
	ACRES 5.50		FP003 Charlotte fp 1	85,100 TO		
	EAST-0316624 NRTH-0849961					
	DEED BOOK 2302 PG-550					
	FULL MARKET VALUE	138,900				

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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 200.00-1-33 *****						
200.00-1-33	7555 Hall Rd					26200
Echevarria Domingo	270 Mfg housing		COUNTY TAXABLE VALUE	31,000		
Echevarria Jenna	Cassadaga Valle 062601	14,900	TOWN TAXABLE VALUE	31,000		
7555 Hall Rd	1-1-15.3	31,000	SCHOOL TAXABLE VALUE	31,000		
Sinclairville, NY 14782	ACRES 2.50		FP003 Charlotte fp 1	31,000 TO		
	DEED BOOK 2024 PG-2602					
	FULL MARKET VALUE	50,600				
***** 200.00-1-34 *****						
200.00-1-34	7530 Hall Rd					26200
Near Richard Ii D	270 Mfg housing		BAS STAR 41854 0	0	0	18,870
7530 Hall Rd	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE	22,000		
Cassadaga, NY 14718	1-1-14.3	22,000	TOWN TAXABLE VALUE	22,000		
	ACRES 1.00		SCHOOL TAXABLE VALUE	3,130		
	DEED BOOK 2058 PG-00115		FP003 Charlotte fp 1	22,000 TO		
	FULL MARKET VALUE	35,900				
***** 200.00-1-35 *****						
200.00-1-35	7442 Hall Rd					54,160
Hoyt David L	210 1 Family Res		ENH STAR 41834 0	0	0	
Hoyt Judy	Cassadaga Valle 062601	17,500	COUNTY TAXABLE VALUE	125,000		
7442 Hall Rd	1-1-14.4 Included 1992	125,000	TOWN TAXABLE VALUE	125,000		
Cassadaga, NY 14718	1-1-14.2		SCHOOL TAXABLE VALUE	70,840		
	ACRES 4.00		FP003 Charlotte fp 1	125,000 TO		
	EAST-0317079 NRTH-0848380					
	DEED BOOK 2642 PG-114					
	FULL MARKET VALUE	204,100				
***** 200.00-1-37 *****						
200.00-1-37	7496 Hall Rd					26200
Walker Richard T	240 Rural res		ENH STAR 41834 0	0	0	54,160
Walker Rosemary	Cassadaga Valle 062601	69,200	COUNTY TAXABLE VALUE	165,000		
7496 Hall Rd	1-1-14.1	165,000	TOWN TAXABLE VALUE	165,000		
Cassadaga, NY 14718	ACRES 95.00		SCHOOL TAXABLE VALUE	110,840		
	EAST-0317247 NRTH-0848704		FP003 Charlotte fp 1	165,000 TO		
	DEED BOOK 2391 PG-723					
	FULL MARKET VALUE	269,400				
***** 200.00-1-38.1 *****						
200.00-1-38.1	7628 Hall Rd					26200
Hoisington Richard H	240 Rural res		AG BLDG 41700 0	31,200	31,200	31,200
7628 Hall Rd	Cassadaga Valle 062601	89,600	BAS STAR 41854 0	0	0	18,870
Cassadaga, NY 14718	1-1-13	272,500	COUNTY TAXABLE VALUE	241,300		
	ACRES 127.20		TOWN TAXABLE VALUE	241,300		
	EAST-0965045 NRTH-0850934		SCHOOL TAXABLE VALUE	222,430		
	DEED BOOK 2381 PG-481		FP003 Charlotte fp 1	272,500 TO		
	FULL MARKET VALUE	444,900				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 200.00-1-38.2 *****						
7591 Hall Rd	210 1 Family Res		COUNTY TAXABLE VALUE	175,000		26200
200.00-1-38.2	Cassadaga Valle 062601		22,600 TOWN TAXABLE VALUE	175,000		
Hoisington Richard H Jr	1-1-13	175,000	SCHOOL TAXABLE VALUE	175,000		
7591 Hall Rd	ACRES 7.70		FP003 Charlotte fp 1	175,000	TO	
Cassadaga, NY 14718	EAST-0965045 NRTH-0850934					
	DEED BOOK 2016 PG-3617					
	FULL MARKET VALUE	285,700				
***** 200.00-1-38.3 *****						
7577 Hall Rd	270 Mfg housing		COUNTY TAXABLE VALUE	35,000		26200
200.00-1-38.3	Cassadaga Valle 062601	14,700	TOWN TAXABLE VALUE	35,000		
Hoisington James A	1-1-13	35,000	SCHOOL TAXABLE VALUE	35,000		
7577 Hall Rd	ACRES 2.40		FP003 Charlotte fp 1	35,000	TO	
Cassadaga, NY 14718	EAST-0965045 NRTH-0850934					
	DEED BOOK 2020 PG-4594					
	FULL MARKET VALUE	57,100				
MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2027						
***** 200.00-1-39 *****						
2927 Cassadaga Rd	240 Rural res		AG DIST 41720 0	27,130	27,130	27,130
200.00-1-39	Cassadaga Valle 062601	59,400	BAS STAR 41854 0	0	0	18,870
Ellis Brian T	1-1-12.5	245,000	COUNTY TAXABLE VALUE	217,870		
2927 Cassadaga Rd	ACRES 62.20		TOWN TAXABLE VALUE	217,870		
Cassadaga, NY 14718	EAST-0318348 NRTH-0853190		SCHOOL TAXABLE VALUE	199,000		
	DEED BOOK 2011 PG-2495		FP003 Charlotte fp 1	245,000	TO	
	FULL MARKET VALUE	400,000				
MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2029						
***** 200.00-1-40 *****						
Hall Rd	311 Res vac land		COUNTY TAXABLE VALUE	2,700		26200
200.00-1-40	Cassadaga Valle 062601	2,700	TOWN TAXABLE VALUE	2,700		
Greenstein Marshall	1-1-12.3	2,700	SCHOOL TAXABLE VALUE	2,700		
Greenstein Patricia	ACRES 0.75		FP003 Charlotte fp 1	2,700	TO	
7865 Hall Rd	EAST-0317430 NRTH-0853543					
Cassadaga, NY 14718	DEED BOOK 2322 PG-13					
	FULL MARKET VALUE	4,400				
***** 200.00-1-41 *****						
Hall Rd	314 Rural vac<10		COUNTY TAXABLE VALUE	4,800		26200
200.00-1-41	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
Engasser Larry	1-1-12.2.1	4,800	SCHOOL TAXABLE VALUE	4,800		
Engasser Joan	ACRES 2.00		FP003 Charlotte fp 1	4,800	TO	
8334 County Rd	EAST-0317239 NRTH-0853590					
E. Amherst, NY 14051	DEED BOOK 2023 PG-7385					
	FULL MARKET VALUE	7,800				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 200.00-1-42 *****						
200.00-1-42	7733 Hall Rd					26200
Engasser Larry N	270 Mfg housing		COUNTY TAXABLE VALUE	50,000		
Engasser Joan M	Cassadaga Valle 062601	12,400	TOWN TAXABLE VALUE	50,000		
8334 Country Rd	1-1-12.2.2	50,000	SCHOOL TAXABLE VALUE	50,000		
E. Amherst, NY 14051	ACRES 1.30		FP003 Charlotte fp 1	50,000	TO	
	EAST-0317019 NRTH-0853394					
	DEED BOOK 2016 PG-2015					
	FULL MARKET VALUE	81,600				
***** 200.00-1-43 *****						
200.00-1-43	3059 Cassadaga Rd					26200
Wragge Gary	260 Seasonal res		COUNTY TAXABLE VALUE	54,200		
Lesch Martha	Cassadaga Valle 062601	25,000	TOWN TAXABLE VALUE	54,200		
4885 Berry Rd	1-1-12.1	54,200	SCHOOL TAXABLE VALUE	54,200		
Fredonia, NY 14063	ACRES 21.40		FP003 Charlotte fp 1	54,200	TO	
	EAST-0316895 NRTH-0853164					
	DEED BOOK 2348 PG-112					
	FULL MARKET VALUE	88,500				
***** 200.00-1-44 *****						
200.00-1-44	Cassadaga Rd					26200
Wragge Gary	323 Vacant rural		COUNTY TAXABLE VALUE	21,600		
Lesch Martha	Cassadaga Valle 062601	21,600	TOWN TAXABLE VALUE	21,600		
4885 Berry Rd	1-1-12.4	21,600	SCHOOL TAXABLE VALUE	21,600		
Fredonia, NY 14063	ACRES 17.39		FP003 Charlotte fp 1	21,600	TO	
	EAST-0316126 NRTH-0852903					
	DEED BOOK 2348 PG-112					
	FULL MARKET VALUE	35,300				
***** 200.00-2-1 *****						
200.00-2-1	North Hill Rd					26200
Pollina Neal	322 Rural vac>10		COUNTY TAXABLE VALUE	89,100		
PO Box 1152	Cassadaga Valle 062601	89,100	TOWN TAXABLE VALUE	89,100		
Williamsville, NY 14231	2-1-3	89,100	SCHOOL TAXABLE VALUE	89,100		
	ACRES 169.00		FP003 Charlotte fp 1	89,100	TO	
	DEED BOOK 2304 PG-938					
	FULL MARKET VALUE	145,500				
***** 200.00-2-1..WT1 *****						
200.00-2-1..WT1	North Hill Rd					26200
County of Chautauqua IDA	879 Wind		IND DEVEL 18020 0	3861,000	3861,000	3861,000
RWE Clean Energy, LLC	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE	0		
353 N Clark St 30thFloo	T3,T11	3861,000	TOWN TAXABLE VALUE	0		
Chicago, IL 60654	2-1-3		SCHOOL TAXABLE VALUE	0		
	DEED BOOK 2304 PG-938		FP003 Charlotte fp 1	3861,000	TO	
	FULL MARKET VALUE	6303,700				

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 100
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 200.00-2-2 *****						
2716 Cassadaga Rd	240 Rural res		AG DIST 41720	0	17,060	17,060
200.00-2-2	Cassadaga Valle 062601	33,900	BAS STAR 41854	0	0	18,870
Lauricella Francis S	2-1-5.6	161,000	COUNTY TAXABLE VALUE		143,940	
Lauricella Dorothy M	ACRES 19.80		TOWN TAXABLE VALUE		143,940	
2716 Cassadaga Rd	EAST-0322548 NRTH-0852916		SCHOOL TAXABLE VALUE		125,070	
Cassadaga, NY 14718-9637	DEED BOOK 2354 PG-916		FP003 Charlotte fp 1		161,000 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	262,900				
UNDER AGDIST LAW TIL 2029						
***** 200.00-2-3 *****						
N. Hill Rd	260 Seasonal res		COUNTY TAXABLE VALUE		54,800	26200
200.00-2-3	Cassadaga Valle 062601	41,300	TOWN TAXABLE VALUE		54,800	
Schmelzinger John R	2-1-8	54,800	SCHOOL TAXABLE VALUE		54,800	
17 Tanglewood Dr E	ACRES 30.00		FP003 Charlotte fp 1		54,800 TO	
Orchard Park, NY 14127	EAST-0324902 NRTH-0856249					
	DEED BOOK 2359 PG-756					
	FULL MARKET VALUE	89,500				
***** 200.00-2-4 *****						
7888 North Hill Rd	240 Rural res		AG DIST 41720	0	29,240	29,240
200.00-2-4	Cassadaga Valle 062601	71,300	ENH STAR 41834	0	0	54,160
Rice Mary J	2-1-7	175,000	COUNTY TAXABLE VALUE		145,760	
7888 No Hill Rd	ACRES 102.00		TOWN TAXABLE VALUE		145,760	
Cassadaga, NY 14718	EAST-0325002 NRTH-0855031		SCHOOL TAXABLE VALUE		91,600	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2215 PG-00490		FP003 Charlotte fp 1		175,000 TO	
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	285,700				
***** 200.00-2-5 *****						
2434 Cassadaga Rd	240 Rural res		ENH STAR 41834	0	0	54,160
200.00-2-5	Cassadaga Valle 062601	56,300	COUNTY TAXABLE VALUE		120,000	
Christy Harold D	2-1-9	120,000	TOWN TAXABLE VALUE		120,000	
Christy Sheryl	ACRES 52.00		SCHOOL TAXABLE VALUE		65,840	
2434 Cassadaga Rd	EAST-0327118 NRTH-0854196		FP003 Charlotte fp 1		120,000 TO	
Sinclairville, NY 14782	DEED BOOK 1914 PG-00086					
	FULL MARKET VALUE	195,900				
***** 200.00-2-6 *****						
2480 Cassadaga Rd	270 Mfg housing		BAS STAR 41854	0	0	18,870
200.00-2-6	Cassadaga Valle 062601	21,900	COUNTY TAXABLE VALUE		41,500	
Penhollow Bruce	2-1-6.2	41,500	TOWN TAXABLE VALUE		41,500	
Penhollow Sue	ACRES 7.00		SCHOOL TAXABLE VALUE		22,630	
2480 Cassadaga Rd	EAST-0326860 NRTH-0853890		FP003 Charlotte fp 1		41,500 TO	
Sinclairville, NY 14782-9617	DEED BOOK 2044 PG-00204					
	FULL MARKET VALUE	67,800				

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 101
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 200.00-2-7 *****						
2516	Cassadaga Rd				26200	
200.00-2-7	270 Mfg housing		AGED C/T/S 41800	0	17,550	17,550
Houben Bonita	Cassadaga Valle 062601	13,900	COUNTY TAXABLE VALUE		17,550	17,550
2516 Cassadaga Rd	2-1-6.3	35,100	TOWN TAXABLE VALUE		17,550	
Sinclairville, NY 14782	ACRES 1.90		SCHOOL TAXABLE VALUE		17,550	
	EAST-0326078 NRTH-0853878		FP003 Charlotte fp 1	35,100 TO		
	DEED BOOK 2015 PG-2704					
	FULL MARKET VALUE	57,300				
***** 200.00-2-8 *****						
2528	Cassadaga Rd					
200.00-2-8	270 Mfg housing		COUNTY TAXABLE VALUE	14,800		
Skinner Robert D Sr	Cassadaga Valle 062601	13,800	TOWN TAXABLE VALUE	14,800		
Skinner Martha Jean	2-1-6.9	14,800	SCHOOL TAXABLE VALUE	14,800		
2528 Cassadaga Rd	ACRES 1.80		FP003 Charlotte fp 1	14,800 TO		
Sinclairville, NY 14782	EAST-0325460 NRTH-0853901					
	DEED BOOK 2316 PG-553					
	FULL MARKET VALUE	24,200				
***** 200.00-2-9 *****						
2552	Cassadaga Rd					
200.00-2-9	270 Mfg housing		ENH STAR 41834	0	0	30,000
Goodwill Barbara A	Cassadaga Valle 062601	17,500	COUNTY TAXABLE VALUE		30,000	
2552 Cassadaga Rd	2-1-6.4	30,000	TOWN TAXABLE VALUE		30,000	
Sinclairville, NY 14782	ACRES 4.00		SCHOOL TAXABLE VALUE		0	
	EAST-0325307 NRTH-0853789		FP003 Charlotte fp 1	30,000 TO		
	DEED BOOK 2020 PG-3642					
	FULL MARKET VALUE	49,000				
***** 200.00-2-11 *****						
2600	Cassadaga Rd					
200.00-2-11	270 Mfg housing		BAS STAR 41854	0	0	18,870
Sullivan Dale W	Cassadaga Valle 062601	37,200	COUNTY TAXABLE VALUE		60,000	
Sullivan Carol	2-1-6.6	60,000	TOWN TAXABLE VALUE		60,000	
2600 Cassadaga Rd	ACRES 24.20		SCHOOL TAXABLE VALUE		41,130	
Sinclairville, NY 14782	EAST-0323875 NRTH-0853907		FP003 Charlotte fp 1	60,000 TO		
	DEED BOOK 2295 PG-285					
	FULL MARKET VALUE	98,000				
***** 200.00-2-12 *****						
2663	Cassadaga Rd					
200.00-2-12	210 1 Family Res		COUNTY TAXABLE VALUE	75,000		
Sullivan Brett	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	75,000		
2663 Cassadaga Rd	2-1-5.7	75,000	SCHOOL TAXABLE VALUE	75,000		
Sinclairville, NY 14782	ACRES 1.00		FP003 Charlotte fp 1	75,000 TO		
	EAST-0323280 NRTH-0853455					
	DEED BOOK 2024 PG-3638					
	FULL MARKET VALUE	122,400				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 102
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 200.00-2-14 *****						
	North Hill Rd					26200
200.00-2-14	260 Seasonal res		COUNTY TAXABLE VALUE	58,000		
Arsenault Philip	Cassadaga Valle 062601	30,000	TOWN TAXABLE VALUE	58,000		
12940 Belscher Rd	2-1-25	58,000	SCHOOL TAXABLE VALUE	58,000		
Springville, NY 14141	ACRES 15.60		FP003 Charlotte fp 1	58,000 TO		
	EAST-0323147 NRTH-0852847					
	DEED BOOK 2705 PG-798					
	FULL MARKET VALUE	94,700				
***** 200.00-2-16 *****						
	2619 Cassadaga Rd					
200.00-2-16	210 1 Family Res		BAS STAR 41854 0	0	0	18,870
Conway John T	Cassadaga Valle 062601	24,400	COUNTY TAXABLE VALUE	125,000		
Conway Jennifer J	2-1-6.7.1	125,000	TOWN TAXABLE VALUE	125,000		
2619 Cassadaga Rd	ACRES 9.60		SCHOOL TAXABLE VALUE	106,130		
Sinclairville, NY 14782	EAST-0324470 NRTH-0853234		FP003 Charlotte fp 1	125,000 TO		
	DEED BOOK 2614 PG-969					
	FULL MARKET VALUE	204,100				
***** 200.00-2-17 *****						
	2581 Cassadaga Rd					
200.00-2-17	210 1 Family Res		ENH STAR 41834 0	0	0	54,160
Rose Trudy E	Cassadaga Valle 062601	17,700	COUNTY TAXABLE VALUE	99,000		
Krause Josef	2-1-6.7.2	99,000	TOWN TAXABLE VALUE	99,000		
2581 Cassadaga Rd	ACRES 4.10		SCHOOL TAXABLE VALUE	44,840		
Sinclairville, NY 14782	EAST-0324658 NRTH-0853180		FP003 Charlotte fp 1	99,000 TO		
	DEED BOOK 2024 PG-3097					
	FULL MARKET VALUE	161,600				
***** 200.00-2-18 *****						
	Cassadaga Rd					
200.00-2-18	210 1 Family Res		COUNTY TAXABLE VALUE	40,000		
Skinner Robert D	Cassadaga Valle 062601	17,900	TOWN TAXABLE VALUE	40,000		
2528 Cassadaga Rd	2-1-6.8	40,000	SCHOOL TAXABLE VALUE	40,000		
Sinclairville, NY 14782	ACRES 4.20		FP003 Charlotte fp 1	40,000 TO		
	EAST-0325635 NRTH-0853418					
	DEED BOOK 2299 PG-931					
	FULL MARKET VALUE	65,300				
***** 200.00-2-19 *****						
	Cassadaga Rd					26200
200.00-2-19	280 Res Multiple		COUNTY TAXABLE VALUE	106,000		
Skinner Robert D Sr	Cassadaga Valle 062601	52,300	TOWN TAXABLE VALUE	106,000		
Skinner Martha Jean	2-1-6.1	106,000	SCHOOL TAXABLE VALUE	106,000		
2528 Cassadaga Rd	ACRES 45.30		FP003 Charlotte fp 1	106,000 TO		
Sinclairville, NY 14782	EAST-0326396 NRTH-0853381					
	DEED BOOK 2657 PG-392					
	FULL MARKET VALUE	173,100				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 103
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 200.00-2-20 *****						
200.00-2-20	Cassadaga Rd					26200
Wilkes Jeffrey Leonard	322 Rural vac>10		COUNTY TAXABLE VALUE	39,400		
906 Main Rd Uppr	Cassadaga Valle 062601	39,400	TOWN TAXABLE VALUE	39,400		
Irving, NY 14081	2-1-18	39,400	SCHOOL TAXABLE VALUE	39,400		
	ACRES 42.00		FP003 Charlotte fp 1	39,400 TO		
	EAST-0327549 NRTH-0852672					
	DEED BOOK 2365 PG-220					
	FULL MARKET VALUE	64,300				
***** 200.00-2-21 *****						
200.00-2-21	S. Of Cassadaga Rd					
Rose Trudy E	322 Rural vac>10		COUNTY TAXABLE VALUE	37,700		
Krause Josef	Cassadaga Valle 062601	37,700	TOWN TAXABLE VALUE	37,700		
2581 Cassadaga Rd	Merged 2-1-5.1 Into 2-1-6	37,700	SCHOOL TAXABLE VALUE	37,700		
Sinclairville, NY 14782	2-1-6.10		FP003 Charlotte fp 1	37,700 TO		
	ACRES 39.60					
	EAST-0326710 NRTH-0852177					
	DEED BOOK 2024 PG-3097					
	FULL MARKET VALUE	61,600				
***** 200.00-2-21..WT1 *****						
200.00-2-21..WT1	S. Of Cassadaga Rd					
County of Chautauqua IDA	879 Wind		IND DEVEL 18020 0	1930,500	1930,500	1930,500
RWE Clean Energy, LLC	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE		0	
353 N Clark St 30thFloo	Merged 2-1-5.1 Into 2-1-6	1930,500	TOWN TAXABLE VALUE		0	
Chicago, IL 60654	T57		SCHOOL TAXABLE VALUE		0	
	2-1-6.10		FP003 Charlotte fp 1	1930,500 TO		
	EAST-0326710 NRTH-0852177					
	DEED BOOK 2370 PG-595					
	FULL MARKET VALUE	3151,800				
***** 200.00-2-22 *****						
200.00-2-22	Cassadaga Rd					
Rose Trudy E	322 Rural vac>10		COUNTY TAXABLE VALUE	48,500		
Krause Josef	Cassadaga Valle 062601	48,500	TOWN TAXABLE VALUE	48,500		
2581 Cassadaga Rd	2-1-5.2	48,500	SCHOOL TAXABLE VALUE	48,500		
Sinclairville, NY 14782	ACRES 61.50		FP003 Charlotte fp 1	48,500 TO		
	EAST-0357093 NRTH-0855609					
	DEED BOOK 2024 PG-3097					
	FULL MARKET VALUE	79,200				
***** 200.00-2-22..WT1 *****						
200.00-2-22..WT1	Cassadaga Rd					
County of Chautauqua IDA	879 Wind		IND DEVEL 18020 0	1930,500	1930,500	1930,500
RWE Clean Energy, LLC	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE		0	
353 N Clark St 30thFloo	T20	1930,500	TOWN TAXABLE VALUE		0	
Chicago, IL 60654	2-1-5.2		SCHOOL TAXABLE VALUE		0	
	EAST-0357093 NRTH-0855609		FP003 Charlotte fp 1	1930,500 TO		
	DEED BOOK 2370 PG-592					
	FULL MARKET VALUE	3151,800				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
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PAGE 104
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 200.00-2-23 *****						
200.00-2-23	7650 North Hill Rd					
Anderson Jack E	240 Rural res		COUNTY TAXABLE VALUE	327,000		
7650 North Hill Rd	Cassadaga Valle 062601	52,200	TOWN TAXABLE VALUE	327,000		
Cassadaga, NY 14718	2-1-5.8	327,000	SCHOOL TAXABLE VALUE	327,000		
	ACRES 45.60		FP003 Charlotte fp 1	327,000	TO	
	EAST-0323673 NRTH-0851890					
	DEED BOOK 2623 PG-876					
	FULL MARKET VALUE	533,900				
***** 200.00-2-25..WT1 *****						
200.00-2-25..WT1	7630 North Hill Rd					26200
County of Chautauqua IDA	879 Wind		IND DEVEL 18020	0	1930,500	1930,500
RWE Clean Energy, LLC	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE		0	
353 N Clark St	2-1-19	1930,500	TOWN TAXABLE VALUE	0		
Chicago, IL 60654	EAST-0325203 NRTH-0850970		SCHOOL TAXABLE VALUE	0		
	DEED BOOK 2020 PG-7276		FP003 Charlotte fp 1	1930,500	TO	
	FULL MARKET VALUE	3151,800				
***** 200.00-2-25.1 *****						
200.00-2-25.1	7630 North Hill Rd					26200
Adams Chaut. Co. Lands, LLC	240 Rural res		AG COMMIT 41730	0	28,020	28,020
4284 Elm Creek Rd	Cassadaga Valle 062601		83,900 COUNTY TAXABLE VALUE		94,980	
Randolph, NY 14772	2-1-19	123,000	TOWN TAXABLE VALUE	94,980		
	ACRES 144.00		SCHOOL TAXABLE VALUE	94,980		
	EAST-0325203 NRTH-0850970		FP003 Charlotte fp 1	123,000	TO	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2020 PG-7276					
UNDER AGDIST LAW TIL 2032	FULL MARKET VALUE	200,800				
***** 200.00-2-25.2 *****						
200.00-2-25.2	North Hill Rd					26200
Cherry Creek Sno-Goers, Inc.	314 Rural vac<10		COUNTY TAXABLE VALUE	10,900		
PO Box 243	Cassadaga Valle 062601		10,900 TOWN TAXABLE VALUE		10,900	
Cassadaga, NY 14718	2-1-19	10,900	SCHOOL TAXABLE VALUE	10,900		
	ACRES 6.00		FP003 Charlotte fp 1	10,900	TO	
	EAST-0325203 NRTH-0850970					
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2024 PG-1950					
UNDER AGDIST LAW TIL 2031	FULL MARKET VALUE	17,800				
***** 200.00-2-26 *****						
200.00-2-26	7512 North Hill Rd					26200
Kalodimos Odysseas	240 Rural res		COUNTY TAXABLE VALUE	130,000		
Kalodimos Alexis C	Cassadaga Valle 062601	83,300	TOWN TAXABLE VALUE	130,000		
7512 North Hill Rd	2-1-20.1	130,000	SCHOOL TAXABLE VALUE	130,000		
Sinclairville, NY 14782	ACRES 147.30		FP003 Charlotte fp 1	130,000	TO	
	EAST-0325504 NRTH-0849189					
	DEED BOOK 2344 PG-901					
	FULL MARKET VALUE	212,200				

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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 105
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 200.00-2-26..WT1 *****						
200.00-2-26..WT1	North Hill Rd				26200	
County of Chautauqua IDA	879 Wind		IND DEVEL 18020	0	1930,500	1930,500
RWE Clean Energy, LLC	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE		0	
353 N Clark St	T21	1930,500	TOWN TAXABLE VALUE	0		
Chicago, IL 60654	2-1-20.1		SCHOOL TAXABLE VALUE	0		
	EAST-0325504 NRTH-0849189		FP003 Charlotte fp 1	1930,500 TO		
	DEED BOOK 2344 PG-901					
	FULL MARKET VALUE	3151,800				
***** 200.00-2-27 *****						
200.00-2-27	North Hill Rd				26200	
Kalodimos Odysseas	322 Rural vac>10		COUNTY TAXABLE VALUE	60,500		
Kalodimos Alexis C	Cassadaga Valle 062601	60,500	TOWN TAXABLE VALUE	60,500		
7512 North Hill Rd	5-1-8	60,500	SCHOOL TAXABLE VALUE	60,500		
Sinclairville, NY 14782	ACRES 102.00		FP003 Charlotte fp 1	60,500 TO		
	EAST-0325393 NRTH-0847568					
	DEED BOOK 2344 PG-901					
	FULL MARKET VALUE	98,800				
***** 200.00-2-28 *****						
200.00-2-28	7388 N. Hill Rd				26200	
Forbes Scott D	210 1 Family Res		BAS STAR 41854	0	0	18,870
Darwin & Ruth Forbes	Cassadaga Valle 062601	15,800	COUNTY TAXABLE VALUE	79,000		
7388 N. Hill Rd	5-1-6	79,000	TOWN TAXABLE VALUE	79,000		
Sinclairville, NY 14782	ACRES 3.00		SCHOOL TAXABLE VALUE	60,130		
	EAST-0323182 NRTH-0846950		FP003 Charlotte fp 1	79,000 TO		
	DEED BOOK 2014 PG-1681					
	FULL MARKET VALUE	129,000				
***** 200.00-2-29 *****						
200.00-2-29	North Hill Rd				26200	
Kalodimos Odysseas	322 Rural vac>10		COUNTY TAXABLE VALUE	28,000		
Kalodimos Alexis C	Cassadaga Valle 062601	28,000	TOWN TAXABLE VALUE	28,000		
7512 North Hill Rd	5-1-7	28,000	SCHOOL TAXABLE VALUE	28,000		
Sinclairville, NY 14782	ACRES 25.70		FP003 Charlotte fp 1	28,000 TO		
	EAST-0323710 NRTH-0847775					
	DEED BOOK 2344 PG-901					
	FULL MARKET VALUE	45,700				
***** 200.00-2-30 *****						
200.00-2-30	North Hill Rd					
Clark James	270 Mfg housing		COUNTY TAXABLE VALUE	42,800		
23 Roosevelt Dr	Cassadaga Valle 062601	42,800	TOWN TAXABLE VALUE	42,800		
Lockport, NY 14094	2-1-20.3	42,800	SCHOOL TAXABLE VALUE	42,800		
	ACRES 39.00		FP003 Charlotte fp 1	42,800 TO		
	DEED BOOK 2287 PG-841					
	FULL MARKET VALUE	69,900				

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2 0 2 5 F I N A L A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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PAGE 106
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 200.00-2-32 *****						
200.00-2-32	North Hill Rd					
Clark James K	311 Res vac land		COUNTY TAXABLE VALUE	3,000		
23 Roosevelt Dr	Cassadaga Valle 062601	3,000	TOWN TAXABLE VALUE	3,000		
Lockport, NY 14094	2-1-20.2	3,000	SCHOOL TAXABLE VALUE	3,000		
	ACRES 1.00		FP003 Charlotte fp 1	3,000	TO	
	DEED BOOK 2354 PG-665					
	FULL MARKET VALUE	4,900				
***** 201.00-1-1 *****						
201.00-1-1	7955 Rood Rd				26200	
Zahn David L	240 Rural res		VET WAR CT 41121 0	7,548	3,774	0
7955 Rood Rd	Cassadaga Valle 062601	62,300	ENH STAR 41834 0	0	0	54,160
Cherry Creek, NY 14723	2-1-10	115,000	COUNTY TAXABLE VALUE	107,452		
	ACRES 72.00		TOWN TAXABLE VALUE	111,226		
	DEED BOOK 2525 PG-167		SCHOOL TAXABLE VALUE	60,840		
	FULL MARKET VALUE	187,800	FP003 Charlotte fp 1	115,000	TO	
***** 201.00-1-2.1 *****						
201.00-1-2.1	Rood Rd				26200	
Lewis Dennis G Jr.	312 Vac w/imprv		COUNTY TAXABLE VALUE	70,000		
7895 Rood Rd	Cassadaga Valle 062601	64,000	TOWN TAXABLE VALUE	70,000		
Cherry Creek, NY 14723	2-1-12.1	70,000	SCHOOL TAXABLE VALUE	70,000		
	ACRES 114.90		FP003 Charlotte fp 1	70,000	TO	
	EAST-0329339 NRTH-0854694					
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2024 PG-4739					
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	114,300				
***** 201.00-1-2.2 *****						
201.00-1-2.2	7901 Rood Rd				26200	
Lewis Dennis G Jr.	210 1 Family Res		COUNTY TAXABLE VALUE	10,000		
7895 Rood Rd	Cassadaga Valle 062601	4,500	TOWN TAXABLE VALUE	10,000		
Cherry Creek, NY 14723	2-1-12.4	10,000	SCHOOL TAXABLE VALUE	10,000		
	FRNT 145.00 DPTH 198.00		FP003 Charlotte fp 1	10,000	TO	
	ACRES 0.65					
	EAST-0329339 NRTH-0854694					
	DEED BOOK 2024 PG-4739					
	FULL MARKET VALUE	16,300				
***** 201.00-1-3 *****						
201.00-1-3	Rood Rd					
Lewis Dennis G Jr.	314 Rural vac<10		COUNTY TAXABLE VALUE	11,300		
7895 Rood Rd	Cassadaga Valle 062601	11,300	TOWN TAXABLE VALUE	11,300		
Cherry Creek, NY 14723	2-1-12.3	11,300	SCHOOL TAXABLE VALUE	11,300		
	ACRES 6.40		FP003 Charlotte fp 1	11,300	TO	
	EAST-0329976 NRTH-0854337					
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2024 PG-4739					
UNDER AGDIST LAW TIL 2026	FULL MARKET VALUE	18,400				

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2 0 2 5 F I N A L A S S E S S M E N T R O L L
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 201.00-1-4 *****						
7895 Rood Rd	210 1 Family Res		ENH STAR 41834	0	0	0 54,160
201.00-1-4	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE	75,000		
Lewis Dennis G Jr.	2-1-13	75,000	TOWN TAXABLE VALUE	75,000		
7895 Rood Rd	ACRES 0.50		SCHOOL TAXABLE VALUE	20,840		
Cherry Creek, NY 14723	EAST-0330200 NRTH-0854481		FP003 Charlotte fp 1	75,000 TO		
	DEED BOOK 2024 PG-4739					
	FULL MARKET VALUE	122,400				
***** 201.00-1-5 *****						
7919 Rood Rd	210 1 Family Res		ENH STAR 41834	0	0	0 54,160
201.00-1-5	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE	62,000		
York Wayne C	2-1-12.2	62,000	TOWN TAXABLE VALUE	62,000		
York Denise	ACRES 1.00		SCHOOL TAXABLE VALUE	7,840		
7919 Rood Rd	EAST-0330186 NRTH-0854953		FP003 Charlotte fp 1	62,000 TO		
PO Box 228	DEED BOOK 1881 PG-00082					
Cassadaga, NY 14718	FULL MARKET VALUE	101,200				
***** 201.00-1-6 *****						
7994 Rood Rd	240 Rural res		COUNTY TAXABLE VALUE	66,000		26200
201.00-1-6	Cassadaga Valle 062601	24,700	TOWN TAXABLE VALUE	66,000		
Zahn David L	2-1-11	66,000	SCHOOL TAXABLE VALUE	66,000		
7955 Rood Rd	ACRES 10.00		FP003 Charlotte fp 1	66,000 TO		
Cherry Creek, NY 14723	EAST-0330869 NRTH-0855932					
	DEED BOOK 2689 PG-940					
	FULL MARKET VALUE	107,800				
***** 201.00-1-8 *****						
Lewis Rd Rear	322 Rural vac>10		COUNTY TAXABLE VALUE	22,500		26200
201.00-1-8	Pine Valley 063001	22,500	TOWN TAXABLE VALUE	22,500		
Picus Silva, Inc.	3-1-3	22,500	SCHOOL TAXABLE VALUE	22,500		
PO Box 1288	ACRES 50.00		FP003 Charlotte fp 1	22,500 TO		
Mobile, AL 36633	DEED BOOK 2022 PG-1007					
	FULL MARKET VALUE	36,700				
***** 201.00-1-14 *****						
Lewis Rd	322 Rural vac>10		COUNTY TAXABLE VALUE	19,300		26200
201.00-1-14	Cassadaga Valle 062601	19,300	TOWN TAXABLE VALUE	19,300		
Dankert Brian C	3-1-10.2	19,300	SCHOOL TAXABLE VALUE	19,300		
Dankert Karen	ACRES 15.00		FP003 Charlotte fp 1	19,300 TO		
Mary Jane Dankert	EAST-0334577 NRTH-0850531					
9600 Chautauqua Rd	DEED BOOK 2023 PG-7694					
Fredonia, NY 14063	FULL MARKET VALUE	31,500				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 201.00-1-15 *****						
201.00-1-15	Lewis Rd				26200	
Sheehan James G	260 Seasonal res		COUNTY TAXABLE VALUE	61,000		
429 S Legion Dr	Cassadaga Valle 062601	23,900	TOWN TAXABLE VALUE	61,000		
Buffalo, NY 14220	3-1-9	61,000	SCHOOL TAXABLE VALUE	61,000		
	ACRES 15.00		FP003 Charlotte fp 1	61,000 TO		
	EAST-0334605 NRTH-0850038					
	DEED BOOK 2019 PG-6550					
	FULL MARKET VALUE	99,600				
***** 201.00-1-17 *****						
201.00-1-17	Lewis Rd				26200	
Chase Morris E	322 Rural vac>10		AG COMMIT 41730 0	30,630	30,630	30,630
Chase Barbara J	Cassadaga Valle 062601	50,100	COUNTY TAXABLE VALUE	19,470		
2148 Cook Rd	3-1-10.3	50,100	TOWN TAXABLE VALUE	19,470		
Cherry Creek, NY 14723	ACRES 67.08		SCHOOL TAXABLE VALUE	19,470		
	EAST-0333356 NRTH-0850026		FP003 Charlotte fp 1	50,100 TO		
	DEED BOOK 2019 PG-7992					
	FULL MARKET VALUE	81,800				
***** 201.00-1-18 *****						
201.00-1-18	Cook Rd				26200	
Chase Morris E	322 Rural vac>10		AG COMMIT 41730 0	23,370	23,370	23,370
Chase Barbara J	Cassadaga Valle 062601	33,700	COUNTY TAXABLE VALUE	10,330		
2148 Cook Rd	3-1-10.1	33,700	TOWN TAXABLE VALUE	10,330		
Cherry Creek, NY 14723	ACRES 33.90		SCHOOL TAXABLE VALUE	10,330		
	EAST-0333120 NRTH-0851482		FP003 Charlotte fp 1	33,700 TO		
	DEED BOOK 2016 PG-6375					
	FULL MARKET VALUE	55,000				
***** 201.00-1-18..A *****						
201.00-1-18..A	Cook Rd				26200	
County of Chautauqua IDA	331 Com vac w/im		IND DEVEL 18020 0	70,000	70,000	70,000
201 W Third St	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE	0		
Jamestown, NY 14701	3-1-10.1	70,000	TOWN TAXABLE VALUE	0		
	FRNT 1.00 DPTH 1.00		SCHOOL TAXABLE VALUE	0		
	EAST-0333120 NRTH-0851482		FP003 Charlotte fp 1	70,000 TO		
	FULL MARKET VALUE	114,300				
***** 201.00-1-19 *****						
201.00-1-19	Cook Rd				26200	
Chase Morris E	312 Vac w/imprv		AG COMMIT 41730 0	27,190	27,190	27,190
Chase Barbara J	Cassadaga Valle 062601	57,100	FARM SILOS 42100 0	100	100	100
2148 Cook Rd	3-1-12	59,100	COUNTY TAXABLE VALUE	31,810		
Cherry Creek, NY 14723	ACRES 73.00		TOWN TAXABLE VALUE	31,810		
	EAST-0332401 NRTH-0850093		SCHOOL TAXABLE VALUE	31,810		
	DEED BOOK 2016 PG-6375		FP003 Charlotte fp 1	59,000 TO		
	FULL MARKET VALUE	96,500	100 EX			

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 201.00-1-19..WT1 *****						
201.00-1-19..WT1	Cook Rd		IND DEVEL 18020	0	3861,000	3861,000
County of Chautauqua IDA	879 Wind		0 COUNTY TAXABLE VALUE		0	3861,000
RWE Clean Energy, LLC	Cassadaga Valle 062601	3861,000	TOWN TAXABLE VALUE	0		
353 N Clark St 30thFloor	T48 & T53		SCHOOL TAXABLE VALUE	0		
Chicago, IL 60654	3-1-12		FP003 Charlotte fp 1	3861,000 TO		
	EAST-0332401 NRTH-0850093					
	DEED BOOK 2016 PG-6375					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	6303,700				
UNDER AGDIST LAW TIL 2025						
***** 201.00-1-22 *****						
201.00-1-22	7586 Rood Rd		BAS STAR 41854	0	0	18,870
LeBaron Brett G	210 1 Family Res	24,600	COUNTY TAXABLE VALUE	182,500		
LeBaron Rebecca	Cassadaga Valle 062601	182,500	TOWN TAXABLE VALUE	182,500		
7586 Rood Rd	2-1-16.3		SCHOOL TAXABLE VALUE	163,630		
Sinclairville, NY 14782	ACRES 9.90		FP003 Charlotte fp 1	182,500 TO		
	EAST-0330053 NRTH-0848826					
	DEED BOOK 2393 PG-891					
	FULL MARKET VALUE	298,000				
***** 201.00-1-23 *****						
201.00-1-23	7564 Rood Rd		COUNTY TAXABLE VALUE	60,000		
LeBaron Brett G	270 Mfg housing	17,500	TOWN TAXABLE VALUE	60,000		
LeBaron Rebecca H	Cassadaga Valle 062601	60,000	SCHOOL TAXABLE VALUE	60,000		
7586 Rood Rd	2-1-16.2		FP003 Charlotte fp 1	60,000 TO		
Sinclairville, NY 14782	ACRES 4.00					
	EAST-0329668 NRTH-0848729					
	DEED BOOK 2025 PG-2430					
PRIOR OWNER ON 3/01/2025	FULL MARKET VALUE	98,000				
LeBaron Brett G						
***** 201.00-1-24 *****						
201.00-1-24	7534 Rood Rd		BAS STAR 41854	0	0	18,870
LeBaron Mark	210 1 Family Res	23,500	COUNTY TAXABLE VALUE	175,000		
7534 Rood Rd	Cassadaga Valle 062601	175,000	TOWN TAXABLE VALUE	175,000		
Sinclairville, NY 14782	2-1-16.4		SCHOOL TAXABLE VALUE	156,130		
	ACRES 8.70		FP003 Charlotte fp 1	175,000 TO		
	EAST-0329595 NRTH-0848414					
	DEED BOOK 2017 PG-3351					
	FULL MARKET VALUE	285,700				
***** 201.00-1-25 *****						
201.00-1-25	7515 Rood Rd		ENH STAR 41834	0	0	54,160
Pattyson Paul D	210 1 Family Res	14,000	COUNTY TAXABLE VALUE	130,000		
Pattyson Barbara J	Cassadaga Valle 062601	130,000	TOWN TAXABLE VALUE	130,000		
7515 Rood Rd	5-1-16.2		SCHOOL TAXABLE VALUE	75,840		
Sinclairville, NY 14782	ACRES 2.00		FP003 Charlotte fp 1	130,000 TO		
	EAST-0328953 NRTH-0847915					
	DEED BOOK 2640 PG-94					
	FULL MARKET VALUE	212,200				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 201.00-1-26.1 *****						
201.00-1-26.1	Rood Rd					26200
Snyder Peter	311 Res vac land		COUNTY TAXABLE VALUE	1,000		
Snyder Carol A	Cassadaga Valle 062601	1,000	TOWN TAXABLE VALUE	1,000		
PO Box 872	5-1-15.4.1	1,000	SCHOOL TAXABLE VALUE	1,000		
Sinclairville, NY 14782	ACRES 0.80		FP003 Charlotte fp 1	1,000	TO	
	EAST-0327874 NRTH-0846924					
	DEED BOOK 2354 PG-411					
	FULL MARKET VALUE	1,600				
***** 201.00-1-27 *****						
201.00-1-27	Rood Rd					
Forbes Scott D	312 Vac w/imprv		COUNTY TAXABLE VALUE	54,000		
7388 North Hill Rd	Cassadaga Valle 062601	52,500	TOWN TAXABLE VALUE	54,000		
Sinclairville, NY 14782	5-1-16.3	54,000	SCHOOL TAXABLE VALUE	54,000		
	ACRES 75.00		FP003 Charlotte fp 1	54,000	TO	
	EAST-0327976 NRTH-0847464					
	DEED BOOK 2458 PG-754					
	FULL MARKET VALUE	88,200				
***** 201.00-1-28 *****						
201.00-1-28	Rood Rd					26200
Wagner Daniel Burnham	240 Rural res		COUNTY TAXABLE VALUE	135,000		
Wagner James Rennie	Cassadaga Valle 062601	93,700	TOWN TAXABLE VALUE	135,000		
30 Hannaford Cove Rd	2-1-17	135,000	SCHOOL TAXABLE VALUE	135,000		
Cape Elizabeth, ME 04107	ACRES 186.00		FP003 Charlotte fp 1	135,000	TO	
	EAST-0328134 NRTH-0850084					
	DEED BOOK 2019 PG-4209					
	FULL MARKET VALUE	220,400				
***** 201.00-1-28..WT1 *****						
201.00-1-28..WT1	Rood Rd					26200
County of Chautauqua IDA	879 Wind		IND DEVEL 18020	0	1930,500	1930,500
RWE Energy, LLC	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE		0	
353 N Clark St 30thFloo	T35	1930,500	TOWN TAXABLE VALUE	0		
Chicago, IL 60654	2-1-17		SCHOOL TAXABLE VALUE	0		
	EAST-0328134 NRTH-0850084		FP003 Charlotte fp 1	1930,500	TO	
	DEED BOOK 2019 PG-4209					
	FULL MARKET VALUE	3151,800				
***** 201.00-1-29.1 *****						
201.00-1-29.1	7717 Rood Rd					26200
LeBaron Teddy B	240 Rural res		ENH STAR 41834	0	0	54,160
LeBaron Beverly	Cassadaga Valle 062601	117,400	FARM SILOS 42100	0	5,000	5,000
7717 Rood Rd	2-1-15	265,000	VET COM CT 41131	0	12,580	6,290
Sinclairville, NY 14782	ACRES 274.80		AG DIST 41720	0	16,320	16,320
	EAST-0329736 NRTH-0851809		VET DIS CT 41141	0	25,160	0
	FULL MARKET VALUE	432,700	COUNTY TAXABLE VALUE	205,940		
			TOWN TAXABLE VALUE	224,810		
			SCHOOL TAXABLE VALUE	189,520		
			FP003 Charlotte fp 1	260,000	TO	
			5,000 EX			

MAY BE SUBJECT TO PAYMENT
UNDER AGDIST LAW TIL 2029

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 201.00-1-29.2 *****						
201.00-1-29.2	Rood Rd					
Lebaron Jon T	322 Rural vac>10		AG DIST 41720 0	12,690	12,690	12,690
Lebaron Laura A	Cassadaga Valle 062601	15,700	COUNTY TAXABLE VALUE	3,010		
167 Temple St	FRNT 400.00 DPTH 1200.00	15,700	TOWN TAXABLE VALUE		3,010	
Fredonia, NY 14063	ACRES 11.10		SCHOOL TAXABLE VALUE	3,010		
	DEED BOOK 2577 PG-246		FP003 Charlotte fp 1	15,700	TO	
	FULL MARKET VALUE	25,600				
MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2029						
***** 201.00-1-30.1..WT1 *****						
201.00-1-30.1..WT1	Cook Rd				26200	
County of Chautauqua IDA	879 Wind		IND DEVEL 18020 0	1930,500	1930,500	1930,500
RWE Clean Energy, LLC	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE		0	
353 N Clark St 30thFloo	T4	1930,500	TOWN TAXABLE VALUE	0		
Chicago, IL 60654	3-1-2.1		SCHOOL TAXABLE VALUE	0		
	DEED BOOK 2016 PG-6375		FP003 Charlotte fp 1	1930,500	TO	
	FULL MARKET VALUE	3151,800				
MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2025						
***** 201.00-1-30.1 *****						
201.00-1-30.1	2148 Cook Rd				26200	
Chase Morris E	240 Rural res		AG DIST 41720 0	28,370	28,370	28,370
Chase Barbara J	Cassadaga Valle 062601	75,200	ENH STAR 41834 0	0	0	54,160
2148 Cook Rd	3-1-2.1	105,000	COUNTY TAXABLE VALUE	76,630		
Cherry Creek, NY 14723	ACRES 116.60		TOWN TAXABLE VALUE	76,630		
	DEED BOOK 2016 PG-6375		SCHOOL TAXABLE VALUE	22,470		
	FULL MARKET VALUE	171,400	FP003 Charlotte fp 1	105,000	TO	
MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2029						
***** 201.00-1-30.2 *****						
201.00-1-30.2	2200 Cook Rd				26200	
Chase Barbara Jean	210 1 Family Res		COUNTY TAXABLE VALUE	135,000		
Chase Morris	Cassadaga Valle 062601	17,000	TOWN TAXABLE VALUE	135,000		
2148 Cook Rd	3-1-2.2	135,000	SCHOOL TAXABLE VALUE	135,000		
Cherry Creek, NY 14723	ACRES 3.70		FP003 Charlotte fp 1	135,000	TO	
	DEED BOOK 2024 PG-7646					
	FULL MARKET VALUE	220,400				
***** 201.00-1-32.1 *****						
201.00-1-32.1	Rood Rd				26200	
Schroeder Douglas E	322 Rural vac>10		COUNTY TAXABLE VALUE	15,300		
5402 Harvey Rd	Cassadaga Valle 062601	15,300	TOWN TAXABLE VALUE	15,300		
Sinclairville, NY 14782	2-1-14.1	15,300	SCHOOL TAXABLE VALUE	15,300		
	ACRES 10.70		FP003 Charlotte fp 1	15,300	TO	
	EAST-0329695 NRTH-0853578					
	DEED BOOK 2011 PG-4753					
	FULL MARKET VALUE	25,000				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	TAXABLE VALUE		ACCOUNT NO.
***** 201.00-1-32.2 *****						
201.00-1-32.2	7835 Rood Rd					26200
Schroeder David E	240 Rural res		COUNTY TAXABLE VALUE	150,000		
7835 Rood Rd	Cassadaga Valle 062601	29,700	TOWN TAXABLE VALUE	150,000		
Sinclairville, NY 14782	2-1-14.3	150,000	SCHOOL TAXABLE VALUE	150,000		
	ACRES 15.30		FP003 Charlotte fp 1	150,000 TO		
	EAST-0329695 NRTH-0853578					
	DEED BOOK 2543 PG-57					
	FULL MARKET VALUE	244,900				
***** 201.00-1-33 *****						
201.00-1-33	Cassadaga Rd					26200
Morano Nicole	270 Mfg housing		BAS STAR 41854 0	0	0	18,870
2395 Cassadaga Rd	Cassadaga Valle 062601	14,700	COUNTY TAXABLE VALUE	67,000		
Sinclairville, NY 14782	2-1-14.2	67,000	TOWN TAXABLE VALUE	67,000		
	ACRES 2.40		SCHOOL TAXABLE VALUE	48,130		
	EAST-0328411 NRTH-0853573		FP003 Charlotte fp 1	67,000 TO		
	DEED BOOK 2017 PG-2726					
	FULL MARKET VALUE	109,400				
***** 216.00-2-1 *****						
216.00-2-1	Barnum Rd					26200
David & Irene Lesch Irre Trust	105 Vac farmland		AG DIST 41720 0	16,400	16,400	16,400
3540 Nelson Rd	Cassadaga Valle 062601		45,500 COUNTY TAXABLE VALUE		31,100	
Cassadaga, NY 14718	4-1-6.2	47,500	TOWN TAXABLE VALUE	31,100		
	ACRES 51.80		SCHOOL TAXABLE VALUE	31,100		
	EAST-0308930 NRTH-0846789		FP003 Charlotte fp 1	47,500 TO		
	DEED BOOK 2012 PG-3748					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	77,600				
UNDER AGDIST LAW TIL 2029						
***** 216.00-2-2 *****						
216.00-2-2	7358 Nelson Rd					26200
Rosado Elizabeth	210 1 Family Res		COUNTY TAXABLE VALUE	54,000		
Santiago-Gonzalez Julio	Cassadaga Valle 062601	12,000	TOWN TAXABLE VALUE	54,000		
7358 Nelson Rd	4-1-6.1		54,000 SCHOOL TAXABLE VALUE		54,000	
Cassadaga, NY 14718	ACRES 1.20		FP003 Charlotte fp 1	54,000 TO		
	EAST-0309595 NRTH-0847575					
	DEED BOOK 2022 PG-8675					
	FULL MARKET VALUE	88,200				
***** 216.00-2-3 *****						
216.00-2-3	7320 Nelson Rd					
Macdonald Timothy P	240 Rural res		CW 15 VET/ 41162 0	7,548	0	0
7320 Nelson Hill Rd	Cassadaga Valle 062601	29,000	BAS STAR 41854 0	0	0	18,870
Cassadaga, NY 14718	4-1-8.4	128,000	COUNTY TAXABLE VALUE	120,452		
	ACRES 14.60		TOWN TAXABLE VALUE	128,000		
	EAST-0310017 NRTH-0846134		SCHOOL TAXABLE VALUE	109,130		
	DEED BOOK 2245 PG-203		FP003 Charlotte fp 1	128,000 TO		
	FULL MARKET VALUE	209,000				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 216.00-2-4 *****						
216.00-2-4	Nelson Rd					
Washington Scott W	312 Vac w/imprv		COUNTY TAXABLE VALUE	21,300		
Washington Miriam	Cassadaga Valle 062601	19,800	TOWN TAXABLE VALUE	21,300		
7284 Nelson Rd	4-1-8.1	21,300	SCHOOL TAXABLE VALUE	21,300		
Cassadaga, NY 14718	ACRES 23.40		FP003 Charlotte fp 1	21,300	TO	
	EAST-0310478 NRTH-0845448					
	DEED BOOK 2306 PG-812					
	FULL MARKET VALUE	34,800				
***** 216.00-2-5 *****						
216.00-2-5	7284 Nelson Rd				26200	
Washington Scott W	210 1 Family Res		ENH STAR 41834 0	0	0	54,160
Washington Miriam	Cassadaga Valle 062601	17,500	COUNTY TAXABLE VALUE	140,000		
7284 Nelson Rd	4-1-8.3	140,000	TOWN TAXABLE VALUE	140,000		
Cassadaga, NY 14718	ACRES 4.00		SCHOOL TAXABLE VALUE	85,840		
	EAST-0310144 NRTH-0845406		FP003 Charlotte fp 1	140,000	TO	
	DEED BOOK 2163 PG-00474					
	FULL MARKET VALUE	228,600				
***** 216.00-2-6 *****						
216.00-2-6	7220 Nelson Rd					
Travis Bryon M	210 1 Family Res		BAS STAR 41854 0	0	0	18,870
7220 Nelson Rd	Cassadaga Valle 062601	16,800	COUNTY TAXABLE VALUE	80,000		
Cassadaga, NY 14718	4-1-37.5	80,000	TOWN TAXABLE VALUE	80,000		
	FRNT 381.00 DPTH 420.00		SCHOOL TAXABLE VALUE	61,130		
	ACRES 3.60		FP003 Charlotte fp 1	80,000	TO	
	EAST-0310549 NRTH-0844315					
	DEED BOOK 2012 PG-5597					
	FULL MARKET VALUE	130,600				
***** 216.00-2-7 *****						
216.00-2-7	7200 Nelson Rd				26200	
Nelson Kristen E	210 1 Family Res		COUNTY TAXABLE VALUE	69,000		
7200 Nelson Rd	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	69,000		
Sinclairville, NY 14782	4-1-37.3.1	69,000	SCHOOL TAXABLE VALUE	69,000		
	ACRES 1.00		FP003 Charlotte fp 1	69,000	TO	
	EAST-0310612 NRTH-0843836					
	DEED BOOK 2016 PG-5930					
	FULL MARKET VALUE	112,700				
***** 216.00-2-8 *****						
216.00-2-8	Nelson Rd Rear				26200	
Nelson Kristen E	314 Rural vac<10		COUNTY TAXABLE VALUE	2,000		
7200 Nelson Rd	Cassadaga Valle 062601	2,000	TOWN TAXABLE VALUE	2,000		
Sinclairville, NY 14782	4-1-37.3.2	2,000	SCHOOL TAXABLE VALUE	2,000		
	ACRES 1.60		FP003 Charlotte fp 1	2,000	TO	
	EAST-0310897 NRTH-0843919					
	DEED BOOK 2016 PG-5930					
	FULL MARKET VALUE	3,300				

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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 114
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-2-9 *****						
	Nelson Rd					26200
216.00-2-9	311 Res vac land		COUNTY TAXABLE VALUE	3,000		
Roberts Howard P III	Cassadaga Valle 062601	3,000	TOWN TAXABLE VALUE	3,000		
3164 Matson Rd	4-1-37.4	3,000	SCHOOL TAXABLE VALUE	3,000		
Jamestown, NY 14701	ACRES 1.00		FP003 Charlotte fp 1	3,000	TO	
	EAST-0310721 NRTH-0843801					
	DEED BOOK 2593 PG-761					
	FULL MARKET VALUE	4,900				
***** 216.00-2-10 *****						
	7188 Nelson Rd					26200
216.00-2-10	210 1 Family Res		COUNTY TAXABLE VALUE	68,000		
Roberts Howard P III	Cassadaga Valle 062601	13,600	TOWN TAXABLE VALUE	68,000		
3164 Matson Rd	4-1-37.2	68,000	SCHOOL TAXABLE VALUE	68,000		
Jamestown, NY 14701	ACRES 1.70		FP003 Charlotte fp 1	68,000	TO	
	EAST-0310932 NRTH-0843692					
	DEED BOOK 2593 PG-761					
	FULL MARKET VALUE	111,000				
***** 216.00-2-11.1 *****						
	Nelson Rd					26200
216.00-2-11.1	322 Rural vac>10		COUNTY TAXABLE VALUE	54,600		
Smith Michael J	Cassadaga Valle 062601	54,600	TOWN TAXABLE VALUE	54,600		
Johnson Morgan R	4-1-32	54,600	SCHOOL TAXABLE VALUE	54,600		
7141 Nelson Rd	ACRES 82.00		FP003 Charlotte fp 1	54,600	TO	
Cassadaga, NY 14718	EAST-0310034 NRTH-0842623					
	DEED BOOK 2017 PG-2416					
	FULL MARKET VALUE	89,100				
***** 216.00-2-11.2 *****						
	Nelson Rd					
216.00-2-11.2	314 Rural vac<10		COUNTY TAXABLE VALUE	4,800		
Smith Michael J	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
Johnson Morgan R	ACRES 2.00	4,800	SCHOOL TAXABLE VALUE	4,800		
7141 Nelson Rd	DEED BOOK 2017 PG-2416		FP003 Charlotte fp 1	4,800	TO	
Cassadaga, NY 14718	FULL MARKET VALUE	7,800				
***** 216.00-2-11.3 *****						
	7141 Nelson Rd					26200
216.00-2-11.3	210 1 Family Res		COUNTY TAXABLE VALUE	165,000		
Smith Michael J	Cassadaga Valle 062601	21,000	TOWN TAXABLE VALUE	165,000		
Johnson Morgan K	4-1-32	165,000	SCHOOL TAXABLE VALUE	165,000		
7141 Nelson Rd	ACRES 6.00		FP003 Charlotte fp 1	165,000	TO	
Sinclairville, NY 14782	EAST-0959026 NRTH-0843136					
	DEED BOOK 2017 PG-2414					
	FULL MARKET VALUE	269,400				

STATE OF NEW YORK
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TOWN - Charlotte
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-2-12 *****						
	Rt 60					26200
216.00-2-12	270 Mfg housing		COUNTY TAXABLE VALUE	63,800		
Ralph C. and Joy Abram-Braden	Cassadaga Valle 062601		43,800 TOWN TAXABLE VALUE		63,800	
Revocable Living Trust	4-1-34.1	63,800	SCHOOL TAXABLE VALUE	63,800		
150 Olivia Dr	ACRES 33.60		FP003 Charlotte fp 1	63,800 TO		
Monaca, PA 15061	EAST-0309090 NRTH-0841141					
	DEED BOOK 2020 PG-5619					
	FULL MARKET VALUE	104,200				
***** 216.00-2-13.1 *****						
6948	Rt 60					26200
216.00-2-13.1	240 Rural res		ENH STAR 41834 0	0	0	54,160
Stewart Jeanne A	Cassadaga Valle 062601	45,900	FARM SILOS 42100 0	400	400	400
6948 Rt 60	4-1-33	109,000	COUNTY TAXABLE VALUE	108,600		
Cassadaga, NY 14718	ACRES 36.50		TOWN TAXABLE VALUE	108,600		
	EAST-0308965 NRTH-0840577		SCHOOL TAXABLE VALUE	54,440		
	DEED BOOK 2700 PG-346		FP003 Charlotte fp 1	108,600 TO		
	FULL MARKET VALUE	178,000	400 EX			
***** 216.00-2-13.2 *****						
	Rt 60					26200
216.00-2-13.2	447 Truck termnl		COUNTY TAXABLE VALUE	270,000		
Legacy & Legends HoldingsLLC	Cassadaga Valle 062601		28,100 TOWN TAXABLE VALUE		270,000	
8080 Barnum Rd	4-1-33	270,000	SCHOOL TAXABLE VALUE	270,000		
Cassadaga, NY 14718	ACRES 13.60		FP003 Charlotte fp 1	270,000 TO		
	EAST-0308965 NRTH-0840577					
	DEED BOOK 2023 PG-1023					
	FULL MARKET VALUE	440,800				
***** 216.00-2-14.1 *****						
	Rt 60					26200
216.00-2-14.1	270 Mfg housing		COUNTY TAXABLE VALUE	55,000		
Stewart Jeanne A	Cassadaga Valle 062601	40,800	TOWN TAXABLE VALUE	55,000		
6948 Rt 60	7-1-1.1	55,000	SCHOOL TAXABLE VALUE	55,000		
Cassadaga, NY 14718	ACRES 29.30		FP003 Charlotte fp 1	55,000 TO		
	EAST-0309523 NRTH-0839938					
	DEED BOOK 2700 PG-346					
	FULL MARKET VALUE	89,800				
***** 216.00-2-14.2.1 *****						
6906	Rt 60					26200
216.00-2-14.2.1	430 Mtor veh srv		COUNTY TAXABLE VALUE	205,000		
Estok Ann M	Cassadaga Valle 062601	28,900	TOWN TAXABLE VALUE	205,000		
6906 Rt 60	7-1-1.1	205,000	SCHOOL TAXABLE VALUE	205,000		
Cassadaga, NY 14718	ACRES 2.50		FP003 Charlotte fp 1	205,000 TO		
	EAST-0956718 NRTH-0839926					
	DEED BOOK 2022 PG-6449					
	FULL MARKET VALUE	334,700				

STATE OF NEW YORK
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-2-14.2.2 *****						
6934 Rt 60	240 Rural res		COUNTY TAXABLE VALUE	200,000		26200
216.00-2-14.2.2	Cassadaga Valle 062601	35,200	TOWN TAXABLE VALUE	200,000		
Deveraux Justin	7-1-1.1	200,000	SCHOOL TAXABLE VALUE	200,000		
Hilton Kelly	ACRES 10.30		FP003 Charlotte fp 1	200,000	TO	
6934 Rt 60	EAST-0957205 NRTH-0839920					
Cassadaga, NY 14718	DEED BOOK 2021 PG-2236					
	FULL MARKET VALUE	326,500				
***** 216.00-2-14.3 *****						
Rt 60	322 Rural vac>10		COUNTY TAXABLE VALUE	17,700		26200
216.00-2-14.3	Cassadaga Valle 062601	17,700	TOWN TAXABLE VALUE	17,700		
Legacy & Legends HoldingsLLC	7-1-1.1	17,700	SCHOOL TAXABLE VALUE	17,700		
8080 Barnum Rd	ACRES 13.30		FP003 Charlotte fp 1	17,700	TO	
Cassadaga, NY 14718	EAST-0309523 NRTH-0839938					
	DEED BOOK 2023 PG-1023					
	FULL MARKET VALUE	28,900				
***** 216.00-2-15 *****						
Route 60	322 Rural vac>10		COUNTY TAXABLE VALUE	21,000		26200
216.00-2-15	Cassadaga Valle 062601	21,000	TOWN TAXABLE VALUE	21,000		
Miller Danny L	7-1-2.1	21,000	SCHOOL TAXABLE VALUE	21,000		
5281 Herrick Rd	ACRES 16.80		FP003 Charlotte fp 1	21,000	TO	
Gerry, NY 14740	EAST-0309630 NRTH-0839536					
	DEED BOOK 2017 PG-5496					
	FULL MARKET VALUE	34,300				
***** 216.00-2-16 *****						
Rt 60	322 Rural vac>10		COUNTY TAXABLE VALUE	22,900		26200
216.00-2-16	Cassadaga Valle 062601	22,900	TOWN TAXABLE VALUE	22,900		
Fiorella Ronald Jr	7-1-2.3	22,900	SCHOOL TAXABLE VALUE	22,900		
136 E Elmwood Ave	ACRES 18.80		FP003 Charlotte fp 1	22,900	TO	
Falconer, NY 14733	EAST-0310386 NRTH-0839215					
	DEED BOOK 2294 PG-789					
	FULL MARKET VALUE	37,400				
***** 216.00-2-17 *****						
6876 Rt 60	270 Mfg housing		BAS STAR 41854	0		18,870
216.00-2-17	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE	73,000		
Samuelson Linda L	7-1-2.2	73,000	TOWN TAXABLE VALUE	73,000		
6876 Rt 60	ACRES 2.00		SCHOOL TAXABLE VALUE	54,130		
Cassadaga, NY 14718	EAST-0308198 NRTH-0839522		FP003 Charlotte fp 1	73,000	TO	
	DEED BOOK 2017 PG-5497					
	FULL MARKET VALUE	119,200				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 216.00-2-18 *****						
216.00-2-18	320 Rural vacant		COUNTY TAXABLE VALUE	13,600		26200
Jaquith Michael	Cassadaga Valle 062601	13,600	TOWN TAXABLE VALUE	13,600		
6889 Route 60	7-1-2.4	13,600	SCHOOL TAXABLE VALUE	13,600		
Cassadaga, NY 14718	ACRES 9.70		FP003 Charlotte fp 1	13,600 TO		
	EAST-0307703 NRTH-0839340					
	DEED BOOK 2021 PG-5707					
	FULL MARKET VALUE	22,200				
***** 216.00-2-19 *****						
216.00-2-19	270 Mfg housing		COUNTY TAXABLE VALUE	37,000		26200
Jaquith Michael	Cassadaga Valle 062601	7,700	TOWN TAXABLE VALUE	37,000		
6889 Route 60	7-1-1.2	37,000	SCHOOL TAXABLE VALUE	37,000		
Cassadaga, NY 14718	ACRES 0.50		FP003 Charlotte fp 1	37,000 TO		
	EAST-0307955 NRTH-0839645					
	DEED BOOK 2021 PG-5707					
	FULL MARKET VALUE	60,400				
***** 216.00-2-20 *****						
216.00-2-20	322 Rural vac>10		COUNTY TAXABLE VALUE	16,000		26200
Legacy & Legends HoldingsLLC	Cassadaga Valle 062601	16,000	TOWN TAXABLE VALUE	16,000		
8080 Barnum Rd	4-1-34.2	16,000	SCHOOL TAXABLE VALUE	16,000		
Cassadaga, NY 14718	ACRES 11.40		FP003 Charlotte fp 1	16,000 TO		
	EAST-0307822 NRTH-0841148					
	DEED BOOK 2023 PG-1023					
	FULL MARKET VALUE	26,100				
***** 216.00-2-21 *****						
216.00-2-21	322 Rural vac>10		COUNTY TAXABLE VALUE	21,400		26200
Legacy & Legends HoldingsLLC	Cassadaga Valle 062601	21,400	TOWN TAXABLE VALUE	21,400		
8080 Barnum Rd	4-1-35.3	21,400	SCHOOL TAXABLE VALUE	21,400		
Cassadaga, NY 14718	ACRES 17.20		FP003 Charlotte fp 1	21,400 TO		
	EAST-0307664 NRTH-0841916					
	DEED BOOK 2023 PG-1023					
	FULL MARKET VALUE	34,900				
***** 216.00-2-22 *****						
216.00-2-22	210 1 Family Res		COUNTY TAXABLE VALUE	68,000		26200
Zybert Ryan C	Cassadaga Valle 062601	8,600	TOWN TAXABLE VALUE	68,000		
7026 Rt 60	4-1-35.2	68,000	SCHOOL TAXABLE VALUE	68,000		
Cassadaga, NY 14718	ACRES 0.60		FP003 Charlotte fp 1	68,000 TO		
	EAST-0308243 NRTH-0841547					
	DEED BOOK 2021 PG-7097					
	FULL MARKET VALUE	111,000				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-2-23 *****						
216.00-2-23	322 Rural vac>10		COUNTY TAXABLE VALUE	26,900		
Nichols Howard	Cassadaga Valle 062601	26,900	TOWN TAXABLE VALUE	26,900		
Nichols Dorothy	4-1-35.1	26,900	SCHOOL TAXABLE VALUE	26,900		
13442 Main St	ACRES 24.20		FP003 Charlotte fp 1	26,900	TO	
Akron, NY 14001	EAST-0308544 NRTH-0841918					
	FULL MARKET VALUE	43,900				
***** 216.00-2-24 *****						
216.00-2-24	322 Rural vac>10		COUNTY TAXABLE VALUE	37,000		
Nichols Howard	Cassadaga Valle 062601	37,000	TOWN TAXABLE VALUE	37,000		
Nichols Dorothy	4-1-36.1	37,000	SCHOOL TAXABLE VALUE	37,000		
13442 Main St	ACRES 38.60		FP003 Charlotte fp 1	37,000	TO	
Akron, NY 14001	EAST-0308922 NRTH-0842781					
	FULL MARKET VALUE	60,400				
***** 216.00-2-25 *****						
216.00-2-25	Rt 60		COUNTY TAXABLE VALUE	41,000		
Fowler Fred M	270 Mfg housing		TOWN TAXABLE VALUE	41,000		
Fowler Kathryn H	Cassadaga Valle 062601	16,800	SCHOOL TAXABLE VALUE	41,000		
Rt 60	4-1-36.2	41,000	FP003 Charlotte fp 1	41,000	TO	
PO Box 11	ACRES 3.60					
Cassadaga, NY 14718	EAST-0308278 NRTH-0842771					
	DEED BOOK 2013 PG-6290					
	FULL MARKET VALUE	66,900				
***** 216.00-2-26 *****						
216.00-2-26	Rt 60		COUNTY TAXABLE VALUE	55,000		
SL Empire Solar II LLC	331 Com vac w/im		TOWN TAXABLE VALUE	55,000		
575 Lexington Ave Fl 12	Cassadaga Valle 062601	19,100	SCHOOL TAXABLE VALUE	55,000		
New York, NY 10022	4-1-36.3.1	55,000	FP003 Charlotte fp 1	55,000	TO	
	ACRES 14.80					
	EAST-0307674 NRTH-0842712					
	DEED BOOK 2024 PG-1235					
	FULL MARKET VALUE	89,800				
***** 216.00-2-28.1 *****						
216.00-2-28.1	Nelson Rd		COUNTY TAXABLE VALUE	63,800		
Roberts Howard P III	312 Vac w/imprv		TOWN TAXABLE VALUE	63,800		
Roberts Michael W	Cassadaga Valle 062601	61,800	SCHOOL TAXABLE VALUE	63,800		
3164 Matson Rd	4-1-37.1	63,800	FP003 Charlotte fp 1	63,800	TO	
Jamestown, NY 14701	ACRES 106.10					
	EAST-0957466 NRTH-0844310					
	DEED BOOK 2357 PG-965					
	FULL MARKET VALUE	104,200				

MAY BE SUBJECT TO PAYMENT
UNDER AGDIST LAW TIL 2028

STATE OF NEW YORK
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T A X A B L E SECTION OF THE ROLL - 1
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-2-28.2 *****						
216.00-2-28.2	Nelson Rd					26200
Johnson Scott	311 Res vac land		COUNTY TAXABLE VALUE	3,500		
Johnson Kristen	Cassadaga Valle 062601	3,500	TOWN TAXABLE VALUE	3,500		
7200 Nelson Rd	4-1-37.1	3,500	SCHOOL TAXABLE VALUE	3,500		
Cassadaga, NY 14718	ACRES 1.30		FP003 Charlotte fp 1	3,500	TO	
	EAST-0959000 NRTH-0844141					
	DEED BOOK 2021 PG-3833					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	5,700				
UNDER AGDIST LAW TIL 2028						
***** 216.00-2-29 *****						
216.00-2-29	Barnum Rd					26200
David & Irene Lesch Irre Trust	105 Vac farmland		AG DIST 41720 0	21,180	21,180	21,180
3540 Nelson Rd	Cassadaga Valle 062601		48,900 COUNTY TAXABLE VALUE	27,720		
Cassadaga, NY 14718	4-1-8.2	48,900	TOWN TAXABLE VALUE	27,720		
	ACRES 63.00		SCHOOL TAXABLE VALUE	27,720		
	EAST-0308861 NRTH-0845749		FP003 Charlotte fp 1	48,900	TO	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2012 PG-3748					
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	79,800				
***** 216.00-2-30 *****						
216.00-2-30	Rt 60					26200
Vandette Albert Jr	322 Rural vac>10		COUNTY TAXABLE VALUE	16,500		
2071 Main Rd	Cassadaga Valle 062601	16,500	TOWN TAXABLE VALUE	16,500		
Silver Creek, NY 14136	4-1-7	16,500	SCHOOL TAXABLE VALUE	16,500		
	ACRES 12.00		FP003 Charlotte fp 1	16,500	TO	
	EAST-0307406 NRTH-0846253					
	DEED BOOK 2509 PG-194					
	FULL MARKET VALUE	26,900				
***** 216.00-3-1 *****						
216.00-3-1	3315 Smith Rd					
Due11 Amanda F	210 1 Family Res		COUNTY TAXABLE VALUE	130,000		
Pleszewski, Sharon	Cassadaga Valle 062601	17,500	TOWN TAXABLE VALUE	130,000		
3315 Smith Rd	4-1-9.7	130,000	SCHOOL TAXABLE VALUE	130,000		
Cassadaga, NY 14718	ACRES 4.00		FP003 Charlotte fp 1	130,000	TO	
	EAST-0311829 NRTH-0846806					
	DEED BOOK 2017 PG-2916					
	FULL MARKET VALUE	212,200				
***** 216.00-3-2 *****						
216.00-3-2	Smith Rd					26200
Due11 Amanda F	322 Rural vac>10		COUNTY TAXABLE VALUE	14,700		
Pleszewski, Sharon	Cassadaga Valle 062601	14,700	TOWN TAXABLE VALUE	14,700		
3315 Smith Rd	4-1-9.1	14,700	SCHOOL TAXABLE VALUE	14,700		
Cassadaga, NY 14718	ACRES 10.00		FP003 Charlotte fp 1	14,700	TO	
	EAST-0312134 NRTH-0846648					
	DEED BOOK 2017 PG-2916					
	FULL MARKET VALUE	24,000				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-3-3 *****						
216.00-3-3	Smith Rd					26200
Duell Amanda F	322 Rural vac>10		COUNTY TAXABLE VALUE	47,900		
Pleszewski, Sharon	Cassadaga Valle 062601	47,900	TOWN TAXABLE VALUE	47,900		
3315 Smith Rd	4-1-9.6.1	47,900	SCHOOL TAXABLE VALUE	47,900		
Cassadaga, NY 14718	ACRES 59.60		FP003 Charlotte fp 1	47,900 TO		
	EAST-0311478 NRTH-0845888					
	DEED BOOK 2017 PG-2916					
	FULL MARKET VALUE	78,200				
***** 216.00-3-4 *****						
216.00-3-4	3300 Ames Rd					
Purdy Sean P	240 Rural res		COUNTY TAXABLE VALUE	180,000		
Purdy Deanna M	Cassadaga Valle 062601	53,800	TOWN TAXABLE VALUE	180,000		
3300 Ames Rd	4-1-10.2.3	180,000	SCHOOL TAXABLE VALUE	180,000		
Cassadaga, NY 14718	ACRES 47.90		FP003 Charlotte fp 1	180,000 TO		
	EAST-0312693 NRTH-0845381					
	DEED BOOK 2021 PG-7519					
	FULL MARKET VALUE	293,900				
***** 216.00-3-5 *****						
216.00-3-5	3203 Smith Rd					26200
Mcgonagal George	240 Rural res		COUNTY TAXABLE VALUE	122,000		
Of Gcm Living	Cassadaga Valle 062601	55,300	TOWN TAXABLE VALUE	122,000		
Randy Mcgonagal	4-1-11	122,000	SCHOOL TAXABLE VALUE	122,000		
2854 Deer Hound Way	ACRES 50.00		FP003 Charlotte fp 1	122,000 TO		
Palm Harbor, FL 34683	EAST-0313665 NRTH-0845566					
	DEED BOOK 2310 PG-59					
	FULL MARKET VALUE	199,200				
***** 216.00-3-6 *****						
216.00-3-6	3189 Smith Rd					26200
Robert D. & Patricia B. Pecuch	240 Rural res		BAS STAR 41854 0 0 0 18,870			
Irrevocable Family Trust	Cassadaga Valle 062601	55,300	COUNTY TAXABLE VALUE	175,000		
3189 Smith Rd	4-1-14	175,000	TOWN TAXABLE VALUE	175,000		
Cassadaga, NY 14718	ACRES 50.00		SCHOOL TAXABLE VALUE	156,130		
	EAST-0314685 NRTH-0845523		FP003 Charlotte fp 1	175,000 TO		
	DEED BOOK 2024 PG-3448					
	FULL MARKET VALUE	285,700				
***** 216.00-3-7 *****						
216.00-3-7	3138 Smith Rd					26200
Shutt William A Sr	270 Mfg housing		VET WAR CT 41121 0 4,050 3,774 0			
Shutt Jean	Cassadaga Valle 062601	24,700	ENH STAR 41834 0 0 27,000			
3138 Smith Rd	4-1-15.1	27,000	COUNTY TAXABLE VALUE	22,950		
Cassadaga, NY 14718	ACRES 10.00		TOWN TAXABLE VALUE	23,226		
	EAST-0315416 NRTH-0847002		SCHOOL TAXABLE VALUE	0		
	DEED BOOK 1902 PG-00232		FP003 Charlotte fp 1	27,000 TO		
	FULL MARKET VALUE	44,100				

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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-3-8 *****						
216.00-3-8	3119 Smith Rd					26200
Tenpas Eugene B	240 Rural res		COUNTY TAXABLE VALUE	145,000		
Gugino Taylor A	Cassadaga Valle 062601	32,200	TOWN TAXABLE VALUE	145,000		
3119 Smith Rd	4-1-15.2.2	145,000	SCHOOL TAXABLE VALUE	145,000		
Cassadaga, NY 14718	ACRES 18.00		FP003 Charlotte fp 1	145,000	TO	
	EAST-0315445 NRTH-0845614					
	DEED BOOK 2016 PG-4484					
	FULL MARKET VALUE	236,700				
***** 216.00-3-9 *****						
216.00-3-9	3190 Ames Rd					26200
McNiff Fred K	270 Mfg housing		VET WAR CT 41121	0	7,548	3,774
3190 Ames Rd	Cassadaga Valle 062601	11,300	ENH STAR 41834	0	0	0
Cassadaga, NY 14718	4-1-28.2.2	55,000	COUNTY TAXABLE VALUE	47,452		54,160
	ACRES 1.30		TOWN TAXABLE VALUE	51,226		
	EAST-0314544 NRTH-0843960		SCHOOL TAXABLE VALUE	840		
	DEED BOOK 2093 PG-00284		FP003 Charlotte fp 1	55,000	TO	
	FULL MARKET VALUE	89,800				
***** 216.00-3-10.1 *****						
216.00-3-10.1	3172 Ames Rd					
McNiff Fred K	312 Vac w/imprv		COUNTY TAXABLE VALUE	3,900		
3190 Ames Rd	Cassadaga Valle 062601	2,900	TOWN TAXABLE VALUE	3,900		
Cassadaga, NY 14718	4-1-28.2.4	3,900	SCHOOL TAXABLE VALUE	3,900		
	ACRES 0.90		FP003 Charlotte fp 1	3,900	TO	
	EAST-0314709 NRTH-0844061					
	DEED BOOK 2622 PG-134					
	FULL MARKET VALUE	6,400				
***** 216.00-3-10.2 *****						
216.00-3-10.2	Ames Rd					
McNiff-Hendzlik Jeanne M	312 Vac w/imprv		COUNTY TAXABLE VALUE	3,400		
3174 Ames Rd	Cassadaga Valle 062601		3,400 TOWN TAXABLE VALUE		3,400	
Cassadaga, NY 14718	4-1-28.2.4	3,400	SCHOOL TAXABLE VALUE	3,400		
	ACRES 1.20		FP003 Charlotte fp 1	3,400	TO	
	EAST-0314709 NRTH-0844061					
	DEED BOOK 2024 PG-5841					
	FULL MARKET VALUE	5,600				
***** 216.00-3-11 *****						
216.00-3-11	3174 Ames Rd					26200
McNiff-Hendzlik Jeanne M	210 1 Family Res		COUNTY TAXABLE VALUE	20,000		
3174 Ames Rd	Cassadaga Valle 062601		9,700 TOWN TAXABLE VALUE		20,000	
Cassadaga, NY 14718	4-1-28.2.1	20,000	SCHOOL TAXABLE VALUE	20,000		
	FRNT 90.00 DPTH 375.00		FP003 Charlotte fp 1	20,000	TO	
	ACRES 0.73					
	EAST-0314829 NRTH-0844173					
	DEED BOOK 2024 PG-5841					
	FULL MARKET VALUE	32,700				

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 216.00-3-12 *****						
3164 Ames Rd					26200	
216.00-3-12	210 1 Family Res		BAS STAR 41854 0	0	0	18,870
McNiff John H	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE	110,000		
3166 Ames Rd	4-1-28.2.3	110,000	TOWN TAXABLE VALUE	110,000		
Cassadaga, NY 14718	ACRES 1.00		SCHOOL TAXABLE VALUE	91,130		
	EAST-0314861 NRTH-0844271		FP003 Charlotte fp 1	110,000 TO		
	DEED BOOK 2095 PG-00201					
	FULL MARKET VALUE	179,600				
***** 216.00-3-13 *****						
216.00-3-13	Ames Rd				26200	
Feather Bruce G	322 Rural vac>10		COUNTY TAXABLE VALUE	16,500		
2736 Lottsville- Niobe Rd	Cassadaga Valle 062601	16,500	TOWN TAXABLE VALUE	16,500		
Bear Lake, PA 16402	4-1-27.2	16,500	SCHOOL TAXABLE VALUE	16,500		
	ACRES 12.00		FP003 Charlotte fp 1	16,500 TO		
	EAST-0315363 NRTH-0843502					
	DEED BOOK 1879 PG-00453					
	FULL MARKET VALUE	26,900				
***** 216.00-3-14 *****						
216.00-3-14	Ames Rd					
Brainard Linda	260 Seasonal res		COUNTY TAXABLE VALUE	100,000		
5171 Glenwood Dr	Cassadaga Valle 062601	21,200	TOWN TAXABLE VALUE	100,000		
Williamsville, NY 14221	4-1-27.5	100,000	SCHOOL TAXABLE VALUE	100,000		
	ACRES 6.20		FP003 Charlotte fp 1	100,000 TO		
	EAST-0315107 NRTH-0843272					
	DEED BOOK 2675 PG-647					
	FULL MARKET VALUE	163,300				
***** 216.00-3-15 *****						
216.00-3-15	Ames Rd				26200	
Davis Jacob N	311 Res vac land		COUNTY TAXABLE VALUE	3,000		
3189 Ames Rd	Cassadaga Valle 062601	3,000	TOWN TAXABLE VALUE	3,000		
Cassadaga, NY 14718	4-1-28.4	3,000	SCHOOL TAXABLE VALUE	3,000		
	ACRES 1.00		FP003 Charlotte fp 1	3,000 TO		
	EAST-0314539 NRTH-0843573					
	DEED BOOK 2022 PG-5164					
	FULL MARKET VALUE	4,900				
***** 216.00-3-16 *****						
3189 Ames Rd						
216.00-3-16	270 Mfg housing		COUNTY TAXABLE VALUE	39,600		
Davis Jacob N	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	39,600		
3189 Ames Rd	4-1-28.5	39,600	SCHOOL TAXABLE VALUE	39,600		
Cassadaga, NY 14718	ACRES 1.00		FP003 Charlotte fp 1	39,600 TO		
	EAST-0314494 NRTH-0843607					
	DEED BOOK 2022 PG-5164					
	FULL MARKET VALUE	64,700				

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 123
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-3-17 *****						
216.00-3-17	3203 Ames Rd					26200
Green Heather	270 Mfg housing		COUNTY TAXABLE VALUE	45,000		
Green Jamal	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	45,000		
3203 Ames Rd	4-1-28.3	45,000	SCHOOL TAXABLE VALUE	45,000		
Cassadaga, NY 14718	ACRES 1.00		FP003 Charlotte fp 1	45,000	TO	
	EAST-0314354 NRTH-0843494					
	DEED BOOK 2022 PG-7129					
	FULL MARKET VALUE	73,500				
***** 216.00-3-18 *****						
216.00-3-18	Ames Rd					
Ward Jeffrey R	314 Rural vac<10		COUNTY TAXABLE VALUE	4,800		
Ward Jacquelyn A	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
1165 Jarrett Dr	4-1-28.6	4,800	SCHOOL TAXABLE VALUE	4,800		
Lewiston, NY 14092	ACRES 2.00		FP003 Charlotte fp 1	4,800	TO	
	EAST-0314149 NRTH-0842728					
	DEED BOOK 2645 PG-562					
	FULL MARKET VALUE	7,800				
***** 216.00-3-19 *****						
216.00-3-19	3292 Ames Rd					26200
Luh Thomas C	240 Rural res		ENH STAR 41834 0	0	0	54,160
Luh Donna	Cassadaga Valle 062601	28,800	COUNTY TAXABLE VALUE	160,000		
3292 Ames Rd	4-1-10.2.2	160,000	TOWN TAXABLE VALUE	160,000		
Cassadaga, NY 14718	ACRES 14.40		SCHOOL TAXABLE VALUE	105,840		
	EAST-0313684 NRTH-0844077		FP003 Charlotte fp 1	160,000	TO	
	DEED BOOK 2458 PG-794					
	FULL MARKET VALUE	261,200				
***** 216.00-3-20 *****						
216.00-3-20	3304 Ames Rd					
Geber Gene Michael	240 Rural res		COUNTY TAXABLE VALUE	90,000		
Brown Bonnie J	Cassadaga Valle 062601	25,700	TOWN TAXABLE VALUE	90,000		
3304 Ames Rd	4-1-10.2.4	90,000	SCHOOL TAXABLE VALUE	90,000		
Cassadaga, NY 14718	ACRES 11.00		FP003 Charlotte fp 1	90,000	TO	
	EAST-0312803 NRTH-0843840					
	DEED BOOK 2018 PG-5645					
	FULL MARKET VALUE	146,900				
***** 216.00-3-21 *****						
216.00-3-21	3312 Ames Rd					
Crowell Jeffrey L	240 Rural res		COUNTY TAXABLE VALUE	68,000		
3312 Ames Rd	Cassadaga Valle 062601	25,700	TOWN TAXABLE VALUE	68,000		
Cassadaga, NY 14718	4-1-10.2.5	68,000	SCHOOL TAXABLE VALUE	68,000		
	ACRES 11.00		FP003 Charlotte fp 1	68,000	TO	
	EAST-0312264 NRTH-0843753					
	DEED BOOK 2469 PG-784					
	FULL MARKET VALUE	111,000				

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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-3-22 *****						
216.00-3-22	3311 Ames Rd					26200
Sheedy John D	240 Rural res		COUNTY TAXABLE VALUE	70,000		
1296 Fairfax Ave	Cassadaga Valle 062601	25,000	TOWN TAXABLE VALUE	70,000		
North Tonawanda, NY 14120	4-1-10.1	70,000	SCHOOL TAXABLE VALUE	70,000		
	FRNT 1152.00 DPTH 380.00		FP003 Charlotte fp 1	70,000	TO	
	ACRES 10.30					
	EAST-0312800 NRTH-0843279					
	DEED BOOK 2653 PG-986					
	FULL MARKET VALUE	114,300				
***** 216.00-3-23 *****						
216.00-3-23	3335 Ames Rd					
Morton Christopher P	210 1 Family Res		COUNTY TAXABLE VALUE	89,000		
Russell Rebecca A	Cassadaga Valle 062601	32,800	TOWN TAXABLE VALUE	89,000		
12374 Pennsylvania Ave	4-1-10.2.6	89,000	SCHOOL TAXABLE VALUE	89,000		
Silver Creek, NY 14136	ACRES 18.60		FP003 Charlotte fp 1	89,000	TO	
	EAST-0312349 NRTH-0842302					
	DEED BOOK 2020 PG-5392					
	FULL MARKET VALUE	145,300				
***** 216.00-3-24 *****						
216.00-3-24	Ames Rd					26200
Scritchfield Everett L Jr	312 Vac w/imprv		COUNTY TAXABLE VALUE	75,000		
6681 Schuyler Dr	Cassadaga Valle 062601		38,000 TOWN TAXABLE VALUE	75,000		
Derby, NY 14047	4-1-10.2.1	75,000	SCHOOL TAXABLE VALUE	75,000		
	ACRES 40.00		FP003 Charlotte fp 1	75,000	TO	
	EAST-0315125 NRTH-0842347					
	DEED BOOK 2022 PG-4957					
	FULL MARKET VALUE	122,400				
***** 216.00-3-25.1 *****						
216.00-3-25.1	Ames Rd					
Ward Jeffrey R	322 Rural vac>10		COUNTY TAXABLE VALUE	39,100		
Ward Jacquelyn A	Cassadaga Valle 062601	39,100	TOWN TAXABLE VALUE	39,100		
1165 Jarrett Dr	ACRES 41.50	39,100	SCHOOL TAXABLE VALUE	39,100		
Lewiston, NY 14092	DEED BOOK 2645 PG-562		FP003 Charlotte fp 1	39,100	TO	
	FULL MARKET VALUE	63,800				
***** 216.00-3-25.2 *****						
216.00-3-25.2	3220 Ames Rd					26200
Gonzalez Inez	270 Mfg housing		COUNTY TAXABLE VALUE	60,000		
3220 Ames Rd	Cassadaga Valle 062601	23,400	TOWN TAXABLE VALUE	60,000		
Cassadaga, NY 14718	4-1-28.1	60,000	SCHOOL TAXABLE VALUE	60,000		
	ACRES 8.60		FP003 Charlotte fp 1	60,000	TO	
	EAST-0314726 NRTH-0842728					
	DEED BOOK 2017 PG-2653					
	FULL MARKET VALUE	98,000				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 216.00-3-26 *****						
216.00-3-26	Hooker Rd				26200	
Hagburg Kurtis J	312 Vac w/imprv		COUNTY TAXABLE VALUE	9,000		
5816 Thornton Rd	Cassadaga Valle 062601	5,500	TOWN TAXABLE VALUE	9,000		
Cherry Creek, NY 14723	4-1-25.2.5	9,000	SCHOOL TAXABLE VALUE	9,000		
	ACRES 6.00		FP003 Charlotte fp 1	9,000 TO		
	EAST-0315288 NRTH-0841253					
	DEED BOOK 2391 PG-943					
	FULL MARKET VALUE	14,700				
***** 216.00-3-27 *****						
216.00-3-27	3130 Hooker Rd				26200	
Kifer William J	270 Mfg housing		ENH STAR 41834	0	0	41,000
Kifer Sylvia	Cassadaga Valle 062601	26,400	COUNTY TAXABLE VALUE	41,000		
3130 Hooker Rd	4-1-25.2.2	41,000	TOWN TAXABLE VALUE	41,000		
PO Box 923	ACRES 11.80		SCHOOL TAXABLE VALUE	0		
Sinclairville, NY 14782	EAST-0315233 NRTH-0840908		FP003 Charlotte fp 1	41,000 TO		
	DEED BOOK 2291 PG-695					
	FULL MARKET VALUE	66,900				
***** 216.00-3-28 *****						
216.00-3-28	3154 Hooker Rd					18,870
Pritchard Donald R Jr	210 1 Family Res		BAS STAR 41854	0	0	
Walker Stephanie K	Cassadaga Valle 062601	17,200	COUNTY TAXABLE VALUE	143,600		
3154 Hooker Rd	4-1-29.7	143,600	TOWN TAXABLE VALUE	143,600		
PO Box 934	ACRES 3.80		SCHOOL TAXABLE VALUE	124,730		
Sinclairville, NY 14782	EAST-0314932 NRTH-0840520		FP003 Charlotte fp 1	143,600 TO		
	DEED BOOK 2354 PG-404					
	FULL MARKET VALUE	234,400				
***** 216.00-3-30 *****						
216.00-3-30	3196 Hooker Rd					54,160
Mekus Todd M	210 1 Family Res		ENH STAR 41834	0	0	
3196 Hooker Rd	Cassadaga Valle 062601	15,800	COUNTY TAXABLE VALUE	129,000		
Sinclairville, NY 14782	4-1-29.6	129,000	TOWN TAXABLE VALUE	129,000		
	ACRES 3.00		SCHOOL TAXABLE VALUE	74,840		
	EAST-0314195 NRTH-0840468		FP003 Charlotte fp 1	129,000 TO		
	DEED BOOK 2334 PG-868					
	FULL MARKET VALUE	210,600				
***** 216.00-3-31 *****						
216.00-3-31	3216 Hooker Rd					0
Pfeiffer Kyle B	240 Rural res		RPTL 466-a 41631	0	12,000	
3216 Hooker Rd	Cassadaga Valle 062601	55,200	COUNTY TAXABLE VALUE	108,000		
Sinclairville, NY 14782	4-1-29.4	120,000	TOWN TAXABLE VALUE	108,000		
	ACRES 49.80		SCHOOL TAXABLE VALUE	120,000		
	EAST-0313687 NRTH-0841247		FP003 Charlotte fp 1	120,000 TO		
	DEED BOOK 2023 PG-5390					
	FULL MARKET VALUE	195,900				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-3-32 *****						
216.00-3-32	Hooker Rd					
Lowczys Daniel P	322 Rural vac>10		COUNTY TAXABLE VALUE	24,000		
957 Silk Rd	Cassadaga Valle 062601	24,000	TOWN TAXABLE VALUE	24,000		
Fulton, NY 13069	4-1-29.5	24,000	SCHOOL TAXABLE VALUE	24,000		
	ACRES 20.00		FP003 Charlotte fp 1	24,000	TO	
	EAST-0313202 NRTH-0841119					
	DEED BOOK 2023 PG-7692					
	FULL MARKET VALUE	39,200				
***** 216.00-3-33 *****						
216.00-3-33	3278 Hooker Rd					
Lowczys Daniel P	240 Rural res		VET COM CT 41131	0	12,580	6,290
957 Silk Rd	Cassadaga Valle 062601	41,100	VET DIS CT 41141	0	12,000	12,000
Fulton, NY 13069	4-1-29.3	120,000	ENH STAR 41834	0	0	54,160
	ACRES 29.70		COUNTY TAXABLE VALUE	95,420		
	EAST-0312627 NRTH-0841277		TOWN TAXABLE VALUE	101,710		
	DEED BOOK 2023 PG-7692		SCHOOL TAXABLE VALUE	65,840		
	FULL MARKET VALUE	195,900	FP003 Charlotte fp 1	120,000	TO	
***** 216.00-3-34.1 *****						
216.00-3-34.1	Hooker Rd					26200
County of Chautauqua IDA	879 Wind		IND DEVEL 18020	0	1930,500	1930,500
RWE Clean Energy, LLC	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE	0	0	1930,500
353 N Clark St 30thFloo	T38	1930,500	TOWN TAXABLE VALUE	0		
Chicago, IL 60654	7-1-9		SCHOOL TAXABLE VALUE	0		
	EAST-0314122 NRTH-0839523		FP003 Charlotte fp 1	1930,500	TO	
	DEED BOOK 2576 PG-310					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	3151,800				
UNDER AGDIST LAW TIL 2025						
***** 216.00-3-34.1 *****						
216.00-3-34.1	3239 Hooker Rd					26200
Carlstrom Heather	312 Vac w/imprv		COUNTY TAXABLE VALUE	90,500		
32801 Highway 441 N Lot 251	Cassadaga Valle 062601	58,200	TOWN TAXABLE VALUE	90,500		
Okeechobee, FL 34972	7-1-9	90,500	SCHOOL TAXABLE VALUE	90,500		
	ACRES 94.00		FP003 Charlotte fp 1	90,500	TO	
	EAST-0961741 NRTH-0839411					
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2576 PG-310					
UNDER AGDIST LAW TIL 2027	FULL MARKET VALUE	147,800				
***** 216.00-3-34.2 *****						
216.00-3-34.2	3175 Hooker Rd					26200
Lippert Angelle	240 Rural res		VET DIS CT 41141	0	23,500	12,580
Lippert Jonathan	Cassadaga Valle 062601	54,500	VET COM CT 41131	0	12,580	6,290
3175 Hooker Rd	7-1-9	235,000	COUNTY TAXABLE VALUE	198,920		0
Sinclairville, NY 14782	ACRES 48.90		TOWN TAXABLE VALUE	216,130		
	EAST-0965539 NRTH-0839771		SCHOOL TAXABLE VALUE	235,000		
	DEED BOOK 2022 PG-8645		FP003 Charlotte fp 1	235,000	TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	383,700				
UNDER AGDIST LAW TIL 2027						

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-3-35 *****						
216.00-3-35	6954 Nelson Hill Rd					26200
Deering Randall Laverne	210 1 Family Res		COUNTY TAXABLE VALUE	37,000		
6954 Nelson Hill Rd	Cassadaga Valle 062601	19,100	TOWN TAXABLE VALUE		37,000	
Sinclairville, NY 14782	7-1-8	37,000	SCHOOL TAXABLE VALUE	37,000		
	ACRES 4.90		FP003 Charlotte fp 1	37,000	TO	
	EAST-0311992 NRTH-0840044					
	DEED BOOK 2018 PG-1901					
	FULL MARKET VALUE	60,400				
***** 216.00-3-36 *****						
216.00-3-36	6913 Nelson Hill Rd					26200
Genovese Ralph Jr	260 Seasonal res		COUNTY TAXABLE VALUE	81,000		
4889 E Shorewood Dr	Cassadaga Valle 062601	46,900	TOWN TAXABLE VALUE	81,000		
Dunkirk, NY 14048	7-1-7	81,000	SCHOOL TAXABLE VALUE	81,000		
	ACRES 38.00		FP003 Charlotte fp 1	81,000	TO	
	EAST-0311547 NRTH-0839574					
	DEED BOOK 2510 PG-539					
	FULL MARKET VALUE	132,200				
***** 216.00-3-37.1 *****						
216.00-3-37.1	Nelson Rd					
Dunlap Scott P	314 Rural vac<10		COUNTY TAXABLE VALUE	4,800		
7045 Nelson Rd	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
Sinclairville, NY 14782	4-1-31.2.1	4,800	SCHOOL TAXABLE VALUE	4,800		
	ACRES 2.00		FP003 Charlotte fp 1	4,800	TO	
	EAST-0311049 NRTH-0840591					
	DEED BOOK 2664 PG-136					
	FULL MARKET VALUE	7,800				
***** 216.00-3-37.2 *****						
216.00-3-37.2	7005 Barnum					
Miller John S	270 Mfg housing		COUNTY TAXABLE VALUE	25,000		
Gilbert Doreen J	Cassadaga Valle 062601	21,600	TOWN TAXABLE VALUE	25,000		
7019 Nelson Rd	4-1-31.2.6	25,000	SCHOOL TAXABLE VALUE	25,000		
Sinclairville, NY 14782	ACRES 6.60		FP003 Charlotte fp 1	25,000	TO	
	DEED BOOK 2016 PG-7522					
	FULL MARKET VALUE	40,800				
***** 216.00-3-38 *****						
216.00-3-38	7019 Nelson Rd		ENH STAR 41834 0	0	0	54,160
Miller John	210 1 Family Res		COUNTY TAXABLE VALUE	90,000		
Gilbert Doreen J	Cassadaga Valle 062601	13,600	TOWN TAXABLE VALUE	90,000		
7019 Nelson Rd	4-1-31.2.4	90,000	SCHOOL TAXABLE VALUE	35,840		
Sinclairville, NY 14782	FRNT 225.00 DPTH 350.00		FP003 Charlotte fp 1	90,000	TO	
	ACRES 1.70					
	EAST-0311450 NRTH-0840586					
	FULL MARKET VALUE	146,900				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-3-39 *****						
216.00-3-39	Nelson Rd					
Miller John S	314 Rural vac<10		COUNTY TAXABLE VALUE	4,800		
Gilbert Doreen J	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
7019 Nelson Rd	4-1-31.2.5	4,800	SCHOOL TAXABLE VALUE	4,800		
Sinclairville, NY 14782	ACRES 2.00		FP003 Charlotte fp 1	4,800	TO	
	EAST-0311239 NRTH-0840875					
	DEED BOOK 2492 PG-866					
	FULL MARKET VALUE	7,800				
***** 216.00-3-40 *****						
216.00-3-40	7034 Nelson Hill Rd					26200
Rogers Nathan C	210 1 Family Res		COUNTY TAXABLE VALUE	82,000		
7034 Nelson Hill Rd	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	82,000		
Sinclairville, NY 14782	4-1-30	82,000	SCHOOL TAXABLE VALUE	82,000		
	ACRES 2.00		FP003 Charlotte fp 1	82,000	TO	
	EAST-0311520 NRTH-0840943					
	DEED BOOK 2023 PG-3287					
	FULL MARKET VALUE	133,900				
***** 216.00-3-41 *****						
216.00-3-41	Hooker Rd					
Morton Christopher P	322 Rural vac>10		COUNTY TAXABLE VALUE	26,600		
Morton Rebecca A	Cassadaga Valle 062601	26,600	TOWN TAXABLE VALUE	26,600		
12374 Pennsylvania Ave	4-1-29.2	26,600	SCHOOL TAXABLE VALUE	26,600		
Silver Creek, NY 14136	ACRES 23.70		FP003 Charlotte fp 1	26,600	TO	
	EAST-0311928 NRTH-0841291					
	DEED BOOK 2022 PG-5352					
	FULL MARKET VALUE	43,400				
***** 216.00-3-42 *****						
216.00-3-42	7045 Nelson Rd					
Dunlap Scott P	270 Mfg housing		BAS STAR 41854	0	0	18,870
Dunlap Stephanie S	Cassadaga Valle 062601	13,800	COUNTY TAXABLE VALUE	60,000		
7045 Nelson Rd	4-1-31.2.3	60,000	TOWN TAXABLE VALUE	60,000		
Sinclairville, NY 14782	FRNT 225.00 DPTH 390.00		SCHOOL TAXABLE VALUE	41,130		
	ACRES 1.80		FP003 Charlotte fp 1	60,000	TO	
	EAST-0311209 NRTH-0841204					
	DEED BOOK 2011 PG-6074					
	FULL MARKET VALUE	98,000				
***** 216.00-3-43 *****						
216.00-3-43	W. Side Of Co. 75					
Smith Michael J	314 Rural vac<10		COUNTY TAXABLE VALUE	8,600		
Johnson Morgan R	Cassadaga Valle 062601	8,600	TOWN TAXABLE VALUE	8,600		
7141 Nelson Rd	4-1-31.2.2	8,600	SCHOOL TAXABLE VALUE	8,600		
Cassadaga, NY 14718	ACRES 4.20		FP003 Charlotte fp 1	8,600	TO	
	EAST-0311053 NRTH-0841549					
	DEED BOOK 2019 PG-8030					
	FULL MARKET VALUE	14,000				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-3-44 *****						
216.00-3-44	7086 Nelson Rd					
Hadley Jodi	240 Rural res		COUNTY TAXABLE VALUE	210,000		
7086 Nelson Rd	Cassadaga Valle 062601	27,200	TOWN TAXABLE VALUE	210,000		
Sinclairville, NY 14782	4-1-31.3.2	210,000	SCHOOL TAXABLE VALUE	210,000		
	ACRES 12.60		FP003 Charlotte fp 1	210,000	TO	
	EAST-0311762 NRTH-0842089					
	DEED BOOK 2023 PG-4713					
	FULL MARKET VALUE	342,900				
***** 216.00-3-45 *****						
216.00-3-45	7118 Nelson Rd					
Watt Laura L	240 Rural res		BAS STAR 41854	0	0	18,870
3705 Bard Rd	Cassadaga Valle 062601	25,700	COUNTY TAXABLE VALUE	170,000		
Cassadaga, NY 14718	4-1-31.3.1	170,000	TOWN TAXABLE VALUE	170,000		
	ACRES 15.70		SCHOOL TAXABLE VALUE	151,130		
	EAST-0311875 NRTH-0842813		FP003 Charlotte fp 1	170,000	TO	
	DEED BOOK 2366 PG-422					
	FULL MARKET VALUE	277,600				
***** 216.00-3-46 *****						
216.00-3-46	3397 Ames Rd				26200	
McLaughlin Michael S	210 1 Family Res		BAS STAR 41854	0	0	18,870
3397 Ames Rd	Cassadaga Valle 062601	19,300	FARM SILOS 42100	0	700	700
Cassadaga, NY 14718	4-1-31.1	35,000	COUNTY TAXABLE VALUE	34,300		
	ACRES 5.00		TOWN TAXABLE VALUE	34,300		
	EAST-0311384 NRTH-0842912		SCHOOL TAXABLE VALUE	15,430		
	DEED BOOK 2371 PG-351		FP003 Charlotte fp 1	34,300	TO	
	FULL MARKET VALUE	57,100	700 EX			
***** 216.00-3-47 *****						
216.00-3-47	3384 Ames Rd					
Walsh Adam W	270 Mfg housing		BAS STAR 41854	0	0	18,870
3384 Ames Rd	Cassadaga Valle 062601	28,800	COUNTY TAXABLE VALUE	56,300		
Cassadaga, NY 14718	4-1-31.3.4	56,300	TOWN TAXABLE VALUE	56,300		
	ACRES 14.40		SCHOOL TAXABLE VALUE	37,430		
	EAST-0311142 NRTH-0843822		FP003 Charlotte fp 1	56,300	TO	
	DEED BOOK 2013 PG-1816					
	FULL MARKET VALUE	91,900				
***** 216.00-3-48 *****						
216.00-3-48	Ames Rd					
Gullo Dennis	322 Rural vac>10		COUNTY TAXABLE VALUE	28,900		
Gullo Penny	Cassadaga Valle 062601	28,900	TOWN TAXABLE VALUE	28,900		
5970 Rt 5	4-1-31.3.3	28,900	SCHOOL TAXABLE VALUE	28,900		
Brocton, NY 14716	ACRES 14.50		FP003 Charlotte fp 1	28,900	TO	
	EAST-0311953 NRTH-0843818					
	DEED BOOK 2023 PG-1178					
	FULL MARKET VALUE	47,200				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 217.00-1-1 *****						
3100 Smith Rd	210 1 Family Res		BAS STAR 41854 0	0	0	18,870
217.00-1-1	Cassadaga Valle 062601	37,800	COUNTY TAXABLE VALUE	165,000		
Blair Mark C	4-1-15.4	165,000	TOWN TAXABLE VALUE	165,000		
Konert Amber C	ACRES 25.00		SCHOOL TAXABLE VALUE	146,130		
3100 Smith Rd	DEED BOOK 2584 PG-775		FP003 Charlotte fp 1	165,000 TO		
Cassadaga, NY 14718	FULL MARKET VALUE	269,400				
***** 217.00-1-2.1 *****						
Hall Rd	314 Rural vac<10		COUNTY TAXABLE VALUE	2,900		
217.00-1-2.1	Cassadaga Valle 062601	2,900	TOWN TAXABLE VALUE	2,900		
Anastasi David L	4-1-19.1	2,900	SCHOOL TAXABLE VALUE	2,900		
Anastasi Katherine W	ACRES 0.92		FP003 Charlotte fp 1	2,900 TO		
3910 Lockport Rd	EAST-0965160 NRTH-0847116					
Sanborn, NY 14132	FULL MARKET VALUE	4,700				
***** 217.00-1-2.2 *****						
7355 Hall Rd	270 Mfg housing		COUNTY TAXABLE VALUE	25,400		
217.00-1-2.2	Cassadaga Valle 062601	22,400	TOWN TAXABLE VALUE	25,400		
Herriven Jody P	4-1-19.1	25,400	SCHOOL TAXABLE VALUE	25,400		
Heckman Michael J	ACRES 7.50		FP003 Charlotte fp 1	25,400 TO		
9269 Pearson Rd	EAST-0965038 NRTH-0846890					
Middleport, NY 14105	DEED BOOK 2711 PG-858					
	FULL MARKET VALUE	41,500				
***** 217.00-1-3 *****						
Smith Rd	270 Mfg housing		COUNTY TAXABLE VALUE	24,000		
217.00-1-3	Cassadaga Valle 062601	23,300	TOWN TAXABLE VALUE	24,000		
O'Rourke Elizabeth	4-1-19.4	24,000	SCHOOL TAXABLE VALUE	24,000		
Harroun David	ACRES 8.50		FP003 Charlotte fp 1	24,000 TO		
29 S Main St	EAST-0316819 NRTH-0846466					
Cassadaga, NY 14718	DEED BOOK 2019 PG-6771					
	FULL MARKET VALUE	39,200				
***** 217.00-1-4 *****						
7322 Hall Rd	240 Rural res		COUNTY TAXABLE VALUE	140,000		
217.00-1-4	Cassadaga Valle 062601	36,400	TOWN TAXABLE VALUE	140,000		
Sidote Joseph A	4-1-19.2.2	140,000	SCHOOL TAXABLE VALUE	140,000		
Williams Janice M	ACRES 23.00		FP003 Charlotte fp 1	140,000 TO		
61 Bellhurst Rd	EAST-0317586 NRTH-0846786					
Tonawanda, NY 14150	DEED BOOK 2011 PG-6504					
	FULL MARKET VALUE	228,600				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-5 *****						
217.00-1-5	Hall Rd					
Myers Mary S	322 Rural vac>10		COUNTY TAXABLE VALUE	14,700		
41 Hale St	Cassadaga Valle 062601	14,700	TOWN TAXABLE VALUE	14,700		
Yatesville, PA 18640	4-1-19.2.3	14,700	SCHOOL TAXABLE VALUE	14,700		
	ACRES 10.00		FP003 Charlotte fp 1	14,700	TO	
	EAST-0317904 NRTH-0846005					
	DEED BOOK 2020 PG-2073					
	FULL MARKET VALUE	24,000				
***** 217.00-1-6 *****						
217.00-1-6	7276 Hall Rd				26200	
Dean Loretta M	240 Rural res		COUNTY TAXABLE VALUE	89,500		
7276 Hall Rd	Cassadaga Valle 062601	25,300	TOWN TAXABLE VALUE	89,500		
Sinclairville, NY 14782	4-1-20.3	89,500	SCHOOL TAXABLE VALUE	89,500		
	ACRES 10.60		FP003 Charlotte fp 1	89,500	TO	
	EAST-0318197 NRTH-0845755					
	DEED BOOK 2021 PG-2171					
	FULL MARKET VALUE	146,100				
***** 217.00-1-7 *****						
217.00-1-7	7268 Hall Rd				26200	
Yonkers Norman R Jr	240 Rural res		COUNTY TAXABLE VALUE	159,500		
Carlson-Yonkers Pamela S	Cassadaga Valle 062601	25,300	TOWN TAXABLE VALUE	159,500		
7268 Hall Rd	4-1-20.4	159,500	SCHOOL TAXABLE VALUE	159,500		
Cassadaga, NY 14718	ACRES 10.60		FP003 Charlotte fp 1	159,500	TO	
	EAST-0318297 NRTH-0845479					
	DEED BOOK 2019 PG-5965					
	FULL MARKET VALUE	260,400				
***** 217.00-1-8 *****						
217.00-1-8	7256 Hall Rd				26200	
King Nolend	240 Rural res		COUNTY TAXABLE VALUE	108,000		
7256 Hall Rd	Cassadaga Valle 062601	25,300	TOWN TAXABLE VALUE	108,000		
Cassadaga, NY 14718	4-1-20.5	108,000	SCHOOL TAXABLE VALUE	108,000		
	ACRES 10.60		FP003 Charlotte fp 1	108,000	TO	
	EAST-0318300 NRTH-0845303					
	DEED BOOK 2018 PG-4012					
	FULL MARKET VALUE	176,300				
***** 217.00-1-9 *****						
217.00-1-9	Hall Rd				26200	
Moore Joan L	270 Mfg housing		COUNTY TAXABLE VALUE	30,000		
180 Hinds St	Cassadaga Valle 062601	25,900	TOWN TAXABLE VALUE	30,000		
Tonawanda, NY 14150	4-1-20.1	30,000	SCHOOL TAXABLE VALUE	30,000		
	ACRES 13.60		FP003 Charlotte fp 1	30,000	TO	
	EAST-0318256 NRTH-0844999					
	DEED BOOK 1694 PG-00196					
	FULL MARKET VALUE	49,000				

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-10.1 *****						
7238	Hall Rd					26200
217.00-1-10.1	270 Mfg housing		COUNTY TAXABLE VALUE	70,000		
Anderson William Glenn	Cassadaga Valle 062601	22,000	TOWN TAXABLE VALUE	70,000		
Anderson Tammy Lynn	4-1-20.2	70,000	SCHOOL TAXABLE VALUE	70,000		
5495 Oakwood	ACRES 7.10		FP003 Charlotte fp 1	70,000	TO	
North Tonawanda, NY 14120	EAST-0318198 NRTH-0844551					
	DEED BOOK 2018 PG-2270					
	FULL MARKET VALUE	114,300				
***** 217.00-1-10.2.1 *****						
	Hall Rd					
217.00-1-10.2.1	322 Rural vac>10		COUNTY TAXABLE VALUE	6,500		
Anderson William Glenn	Cassadaga Valle 062601	6,500	TOWN TAXABLE VALUE	6,500		
Anderson Tammy Lynn	ACRES 3.00	6,500	SCHOOL TAXABLE VALUE	6,500		
5495 Oakwood	DEED BOOK 2018 PG-2270		FP003 Charlotte fp 1	6,500	TO	
North Tonawanda, NY 14120	FULL MARKET VALUE	10,600				
***** 217.00-1-10.2.2 *****						
	Hall Rd					
217.00-1-10.2.2	322 Rural vac>10		COUNTY TAXABLE VALUE	9,200		
Snyder Richard E Jr.	Cassadaga Valle 062601	9,200	TOWN TAXABLE VALUE	9,200		
Snyder Michele K	ACRES 14.10	9,200	SCHOOL TAXABLE VALUE	9,200		
1090 Backus Rd	DEED BOOK 2703 PG-282		FP003 Charlotte fp 1	9,200	TO	
Derby, NY 14047	FULL MARKET VALUE	15,000				
***** 217.00-1-11 *****						
	Hall Rd					26200
217.00-1-11	322 Rural vac>10		COUNTY TAXABLE VALUE	24,000		
Herriven Jody	Cassadaga Valle 062601	24,000	TOWN TAXABLE VALUE	24,000		
9269 Pearson Rd	4-1-19.2.1	24,000	SCHOOL TAXABLE VALUE	24,000		
Middleport, NY 14105	ACRES 20.00		FP003 Charlotte fp 1	24,000	TO	
	EAST-0318289 NRTH-0846037					
	DEED BOOK 2019 PG-4609					
	FULL MARKET VALUE	39,200				
***** 217.00-1-12 *****						
	North Hill Rd Rear					26200
217.00-1-12	322 Rural vac>10		COUNTY TAXABLE VALUE	8,000		
Herriven Jody	Cassadaga Valle 062601	8,000	TOWN TAXABLE VALUE	8,000		
9269 Pearson Rd	5-1-2	8,000	SCHOOL TAXABLE VALUE	8,000		
Middleport, NY 14105	ACRES 11.40		FP003 Charlotte fp 1	8,000	TO	
	EAST-0319299 NRTH-0846331					
	DEED BOOK 2019 PG-4609					
	FULL MARKET VALUE	13,100				
***** 217.00-1-13 *****						
	South side of Smith Rd					26200
217.00-1-13	322 Rural vac>10		COUNTY TAXABLE VALUE	24,000		
Higgs Donald E	Cassadaga Valle 062601	24,000	TOWN TAXABLE VALUE	24,000		
2411 E Ryan Dr	5-1-3	24,000	SCHOOL TAXABLE VALUE	24,000		
Midland, MI 48642	ACRES 60.00		FP003 Charlotte fp 1	24,000	TO	
	EAST-0320470 NRTH-0845945					
	DEED BOOK 2020 PG-3213					
	FULL MARKET VALUE	39,200				

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-14 *****						
217.00-1-14	North Hill Rd					
MacLaren Brian K	322 Rural vac>10		COUNTY TAXABLE VALUE	38,800		
1967 Brant Rd	Cassadaga Valle 062601	38,800	TOWN TAXABLE VALUE	38,800		
North Collins, NY 14111	5-1-4.3	38,800	SCHOOL TAXABLE VALUE	38,800		
	ACRES 41.20		FP003 Charlotte fp 1	38,800	TO	
	DEED BOOK 2019 PG-3636					
	FULL MARKET VALUE	63,300				
***** 217.00-1-15 *****						
217.00-1-15	7371 North Hill Rd				26200	
Chaffee Donald W	240 Rural res		BAS STAR 41854 0	0	0	18,870
Chaffee Benjamin G	Cassadaga Valle 062601	131,600	COUNTY TAXABLE VALUE	184,600		
7371 North Hill Rd	5-1-4.1	184,600	TOWN TAXABLE VALUE	184,600		
Sinclairville, NY 14782	ACRES 84.80		SCHOOL TAXABLE VALUE	165,730		
	EAST-0322201 NRTH-0845527		FP003 Charlotte fp 1	184,600	TO	
	DEED BOOK 2013 PG-6142					
	FULL MARKET VALUE	301,400				
***** 217.00-1-16 *****						
217.00-1-16	7241 North Hill Rd				26200	
Postle Benjamin John	210 1 Family Res		COUNTY TAXABLE VALUE	75,500		
Postle Kelly A	Cassadaga Valle 062601	10,000	TOWN TAXABLE VALUE	75,500		
26 Burr Oak Dr	5-1-4.2	75,500	SCHOOL TAXABLE VALUE	75,500		
Pittsford, NY 14534	ACRES 5.00		FP003 Charlotte fp 1	75,500	TO	
	EAST-0322169 NRTH-0844387					
	DEED BOOK 2014 PG-5355					
	FULL MARKET VALUE	123,300				
***** 217.00-1-17 *****						
217.00-1-17	942 Co. reforest				26200	
County Of Chautauqua	Cassadaga Valle 062601	57,000	COUNTY TAXABLE VALUE	57,000		
Gerace Office Bldg	5-1-30	57,000	TOWN TAXABLE VALUE	57,000		
Mayville, NY 14757	ACRES 90.00		SCHOOL TAXABLE VALUE	57,000		
	EAST-0321132 NRTH-0843667		FP003 Charlotte fp 1	57,000	TO	
	FULL MARKET VALUE	93,100				
***** 217.00-1-18.1 *****						
217.00-1-18.1	North Hill Rd				26200	
Smith Harold A	322 Rural vac>10		COUNTY TAXABLE VALUE	61,600		
Berman Rhonda S	Cassadaga Valle 062601	61,000	TOWN TAXABLE VALUE	61,600		
7101 North Hill Rd	5-1-29	61,600	SCHOOL TAXABLE VALUE	61,600		
Sinclairville, NY 14782	ACRES 103.20		FP003 Charlotte fp 1	61,600	TO	
	EAST-0969569 NRTH-0842576					
	DEED BOOK 2687 PG-505					
	FULL MARKET VALUE	100,600				

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-18.2 *****						
217.00-1-18.2	7163 North Hill Rd					
Lukacz David J	270 Mfg housing		COUNTY TAXABLE VALUE	48,000		
Lukacz Carole A	Cassadaga Valle 062601	34,000	TOWN TAXABLE VALUE	48,000		
7163 North Hill Rd	ACRES 19.90	48,000	SCHOOL TAXABLE VALUE	48,000		
Sinclairville, NY 14782	DEED BOOK 2017 PG-7173		FP003 Charlotte fp 1	48,000	TO	
	FULL MARKET VALUE	78,400				
***** 217.00-1-18.3 *****						
217.00-1-18.3	7101 North Hill Rd					26200
Berman Oliver G	270 Mfg housing		COUNTY TAXABLE VALUE	119,000		
Berman Rhonda S	Cassadaga Valle 062601	14,200	TOWN TAXABLE VALUE	119,000		
7101 North Hill Rd	5-1-29	119,000	SCHOOL TAXABLE VALUE	119,000		
Sinclairville, NY 14782	ACRES 2.10		FP003 Charlotte fp 1	119,000	TO	
	EAST-0970923 NRTH-0842192					
	DEED BOOK 2021 PG-4506					
	FULL MARKET VALUE	194,300				
***** 217.00-1-19 *****						
217.00-1-19	2726 Hooker Rd					26200
Guichard John H Jr	240 Rural res		ENH STAR 41834 0	0	0	54,160
Guichard Wanda	Cassadaga Valle 062601	34,800	COUNTY TAXABLE VALUE	89,000		
2726 Hooker Rd	13-1-2.1	89,000	TOWN TAXABLE VALUE	89,000		
Sinclairville, NY 14782	ACRES 20.80		SCHOOL TAXABLE VALUE	34,840		
	EAST-0322355 NRTH-0840999		FP003 Charlotte fp 1	89,000	TO	
	DEED BOOK 2482 PG-236					
	FULL MARKET VALUE	145,300				
***** 217.00-1-20 *****						
217.00-1-20	2729 Hooker Rd					
Carlstrom Jake William	210 1 Family Res		COUNTY TAXABLE VALUE	40,000		
2729 Hooker Rd	Cassadaga Valle 062601	5,500	TOWN TAXABLE VALUE	40,000		
Sinclairville, NY 14782	13-3-2	40,000	SCHOOL TAXABLE VALUE	40,000		
	ACRES 0.33		FP003 Charlotte fp 1	40,000	TO	
	EAST-0322374 NRTH-0840204					
	DEED BOOK 2012 PG-2751					
	FULL MARKET VALUE	65,300				
***** 217.00-1-21 *****						
217.00-1-21	Charlotte Ctr					26200
Johnson Jason R	120 Field crops		AG DIST 41720 0	14,210	14,210	14,210
Johnson Deborah A	Cassadaga Valle 062601	50,800	COUNTY TAXABLE VALUE	41,590		
6810 Charlotte Center Rd	13-3-6.1	55,800	TOWN TAXABLE VALUE	41,590		
Sinclairville, NY 14782	ACRES 69.40		SCHOOL TAXABLE VALUE	41,590		
	EAST-0321378 NRTH-0839581		FP003 Charlotte fp 1	55,800	TO	
	DEED BOOK 2019 PG-6555					
	FULL MARKET VALUE	91,100				

MAY BE SUBJECT TO PAYMENT
UNDER AGDIST LAW TIL 2029

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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 217.00-1-22 *****						
217.00-1-22	2761 Hooker Rd				26200	
Banach Richard A Sr	270 Mfg housing		ENH STAR 41834	0	0	13,000
2761 Hooker Rd	Cassadaga Valle 062601	5,700	COUNTY TAXABLE VALUE		13,000	
Sinclairville, NY 14782	13-3-1	13,000	TOWN TAXABLE VALUE		13,000	
	ACRES 0.35		SCHOOL TAXABLE VALUE		0	
	DEED BOOK 2022 PG-4153		FP003 Charlotte fp 1	13,000	TO	
	FULL MARKET VALUE	21,200				
***** 217.00-1-23 *****						
217.00-1-23	2768 Hooker Rd				26200	
Telford Amanda L	240 Rural res		BAS STAR 41854	0	0	18,870
Telford Richard D	Cassadaga Valle 062601	29,400	COUNTY TAXABLE VALUE		115,000	
2768 Hooker Rd	13-1-1	115,000	TOWN TAXABLE VALUE		115,000	
Sinclairville, NY 14782	ACRES 15.00		SCHOOL TAXABLE VALUE		96,130	
	EAST-0321680 NRTH-0840983		FP003 Charlotte fp 1	115,000	TO	
	DEED BOOK 2021 PG-5833					
	FULL MARKET VALUE	187,800				
***** 217.00-1-24 *****						
217.00-1-24	2788 Hooker Rd					
Duke Karen	312 Vac w/imprv		COUNTY TAXABLE VALUE		27,500	
2788 Hooker Rd	Cassadaga Valle 062601	17,500	TOWN TAXABLE VALUE		27,500	
PO Box 701	5-1-28.3	27,500	SCHOOL TAXABLE VALUE		27,500	
Sinclairville, NY 14782	ACRES 4.00		FP003 Charlotte fp 1	27,500	TO	
	EAST-0321025 NRTH-0840529					
	DEED BOOK 2690 PG-836					
	FULL MARKET VALUE	44,900				
***** 217.00-1-25 *****						
217.00-1-25	2812 Hooker Rd					
Oakes Kevin W	240 Rural res		AG DIST 41720	0	12,360	12,360
Oakes Serene-Beth	Cassadaga Valle 062601	56,000	BAS STAR 41854	0	0	18,870
2812 Hooker Rd	5-1-28.2	203,000	COUNTY TAXABLE VALUE		190,640	
PO Box 885	ACRES 34.80 BANK 9275		TOWN TAXABLE VALUE		190,640	
Sinclairville, NY 14782	EAST-0320620 NRTH-0840588		SCHOOL TAXABLE VALUE		171,770	
	DEED BOOK 2392 PG-698		FP003 Charlotte fp 1	203,000	TO	
	FULL MARKET VALUE	331,400				
***** 217.00-1-26.2 *****						
217.00-1-26.2	2860 Hooker Rd					
Sue A. Oakes Revocable Trust	240 Rural res		AG DIST 41720	0	23,070	23,070
2860 Hooker Rd	Cassadaga Valle 062601	57,300	ENH STAR 41834	0	0	54,160
Sinclairville, NY 14782-9614	5-1-28.1	175,000	COUNTY TAXABLE VALUE		151,930	
	ACRES 67.70		TOWN TAXABLE VALUE		151,930	
	DEED BOOK 2012 PG-6510		SCHOOL TAXABLE VALUE		97,770	
	FULL MARKET VALUE	285,700	FP003 Charlotte fp 1	175,000	TO	

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STATE OF NEW YORK
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
						ACCOUNT NO.
***** 217.00-1-27.1 *****						
217.00-1-27.1	2881 Hooker Rd					26200
Lanphere Justin	240 Rural res		COUNTY TAXABLE VALUE	50,000		
12131 Hanford Rd	Cassadaga Valle 062601	35,100	TOWN TAXABLE VALUE	50,000		
Silver Creek, NY 14136	8-1-1	50,000	SCHOOL TAXABLE VALUE	50,000		
	ACRES 21.20		FP003 Charlotte fp 1	50,000 TO		
	EAST-0967631 NRTH-0839663					
	DEED BOOK 2647 PG-915					
	FULL MARKET VALUE	81,600				
***** 217.00-1-27.2 *****						
217.00-1-27.2	2889 Hooker Rd					26200
TenPas Howard	270 Mfg housing		COUNTY TAXABLE VALUE	55,000		
Lanphere Ericka	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	55,000		
2889 Hooker Rd	8-1-1	55,000	SCHOOL TAXABLE VALUE	55,000		
Sinclairville, NY 14782	ACRES 2.00		FP003 Charlotte fp 1	55,000 TO		
	EAST-0967490 NRTH-0840108					
	DEED BOOK 2018 PG-1232					
	FULL MARKET VALUE	89,800				
***** 217.00-1-28.2.a *****						
217.00-1-28.2.a	6853 Hall Rd		BAS STAR 41854 0	0	0	18,870
Higgs Jeffrey J	270 Mfg housing		COUNTY TAXABLE VALUE	31,000		
7207 Rood Rd	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	31,000		
Sinclairville, NY 14782	7-1-12.5	31,000	SCHOOL TAXABLE VALUE	12,130		
	ACRES 2.00		FP003 Charlotte fp 1	31,000 TO		
	DEED BOOK 2571 PG-506					
	FULL MARKET VALUE	50,600				
***** 217.00-1-28.3 *****						
217.00-1-28.3	Hall Rd					
Higgs Gary W	322 Rural vac>10		COUNTY TAXABLE VALUE	53,300		
Higgs Roberta A	Cassadaga Valle 062601	53,300	TOWN TAXABLE VALUE	53,300		
7150 Rood Rd	217.00-1-28.1	53,300	SCHOOL TAXABLE VALUE	53,300		
Sinclairville, NY 14782	217.00-1-28.3		FP003 Charlotte fp 1	53,300 TO		
	ACRES 77.50					
	DEED BOOK 2575 PG-549					
	FULL MARKET VALUE	87,000				
***** 217.00-1-29 *****						
217.00-1-29	6875 Hall Rd					
Mekus Todd	312 Vac w/imprv		COUNTY TAXABLE VALUE	12,500		
3196 Hooker Rd	Cassadaga Valle 062601	10,900	TOWN TAXABLE VALUE	12,500		
Sinclairville, NY 14782	7-1-12.4	12,500	SCHOOL TAXABLE VALUE	12,500		
	ACRES 6.00		FP003 Charlotte fp 1	12,500 TO		
	EAST-0317139 NRTH-0839150					
	DEED BOOK 2019 PG-1200					
	FULL MARKET VALUE	20,400				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-30 *****						
6899 Hall Rd	210 1 Family Res		VET WAR CT 41121	0	7,548	3,774
217.00-1-30	Cassadaga Valle 062601	16,500	VET DIS CT 41141	0	24,500	12,580
Lawson Todd C	7-1-12.3	122,500	COUNTY TAXABLE VALUE		90,452	
Lawson Cherri	ACRES 3.40		TOWN TAXABLE VALUE		106,146	
6899 Hall Rd	EAST-0317464 NRTH-0839449		SCHOOL TAXABLE VALUE		122,500	
Sinclairville, NY 14782	DEED BOOK 2015 PG-5171		FP003 Charlotte fp 1		122,500	TO
	FULL MARKET VALUE	200,000				
***** 217.00-1-31 *****						
6905 Hall Rd	270 Mfg housing		BAS STAR 41854	0	0	0
217.00-1-31	Cassadaga Valle 062601	16,800	COUNTY TAXABLE VALUE		32,500	18,870
Nopper Nicole Lynn	7-1-12.2.3	32,500	TOWN TAXABLE VALUE		32,500	
6905 Hall Rd	ACRES 3.60		SCHOOL TAXABLE VALUE		13,630	
Sinclairville, NY 14782	EAST-0317336 NRTH-0839716		FP003 Charlotte fp 1		32,500	TO
	DEED BOOK 2602 PG-101					
	FULL MARKET VALUE	53,100				
***** 217.00-1-32 *****						
Hall Rd	314 Rural vac<10		COUNTY TAXABLE VALUE		7,400	
217.00-1-32	Cassadaga Valle 062601	7,400	TOWN TAXABLE VALUE		7,400	
Higgs Gary W	7-1-12.2.1	7,400	SCHOOL TAXABLE VALUE		7,400	
7150 Rood Rd	ACRES 3.50		FP003 Charlotte fp 1		7,400	TO
Sinclairville, NY 14782	EAST-0317370 NRTH-0839892					
	DEED BOOK 2535 PG-218					
	FULL MARKET VALUE	12,100				
***** 217.00-1-33 *****						
3027 Hooker Rd	210 1 Family Res		BAS STAR 41854	0	0	0
217.00-1-33	Cassadaga Valle 062601	15,800	COUNTY TAXABLE VALUE		101,000	18,870
Lanphere Clifford W	7-1-12.2.2	101,000	TOWN TAXABLE VALUE		101,000	
Lanphere Jennifer Ann	ACRES 3.00		SCHOOL TAXABLE VALUE		82,130	
181 Morris Lake Dr	EAST-0317065 NRTH-0839727		FP003 Charlotte fp 1		101,000	TO
Hawthorne, FL 32640	DEED BOOK 2017 PG-3384					
	FULL MARKET VALUE	164,900				
***** 217.00-1-34 *****						
3047 Hooker Rd	240 Rural res		RPTL 466-a 41631	0	40,400	40,400
217.00-1-34	Cassadaga Valle 062601	50,200	COUNTY TAXABLE VALUE		363,600	0
Levy Myron Douglas	7-1-11.1	404,000	TOWN TAXABLE VALUE		363,600	
Levy Carol R	ACRES 28.00		SCHOOL TAXABLE VALUE		404,000	
3047 Hooker Rd	EAST-0316611 NRTH-0839589		FP003 Charlotte fp 1		404,000	TO
Sinclairville, NY 14782	DEED BOOK 2020 PG-1009					
	FULL MARKET VALUE	659,600				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-35 *****						
3075 Hooker Rd						26200
217.00-1-35	210 1 Family Res		COUNTY TAXABLE VALUE	59,000		
Laurie Tyler	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	59,000		
Laurie Shelby	7-1-11.2	59,000	SCHOOL TAXABLE VALUE	59,000		
3075 Hooker Rd	ACRES 2.00		FP003 Charlotte fp 1	59,000	TO	
Sinclairville, NY 14782	EAST-0316350 NRTH-0840144					
	DEED BOOK 2016 PG-6464					
	FULL MARKET VALUE	96,300				
***** 217.00-1-36 *****						
3098 Hooker Rd						
217.00-1-36	210 1 Family Res		COUNTY TAXABLE VALUE	30,000		
Hagberg Craig G	Cassadaga Valle 062601	19,300	TOWN TAXABLE VALUE	30,000		
Hagberg Terri A	4-1-25.1	30,000	SCHOOL TAXABLE VALUE	30,000		
Pob 973	ACRES 5.00		FP003 Charlotte fp 1	30,000	TO	
3098 Hooker Rd	EAST-0316158 NRTH-0840904					
Sinclairville, NY 14782-0973	DEED BOOK 2258 PG-605					
	FULL MARKET VALUE	49,000				
***** 217.00-1-37 *****						
Hooker Rd						
217.00-1-37	322 Rural vac>10		COUNTY TAXABLE VALUE	17,300		
Hagburg Kurtis J	Cassadaga Valle 062601	17,300	TOWN TAXABLE VALUE	17,300		
5816 Thornton Rd	4-1-25.2.1	17,300	SCHOOL TAXABLE VALUE	17,300		
Cherry Creek, NY 14723	ACRES 12.80		FP003 Charlotte fp 1	17,300	TO	
	EAST-0315885 NRTH-0841383					
	DEED BOOK 2260 PG-201					
	FULL MARKET VALUE	28,200				
***** 217.00-1-38 *****						
3062 Hooker Rd						26200
217.00-1-38	240 Rural res		COUNTY TAXABLE VALUE	132,000		
Bennett William	Cassadaga Valle 062601	29,300	TOWN TAXABLE VALUE	132,000		
Bennett Shanon	4-1-25.2.3	132,000	SCHOOL TAXABLE VALUE	132,000		
3062 Hooker Rd	ACRES 14.90		FP003 Charlotte fp 1	132,000	TO	
Sinclairville, NY 14782-9608	EAST-0316341 NRTH-0841137					
	DEED BOOK 2025 PG-1198					
PRIOR OWNER ON 3/01/2025	FULL MARKET VALUE	215,500				
Bennett William						
***** 217.00-1-39 *****						
3042 Hooker Rd						26200
217.00-1-39	240 Rural res		VET WAR CT 41121 0	7,548	3,774	0
Chamberlin Claude	Cassadaga Valle 062601	24,700	BAS STAR 41854 0	0	0	18,870
Chamberlin Roberta	4-1-25.2.4	80,000	COUNTY TAXABLE VALUE	72,452		
3042 Hooker Rd	ACRES 10.00		TOWN TAXABLE VALUE	76,226		
Sinclairville, NY 14782	EAST-0316782 NRTH-0840537		SCHOOL TAXABLE VALUE	61,130		
	DEED BOOK 2195 PG-00506		FP003 Charlotte fp 1	80,000	TO	
	FULL MARKET VALUE	130,600				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-40 *****						
217.00-1-40	Hall Rd					
Kimmerly Alicia	314 Rural vac<10		COUNTY TAXABLE VALUE	4,800		
Morley Angela	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
18 Lodi St	4-1-24.2	4,800	SCHOOL TAXABLE VALUE	4,800		
Forestville, NY 14062	ACRES 2.00		FP003 Charlotte fp 1	4,800	TO	
	EAST-0317219 NRTH-0841581					
	DEED BOOK 2024 PG-5605					
	FULL MARKET VALUE	7,800				
***** 217.00-1-41.1 *****						
217.00-1-41.1	2962 Hooker Rd				26200	
Kimmerly Alicia	322 Rural vac>10		COUNTY TAXABLE VALUE	18,200		
Morley Angela	Cassadaga Valle 062601	18,200	TOWN TAXABLE VALUE	18,200		
18 Lodi St	4-1-24.1	18,200	SCHOOL TAXABLE VALUE	18,200		
Forestville, NY 14062	ACRES 13.80		FP003 Charlotte fp 1	18,200	TO	
	EAST-0317798 NRTH-0840921					
	DEED BOOK 2024 PG-5605					
	FULL MARKET VALUE	29,700				
***** 217.00-1-41.2 *****						
217.00-1-41.2	2962 Hooker Rd				26200	
Kennelley Robert	240 Rural res		COUNTY TAXABLE VALUE	95,000		
3139 Huntington Ln	Cassadaga Valle 062601	29,100	TOWN TAXABLE VALUE	95,000		
Lakeland, FL 33810	4-1-24.1	95,000	SCHOOL TAXABLE VALUE	95,000		
	ACRES 14.70		FP003 Charlotte fp 1	95,000	TO	
	EAST-0317798 NRTH-0840921					
	DEED BOOK 2023 PG-5981					
	FULL MARKET VALUE	155,100				
***** 217.00-1-42 *****						
217.00-1-42	2910 Hooker Rd				26200	
Jesionowski Brad J	210 1 Family Res		BAS STAR 41854 0	0	0	18,870
Jesionowski Kelley Anne	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE	73,000		
2910 Hooker Rd	4-1-23.2	73,000	TOWN TAXABLE VALUE	73,000		
Sinclairville, NY 14782	ACRES 2.00		SCHOOL TAXABLE VALUE	54,130		
	EAST-0318753 NRTH-0840458		FP003 Charlotte fp 1	73,000	TO	
	DEED BOOK 2472 PG-793					
	FULL MARKET VALUE	119,200				
***** 217.00-1-43 *****						
217.00-1-43	2726 Hooker Rd				26200	
Guichard Ernest	312 Vac w/imprv		COUNTY TAXABLE VALUE	42,000		
9 Church St A-503	Cassadaga Valle 062601	30,900	TOWN TAXABLE VALUE	42,000		
Sinclairville, NY 14782	4-1-23.1	42,000	SCHOOL TAXABLE VALUE	42,000		
	ACRES 29.80		FP003 Charlotte fp 1	42,000	TO	
	EAST-0318438 NRTH-0841070					
	DEED BOOK 2021 PG-3091					
	FULL MARKET VALUE	68,600				

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-44 *****						
217.00-1-44	7108 Hall Rd					26200
Christine Daley, A Life Estate	240 Rural res		VET WAR CT 41121 0	7,548	3,774	0
Daley Sean P	4-1-22	195,000	56,900 ENH STAR 41834	0	0	0
7108 Hall Rd	ACRES 54.00		COUNTY TAXABLE VALUE	187,452		54,160
PO Box 409	EAST-0318157 NRTH-0842375		TOWN TAXABLE VALUE	191,226		
Cassadaga, NY 14718-0409	DEED BOOK 2011 PG-6184		SCHOOL TAXABLE VALUE	140,840		
	FULL MARKET VALUE	318,400	FP003 Charlotte fp 1	195,000	TO	
***** 217.00-1-45 *****						
217.00-1-45	Hall Rd					26200
Sciascia Salvatore J	322 Rural vac>10		COUNTY TAXABLE VALUE	57,000		
Sciascia Karen M	4-1-21.1	57,000	TOWN TAXABLE VALUE	57,000		
7192 Hall Rd	ACRES 54.20		SCHOOL TAXABLE VALUE	57,000		
Cassadaga, NY 14718	EAST-0318236 NRTH-0843583		FP003 Charlotte fp 1	57,000	TO	
	DEED BOOK 2592 PG-170					
	FULL MARKET VALUE	93,100				
***** 217.00-1-46 *****						
217.00-1-46	Hall Rd					26200
Sciascia Salvatore J	314 Rural vac<10		COUNTY TAXABLE VALUE	8,300		
7192 Hall Rd	4-1-21.2	8,300	TOWN TAXABLE VALUE	8,300		
Cassadaga, NY 14718	ACRES 4.00		SCHOOL TAXABLE VALUE	8,300		
	EAST-0317343 NRTH-0844233		FP003 Charlotte fp 1	8,300	TO	
	DEED BOOK 2359 PG-375					
	FULL MARKET VALUE	13,600				
***** 217.00-1-47 *****						
217.00-1-47	7192 Hall Rd					
Sciascia Salvatore J	210 1 Family Res		BAS STAR 41854 0	0	0	18,870
Sciascia Karen M	4-1-21.3	115,000	COUNTY TAXABLE VALUE	115,000		
7192 Hall Rd	FRNT 135.00 DPTH 579.00		TOWN TAXABLE VALUE	115,000		
Cassadaga, NY 14718	ACRES 1.80		SCHOOL TAXABLE VALUE	96,130		
	EAST-0317495 NRTH-0843929		FP003 Charlotte fp 1	115,000	TO	
	DEED BOOK 2431 PG-853					
	FULL MARKET VALUE	187,800				
***** 217.00-1-48 *****						
217.00-1-48	7113 Hall Rd					26200
Smith Kevin M	240 Rural res		COUNTY TAXABLE VALUE	235,000		
Hojnacki-Smith Andrea J	4-1-26	235,000	TOWN TAXABLE VALUE	235,000		
7113 Hall Rd	ACRES 61.00		SCHOOL TAXABLE VALUE	235,000		
Cassadaga, NY 14718	EAST-0316177 NRTH-0842368		FP003 Charlotte fp 1	235,000	TO	
	DEED BOOK 2017 PG-7565					
	FULL MARKET VALUE	383,700				

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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-49.1 *****						
217.00-1-49.1	Ames Rd					26200
Christopher Carol A	322 Rural vac>10		COUNTY TAXABLE VALUE	16,300		
6865 Schuyler Dr	Cassadaga Valle 062601	16,300	TOWN TAXABLE VALUE	16,300		
Derby, NY 14047-9302	4-1-27.1	16,300	SCHOOL TAXABLE VALUE	16,300		
	ACRES 11.70		FP003 Charlotte fp 1	16,300	TO	
	DEED BOOK 2616 PG-951					
	FULL MARKET VALUE	26,600				
***** 217.00-1-49.2.1 *****						
217.00-1-49.2.1	7197 Hall Rd					26200
Hough Jay K Jr	240 Rural res		COUNTY TAXABLE VALUE	153,000		
7197 Hall Rd	Cassadaga Valle 062601	32,200	TOWN TAXABLE VALUE	153,000		
Cassadaga, NY 14718	4-1-27.7	153,000	SCHOOL TAXABLE VALUE	153,000		
	ACRES 18.20		FP003 Charlotte fp 1	153,000	TO	
	DEED BOOK 2021 PG-1522					
	FULL MARKET VALUE	249,800				
***** 217.00-1-49.2.2 *****						
217.00-1-49.2.2	3077 Ames Rd					26200
Imm Michael B	210 1 Family Res		CW 15 VET/ 41162	0	7,548	0
Imm Wendy S	Cassadaga Valle 062601	11,500	BAS STAR 41854	0	0	18,870
3077 Ames Rd	4-1-27.7	118,000	COUNTY TAXABLE VALUE		110,452	
Cassadaga, NY 14718	ACRES 1.10		TOWN TAXABLE VALUE		118,000	
	DEED BOOK 2695 PG-369		SCHOOL TAXABLE VALUE		99,130	
	FULL MARKET VALUE	192,700	FP003 Charlotte fp 1		118,000	TO
***** 217.00-1-49.2.3 *****						
217.00-1-49.2.3	Ames Rd					26200
Imm Michael B	314 Rural vac<10		COUNTY TAXABLE VALUE	4,200		
3077 Ames Rd	Cassadaga Valle 062601	4,200	TOWN TAXABLE VALUE	4,200		
Cassadaga, NY 14718	4-1-27.7	4,200	SCHOOL TAXABLE VALUE	4,200		
	ACRES 1.70		FP003 Charlotte fp 1	4,200	TO	
	DEED BOOK 2016 PG-2845					
	FULL MARKET VALUE	6,900				
***** 217.00-1-50 *****						
217.00-1-50	Ames Rd					
Christopher Carol A	314 Rural vac<10		COUNTY TAXABLE VALUE	10,800		
6865 Schuyler Dr	Cassadaga Valle 062601	10,800	TOWN TAXABLE VALUE	10,800		
Derby, NY 14047	4-1-27.6	10,800	SCHOOL TAXABLE VALUE	10,800		
	ACRES 5.90		FP003 Charlotte fp 1	10,800	TO	
	EAST-0315924 NRTH-0843376					
	DEED BOOK 2431 PG-989					
	FULL MARKET VALUE	17,600				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 217.00-1-51 *****						
7155 Hall Rd	270 Mfg housing		COUNTY TAXABLE VALUE	45,000	26200	
217.00-1-51	Cassadaga Valle 062601	25,200	TOWN TAXABLE VALUE	45,000		
Mosier Anne T	4-1-27.3	45,000	SCHOOL TAXABLE VALUE	45,000		
7155 Hall Rd	ACRES 10.50		FP003 Charlotte fp 1	45,000 TO		
Cassadaga, NY 14718	EAST-0316300 NRTH-0843191					
	DEED BOOK 2015 PG-4028					
	FULL MARKET VALUE	73,500				
***** 217.00-1-53 *****						
Ames Rd	312 Vac w/imprv		COUNTY TAXABLE VALUE	22,500	26200	
217.00-1-53	Cassadaga Valle 062601	22,100	TOWN TAXABLE VALUE	22,500		
Christopher Carol A	4-1-15.2.3	22,500	SCHOOL TAXABLE VALUE	22,500		
6865 Schuyler Dr	ACRES 18.00		FP003 Charlotte fp 1	22,500 TO		
Derby, NY 14047	DEED BOOK 2546 PG-27					
	FULL MARKET VALUE	36,700				
***** 217.00-1-54 *****						
3060 Ames Rd	270 Mfg housing		ENH STAR 41834 0	0	0	34,700
217.00-1-54	Cassadaga Valle 062601		13,100 COUNTY TAXABLE VALUE	34,700		
Harmon Ronald Charles Sr	4-1-18.4	34,700	TOWN TAXABLE VALUE	34,700		
Harmon Charlotte	ACRES 1.50		SCHOOL TAXABLE VALUE	0		
3060 Ames Rd	EAST-0316679 NRTH-0844498		FP003 Charlotte fp 1	34,700 TO		
Cassadaga, NY 14718	DEED BOOK 2024 PG-2952					
	FULL MARKET VALUE	56,700				
***** 217.00-1-55 *****						
Crnr Ames & Hall Rd	314 Rural vac<10		COUNTY TAXABLE VALUE	6,000		
217.00-1-55	Cassadaga Valle 062601	6,000	TOWN TAXABLE VALUE	6,000		
Genovese Jason M	4-1-18.7	6,000	SCHOOL TAXABLE VALUE	6,000		
PO Box 8	ACRES 2.70		FP003 Charlotte fp 1	6,000 TO		
Dunkirk, NY 14048	EAST-0316883 NRTH-0844697					
	DEED BOOK 2017 PG-4971					
	FULL MARKET VALUE	9,800				
***** 217.00-1-56.1 *****						
3083 Smith Rd	270 Mfg housing		COUNTY TAXABLE VALUE	49,200	26200	
217.00-1-56.1	Cassadaga Valle 062601	21,200	TOWN TAXABLE VALUE	49,200		
Harmon Randall	4-1-18.1	49,200	SCHOOL TAXABLE VALUE	49,200		
Harmon Alicia	ACRES 17.00		FP003 Charlotte fp 1	49,200 TO		
3083 Smith Rd	EAST-0316504 NRTH-0845066					
Cassadaga, NY 14718	DEED BOOK 2019 PG-7811					
	FULL MARKET VALUE	80,300				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-56.2 *****						
217.00-1-56.2	Smith Rd					26200
Briggs Kevin J	311 Res vac land		COUNTY TAXABLE VALUE	800		
Briggs Kathryn P	Cassadaga Valle 062601	800	TOWN TAXABLE VALUE	800		
3067 Smith Rd	4-1-18.1	800	SCHOOL TAXABLE VALUE	800		
Cassadaga, NY 14718	FRNT 30.00 DPTH 240.00		FP003 Charlotte fp 1	800 TO		
	ACRES 0.17					
	EAST-0316504 NRTH-0845066					
	DEED BOOK 2672 PG-877					
	FULL MARKET VALUE	1,300				
***** 217.00-1-57 *****						
217.00-1-57	7253 Hall Rd					26200
Kegelmeyer Jimi	270 Mfg housing		BAS STAR 41854 0	0		18,870
Wright-Kegelmeyer Evelyn	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE	21,000		
7253 Hall Rd	4-1-18.2	21,000	TOWN TAXABLE VALUE	21,000		
Cassadaga, NY 14718	ACRES 1.00		SCHOOL TAXABLE VALUE	2,130		
	EAST-0316941 NRTH-0845230		FP003 Charlotte fp 1	21,000 TO		
	DEED BOOK 2390 PG-911					
	FULL MARKET VALUE	34,300				
***** 217.00-1-58 *****						
217.00-1-58	7263 Hall Rd					26200
Durward Jeffrey	270 Mfg housing		COUNTY TAXABLE VALUE	16,000		
7263 Hall Rd	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	16,000		
Cassadaga, NY 14718	4-1-18.3	16,000	SCHOOL TAXABLE VALUE	16,000		
	ACRES 1.00		FP003 Charlotte fp 1	16,000 TO		
	EAST-0316882 NRTH-0845371					
	DEED BOOK 2023 PG-1537					
	FULL MARKET VALUE	26,100				
***** 217.00-1-59 *****						
217.00-1-59	7273 Hall Rd					26200
Galardo Anthony Jr	312 Vac w/imprv		COUNTY TAXABLE VALUE	20,000		
Galardo Sheryl	Cassadaga Valle 062601	13,800	TOWN TAXABLE VALUE	20,000		
353 Ashley Creek Dr	4-1-18.5	20,000	SCHOOL TAXABLE VALUE	20,000		
Elgin, SC 29045	ACRES 1.80		FP003 Charlotte fp 1	20,000 TO		
	EAST-0316999 NRTH-0845653					
	DEED BOOK 2020 PG-2413					
	FULL MARKET VALUE	32,700				
***** 217.00-1-60 *****						
217.00-1-60	7297 Hall Rd					26200
Walker Jerry E	270 Mfg housing		COUNTY TAXABLE VALUE	60,000		
Walker Peggy J	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	60,000		
7297 Hall Rd	4-1-16	60,000	SCHOOL TAXABLE VALUE	60,000		
Cassadaga, NY 14718	ACRES 1.00		FP003 Charlotte fp 1	60,000 TO		
	EAST-0316986 NRTH-0846038					
	DEED BOOK 2635 PG-136					
	FULL MARKET VALUE	98,000				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 217.00-1-61 *****						
3067 Smith Rd	210 1 Family Res		BAS STAR 41854	0	0	0 18,870
217.00-1-61	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE		75,000	
Briggs Kevin	4-1-18.6	75,000	TOWN TAXABLE VALUE		75,000	
Briggs Kathryn	ACRES 2.00		SCHOOL TAXABLE VALUE		56,130	
3067 Smith Rd	EAST-0316792 NRTH-0845983		FP003 Charlotte fp 1		75,000 TO	
Cassadaga, NY 14718	FULL MARKET VALUE	122,400				
***** 217.00-1-62 *****						
3095 Smith Rd	270 Mfg housing		VET WAR CT 41121	0	7,548	3,774 0
217.00-1-62	Cassadaga Valle 062601	25,000	BAS STAR 41854	0	0	0 18,870
Walker Robert W	4-1-15.2.4	140,000	VET COM CT 41131	0	12,580	6,290 0
Thomas Joanna	ACRES 10.30		COUNTY TAXABLE VALUE		119,872	
3095 Smith Rd	EAST-0316168 NRTH-0845372		TOWN TAXABLE VALUE		129,936	
Cassadaga, NY 14718	DEED BOOK 2011 PG-4759		SCHOOL TAXABLE VALUE		121,130	
	FULL MARKET VALUE	228,600	FP003 Charlotte fp 1		140,000 TO	
***** 217.00-1-63 *****						
Smith Rd	270 Mfg housing		COUNTY TAXABLE VALUE		30,000	
217.00-1-63	Cassadaga Valle 062601	15,800	TOWN TAXABLE VALUE		30,000	
Blount James J	4-1-15.2.1	30,000	SCHOOL TAXABLE VALUE		30,000	
141 Wilmington Ave	ACRES 11.20		FP003 Charlotte fp 1		30,000 TO	
Tonawanda, NY 14150	EAST-0315789 NRTH-0845561					
	DEED BOOK 2022 PG-6239					
	FULL MARKET VALUE	49,000				
***** 217.00-2-1 *****						
7364 North Hill Rd	311 Res vac land		COUNTY TAXABLE VALUE		13,100	
217.00-2-1	Cassadaga Valle 062601	13,100	TOWN TAXABLE VALUE		13,100	
Davis Rex S	5-1-5.7	13,100	SCHOOL TAXABLE VALUE		13,100	
Davis Lorraine F	ACRES 1.50		FP003 Charlotte fp 1		13,100 TO	
1557 S Starr Rd	EAST-0323095 NRTH-0846352					
Apache Junction, AZ 85119	DEED BOOK 2019 PG-2775					
	FULL MARKET VALUE	21,400				
***** 217.00-2-2 *****						
7330 North Hill Rd	270 Mfg housing		COUNTY TAXABLE VALUE		18,000	
217.00-2-2	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE		18,000	
Mosier Anne	5-1-5.6	18,000	SCHOOL TAXABLE VALUE		18,000	
7330 North Hill Rd	ACRES 2.00		FP003 Charlotte fp 1		18,000 TO	
Sinclairville, NY 14782	EAST-0323148 NRTH-0845935					
	DEED BOOK 2021 PG-8623					
	FULL MARKET VALUE	29,400				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 217.00-2-3 *****						
217.00-2-3	7320 North Hill Rd					
Carpenter John A	270 Mfg housing		BAS STAR 41854	0	0	18,870
7320 North Hill Rd	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE		50,000	
Sinclairville, NY 14782	5-1-5.4	50,000	TOWN TAXABLE VALUE		50,000	
	ACRES 2.00		SCHOOL TAXABLE VALUE		31,130	
	EAST-0323186 NRTH-0845146		FP003 Charlotte fp 1		50,000 TO	
	DEED BOOK 2272 PG-624					
	FULL MARKET VALUE	81,600				
***** 217.00-2-4 *****						
217.00-2-4	7266 North Hill Rd					26200
Lerow Timothy S	210 1 Family Res		BAS STAR 41854	0	0	18,870
7266 North Hill Rd	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE		69,500	
Sinclairville, NY 14782	5-1-5.2	69,500	TOWN TAXABLE VALUE		69,500	
	ACRES 1.00		SCHOOL TAXABLE VALUE		50,630	
	EAST-0323085 NRTH-0844901		FP003 Charlotte fp 1		69,500 TO	
	DEED BOOK 2640 PG-19					
	FULL MARKET VALUE	113,500				
***** 217.00-2-5.1 *****						
217.00-2-5.1	7370 North Hill Rd					
Maple Run Land Holdings, LLC	322 Rural vac>10		AG DIST 41720	0	27,820	27,820
PO Box 542	Cassadaga Valle 062601		55,700 COUNTY TAXABLE VALUE		27,880	
Sinclairville, NY 14782	5-1-5.8	55,700	TOWN TAXABLE VALUE		27,880	
	ACRES 85.80		SCHOOL TAXABLE VALUE		27,880	
	EAST-0972487 NRTH-0845298		FP003 Charlotte fp 1		55,700 TO	
	DEED BOOK 2017 PG-2796					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	90,900				
UNDER AGDIST LAW TIL 2029						
***** 217.00-2-5.2 *****						
217.00-2-5.2	7370 North Hill Rd					
Morley Kenneth A	240 Rural res		COUNTY TAXABLE VALUE		180,000	
Morley Tina M	Cassadaga Valle 062601	29,400	TOWN TAXABLE VALUE		180,000	
7370 North Hill Rd	5-1-5.8	180,000	SCHOOL TAXABLE VALUE		180,000	
Sinclairville, NY 14782	ACRES 15.00		FP003 Charlotte fp 1		180,000 TO	
	EAST-0971895 NRTH-0846125					
	DEED BOOK 2017 PG-7730					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	293,900				
UNDER RPTL480A UNTIL 2028						
***** 217.00-2-5.3 *****						
217.00-2-5.3	7218 North Hill Rd					
Tytka Daniel	312 Vac w/imprv		COUNTY TAXABLE VALUE		27,700	
8195 Golden Oak Cir	Cassadaga Valle 062601	26,200	TOWN TAXABLE VALUE		27,700	
Williamsville, NY 14221	5-1-5.8	27,700	SCHOOL TAXABLE VALUE		27,700	
	ACRES 23.10		FP003 Charlotte fp 1		27,700 TO	
	EAST-0970024 NRTH-0843788					
	DEED BOOK 2024 PG-6688					
	FULL MARKET VALUE	45,200				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-2-6 *****						
217.00-2-6	7263 Rood Rd					26200
Ross Billie Jo	312 Vac w/imprv		COUNTY TAXABLE VALUE	22,000		
7263 Rood Rd	Cassadaga Valle 062601	12,000	TOWN TAXABLE VALUE	22,000		
Sinclairville, NY 14782	5-1-9.2	22,000	SCHOOL TAXABLE VALUE	22,000		
	ACRES 1.20		FP003 Charlotte fp 1	22,000	TO	
	EAST-0325210 NRTH-0844607					
	DEED BOOK 2651 PG-287					
	FULL MARKET VALUE	35,900				
***** 217.00-2-7 *****						
217.00-2-7	7284 Rood Rd					26200
Peacock Steven John	240 Rural res		AG COMMIT 41730	0	6,170	6,170
Peacock Susan Lee	Cassadaga Valle 062601	54,500	BAS STAR 41854	0	0	18,870
7284 Rood Rd	5-1-9.1	95,000	COUNTY TAXABLE VALUE	88,830		
Sinclairville, NY 14782	ACRES 48.80		TOWN TAXABLE VALUE	88,830		
	EAST-0325616 NRTH-0845663		SCHOOL TAXABLE VALUE	69,960		
	DEED BOOK 2581 PG-619		FP003 Charlotte fp 1	95,000	TO	
	FULL MARKET VALUE	155,100				
***** 217.00-2-10 *****						
217.00-2-10	Rood Rd					26200
Southern Tier Coon	534 Social org.		COUNTY TAXABLE VALUE	68,700		
Hunters	Cassadaga Valle 062601	53,200	TOWN TAXABLE VALUE	68,700		
PO Box 541	5-1-12	68,700	SCHOOL TAXABLE VALUE	68,700		
Sinclairville, NY 14782	ACRES 47.00		FP003 Charlotte fp 1	68,700	TO	
	EAST-0327296 NRTH-0845592					
	FULL MARKET VALUE	112,200				
***** 217.00-2-12 *****						
217.00-2-12	7325 Rood Rd					26200
Gustafson Jared D	240 Rural res		COUNTY TAXABLE VALUE	77,800		
177 Gardner St	Cassadaga Valle 062601	31,800	TOWN TAXABLE VALUE	77,800		
Fredonia, NY 14063	5-1-10.2.2	77,800	SCHOOL TAXABLE VALUE	77,800		
	ACRES 17.60		FP003 Charlotte fp 1	77,800	TO	
	EAST-0326450 NRTH-0845103					
	DEED BOOK 2019 PG-6832					
	FULL MARKET VALUE	127,000				
***** 217.00-2-13 *****						
217.00-2-13	Rood Rd					26200
Gustafson Jared D	314 Rural vac<10		COUNTY TAXABLE VALUE	3,900		
177 Gardner St	Cassadaga Valle 062601	3,900	TOWN TAXABLE VALUE	3,900		
Fredonia, NY 14063	5-1-10.3	3,900	SCHOOL TAXABLE VALUE	3,900		
	ACRES 1.50		FP003 Charlotte fp 1	3,900	TO	
	EAST-0326389 NRTH-0844815					
	DEED BOOK 2019 PG-6832					
	FULL MARKET VALUE	6,400				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-2-14 *****						
217.00-2-14	Corner Rood Rd & Mill Cre					26200
Hayes Russell W	311 Res vac land		COUNTY TAXABLE VALUE	3,900		
119 Kendrick St	Cassadaga Valle 062601	3,900	TOWN TAXABLE VALUE	3,900		
PO Box 24	5-1-10.1	3,900	SCHOOL TAXABLE VALUE	3,900		
Sherman, NY 14781	ACRES 1.50		FP003 Charlotte fp 1	3,900	TO	
	EAST-0326957 NRTH-0844841					
PRIOR OWNER ON 3/01/2025	DEED BOOK 2025 PG-1874					
Hayes Russell W	FULL MARKET VALUE	6,400				
***** 217.00-2-15 *****						
217.00-2-15	Rood Rd					26200
Peacock Steven John	314 Rural vac<10		COUNTY TAXABLE VALUE	4,800		
Peacock Susan Lee	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
7284 Rood Rd	5-1-10.4.1	4,800	SCHOOL TAXABLE VALUE	4,800		
Sinclairville, NY 14782	ACRES 2.00		FP003 Charlotte fp 1	4,800	TO	
	EAST-0326253 NRTH-0844460					
	DEED BOOK 2581 PG-619					
	FULL MARKET VALUE	7,800				
***** 217.00-2-16 *****						
217.00-2-16	7314 Rood Rd					
Bommer Darlene	210 1 Family Res		COUNTY TAXABLE VALUE	20,000		
Rorick Damien	Cassadaga Valle 062601	15,200	TOWN TAXABLE VALUE	20,000		
899 Maryville Dr Apt 4	5-1-10.4.3	20,000	SCHOOL TAXABLE VALUE	20,000		
Cheektowaga, NY 14225	ACRES 2.70		FP003 Charlotte fp 1	20,000	TO	
	EAST-0326443 NRTH-0844366					
	DEED BOOK 2022 PG-5957					
	FULL MARKET VALUE	32,700				
***** 217.00-2-17 *****						
217.00-2-17	7326 Rood Rd					26200
Deering Gilbert Jr	210 1 Family Res		COUNTY TAXABLE VALUE	20,000		
Deering Dorothy	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	20,000		
7326 Rood Rd	5-1-10.4.2	20,000	SCHOOL TAXABLE VALUE	20,000		
Sinclairville, NY 14782	ACRES 1.00		FP003 Charlotte fp 1	20,000	TO	
	EAST-0326107 NRTH-0844678					
	DEED BOOK 2146 PG-00580					
	FULL MARKET VALUE	32,700				
***** 217.00-2-18 *****						
217.00-2-18	2441 Millcreek Rd					
Kauffman Scott P	312 Vac w/imprv		COUNTY TAXABLE VALUE	68,000		
Kauffman Sandra M	Cassadaga Valle 062601	6,300	TOWN TAXABLE VALUE	68,000		
3941 S Nesmith Ave	5-1-10.4.4	68,000	SCHOOL TAXABLE VALUE	68,000		
Bemus Point, NY 14712	ACRES 2.90		FP003 Charlotte fp 1	68,000	TO	
	EAST-0326745 NRTH-0844476					
	DEED BOOK 2684 PG-442					
	FULL MARKET VALUE	111,000				

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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-2-19 *****						
2431 Millcreek Rd	210 1 Family Res		COUNTY TAXABLE VALUE	89,000		26200
217.00-2-19	Cassadaga Valle 062601	21,000	TOWN TAXABLE VALUE	89,000		
Swanson James	5-1-13	89,000	SCHOOL TAXABLE VALUE	89,000		
Swanson Jolean	ACRES 6.00		FP003 Charlotte fp 1	89,000	TO	
2431 Millcreek Rd	EAST-0327404 NRTH-0844619					
Sinclairville, NY 14782	DEED BOOK 2020 PG-5378					
	FULL MARKET VALUE	145,300				
***** 217.00-2-20 *****						
2394 East Rd	240 Rural res		COUNTY TAXABLE VALUE	165,000		26200
217.00-2-20	Cassadaga Valle 062601	67,800	TOWN TAXABLE VALUE	165,000		
Hopkins Jill M	5-1-22.1	165,000	SCHOOL TAXABLE VALUE	165,000		
2394 East Rd	ACRES 90.40		FP003 Charlotte fp 1	165,000	TO	
Sinclairville, NY 14782-9622	EAST-0327753 NRTH-0842053					
	DEED BOOK 2015 PG-5953					
	FULL MARKET VALUE	269,400				
***** 217.00-2-23 *****						
2418 East Rd	210 1 Family Res		AG COMMIT 41730 0	18,940	18,940	18,940
217.00-2-23	Cassadaga Valle 062601	35,400	COUNTY TAXABLE VALUE	166,060		
Boyland Chad A	5-1-22.3	185,000	TOWN TAXABLE VALUE	166,060		
Hazelton Jennifer L	ACRES 21.60		SCHOOL TAXABLE VALUE	166,060		
2418 East Rd	EAST-0327678 NRTH-0840554		FP003 Charlotte fp 1	185,000	TO	
Sinclairville, NY 14782	DEED BOOK 2021 PG-2215					
	FULL MARKET VALUE	302,000				
***** 217.00-2-24 *****						
	East Rd					26200
217.00-2-24	270 Mfg housing		COUNTY TAXABLE VALUE	48,000		
Rafferty Rose Marie	Cassadaga Valle 062601	22,900	TOWN TAXABLE VALUE	48,000		
55539 Stilwell Rd	5-1-22.2	48,000	SCHOOL TAXABLE VALUE	48,000		
Hamburg, NY 14075	ACRES 8.00		FP003 Charlotte fp 1	48,000	TO	
	EAST-0327155 NRTH-0840780					
	DEED BOOK 2296 PG-425					
	FULL MARKET VALUE	78,400				
***** 217.00-2-25.1 *****						
	East Rd					26200
217.00-2-25.1	322 Rural vac>10		COUNTY TAXABLE VALUE	58,900		
Deering Teresa	Cassadaga Valle 062601	58,900	TOWN TAXABLE VALUE	58,900		
Deering Jeffrey	8-1-13.1	58,900	SCHOOL TAXABLE VALUE	58,900		
2543 East Rd	ACRES 96.30		FP003 Charlotte fp 1	58,900	TO	
Sinclairville, NY 14782-9622	EAST-0974322 NRTH-0839265					
	DEED BOOK 2019 PG-4574					
	FULL MARKET VALUE	96,200				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-2-25.2 *****						
217.00-2-25.2	2515 East Rd					26200
Walnut Tree Park Corp.	210 1 Family Res		COUNTY TAXABLE VALUE	60,000		
2515 East Rd	Cassadaga Valle 062601	17,000	TOWN TAXABLE VALUE	60,000		
Sinclairville, NY 14782-9622	8-1-13.1	60,000	SCHOOL TAXABLE VALUE	60,000		
	ACRES 3.70		FP003 Charlotte fp 1	60,000	TO	
	EAST-0974024 NRTH-0840134					
	DEED BOOK 2021 PG-7424					
	FULL MARKET VALUE	98,000				
***** 217.00-2-26 *****						
217.00-2-26	6810 Charlotte Center Rd					26200
Johnson Jason R	322 Rural vac>10		AG DIST 41720 0	23,760	23,760	23,760
Johnson Deborah A	Cassadaga Valle 062601	37,900	COUNTY TAXABLE VALUE	14,140		
6810 Charlotte Center Rd	8-1-11.2	37,900	TOWN TAXABLE VALUE	14,140		
Sinclairville, NY 14782	ACRES 39.90		SCHOOL TAXABLE VALUE	14,140		
	EAST-0324763 NRTH-0838804		FP003 Charlotte fp 1	37,900	TO	
	DEED BOOK 2019 PG-6555					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	61,900				
UNDER AGDIST LAW TIL 2029						
***** 217.00-2-27 *****						
217.00-2-27	2478 East Rd					
Fierle Nicholas	240 Rural res		COUNTY TAXABLE VALUE	235,000		
Jeffrey S & Cheryl A. Fierle	Cassadaga Valle 062601	69,500	TOWN TAXABLE VALUE	235,000		
1953 Hanley Dr	5-1-23.2	235,000	SCHOOL TAXABLE VALUE	235,000		
Lakeview, NY 14085	ACRES 96.10		FP003 Charlotte fp 1	235,000	TO	
	EAST-0326545 NRTH-0843221					
	DEED BOOK 2017 PG-7241					
	FULL MARKET VALUE	383,700				
***** 217.00-2-28 *****						
217.00-2-28	314 Rural vac<10					26200
Higgs David A	Cassadaga Valle 062601	3,100	COUNTY TAXABLE VALUE	3,100		
7250 Rood Rd	5-1-24.4.1	3,100	TOWN TAXABLE VALUE	3,100		
Sinclairville, NY 14782-9619	ACRES 2.80		SCHOOL TAXABLE VALUE	3,100		
	EAST-0325865 NRTH-0844050		FP003 Charlotte fp 1	3,100	TO	
	DEED BOOK 2471 PG-919					
	FULL MARKET VALUE	5,100				
***** 217.00-2-29 *****						
217.00-2-29	7250 Rood Rd					26200
Higgs David A	270 Mfg housing		ENH STAR 41834 0	0	0	54,160
Higgs Sharon L	Cassadaga Valle 062601	16,100	COUNTY TAXABLE VALUE	58,000		
7250 Rood Rd	5-1-24.4.2	58,000	TOWN TAXABLE VALUE	58,000		
Sinclairville, NY 14782	ACRES 3.20		SCHOOL TAXABLE VALUE	3,840		
	EAST-0325526 NRTH-0844147		FP003 Charlotte fp 1	58,000	TO	
	DEED BOOK 1635 PG-00145					
	FULL MARKET VALUE	94,700				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 217.00-2-30 *****						
217.00-2-30	Rood Rd				26200	
Higgs David A	312 Vac w/imprv		COUNTY TAXABLE VALUE	15,100		
Higgs Sharon L	Cassadaga Valle 062601	8,300	TOWN TAXABLE VALUE	15,100		
7250 Rood Rd	5-1-24.7	15,100	SCHOOL TAXABLE VALUE	15,100		
Sinclairville, NY 14782-9619	ACRES 4.00		FP003 Charlotte fp 1	15,100 TO		
	EAST-0324887 NRTH-0843774					
	DEED BOOK 2326 PG-89					
	FULL MARKET VALUE	24,700				
***** 217.00-2-31 *****						
217.00-2-31	7200 Rood Rd				26200	
Singer Stephen J	210 1 Family Res		ENH STAR 41834	0	54,160	
Singer Kay M	Cassadaga Valle 062601	16,600	CW DISBLD 41172	0	0	
7200 Rood Rd	5-1-24.6	124,000	CW 15 VET/ 41162	0	0	
Sinclairville, NY 14782	ACRES 3.50		COUNTY TAXABLE VALUE	91,292		
	EAST-0324919 NRTH-0843396		TOWN TAXABLE VALUE	124,000		
	DEED BOOK 2586 PG-727		SCHOOL TAXABLE VALUE	69,840		
	FULL MARKET VALUE	202,400	FP003 Charlotte fp 1	124,000 TO		
***** 217.00-2-32 *****						
217.00-2-32	Rood Rd				26200	
Williams Scott & Vicki	322 Rural vac>10		AG DIST 41720	0	19,420	
Carlstrom Jake	Cassadaga Valle 062601	33,500	COUNTY TAXABLE VALUE	14,080	19,420	
6751 Hall Rd	5-1-24.1	33,500	TOWN TAXABLE VALUE	14,080		
Sinclairville, NY 14782	ACRES 33.50		SCHOOL TAXABLE VALUE	14,080		
	EAST-0325673 NRTH-0843443		FP003 Charlotte fp 1	33,500 TO		
	DEED BOOK 2020 PG-5887					
	FULL MARKET VALUE	54,700				
***** 217.00-2-34 *****						
217.00-2-34	7150 Rood Rd				26200	
Higgs Gary	210 1 Family Res		ENH STAR 41834	0	54,160	
Higgs Roberta	Cassadaga Valle 062601	15,900	COUNTY TAXABLE VALUE	87,000		
7150 Rood Rd	Includes 5-1-24.8	87,000	TOWN TAXABLE VALUE	87,000		
Sinclairville, NY 14782-9619	.32 Acres		SCHOOL TAXABLE VALUE	32,840		
	5-1-24.5		FP003 Charlotte fp 1	87,000 TO		
	ACRES 3.10					
	EAST-0324548 NRTH-0843614					
	DEED BOOK 1783 PG-00239					
	FULL MARKET VALUE	142,000				
***** 217.00-2-35 *****						
217.00-2-35	N. Hill Rd					
Pacileo Joseph W	312 Vac w/imprv		COUNTY TAXABLE VALUE	59,700		
3001 Valleyview Cir	Cassadaga Valle 062601	39,700	TOWN TAXABLE VALUE	59,700		
Erie, PA 16509	5-1-27.3.1	59,700	SCHOOL TAXABLE VALUE	59,700		
	ACRES 27.70		FP003 Charlotte fp 1	59,700 TO		
	EAST-0323387 NRTH-0842405					
	DEED BOOK 2518 PG-908					
	FULL MARKET VALUE	97,500				

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 217.00-2-36 *****						
217.00-2-36	N. Hill Rd					
Pacileo Joseph W	322 Rural vac>10		COUNTY TAXABLE VALUE	11,200		
Pacileo Karri	Cassadaga Valle 062601	11,200	TOWN TAXABLE VALUE	11,200		
3001 Valleyview Cir	5-1-27.3.2	11,200	SCHOOL TAXABLE VALUE	11,200		
Erie, PA 16509	ACRES 6.30		FP003 Charlotte fp 1	11,200 TO		
	EAST-0323225 NRTH-0842828					
	DEED BOOK 2469 PG-282					
	FULL MARKET VALUE	18,300				
***** 217.00-2-37 *****						
217.00-2-37	7176 North Hill Rd					
Otis Lake, Inc.	270 Mfg housing		COUNTY TAXABLE VALUE	34,000		
805 Bartlett Hill Rd	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	34,000		
Forestville, NY 14062	5-1-5.5	34,000	SCHOOL TAXABLE VALUE	34,000		
	ACRES 2.00		FP003 Charlotte fp 1	34,000 TO		
	EAST-0323239 NRTH-0843383					
	DEED BOOK 2024 PG-7744					
	FULL MARKET VALUE	55,500				
***** 217.00-2-38 *****						
217.00-2-38	7196 North Hill Rd				26200	
Logue Dawn	210 1 Family Res		COUNTY TAXABLE VALUE	42,000		
7196 North Hill Rd	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	42,000		
Sinclairville, NY 14782	5-1-5.3	42,000	SCHOOL TAXABLE VALUE	42,000		
	ACRES 2.00		FP003 Charlotte fp 1	42,000 TO		
	EAST-0323049 NRTH-0843662					
	DEED BOOK 2012 PG-2872					
	FULL MARKET VALUE	68,600				
***** 217.00-2-39 *****						
217.00-2-39	7206 North Hill Rd				26200	
Caylor Jason	312 Vac w/imprv		COUNTY TAXABLE VALUE	14,500		
25 Morton St	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	14,500		
Jamestown, NY 14701	5-1-5.1	14,500	SCHOOL TAXABLE VALUE	14,500		
	ACRES 2.00		FP003 Charlotte fp 1	14,500 TO		
	EAST-0323237 NRTH-0843917					
	DEED BOOK 2576 PG-490					
	FULL MARKET VALUE	23,700				
***** 217.00-2-40 *****						
217.00-2-40	7191 Rood Rd				26200	
Myers Kristine	210 1 Family Res		COUNTY TAXABLE VALUE	60,000		
7191 Rood Rd	Cassadaga Valle 062601	16,100	TOWN TAXABLE VALUE	60,000		
Sinclairville, NY 14782-9619	5-1-25.1	60,000	SCHOOL TAXABLE VALUE	60,000		
	ACRES 3.20		FP003 Charlotte fp 1	60,000 TO		
	EAST-0323410 NRTH-0843259					
	DEED BOOK 2024 PG-5065					
	FULL MARKET VALUE	98,000				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-2-41 *****						
217.00-2-41	7207 Rood Rd					26200
Higgs Jeffrey	444 Lumber yd/ml		COUNTY TAXABLE VALUE	40,000		
7207 Rood Rd	Cassadaga Valle 062601	18,400	TOWN TAXABLE VALUE	40,000		
Sinclairville, NY 14782-9619	Includes 5-1-24.2	40,000	SCHOOL TAXABLE VALUE	40,000		
	5-1-25.2		FP003 Charlotte fp 1	40,000	TO	
	ACRES 4.50					
	EAST-0323511 NRTH-0843560					
	DEED BOOK 2024 PG-5065					
	FULL MARKET VALUE	65,300				
***** 217.00-2-43 *****						
217.00-2-43	7233 Rood Rd					26200
Harmony George	210 1 Family Res		AGED C/S 41805 0	34,000	0	34,000
7233 Rood Rd	Cassadaga Valle 062601	32,500	COUNTY TAXABLE VALUE	34,000		
Sinclairville, NY 14782-9619	5-1-24.3	68,000	TOWN TAXABLE VALUE	68,000		
	ACRES 7.50		SCHOOL TAXABLE VALUE	34,000		
	EAST-0324689 NRTH-0843987		FP003 Charlotte fp 1	68,000	TO	
	DEED BOOK 2013 PG-3536					
	FULL MARKET VALUE	111,000				
***** 217.04-1-1 *****						
217.04-1-1	7132 Rood Rd					26200
Wares Timothy J	210 1 Family Res		COUNTY TAXABLE VALUE	78,000		
7132 Rood Rd	Cassadaga Valle 062601	22,900	TOWN TAXABLE VALUE	78,000		
Sinclairville, NY 14782-9619	5-1-26	78,000	SCHOOL TAXABLE VALUE	78,000		
	ACRES 8.00 BANK 9235		FP003 Charlotte fp 1	78,000	TO	
	EAST-0324738 NRTH-0842315					
	DEED BOOK 2338 PG-582					
	FULL MARKET VALUE	127,300				
***** 217.04-1-2 *****						
217.04-1-2	East Rd					26200
Nalbone John J Jr.	312 Vac w/imprv		COUNTY TAXABLE VALUE	175,000		
3152 East Main Rd	Cassadaga Valle 062601	40,700	TOWN TAXABLE VALUE	175,000		
Dunkirk, NY 14048	5-1-23.1	175,000	SCHOOL TAXABLE VALUE	175,000		
	ACRES 29.10		FP003 Charlotte fp 1	175,000	TO	
	EAST-0325654 NRTH-0841015					
	DEED BOOK 2013 PG-6887					
	FULL MARKET VALUE	285,700				
***** 217.04-1-3.1 *****						
217.04-1-3.1	East Rd					20,290
Nobles Nelson B.S.	322 Rural vac>10		AG COMMIT 41730 0	20,290	20,290	20,290
7690 Rt 83	Cassadaga Valle 062601	34,300	COUNTY TAXABLE VALUE	14,010		
South Dayton, NY 14138	5-1-23.4	34,300	TOWN TAXABLE VALUE	14,010		
	ACRES 34.70		SCHOOL TAXABLE VALUE	14,010		
	EAST-0324210 NRTH-0840390		FP003 Charlotte fp 1	34,300	TO	
	DEED BOOK 2017 PG-6984					
	FULL MARKET VALUE	56,000				

MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2032						

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
						ACCOUNT NO.
***** 217.04-1-3.2 *****						
217.04-1-3.2	East Rd					
Nalbone John J Jr.	322 Rural vac>10		COUNTY TAXABLE VALUE	16,600		
3152 East Main Rd	Cassadaga Valle 062601	16,600	TOWN TAXABLE VALUE	16,600		
Dunkirk, NY 14048	5-1-23.4	16,600	SCHOOL TAXABLE VALUE	16,600		
	ACRES 12.10		FP003 Charlotte fp 1	16,600	TO	
	EAST-0324210 NRTH-0840390					
	DEED BOOK 2013 PG-6887					
	FULL MARKET VALUE	27,100				
***** 217.04-1-3.3 *****						
217.04-1-3.3	East Rd					
London Anastacia K	314 Rural vac<10		COUNTY TAXABLE VALUE	12,700		
5062 Stoneledge Rd	Cassadaga Valle 062601	12,700	TOWN TAXABLE VALUE	12,700		
Ashville, NY 14710	5-1-23.4	12,700	SCHOOL TAXABLE VALUE	12,700		
	ACRES 7.90		FP003 Charlotte fp 1	12,700	TO	
	EAST-0972348 NRTH-0840556					
	DEED BOOK 2014 PG-5974					
	FULL MARKET VALUE	20,700				
***** 217.04-1-3.4 *****						
217.04-1-3.4	2560 East Rd					
Swearingen Kasandra	210 1 Family Res		COUNTY TAXABLE VALUE	75,000		
2560 East Rd	Cassadaga Valle 062601	15,800	TOWN TAXABLE VALUE	75,000		
Sinclairville, NY 14782	5-1-23.4	75,000	SCHOOL TAXABLE VALUE	75,000		
	ACRES 3.00		FP003 Charlotte fp 1	75,000	TO	
	EAST-0324210 NRTH-0840390					
	DEED BOOK 2022 PG-4312					
	FULL MARKET VALUE	122,400				
***** 217.04-1-3.5 *****						
217.04-1-3.5	2562 East Rd					
Spinler Kaitlyn	210 1 Family Res		COUNTY TAXABLE VALUE	65,000		
2562 East Rd	Cassadaga Valle 062601	14,500	TOWN TAXABLE VALUE	65,000		
Sinclairville, NY 14782	5-1-23.4	65,000	SCHOOL TAXABLE VALUE	65,000		
	ACRES 2.30		FP003 Charlotte fp 1	65,000	TO	
	EAST-0972978 NRTH-0840554					
	DEED BOOK 2023 PG-6442					
	FULL MARKET VALUE	106,100				
***** 217.04-1-4 *****						
217.04-1-4	2543 East Rd					
Deering Teresa	270 Mfg housing		BAS STAR 41854 0	0	0	18,870
2543 East Rd	Cassadaga Valle 062601	15,800	COUNTY TAXABLE VALUE	38,000		
Sinclairville, NY 14782	8-1-13.2	38,000	TOWN TAXABLE VALUE	38,000		
	ACRES 3.00		SCHOOL TAXABLE VALUE	19,130		
	EAST-0325050 NRTH-0824081		FP003 Charlotte fp 1	38,000	TO	
	DEED BOOK 2444 PG-83					
	FULL MARKET VALUE	62,000				

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 217.04-1-5 *****						
2559 East Rd	210 1 Family Res		BAS STAR 41854	0	0	18,870
217.04-1-5	Cassadaga Valle 062601	13,100	COUNTY TAXABLE VALUE	92,000		
Monfort Teresa	8-1-10.1	92,000	TOWN TAXABLE VALUE	92,000		
2559 East Rd	ACRES 1.50		SCHOOL TAXABLE VALUE	73,130		
Sinclairville, NY 14782	EAST-0324409 NRTH-0839707		FP003 Charlotte fp 1	92,000 TO		
	DEED BOOK 2019 PG-1197					
	FULL MARKET VALUE	150,200				
***** 217.04-1-6 *****						
2551 East Rd	270 Mfg housing		COUNTY TAXABLE VALUE	55,000		
217.04-1-6	Cassadaga Valle 062601	20,700	TOWN TAXABLE VALUE	55,000		
Monfort Teresa J	8-1-10.2.1	55,000	SCHOOL TAXABLE VALUE	55,000		
2559 East Rd	ACRES 5.10		FP003 Charlotte fp 1	55,000 TO		
Sinclairville, NY 14782	EAST-0324688 NRTH-0839644					
	DEED BOOK 2020 PG-6701					
	FULL MARKET VALUE	89,800				
***** 217.04-1-7 *****						
S. Side East Rd	240 Rural res		BAS STAR 41854	0	0	18,870
217.04-1-7	Cassadaga Valle 062601	22,900	COUNTY TAXABLE VALUE	76,000		
Belote Phillip J Jr	8-1-10.2.2	76,000	TOWN TAXABLE VALUE	76,000		
Belote Cheryl L	ACRES 8.00		SCHOOL TAXABLE VALUE	57,130		
2577 East Rd	EAST-0324864 NRTH-0840090		FP003 Charlotte fp 1	76,000 TO		
Sinclairville, NY 14782	DEED BOOK 2563 PG-463					
	FULL MARKET VALUE	124,100				
***** 217.04-1-8 *****						
2623 East Rd	270 Mfg housing		BAS STAR 41854	0	0	18,870
217.04-1-8	Cassadaga Valle 062601	19,100	COUNTY TAXABLE VALUE	74,000		
Haire Glen	8-1-9.4	74,000	TOWN TAXABLE VALUE	74,000		
Haire Martha	ACRES 4.90		SCHOOL TAXABLE VALUE	55,130		
2623 East Rd	EAST-0323810 NRTH-0839932		FP003 Charlotte fp 1	74,000 TO		
Sinclairville, NY 14782	DEED BOOK 2310 PG-953					
	FULL MARKET VALUE	120,800				
***** 217.04-1-9 *****						
6914 Charlotte Center Rd	240 Rural res		COUNTY TAXABLE VALUE	76,500	26200	
217.04-1-9	Cassadaga Valle 062601	32,900	TOWN TAXABLE VALUE	76,500		
McLane David	8-1-8.1		76,500 SCHOOL TAXABLE VALUE	76,500		
6914 Charlotte Center Rd	ACRES 18.70		FP003 Charlotte fp 1	76,500 TO		
Sinclairville, NY 14782	EAST-0323504 NRTH-0839488					
	DEED BOOK 2024 PG-6711					
	FULL MARKET VALUE	124,900				

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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	TAXABLE VALUE		ACCOUNT NO.
***** 217.04-1-10 *****						
6896 Charlotte Center Rd	210 1 Family Res		COUNTY TAXABLE VALUE	125,000		26200
217.04-1-10	Cassadaga Valle 062601	13,100	TOWN TAXABLE VALUE	125,000		
Fenton Richard I	8-1-11.1	125,000	SCHOOL TAXABLE VALUE	125,000		
Fenton Sharon A	ACRES 1.50		FP003 Charlotte fp 1	125,000 TO		
6896 Charlotte Ctr Rd	EAST-0323211 NRTH-0838863					
Sinclairville, NY 14782	FULL MARKET VALUE	204,100				
***** 217.04-1-11 *****						
Charlotte Center Rd	311 Res vac land		COUNTY TAXABLE VALUE	1,200		26200
217.04-1-11	Cassadaga Valle 062601	1,200	TOWN TAXABLE VALUE	1,200		
Fenton Richard	8-1-7	1,200	SCHOOL TAXABLE VALUE	1,200		
Fenton Sharon	ACRES 0.25		FP003 Charlotte fp 1	1,200 TO		
6896 Charlotte Ctr Rd	EAST-0323000 NRTH-0838885					
Sinclairville, NY 14782-9613	FULL MARKET VALUE	2,000				
***** 217.04-1-14 *****						
6943 Charlotte Ctr	210 1 Family Res		BAS STAR 41854	0	0	18,870
217.04-1-14	Cassadaga Valle 062601	5,500	COUNTY TAXABLE VALUE	30,000		
Washington Thomas Ward	13-3-4.1	30,000	TOWN TAXABLE VALUE	30,000		
2825 Hooker Rd Rd	ACRES 0.33		SCHOOL TAXABLE VALUE	11,130		
Sinclairville, NY 14782	EAST-0322833 NRTH-0839672		FP003 Charlotte fp 1	30,000 TO		
	DEED BOOK 2013 PG-7373					
	FULL MARKET VALUE	49,000				
***** 217.04-1-15 *****						
6951 Charlotte Ctr	210 1 Family Res		ENH STAR 41834	0	0	32,000
217.04-1-15	Cassadaga Valle 062601	9,500	COUNTY TAXABLE VALUE	32,000		
Haskins Charlene	13-3-4.2	32,000	TOWN TAXABLE VALUE	32,000		
Haskins John	ACRES 0.70		SCHOOL TAXABLE VALUE	0		
6951 Charlotte Ctr Rd	EAST-0322839 NRTH-0839812		FP003 Charlotte fp 1	32,000 TO		
Sinclairville, NY 14782	DEED BOOK 2074 PG-00125					
	FULL MARKET VALUE	52,200				
***** 217.04-1-16 *****						
6955 Charlotte Center Rd	210 1 Family Res		COUNTY TAXABLE VALUE	46,200		26200
217.04-1-16	Cassadaga Valle 062601	7,700	TOWN TAXABLE VALUE	46,200		
Newton Catherine K	13-3-3	46,200	SCHOOL TAXABLE VALUE	46,200		
7006 Rood Rd	ACRES 0.50		FP003 Charlotte fp 1	46,200 TO		
Sinclairville, NY 14782	EAST-0322842 NRTH-0839904					
	DEED BOOK 2015 PG-5314					
	FULL MARKET VALUE	75,400				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.04-1-17 *****						
	Charlotte Ctr				26200	
217.04-1-17	210 1 Family Res		BAS STAR 41854	0	0	18,870
Richir David F	Cassadaga Valle 062601	29,400	CW DISBLD 41172	0	25,160	0
Richir Tina M	13-4-1	160,000	CW 15 VET/ 41162	0	7,548	0
6974 Charlotte Ctr Rd	ACRES 5.50 BANK 9232		VETS C/T 41101	0	5,000	5,000
Sinclairville, NY 14782	EAST-0323176 NRTH-0840099		COUNTY TAXABLE VALUE		122,292	
	DEED BOOK 2176 PG-00563		TOWN TAXABLE VALUE		155,000	
	FULL MARKET VALUE	261,200	SCHOOL TAXABLE VALUE		141,130	
			FP003 Charlotte fp 1		160,000 TO	
***** 217.04-1-18 *****						
	6956 Charlotte Ctr				26200	
217.04-1-18	210 1 Family Res		BAS STAR 41854	0	0	18,870
Palmer Alexander	Cassadaga Valle 062601	4,400	COUNTY TAXABLE VALUE		74,000	
Truax Lindsay	13-4-2	74,000	TOWN TAXABLE VALUE		74,000	
6956 Charlotte Center Rd	ACRES 0.25		SCHOOL TAXABLE VALUE		55,130	
Sinclairville, NY 14782	EAST-0323042 NRTH-0839815		FP003 Charlotte fp 1		74,000 TO	
	DEED BOOK 2012 PG-6793					
	FULL MARKET VALUE	120,800				
***** 217.04-1-21 *****						
	East Rd				26200	
217.04-1-21	314 Rural vac<10		COUNTY TAXABLE VALUE		4,500	
Haire Glenn	Cassadaga Valle 062601	4,500	TOWN TAXABLE VALUE		4,500	
Haire Martha	8-1-9.1	4,500	SCHOOL TAXABLE VALUE		4,500	
2623 East Rd	ACRES 4.40		FP003 Charlotte fp 1		4,500 TO	
Sinclairville, NY 14782	EAST-0323514 NRTH-0839966					
	DEED BOOK 2138 PG-00630					
	FULL MARKET VALUE	7,300				
***** 217.04-1-22 *****						
	2610 East Rd				26200	
217.04-1-22	210 1 Family Res		COUNTY TAXABLE VALUE		131,500	
Hopkins Jeffrey A	Cassadaga Valle 062601	19,600	TOWN TAXABLE VALUE		131,500	
Hopkins Sharon L	8-1-9.2	131,500	SCHOOL TAXABLE VALUE		131,500	
2610 East Rd	ACRES 1.60		FP003 Charlotte fp 1		131,500 TO	
Sinclairville, NY 14782	EAST-0323735 NRTH-0840213					
	DEED BOOK 2016 PG-7828					
	FULL MARKET VALUE	214,700				
***** 217.04-1-23 *****						
	East Rd				26200	
217.04-1-23	311 Res vac land		COUNTY TAXABLE VALUE		200	
Boyland Chad	Cassadaga Valle 062601	200	TOWN TAXABLE VALUE		200	
2418 East Rd	13-2-3	200	SCHOOL TAXABLE VALUE		200	
Sinclairville, NY 14782	ACRES 0.12		FP003 Charlotte fp 1		200 TO	
	EAST-0323716 NRTH-0840324					
	DEED BOOK 2023 PG-6361					
	FULL MARKET VALUE	300				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 217.04-1-24 *****						
217.04-1-24	East Rd					26200
Boyland Chad	314 Rural vac<10		COUNTY TAXABLE VALUE	6,200		
2418 East Rd	Cassadaga Valle 062601	6,200	TOWN TAXABLE VALUE	6,200		
Sinclairville, NY 14782	13-2-4.2	6,200	SCHOOL TAXABLE VALUE	6,200		
	ACRES 2.80		FP003 Charlotte fp 1	6,200 TO		
	EAST-0323595 NRTH-0840483					
	DEED BOOK 2023 PG-6361					
	FULL MARKET VALUE	10,100				
***** 217.04-1-26 *****						
217.04-1-26	N. Side Of East Rd					
Newton Catherine K	311 Res vac land		COUNTY TAXABLE VALUE	1,100		
7006 Rood Rd	Cassadaga Valle 062601	1,100	TOWN TAXABLE VALUE	1,100		
Sinclairville, NY 14782	13-2-4.3	1,100	SCHOOL TAXABLE VALUE	1,100		
	FRNT 100.00 DPTH 253.00		FP003 Charlotte fp 1	1,100 TO		
	EAST-0321626 NRTH-0839729					
	DEED BOOK 2527 PG-849					
	FULL MARKET VALUE	1,800				
***** 217.04-1-27 *****						
217.04-1-27	7006 Rood Rd					26200
Newton Catherine K	210 1 Family Res		BAS STAR 41854	0	0	18,870
7006 Rood Rd	Cassadaga Valle 062601	9,900	COUNTY TAXABLE VALUE	90,000		
Sinclairville, NY 14782	13-2-6	90,000	TOWN TAXABLE VALUE	90,000		
	ACRES 0.75		SCHOOL TAXABLE VALUE	71,130		
	EAST-0323127 NRTH-0840432		FP003 Charlotte fp 1	90,000 TO		
	DEED BOOK 2527 PG-849					
	FULL MARKET VALUE	146,900				
***** 217.04-1-28 *****						
217.04-1-28	7002 Rood Rd					26200
Abbey Jean M	210 1 Family Res		ENH STAR 41834	0	0	54,160
7002 Rood Rd	Cassadaga Valle 062601	8,800	COUNTY TAXABLE VALUE	66,000		
Sinclairville, NY 14782	13-2-5	66,000	TOWN TAXABLE VALUE	66,000		
	ACRES 0.62		SCHOOL TAXABLE VALUE	11,840		
	DEED BOOK 2206 PG-00552		FP003 Charlotte fp 1	66,000 TO		
	FULL MARKET VALUE	107,800				
***** 217.04-1-30 *****						
217.04-1-30	Charlotte Ctr					26200
Richir Tina M	300 Vacant Land		COUNTY TAXABLE VALUE	2,100		
6974 Charlotte Center Rd	Cassadaga Valle 062601	2,100	TOWN TAXABLE VALUE	2,100		
Sinclairville, NY 14782	13-1-7	2,100	SCHOOL TAXABLE VALUE	2,100		
	ACRES 0.50		FP003 Charlotte fp 1	2,100 TO		
	EAST-0322857 NRTH-0840356					
	DEED BOOK 2015 PG-4499					
	FULL MARKET VALUE	3,400				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 217.04-1-31 *****						
217.04-1-31	Hooker Rd				26200	
Haskins Allen J	311 Res vac land		COUNTY TAXABLE VALUE	1,700		
7011 Rood Rd	Cassadaga Valle 062601	1,700	TOWN TAXABLE VALUE	1,700		
Sinclairville, NY 14782	13-1-2.2	1,700	SCHOOL TAXABLE VALUE	1,700		
	ACRES 0.40		FP003 Charlotte fp 1	1,700 TO		
	EAST-0322698 NRTH-0840421					
	DEED BOOK 2020 PG-3666					
	FULL MARKET VALUE	2,800				
***** 217.04-1-32 *****						
217.04-1-32	7011 Rood Rd				26200	
Haskins Allen J	210 1 Family Res		COUNTY TAXABLE VALUE	50,000		
7011 Rood Rd	Cassadaga Valle 062601	9,900	TOWN TAXABLE VALUE	50,000		
Sinclairville, NY 14782	13-1-6	50,000	SCHOOL TAXABLE VALUE	50,000		
	ACRES 0.75		FP003 Charlotte fp 1	50,000 TO		
	EAST-0322766 NRTH-0840472					
	DEED BOOK 2020 PG-3666					
	FULL MARKET VALUE	81,600				
***** 217.04-1-33 *****						
217.04-1-33	7019 Rood Rd				26200	
Smith Keith A	210 1 Family Res		COUNTY TAXABLE VALUE	53,000		
7041 North Hill Rd	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	53,000		
Sinclairville, NY 14782	13-1-5	53,000	SCHOOL TAXABLE VALUE	53,000		
	ACRES 1.00		FP003 Charlotte fp 1	53,000 TO		
	EAST-0322763 NRTH-0840595					
	DEED BOOK 2489 PG-816					
	FULL MARKET VALUE	86,500				
***** 217.04-1-34 *****						
217.04-1-34	7025 Rood Rd				26200	
Walsh Dalton	270 Mfg housing		COUNTY TAXABLE VALUE	18,100		
Bossard Rachel E	Cassadaga Valle 062601	13,100	TOWN TAXABLE VALUE	18,100		
7052 Rood Rd	13-1-4	18,100	SCHOOL TAXABLE VALUE	18,100		
Sinclairville, NY 14782	ACRES 1.50		FP003 Charlotte fp 1	18,100 TO		
	EAST-0322845 NRTH-0840880					
	DEED BOOK 2023 PG-5469					
	FULL MARKET VALUE	29,600				
***** 217.04-1-35 *****						
217.04-1-35	7041 N. Hill				26200	
Smith Keith A	210 1 Family Res		COUNTY TAXABLE VALUE	79,700		
7041 N. Hill	Cassadaga Valle 062601	15,600	TOWN TAXABLE VALUE	79,700		
Sinclairville, NY 14782	13-1-3	79,700	SCHOOL TAXABLE VALUE	79,700		
	ACRES 2.90		FP003 Charlotte fp 1	79,700 TO		
	DEED BOOK 2014 PG-5811					
	FULL MARKET VALUE	130,100				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.04-1-36 *****						
217.04-1-36	7052 Rood Rd					26200
Walsh Dalton M	210 1 Family Res		COUNTY TAXABLE VALUE	149,000		
7052 Rood Rd	Cassadaga Valle 062601	20,100	TOWN TAXABLE VALUE	149,000		
Sinclairville, NY 14782	13-2-2.1	149,000	SCHOOL TAXABLE VALUE	149,000		
	ACRES 5.50		FP003 Charlotte fp 1	149,000	TO	
	EAST-0323155 NRTH-0840778					
	DEED BOOK 2020 PG-4263					
	FULL MARKET VALUE	243,300				
***** 217.04-1-37 *****						
217.04-1-37	7076 Rood Rd					26200
Boyland Donald	210 1 Family Res		ENH STAR 41834 0	0	0	54,160
Boyland Martha	Cassadaga Valle 062601	17,900	COUNTY TAXABLE VALUE	86,200		
7076 Rood Rd	13-2-2.2	86,200	TOWN TAXABLE VALUE	86,200		
Sinclairville, NY 14782	ACRES 4.20		SCHOOL TAXABLE VALUE	32,040		
	EAST-0323542 NRTH-0841100		FP003 Charlotte fp 1	86,200	TO	
	DEED BOOK 1987 PG-00320					
	FULL MARKET VALUE	140,700				
***** 217.04-1-41 *****						
217.04-1-41	7104 Rood Rd					
Bonasera Dominic	210 1 Family Res		COUNTY TAXABLE VALUE	44,500		
Bonasera Monica	Cassadaga Valle 062601	18,500	TOWN TAXABLE VALUE	44,500		
7104 Rood Rd	5-1-23.3	44,500	SCHOOL TAXABLE VALUE	44,500		
Sinclairville, NY 14782	ACRES 8.50		FP003 Charlotte fp 1	44,500	TO	
	EAST-0323942 NRTH-0841565					
	DEED BOOK 2018 PG-4423					
	FULL MARKET VALUE	72,700				
***** 218.00-1-1 *****						
218.00-1-1	Rood Rd					26200
Snyder Peter	314 Rural vac<10		COUNTY TAXABLE VALUE	9,000		
Snyder Carol	Cassadaga Valle 062601	9,000	TOWN TAXABLE VALUE	9,000		
PO Box 872	5-1-15.3.1	9,000	SCHOOL TAXABLE VALUE	9,000		
Sinclairville, NY 14782	ACRES 4.40		FP003 Charlotte fp 1	9,000	TO	
	EAST-0327924 NRTH-0846569					
	DEED BOOK 2163 PG-00223					
	FULL MARKET VALUE	14,700				
***** 218.00-1-2 *****						
218.00-1-2	7441 Rood Rd					26200
Snyder Peter A	210 1 Family Res		ENH STAR 41834 0	0	0	54,160
Snyder Carol A	Cassadaga Valle 062601	14,200	COUNTY TAXABLE VALUE	66,500		
PO Box 872	5-1-15.3.2	66,500	TOWN TAXABLE VALUE	66,500		
Sinclairville, NY 14782	ACRES 2.10		SCHOOL TAXABLE VALUE	12,340		
	EAST-0328148 NRTH-0846504		FP003 Charlotte fp 1	66,500	TO	
	DEED BOOK 1935 PG-00318					
	FULL MARKET VALUE	108,600				

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 218.00-1-3 *****						
218.00-1-3	7465 Rood Rd					
Green Robert C	270 Mfg housing		BAS STAR 41854	0	0	18,870
Green Dawn E	Cassadaga Valle 062601	14,500	COUNTY TAXABLE VALUE		21,500	
6782 RT 60	5-1-15.4.2	21,500	TOWN TAXABLE VALUE		21,500	
Cassadaga, NY 14718	ACRES 2.30		SCHOOL TAXABLE VALUE		2,630	
	EAST-0328374 NRTH-0846928		FP003 Charlotte fp 1		21,500 TO	
	DEED BOOK 2353 PG-588					
	FULL MARKET VALUE	35,100				
***** 218.00-1-4 *****						
218.00-1-4	7462 Rood Rd					26200
Snyder Peter A Jr	210 1 Family Res		COUNTY TAXABLE VALUE		78,000	
Snyder Nicole D	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE		78,000	
7462 Rood Rd	5-1-17.2.2	78,000	SCHOOL TAXABLE VALUE		78,000	
Sinclairville, NY 14782	ACRES 2.00		FP003 Charlotte fp 1		78,000 TO	
	EAST-0328728 NRTH-0846799					
	DEED BOOK 2105 PG-4029					
	FULL MARKET VALUE	127,300				
***** 218.00-1-5.1 *****						
218.00-1-5.1	7502 Rood Rd					26200
Pattyson Phillip W	240 Rural res		FARM SILOS 42100	0	1,000	1,000
Pattyson Shan	Cassadaga Valle 062601	66,600	BAS STAR 41854	0	0	18,870
7502 Rood Rd	5-1-16.1Merged 2001	151,000	COUNTY TAXABLE VALUE		150,000	
Sinclairville, NY 14782-9618	5-1-17.2.1		TOWN TAXABLE VALUE		150,000	
	ACRES 86.40		SCHOOL TAXABLE VALUE		131,130	
	EAST-0330177 NRTH-0846830		FP003 Charlotte fp 1		150,000 TO	
	DEED BOOK 2472 PG-67		1,000 EX			
	FULL MARKET VALUE	246,500				
***** 218.00-1-5.2 *****						
218.00-1-5.2	7480 Rood Rd					
Pantall Samuel G Jr	210 1 Family Res		VET WAR CT 41121	0	7,548	3,774
Pantall Paula K	Cassadaga Valle 062601	9,000	VET DIS CT 41141	0	21,000	12,580
7480 Rood Rd	5-1-17.2.3	140,000	ENH STAR 41834	0	0	54,160
Sinclairville, NY 14782	ACRES 4.40		COUNTY TAXABLE VALUE		111,452	
	DEED BOOK 2530 PG-656		TOWN TAXABLE VALUE		123,646	
	FULL MARKET VALUE	228,600	SCHOOL TAXABLE VALUE		85,840	
			FP003 Charlotte fp 1		140,000 TO	
***** 218.00-1-6 *****						
218.00-1-6	Mill Creek Rd Rear					26200
Grace Lawrence	260 Seasonal res		COUNTY TAXABLE VALUE		85,000	
965 Colvin Blvd	Cassadaga Valle 062601	49,300	TOWN TAXABLE VALUE		85,000	
Kenmore, NY 14217	6-1-1.1	85,000	SCHOOL TAXABLE VALUE		85,000	
	ACRES 64.20		FP003 Charlotte fp 1		85,000 TO	
	EAST-0331906 NRTH-0847256					
	DEED BOOK 2024 PG-4829					
	FULL MARKET VALUE	138,800				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 218.00-1-7.1 *****						
218.00-1-7.1	2220 Mill Creek Rd					26200
Pepin Ronald D Jr	312 Vac w/imprv		COUNTY TAXABLE VALUE	15,900		
18 Elm Cir	Cassadaga Valle 062601	13,900	TOWN TAXABLE VALUE	15,900		
Amherst, NY 14226	6-1-3.2	15,900	SCHOOL TAXABLE VALUE	15,900		
	ACRES 9.20		FP003 Charlotte fp 1	15,900 TO		
	EAST-0332214 NRTH-0845924					
	DEED BOOK 2018 PG-6690					
	FULL MARKET VALUE	26,000				
***** 218.00-1-7.2 *****						
218.00-1-7.2	2196 Mill Creek Rd					26200
Barbaro Mark	314 Rural vac<10		COUNTY TAXABLE VALUE	7,200		
Barbaro Marlo	Cassadaga Valle 062601	7,200	TOWN TAXABLE VALUE	7,200		
6617 Royal Pkwy N	6-1-3.2	7,200	SCHOOL TAXABLE VALUE	7,200		
Lockport, NY 14094	ACRES 3.40		FP003 Charlotte fp 1	7,200 TO		
	EAST-0332214 NRTH-0845924					
	DEED BOOK 2022 PG-4737					
	FULL MARKET VALUE	11,800				
***** 218.00-1-8 *****						
218.00-1-8	2230 Millcreek Rd					26200
Johnson Andrew	270 Mfg housing		COUNTY TAXABLE VALUE	20,800		
2235 Millcreek Rd	Cassadaga Valle 062601	15,400	TOWN TAXABLE VALUE	20,800		
Sinclairville, NY 14782	6-1-1.3	20,800	SCHOOL TAXABLE VALUE	20,800		
	ACRES 2.80		FP003 Charlotte fp 1	20,800 TO		
	EAST-0331657 NRTH-0845889					
	DEED BOOK 2022 PG-6723					
	FULL MARKET VALUE	34,000				
***** 218.00-1-10 *****						
218.00-1-10	Mill Creek Rd					26200
Geary Michael J	314 Rural vac<10		COUNTY TAXABLE VALUE	7,200		
Geary Dawn R	Cassadaga Valle 062601	7,200	TOWN TAXABLE VALUE	7,200		
824 Main St	5-1-18.2.1	7,200	SCHOOL TAXABLE VALUE	7,200		
Dunkirk, NY 14048	ACRES 3.40		FP003 Charlotte fp 1	7,200 TO		
	EAST-0330753 NRTH-0845772					
	DEED BOOK 2441 PG-355					
	FULL MARKET VALUE	11,800				
***** 218.00-1-11 *****						
218.00-1-11	2290 Mill Creek Rd					26200
Walker Jason	210 1 Family Res		COUNTY TAXABLE VALUE	59,000		
Walker Jenna	Cassadaga Valle 062601	21,500	TOWN TAXABLE VALUE	59,000		
415 Eagle St	5-1-18.2.2	59,000	SCHOOL TAXABLE VALUE	59,000		
Dunkirk, NY 14048	ACRES 6.50		FP003 Charlotte fp 1	59,000 TO		
	EAST-0330333 NRTH-0845794					
	DEED BOOK 2018 PG-8185					
	FULL MARKET VALUE	96,300				

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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 162
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 218.00-1-12 *****						
218.00-1-12	Mill Creek Rd					26200
Notar Robert E	322 Rural vac>10		COUNTY TAXABLE VALUE	17,900		
2988 East Pleasant Ave	Cassadaga Valle 062601	17,900	TOWN TAXABLE VALUE	17,900		
Eden, NY 14057	5-1-19.3	17,900	SCHOOL TAXABLE VALUE	17,900		
	ACRES 13.50		FP003 Charlotte fp 1	17,900	TO	
	EAST-0330042 NRTH-0845143					
	FULL MARKET VALUE	29,200				
***** 218.00-1-13 *****						
218.00-1-13	2281 Millcreek Rd					26200
Vaillancourt Herven J Jr	270 Mfg housing		COUNTY TAXABLE VALUE	31,000		
5018 Tonawanda Creek Rd	Cassadaga Valle 062601		29,400 TOWN TAXABLE VALUE		31,000	
N Tonawanda, NY 14120	5-1-19.2	31,000	SCHOOL TAXABLE VALUE	31,000		
	ACRES 15.00		FP003 Charlotte fp 1	31,000	TO	
	EAST-0330554 NRTH-0845173					
	DEED BOOK 2021 PG-8419					
	FULL MARKET VALUE	50,600				
***** 218.00-1-14 *****						
218.00-1-14	Mill Creek Rd					26200
Johnson Andrew J	314 Rural vac<10		COUNTY TAXABLE VALUE	14,200		
Johnson Angie	Cassadaga Valle 062601	14,200	TOWN TAXABLE VALUE	14,200		
2235 Mill Creek Rd	5-1-19.4	14,200	SCHOOL TAXABLE VALUE	14,200		
Sinclairville, NY 14782-9634	ACRES 9.50		FP003 Charlotte fp 1	14,200	TO	
	EAST-0330914 NRTH-0845184					
	DEED BOOK 2512 PG-265					
	FULL MARKET VALUE	23,200				
***** 218.00-1-15 *****						
218.00-1-15	2235 Millcreek Rd					26200
Johnson Andrew J	240 Rural res		BAS STAR 41854 0	0	0	18,870
Johnson Angie	Cassadaga Valle 062601	32,000	COUNTY TAXABLE VALUE	125,000		
2235 Mill Creek Rd	6-1-2	125,000	TOWN TAXABLE VALUE	125,000		
Sinclairville, NY 14782-9634	ACRES 17.80		SCHOOL TAXABLE VALUE	106,130		
	EAST-0331428 NRTH-0844999		FP003 Charlotte fp 1	125,000	TO	
	DEED BOOK 2512 PG-265					
	FULL MARKET VALUE	204,100				
***** 218.00-1-16 *****						
218.00-1-16	2185 Millcreek Rd					26200
Payne Jeffrey	240 Rural res		COUNTY TAXABLE VALUE	66,000		
Payne Lisa	Cassadaga Valle 062601	36,400	TOWN TAXABLE VALUE	66,000		
95 W Fairmount Ave	6-1-3.3	66,000	SCHOOL TAXABLE VALUE	66,000		
Lakewood, NY 14750	ACRES 23.00		FP003 Charlotte fp 1	66,000	TO	
	EAST-0331277 NRTH-0844979					
	DEED BOOK 2024 PG-1456					
	FULL MARKET VALUE	107,800				

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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 218.00-1-17 *****						
218.00-1-17	Millcreek Rd Rear					26200
Alcox Michael T	321 Abandoned ag		COUNTY TAXABLE VALUE	6,000		
13984 Trenton Oval	Cassadaga Valle 062601	6,000	TOWN TAXABLE VALUE	6,000		
Strongsville Ohio, 44136	6-1-16.5	6,000	SCHOOL TAXABLE VALUE	6,000		
	ACRES 7.20		FP003 Charlotte fp 1	6,000	TO	
	EAST-0331512 NRTH-0843923					
	DEED BOOK 1913 PG-00493					
	FULL MARKET VALUE	9,800				
***** 218.00-1-18 *****						
218.00-1-18	Millcreek Rd Rear					26200
Alcox Michael T	260 Seasonal res		COUNTY TAXABLE VALUE	38,000		
13984 Trenton Oval	Cassadaga Valle 062601	16,800	TOWN TAXABLE VALUE	38,000		
Strongsville Ohio, 44136	6-1-16.2.3	38,000	SCHOOL TAXABLE VALUE	38,000		
	ACRES 11.70		FP003 Charlotte fp 1	38,000	TO	
	EAST-0332201 NRTH-0844052					
	DEED BOOK 1913 PG-00493					
	FULL MARKET VALUE	62,000				
***** 218.00-1-19 *****						
218.00-1-19	Millcreek Rd					26200
Alcox Michael T	314 Rural vac<10		COUNTY TAXABLE VALUE	4,100		
13984 Trenton Oval	Pine Valley 063001	4,100	TOWN TAXABLE VALUE	4,100		
Strongsville Ohio, 44136	6-1-15.4	4,100	SCHOOL TAXABLE VALUE	4,100		
	ACRES 1.60		FP003 Charlotte fp 1	4,100	TO	
	EAST-0332776 NRTH-0845932					
	DEED BOOK 1913 PG-00493					
	FULL MARKET VALUE	6,700				
***** 218.00-1-20 *****						
218.00-1-20	Millcreek Rd					26200
Lopian Thomas L	314 Rural vac<10		COUNTY TAXABLE VALUE	12,100		
Lopian Kristen L	Pine Valley 063001	12,100	TOWN TAXABLE VALUE	12,100		
8211 Rood Rd	6-1-15.3	12,100	SCHOOL TAXABLE VALUE	12,100		
Cherry Creek, NY 14723	ACRES 7.30		FP003 Charlotte fp 1	12,100	TO	
	EAST-0332937 NRTH-0843554					
	DEED BOOK 2022 PG-1976					
	FULL MARKET VALUE	19,800				
***** 218.00-1-21 *****						
218.00-1-21	2133 Millcreek Rd Rear					26200
Lopian Thomas L	260 Seasonal res		COUNTY TAXABLE VALUE	35,000		
Lopian Kristen L	Cassadaga Valle 062601	7,100	TOWN TAXABLE VALUE	35,000		
8211 Rood Rd	6-1-16.2.2	35,000	SCHOOL TAXABLE VALUE	35,000		
Cherry Creek, NY 14723	ACRES 9.40		FP003 Charlotte fp 1	35,000	TO	
	DEED BOOK 2022 PG-1976					
	FULL MARKET VALUE	57,100				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 218.00-1-22 *****						
218.00-1-22	Millcreek Rd Rear					26200
Lopian Thomas L	321 Abandoned ag		COUNTY TAXABLE VALUE	14,600		
Lopian Kristen L	Cassadaga Valle 062601	14,600	TOWN TAXABLE VALUE	14,600		
8211 Rood Rd	6-1-16.4	14,600	SCHOOL TAXABLE VALUE	14,600		
Cherry Creek, NY 14723	ACRES 9.90		FP003 Charlotte fp 1	14,600	TO	
	EAST-0331328 NRTH-0843249					
	DEED BOOK 2022 PG-1976					
	FULL MARKET VALUE	23,800				
***** 218.00-1-23 *****						
218.00-1-23	Mill Creek Rd					26200
Stec Charles G	322 Rural vac>10		COUNTY TAXABLE VALUE	10,400		
Zerkle Lori A	Cassadaga Valle 062601	10,400	TOWN TAXABLE VALUE	10,400		
2016 Center St	6-1-16.2.6	10,400	SCHOOL TAXABLE VALUE	10,400		
North Collins, NY 14111	ACRES 16.50		FP003 Charlotte fp 1	10,400	TO	
	EAST-0332022 NRTH-0842858					
	DEED BOOK 2540 PG-887					
	FULL MARKET VALUE	17,000				
***** 218.00-1-24 *****						
218.00-1-24	2117 Mill Creek Rd					26200
Stec Charles G	260 Seasonal res		COUNTY TAXABLE VALUE	67,500		
Zerkle Lori A	Pine Valley 063001	29,000	TOWN TAXABLE VALUE	67,500		
2016 Center St	6-1-15.6	67,500	SCHOOL TAXABLE VALUE	67,500		
North Collins, NY 14111	ACRES 14.60		FP003 Charlotte fp 1	67,500	TO	
	EAST-0333428 NRTH-0842769					
	DEED BOOK 2540 PG-887					
	FULL MARKET VALUE	110,200				
***** 218.00-1-25 *****						
218.00-1-25	East Rd Rear					26200
Case James M	314 Rural vac<10		COUNTY TAXABLE VALUE	6,500		
Case Jeanne M	Pine Valley 063001	6,500	TOWN TAXABLE VALUE	6,500		
2154 East Rd	6-1-15.5	6,500	SCHOOL TAXABLE VALUE	6,500		
Sinclairville, NY 14782-9621	ACRES 8.20		FP003 Charlotte fp 1	6,500	TO	
	EAST-0333268 NRTH-0842336					
	DEED BOOK 1967 PG-00137					
	FULL MARKET VALUE	10,600				
***** 218.00-1-26 *****						
218.00-1-26	2154 East Rd		ENH STAR 41834 0	0	0	54,160
Case James M	240 Rural res		COUNTY TAXABLE VALUE	119,000		
Case Jeanne M	Cassadaga Valle 062601	61,700	TOWN TAXABLE VALUE	119,000		
2154 East Rd	6-1-16.2.4	119,000	SCHOOL TAXABLE VALUE	64,840		
Sinclairville, NY 14782-9621	ACRES 69.90		FP003 Charlotte fp 1	119,000	TO	
	EAST-0333136 NRTH-0841237					
	DEED BOOK 1967 PG-00137					
	FULL MARKET VALUE	194,300				

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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 218.00-1-26..WT1 *****						
218.00-1-26..WT1	East Rd				26200	
County of Chautauqua IDA	879 Wind		IND DEVEL 18020	0	1930,500	1930,500
RWE Clean Energy, LLC	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE		0	
353 N Clark St 30thFloo	T41	1930,500	TOWN TAXABLE VALUE		0	
Chicago, IL 60654	6-1-16.2.4		SCHOOL TAXABLE VALUE		0	
	EAST-0333136 NRTH-0841237		FP003 Charlotte fp 1	1930,500 TO		
	DEED BOOK 1967 PG-00137					
	FULL MARKET VALUE	3151,800				
***** 218.00-1-27 *****						
218.00-1-27	2211 East Rd					18,870
Rice Lisa L	271 Mfg housings		BAS STAR 41854	0	0	
Altamus Crystal Rose	Cassadaga Valle 062601	23,900	COUNTY TAXABLE VALUE		27,100	
2211 East Rd	9-1-1.3	27,100	TOWN TAXABLE VALUE		27,100	
Sinclairville, NY 14782	ACRES 9.10		SCHOOL TAXABLE VALUE		8,230	
	EAST-0331573 NRTH-0839979		FP003 Charlotte fp 1	27,100 TO		
	DEED BOOK 2016 PG-5574					
	FULL MARKET VALUE	44,200				
***** 218.00-1-28 *****						
218.00-1-28	6960 Cleland Rd					
Jarnot James	240 Rural res		COUNTY TAXABLE VALUE	175,000		
84 Borden Rd	Cassadaga Valle 062601	31,000	TOWN TAXABLE VALUE	175,000		
West Seneca, NY 14224	9-1-1.7	175,000	SCHOOL TAXABLE VALUE	175,000		
	ACRES 16.70		FP003 Charlotte fp 1	175,000 TO		
	EAST-0331708 NRTH-0839503					
	DEED BOOK 2021 PG-6628					
	FULL MARKET VALUE	285,714				
***** 218.00-1-29 *****						
218.00-1-29	2211 Cleland Rd				26200	
Miller Katelyn R	311 Res vac land		COUNTY TAXABLE VALUE	2,800		
6984 Cleland Rd	Cassadaga Valle 062601	2,800	TOWN TAXABLE VALUE	2,800		
Sinclairville, NY 14782	9-1-1.1	2,800	SCHOOL TAXABLE VALUE	2,800		
	ACRES 1.30		FP003 Charlotte fp 1	2,800 TO		
	EAST-0331006 NRTH-0839753					
	DEED BOOK 2023 PG-2272					
	FULL MARKET VALUE	4,600				
***** 218.00-1-30 *****						
218.00-1-30	6984 Cleland Rd				26200	
Miller Katelyn R	210 1 Family Res		COUNTY TAXABLE VALUE	72,000		
6984 Cleland Rd	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	72,000		
Sinclairville, NY 14782	9-1-1.2	72,000	SCHOOL TAXABLE VALUE	72,000		
	ACRES 2.00		FP003 Charlotte fp 1	72,000 TO		
	EAST-0331103 NRTH-0840053					
	DEED BOOK 2023 PG-2272					
	FULL MARKET VALUE	117,600				

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T A X A B L E SECTION OF THE ROLL - 1
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 218.00-1-31.1 *****						
218.00-1-31.1	2170 East Rd					26200
Mettler Robert	314 Rural vac<10		COUNTY TAXABLE VALUE	5,200		
5982 Miller Rd	Cassadaga Valle 062601	5,200	TOWN TAXABLE VALUE	5,200		
Lockport, NY 14094	6-1-16.2.1	5,200	SCHOOL TAXABLE VALUE	5,200		
	ACRES 5.40		FP003 Charlotte fp 1	5,200 TO		
	EAST-0331878 NRTH-0841705					
	DEED BOOK 2024 PG-7552					
	FULL MARKET VALUE	8,500				
***** 218.00-1-31.2 *****						
218.00-1-31.2	2170 East Rd					26200
Hy Christian	240 Rural res		COUNTY TAXABLE VALUE	115,000		
2170 East Rd	Cassadaga Valle 062601	35,800	TOWN TAXABLE VALUE	115,000		
Sinclairville, NY 14782	6-1-16.2.1	115,000	SCHOOL TAXABLE VALUE	115,000		
	ACRES 22.10		FP003 Charlotte fp 1	115,000 TO		
	EAST-0980245 NRTH-0841263					
	DEED BOOK 2024 PG-6702					
	FULL MARKET VALUE	187,800				
***** 218.00-1-32 *****						
218.00-1-32	East Rd					26200
Mettler Robert E	270 Mfg housing		COUNTY TAXABLE VALUE	58,200		
Mettler Irene	Cassadaga Valle 062601	48,200	TOWN TAXABLE VALUE	58,200		
5982 Miller Rd	6-1-16.1	58,200	SCHOOL TAXABLE VALUE	58,200		
Lockport, NY 14094	ACRES 39.90		FP003 Charlotte fp 1	58,200 TO		
	EAST-0331519 NRTH-0842636					
	DEED BOOK 2330 PG-133					
	FULL MARKET VALUE	95,000				
***** 218.00-1-33 *****						
218.00-1-33	2224 East Rd					26200
Gierlinger Kevin M	210 1 Family Res		BAS STAR 41854 0	0	0	18,870
Gierlinger Jennifer M	Cassadaga Valle 062601	15,800	COUNTY TAXABLE VALUE	55,000		
2224 East Rd	6-1-16.3	55,000	TOWN TAXABLE VALUE	55,000		
Sinclairville, NY 14782	ACRES 3.00		SCHOOL TAXABLE VALUE	36,130		
	EAST-0331035 NRTH-0840635		FP003 Charlotte fp 1	55,000 TO		
	DEED BOOK 2020 PG-6633					
	FULL MARKET VALUE	89,800				
***** 218.00-1-34 *****						
218.00-1-34	6985 Cleland Rd					26200
Pound Darrin J	312 Vac w/imprv		COUNTY TAXABLE VALUE	54,000		
Travis-Pound Debra J	Cassadaga Valle 062601	17,500	TOWN TAXABLE VALUE	54,000		
2153 Maple Hill Rd	8-1-17.2	54,000	SCHOOL TAXABLE VALUE	54,000		
Hinsdale, NY 14743	ACRES 4.00		FP003 Charlotte fp 1	54,000 TO		
	EAST-0330840 NRTH-0839610					
	DEED BOOK 2022 PG-5090					
	FULL MARKET VALUE	88,200				

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 218.00-1-35.1 *****						
218.00-1-35.1	2281 East Rd					26200
Christy Travis	283 Res w/Comuse		BUSINV 897 47610 0	7,125	7,125	7,125
Davis Amy	Cassadaga Valle 062601	18,900	COUNTY TAXABLE VALUE	82,875		
PO Box 1017	8-1-17.1	90,000	TOWN TAXABLE VALUE	82,875		
Sinclairville, NY 14782	ACRES 4.80		SCHOOL TAXABLE VALUE	82,875		
	EAST-0330453 NRTH-0839967		FP003 Charlotte fp 1	90,000	TO	
	DEED BOOK 2017 PG-6579					
	FULL MARKET VALUE	146,900				
***** 218.00-1-35.2 *****						
218.00-1-35.2	2289 East Rd					
Murray Edward	210 1 Family Res		COUNTY TAXABLE VALUE	50,000		
Surette Paula	Cassadaga Valle 062601	19,300	TOWN TAXABLE VALUE	50,000		
2289 East Rd	8-1-17.5	50,000	SCHOOL TAXABLE VALUE	50,000		
Sinclairville, NY 14782	ACRES 5.00		FP003 Charlotte fp 1	50,000	TO	
	DEED BOOK 2021 PG-5916					
	FULL MARKET VALUE	81,600				
***** 218.00-1-36 *****						
218.00-1-36	2286 East Rd					26200
Thomas Anne	210 1 Family Res		BAS STAR 41854 0	0	0	18,870
Thomas Dennis Jr	Cassadaga Valle 062601	21,000	COUNTY TAXABLE VALUE	105,000		
Dennis & Tanya Thomas	5-1-20.2	105,000	TOWN TAXABLE VALUE	105,000		
2286 East Rd	ACRES 6.00		SCHOOL TAXABLE VALUE	86,130		
Sinclairville, NY 14782-9622	EAST-0330434 NRTH-0840470		FP003 Charlotte fp 1	105,000	TO	
	DEED BOOK 2023 PG-5371					
	FULL MARKET VALUE	171,400				
***** 218.00-1-37 *****						
218.00-1-37	East Rd					26200
Gierlinger Frank X	322 Rural vac>10		COUNTY TAXABLE VALUE	72,000		
2329 East Rd	Cassadaga Valle 062601	72,000	TOWN TAXABLE VALUE	72,000		
Sinclairville, NY 14782-9622	5-1-21	72,000	SCHOOL TAXABLE VALUE	72,000		
	ACRES 145.00		FP003 Charlotte fp 1	72,000	TO	
	EAST-0329065 NRTH-0842208					
	FULL MARKET VALUE	117,600				
***** 218.00-1-38 *****						
218.00-1-38	East Rd					26200
Webber Albert F	270 Mfg housing		COUNTY TAXABLE VALUE	146,000		
Webber Sherrie Jean	Cassadaga Valle 062601	68,900	TOWN TAXABLE VALUE	146,000		
187 Buffum St	5-1-20.1	146,000	SCHOOL TAXABLE VALUE	146,000		
Buffalo, NY 14210	ACRES 94.00		FP003 Charlotte fp 1	146,000	TO	
	EAST-0330432 NRTH-0842798					
	DEED BOOK 2021 PG-1531					
	FULL MARKET VALUE	238,400				

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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 218.00-1-39 *****						
2325 Millcreek	260 Seasonal res		COUNTY TAXABLE VALUE	45,000		26200
218.00-1-39	Cassadaga Valle 062601		25,400 TOWN TAXABLE VALUE		45,000	
Shimwell-Pasisz Constance	5-1-19.1	45,000	SCHOOL TAXABLE VALUE	45,000		
5518 Mapleton Rd	ACRES 10.70		FP003 Charlotte fp 1	45,000	TO	
Lockport, NY 14094	EAST-0329714 NRTH-0845137					
	DEED BOOK 2433 PG-594					
	FULL MARKET VALUE	73,500				
***** 218.00-1-40 *****						
218.00-1-40	Mill Creek Rd		COUNTY TAXABLE VALUE	38,800		26200
Todaro Frank J	312 Vac w/imprv		TOWN TAXABLE VALUE	38,800		
Todaro Cecile L	Cassadaga Valle 062601	36,300	SCHOOL TAXABLE VALUE	38,800		
188 Ransom Rd	5-1-14.2.2	38,800	FP003 Charlotte fp 1	38,800	TO	
Lancaster, NY 14086	ACRES 37.50					
	EAST-0329251 NRTH-0844860					
	DEED BOOK 2012 PG-5777					
	FULL MARKET VALUE	63,300				
***** 218.00-1-41.2 *****						
218.00-1-41.2	2371 Millcreek		COUNTY TAXABLE VALUE	110,000		26200
Weise Larry A	210 1 Family Res		TOWN TAXABLE VALUE	110,000		
PO Box 903	Cassadaga Valle 062601	19,300	SCHOOL TAXABLE VALUE	110,000		
Sinclairville, NY 14782	5-1-14.1	110,000	FP003 Charlotte fp 1	110,000	TO	
	ACRES 5.00					
	EAST-0976828 NRTH-0845081					
	DEED BOOK 2020 PG-1885					
	FULL MARKET VALUE	179,600				
***** 218.00-1-42 *****						
218.00-1-42	2399 Millcreek Rd		BAS STAR 41854	0	0	18,870
Weise Kevin L	270 Mfg housing		COUNTY TAXABLE VALUE	33,000		
Weise Kathleen	Cassadaga Valle 062601	19,600	TOWN TAXABLE VALUE	33,000		
2399 Mill Creek Rd	5-1-14.4	33,000	SCHOOL TAXABLE VALUE	14,130		
Sinclairville, NY 14782	ACRES 5.20		FP003 Charlotte fp 1	33,000	TO	
	EAST-0328013 NRTH-0844896					
	DEED BOOK 2370 PG-74					
	FULL MARKET VALUE	53,900				
***** 218.00-1-43 *****						
218.00-1-43	Mill Creek Rd		COUNTY TAXABLE VALUE	70,000		26200
Nigro Albert A	260 Seasonal res		TOWN TAXABLE VALUE	70,000		
Nigro Patti A	Cassadaga Valle 062601	38,900	SCHOOL TAXABLE VALUE	70,000		
165 Washington Highway	5-1-14.2.1	70,000	FP003 Charlotte fp 1	70,000	TO	
Amherst, NY 14226	ACRES 26.50					
	DEED BOOK 2587 PG-907					
	FULL MARKET VALUE	114,300				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 218.00-1-44 *****						
218.00-1-44	312 Vac w/imprv		COUNTY TAXABLE VALUE	10,200		
Kinney Ernest	Cassadaga Valle 062601	9,800	TOWN TAXABLE VALUE	10,200		
4449 Lower Bush Rd	5-1-14.3	10,200	SCHOOL TAXABLE VALUE	10,200		
Kennedy, NY 14747	ACRES 4.90		FP003 Charlotte fp 1	10,200 TO		
	EAST-0329106 NRTH-0845900					
	FULL MARKET VALUE	16,700				
***** 218.00-1-45 *****						
218.00-1-45	Mill Creek Rd				26200	
Buck Thomas S	312 Vac w/imprv		COUNTY TAXABLE VALUE	21,100		
120 E Pearl St	Cassadaga Valle 062601	20,100	TOWN TAXABLE VALUE	21,100		
Falconer, NY 14733	5-1-18.1	21,100	SCHOOL TAXABLE VALUE	21,100		
	ACRES 5.50		FP003 Charlotte fp 1	21,100 TO		
	EAST-0329426 NRTH-0845922					
	DEED BOOK 2217 PG-00548					
	FULL MARKET VALUE	34,400				
***** 218.00-1-46 *****						
218.00-1-46	Rood Rd				26200	
Russo Michael J	322 Rural vac>10		FARM SILOS 42100 0	1,000 1,000 1,000		
7440 Rood Rd	Cassadaga Valle 062601	12,800	COUNTY TAXABLE VALUE	11,800		
Sinclairville, NY 14782	5-1-17.1	12,800	TOWN TAXABLE VALUE	11,800		
	ACRES 12.60		SCHOOL TAXABLE VALUE	11,800		
	EAST-0328770 NRTH-0845993		FP003 Charlotte fp 1	11,800 TO		
	DEED BOOK 2023 PG-5268		1,000 EX			
	FULL MARKET VALUE	20,900				
***** 218.00-1-47 *****						
218.00-1-47	7440 Rood Rd				26200	
Russo Michael J	210 1 Family Res		VET COM CT 41131 0	12,580 6,290 0		
7440 Rood Rd	Cassadaga Valle 062601	20,100	VET DIS CT 41141 0	18,750 12,580 0		
Sinclairville, NY 14782	5-1-15.1	125,000	COUNTY TAXABLE VALUE	93,670		
	ACRES 5.50		TOWN TAXABLE VALUE	106,130		
	EAST-0328392 NRTH-0846367		SCHOOL TAXABLE VALUE	125,000		
	DEED BOOK 2023 PG-5268		FP003 Charlotte fp 1	125,000 TO		
	FULL MARKET VALUE	204,100				
***** 218.00-2-5.1 *****						
218.00-2-5.1	7261 Housington Rd				26200	
Troska Michael	210 1 Family Res		COUNTY TAXABLE VALUE	36,900		
7261 Housington Rd	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	36,900		
Cherry Creek, NY 14723-9747	6-1-8.1	36,900	SCHOOL TAXABLE VALUE	36,900		
	ACRES 2.00		FP003 Charlotte fp 1	36,900 TO		
	EAST-0338514 NRTH-0846989					
	DEED BOOK 2684 PG-862					
	FULL MARKET VALUE	60,200				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 218.00-2-5.2 *****						
218.00-2-5.2	Housington Rd					26200
Budniewski Raymond Jr	311 Res vac land		COUNTY TAXABLE VALUE	1,000		
Budniewski Christine A	Cassadaga Valle 062601	1,000	TOWN TAXABLE VALUE	1,000		
2715 Yule Tree Dr	6-1-8.1	1,000	SCHOOL TAXABLE VALUE	1,000		
Edgewater, FL 32141	ACRES 2.00		FP003 Charlotte fp 1	1,000	TO	
	EAST-0338514 NRTH-0846989					
	DEED BOOK 2626 PG-21					
	FULL MARKET VALUE	1,600				
***** 218.00-2-6 *****						
218.00-2-6	7253 Housington Rd					26200
Budniewski R Jr	260 Seasonal res		COUNTY TAXABLE VALUE	70,000		
Budniewski C	Cassadaga Valle 062601	44,200	TOWN TAXABLE VALUE	70,000		
2715 Yule Tree Dr	6-1-8.2	70,000	SCHOOL TAXABLE VALUE	70,000		
Edgewater, FL 32141	ACRES 48.70		FP003 Charlotte fp 1	70,000	TO	
	EAST-0338745 NRTH-0846108					
	FULL MARKET VALUE	114,300				
***** 218.00-2-9 *****						
218.00-2-9	Boutwell Hill Rd					26200
Korbas Ann Marie	322 Rural vac>10		COUNTY TAXABLE VALUE	48,000		
20 North Beagle St	Pine Valley 063001	48,000	TOWN TAXABLE VALUE	48,000		
Dunkirk, NY 14048	9-1-6	48,000	SCHOOL TAXABLE VALUE	48,000		
	ACRES 60.00		FP003 Charlotte fp 1	48,000	TO	
	EAST-0337314 NRTH-0839692					
	DEED BOOK 1857 PG-00551					
	FULL MARKET VALUE	78,400				
***** 218.00-2-10 *****						
218.00-2-10	Boutwell Hill Rd					26200
Korbas Ann Marie	260 Seasonal res		COUNTY TAXABLE VALUE	89,000		
20 North Beagle St	Pine Valley 063001	61,400	TOWN TAXABLE VALUE	89,000		
Dunkirk, NY 14048	9-1-4.1	89,000	SCHOOL TAXABLE VALUE	89,000		
	ACRES 69.00		FP003 Charlotte fp 1	89,000	TO	
	DEED BOOK 1857 PG-00551					
	FULL MARKET VALUE	145,300				
***** 218.00-2-11 *****						
218.00-2-11	2045 East Rd					26200
Vogel Eric	260 Seasonal res		COUNTY TAXABLE VALUE	125,000		
Vogel Mary Ellen H	Cassadaga Valle 062601	29,700	TOWN TAXABLE VALUE	125,000		
232 Brunck Rd	9-1-3.4	125,000	SCHOOL TAXABLE VALUE	125,000		
Lancaster, NY 14086	ACRES 15.30		FP003 Charlotte fp 1	125,000	TO	
	EAST-0334716 NRTH-0838977					
	DEED BOOK 2581 PG-356					
	FULL MARKET VALUE	204,100				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 218.00-2-12 *****						
	East Rd					26200
218.00-2-12	260 Seasonal res		COUNTY TAXABLE VALUE	35,000		
Milligan Robert	Cassadaga Valle 062601	29,500	TOWN TAXABLE VALUE	35,000		
5131 Garden Path	9-1-3.3	35,000	SCHOOL TAXABLE VALUE	35,000		
Hamburg, NY 14075	ACRES 15.10		FP003 Charlotte fp 1	35,000	TO	
	EAST-0334440 NRTH-0838920					
	DEED BOOK 2279 PG-29					
	FULL MARKET VALUE	57,100				
***** 218.00-2-13 *****						
	2079 East Rd					26200
218.00-2-13	312 Vac w/imprv		COUNTY TAXABLE VALUE	40,500		
The Michael B & Cathleen A	Cassadaga Valle 062601	21,300	TOWN TAXABLE VALUE	40,500		
118 Shore Lane	9-1-3.5	40,500	SCHOOL TAXABLE VALUE	40,500		
Sugarloaf Key, FL 33042	ACRES 15.20		FP003 Charlotte fp 1	40,500	TO	
	EAST-0334088 NRTH-0838875					
	DEED BOOK 2021 PG-7497					
	FULL MARKET VALUE	66,100				
***** 218.00-2-14 *****						
	East Rd					
218.00-2-14	312 Vac w/imprv		COUNTY TAXABLE VALUE	19,900		
Bommer Robert	Cassadaga Valle 062601	19,100	TOWN TAXABLE VALUE	19,900		
Bommer Roxanne	9-1-3.1	19,900	SCHOOL TAXABLE VALUE	19,900		
16 Seton Rd	ACRES 14.80		FP003 Charlotte fp 1	19,900	TO	
Buffalo, NY 14225	EAST-0333740 NRTH-0838846					
	DEED BOOK 2254 PG-70					
	FULL MARKET VALUE	32,500				
***** 218.00-2-15 *****						
	East Rd					26200
218.00-2-15	260 Seasonal res		COUNTY TAXABLE VALUE	67,000		
Gray Donald J	Cassadaga Valle 062601	33,900	TOWN TAXABLE VALUE	67,000		
1954 Crescent Ter	9-1-3.2.4	67,000	SCHOOL TAXABLE VALUE	67,000		
Lakeview, NY 14085	ACRES 19.80		FP003 Charlotte fp 1	67,000	TO	
	EAST-0333400 NRTH-0838845					
	DEED BOOK 2180 PG-00325					
	FULL MARKET VALUE	109,400				
***** 218.00-2-16 *****						
	2131 East Rd					26200
218.00-2-16	312 Vac w/imprv		COUNTY TAXABLE VALUE	29,000		
Manhard Larry	Cassadaga Valle 062601	24,300	TOWN TAXABLE VALUE	29,000		
Manhard William	9-1-3.2.2	29,000	SCHOOL TAXABLE VALUE	29,000		
46 Claude Dr	ACRES 15.20		FP003 Charlotte fp 1	29,000	TO	
Depew, NY 14043	EAST-0333000 NRTH-0838808					
	DEED BOOK 2016 PG-5854					
	FULL MARKET VALUE	47,300				

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 218.00-2-17 *****						
2139 East Rd						26200
218.00-2-17	260 Seasonal res		COUNTY TAXABLE VALUE	140,000		
Brown Charles W Jr	Cassadaga Valle 062601	30,400	TOWN TAXABLE VALUE	140,000		
Brown Carrie	9-1-3.2.3	140,000	SCHOOL TAXABLE VALUE	140,000		
29 Woodlane Dr	ACRES 16.10		FP003 Charlotte fp 1	140,000 TO		
West Seneca, NY 14224	EAST-0332676 NRTH-0838815					
	DEED BOOK 2015 PG-6430					
	FULL MARKET VALUE	228,600				
***** 218.00-2-18 *****						
218.00-2-18	East Rd					26200
Brown Charles W Jr	314 Rural vac<10		COUNTY TAXABLE VALUE	13,900		
Brown Carrie	Cassadaga Valle 062601	13,900	TOWN TAXABLE VALUE	13,900		
29 Woodlane Dr	9-1-3.2.1	13,900	SCHOOL TAXABLE VALUE	13,900		
West Seneca, NY 14224	ACRES 9.20		FP003 Charlotte fp 1	13,900 TO		
	EAST-0332396 NRTH-0838814					
	DEED BOOK 2015 PG-6430					
	FULL MARKET VALUE	22,700				
***** 218.00-2-19 *****						
218.00-2-19	East Rd					26200
Korbas Ann Marie	322 Rural vac>10		COUNTY TAXABLE VALUE	16,300		
20 North Beagle St	Cassadaga Valle 062601	16,300	TOWN TAXABLE VALUE	16,300		
Dunkirk, NY 14048	6-1-13.1	16,300	SCHOOL TAXABLE VALUE	16,300		
	ACRES 11.70		FP003 Charlotte fp 1	16,300 TO		
	DEED BOOK 1857 PG-00551					
	FULL MARKET VALUE	26,600				
***** 218.00-2-20 *****						
1980 Mill Creek Rd						
218.00-2-20	260 Seasonal res		COUNTY TAXABLE VALUE	20,000		
Flick Gary R	Cassadaga Valle 062601	6,300	TOWN TAXABLE VALUE	20,000		
Flick Rebecca A	6-1-13.2.2	20,000	SCHOOL TAXABLE VALUE	20,000		
383 Akron St	ACRES 2.90		FP003 Charlotte fp 1	20,000 TO		
Lockport, NY 14094	EAST-0335718 NRTH-0841216					
	DEED BOOK 2016 PG-6463					
	FULL MARKET VALUE	32,700				
***** 218.00-2-22 *****						
2010 Mill Creek Rd						26200
218.00-2-22	322 Rural vac>10		COUNTY TAXABLE VALUE	47,800		
Myers David Z	Pine Valley 063001	45,800	TOWN TAXABLE VALUE	47,800		
Myers Michelle J	6-1-12	47,800	SCHOOL TAXABLE VALUE	47,800		
5570 Glenwood Park Ave	ACRES 52.50		FP003 Charlotte fp 1	47,800 TO		
Erie, PA 16509	EAST-0335404 NRTH-0843287					
	DEED BOOK 2022 PG-3218					
	FULL MARKET VALUE	78,000				

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 218.00-2-23 *****						
218.00-2-23	Mill Creek Rd					26200
Millcreek	260 Seasonal res		COUNTY TAXABLE VALUE	36,000		
Conservation Club Inc	Pine Valley 063001	13,800	TOWN TAXABLE VALUE	36,000		
40 Sussex Ln	6-1-14.2	36,000	SCHOOL TAXABLE VALUE	36,000		
Lancaster, NY 14086	ACRES 1.80		FP003 Charlotte fp 1	36,000	TO	
	EAST-0334841 NRTH-0841992					
	FULL MARKET VALUE	58,800				
***** 218.00-2-24 *****						
218.00-2-24	2148 East Rd					26200
Vanrensselaer Robert	312 Vac w/imprv		COUNTY TAXABLE VALUE	56,000		
Vanrensselaer Cy	Cassadaga Valle 062601	40,600	TOWN TAXABLE VALUE	56,000		
12 Center St	6-1-13.2.1	56,000	SCHOOL TAXABLE VALUE	56,000		
Forestville, NY 14062	ACRES 43.70		FP003 Charlotte fp 1	56,000	TO	
	EAST-0335307 NRTH-0840987					
	DEED BOOK 2431 PG-138					
	FULL MARKET VALUE	91,400				
***** 218.00-2-25.1 *****						
218.00-2-25.1	2058 East Rd					26200
Howe Autumn D	240 Rural res		COUNTY TAXABLE VALUE	170,000		
PO Box 93	Pine Valley 063001	22,900	TOWN TAXABLE VALUE	170,000		
Stockton, NY 14784	6-1-15.1	170,000	SCHOOL TAXABLE VALUE	170,000		
	ACRES 8.00		FP003 Charlotte fp 1	170,000	TO	
	EAST-0334052 NRTH-0841158					
	DEED BOOK 2022 PG-4979					
	FULL MARKET VALUE	277,600				
***** 218.00-2-25.2 *****						
218.00-2-25.2	2078 East Rd					26200
Blount Irrv Trust Walter/Sandr	260 Seasonal res		COUNTY TAXABLE VALUE	75,000		
Blount James W	Pine Valley 063001	18,000	TOWN TAXABLE VALUE	75,000		
6711 Townline Rd	6-1-15.1	75,000	SCHOOL TAXABLE VALUE	75,000		
N Tonawanda, NY 14120	ACRES 8.00		FP003 Charlotte fp 1	75,000	TO	
	EAST-0334052 NRTH-0841158					
	DEED BOOK 2014 PG-5354					
	FULL MARKET VALUE	122,400				
***** 218.00-2-26 *****						
218.00-2-26	2088 East Rd					26200
Miller Kim M	314 Rural vac<10		COUNTY TAXABLE VALUE	10,900		
52 Susan Dr	Cassadaga Valle 062601	10,900	TOWN TAXABLE VALUE	10,900		
Depew, NY 14043	6-1-16.2.501	10,900	SCHOOL TAXABLE VALUE	10,900		
	ACRES 6.00		FP003 Charlotte fp 1	10,900	TO	
	EAST-0333748 NRTH-0841150					
	DEED BOOK 2017 PG-6856					
	FULL MARKET VALUE	17,800				

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 218.00-2-27 *****						
218.00-2-27	2096 East Rd					26200
Kelly Duane R	260 Seasonal res		COUNTY TAXABLE VALUE	20,000		
Kelly Kimberly	Cassadaga Valle 062601	10,900	TOWN TAXABLE VALUE	20,000		
901 Bennett Rd	6-1-16.2.502	20,000	SCHOOL TAXABLE VALUE	20,000		
Angola, NY 14006	ACRES 6.00		FP003 Charlotte fp 1	20,000	TO	
	EAST-0333604 NRTH-0841128					
	DEED BOOK 2500 PG-551					
	FULL MARKET VALUE	32,700				
***** 218.00-2-28 *****						
218.00-2-28	Mill Creek Rd					26200
Stec Charles G	321 Abandoned ag		COUNTY TAXABLE VALUE	3,100		
Zerkle Lori A	Cassadaga Valle 062601	3,100	TOWN TAXABLE VALUE	3,100		
2016 Center St	6-1-16.2.7	3,100	SCHOOL TAXABLE VALUE	3,100		
North Collins, NY 14111	ACRES 2.80		FP003 Charlotte fp 1	3,100	TO	
	EAST-0333662 NRTH-0841821					
	DEED BOOK 2540 PG-887					
	FULL MARKET VALUE	5,100				
***** 218.00-2-29 *****						
218.00-2-29	Mill Creek Rd					26200
Stec Charles G	322 Rural vac>10		COUNTY TAXABLE VALUE	14,300		
Zerkle Lori A	Pine Valley 063001	14,300	TOWN TAXABLE VALUE	14,300		
2016 Center St	6-1-15.7	14,300	SCHOOL TAXABLE VALUE	14,300		
North Collins, NY 14111	ACRES 19.80		FP003 Charlotte fp 1	14,300	TO	
	EAST-0334044 NRTH-0842251					
	DEED BOOK 2540 PG-887					
	FULL MARKET VALUE	23,300				
***** 218.00-2-30 *****						
218.00-2-30	2040 Millcreek Rd					26200
Hess Courtland	260 Seasonal res		COUNTY TAXABLE VALUE	80,000		
Hess Ann	Pine Valley 063001	40,000	TOWN TAXABLE VALUE	80,000		
7634 Akron Rd	6-1-14.1	80,000	SCHOOL TAXABLE VALUE	80,000		
Lockport, NY 14094	ACRES 28.20		FP003 Charlotte fp 1	80,000	TO	
	EAST-0334641 NRTH-0843489					
	DEED BOOK 2025 PG-1913					
	FULL MARKET VALUE	130,600				
PRIOR OWNER ON 3/01/2025						
Hess Courtland						
***** 218.00-2-31 *****						
218.00-2-31	Mill Creek Rd					26200
Sikorski James Joseph Sr	260 Seasonal res		COUNTY TAXABLE VALUE	37,000		
Sikorski James Joseph Jr	Pine Valley 063001	30,800	TOWN TAXABLE VALUE	37,000	37,000	
1501 Transit Rd	6-1-15.2.1	37,000	SCHOOL TAXABLE VALUE	37,000		
Elma, NY 14059	ACRES 16.50		FP003 Charlotte fp 1	37,000	TO	
	EAST-0334117 NRTH-0843662					
	DEED BOOK 2024 PG-7577					
	FULL MARKET VALUE	60,400				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 218.00-2-32 *****						
218.00-2-32	Mill Creek Rd					26200
Sage Robert J Jr	322 Rural vac>10		COUNTY TAXABLE VALUE	27,500		
2100 Mill Creek Rd	Pine Valley 063001	27,500	TOWN TAXABLE VALUE	27,500		
Sinclairville, NY 14782	6-1-15.2.2	27,500	SCHOOL TAXABLE VALUE	27,500		
	ACRES 13.00		FP003 Charlotte fp 1	27,500 TO		
	EAST-0333490 NRTH-0843897					
	DEED BOOK 2019 PG-1270					
	FULL MARKET VALUE	44,900				
***** 218.00-2-33 *****						
218.00-2-33	Millcreek Rd					
Deering Kevin	322 Rural vac>10		COUNTY TAXABLE VALUE	32,100		
Deering Dolores	Cassadaga Valle 062601	32,100	TOWN TAXABLE VALUE	32,100		
9721 Rt 60	6-1-3.5	32,100	SCHOOL TAXABLE VALUE	32,100		
Fredonia, NY 14063	ACRES 31.50		FP003 Charlotte fp 1	32,100 TO		
	EAST-0334481 NRTH-0844240					
	DEED BOOK 2015 PG-7276					
	FULL MARKET VALUE	52,400				
***** 218.00-2-34 *****						
218.00-2-34	2156 Millcreek Rd					
Isula James	312 Vac w/imprv		COUNTY TAXABLE VALUE	40,200		
9287 Sauer Rd	Cassadaga Valle 062601	33,800	TOWN TAXABLE VALUE	40,200		
Eden, NY 14057	6-1-3.4	40,200	SCHOOL TAXABLE VALUE	40,200		
	ACRES 34.00		FP003 Charlotte fp 1	40,200 TO		
	EAST-0334142 NRTH-0844499					
	DEED BOOK 2016 PG-2019					
	FULL MARKET VALUE	65,600				
***** 218.00-2-35 *****						
218.00-2-35	Lewis Rd					
Pascatore Peter	312 Vac w/imprv		COUNTY TAXABLE VALUE	27,000		
24 Wilbury Pl Uppr	Cassadaga Valle 062601	19,300	TOWN TAXABLE VALUE	27,000		
Buffalo, NY 14216	6-1-3.6	27,000	SCHOOL TAXABLE VALUE	27,000		
	ACRES 15.00		FP003 Charlotte fp 1	27,000 TO		
	EAST-0333287 NRTH-0844739					
	DEED BOOK 2023 PG-4652					
	FULL MARKET VALUE	44,100				
***** 218.00-2-36 *****						
218.00-2-36	7185 Lewis Rd					26200
Pellish Galen L	260 Seasonal res		COUNTY TAXABLE VALUE	8,500		
742 81st St	Cassadaga Valle 062601	2,100	TOWN TAXABLE VALUE	8,500		
Niagara Falls, NY 14304	6-1-3.1	8,500	SCHOOL TAXABLE VALUE	8,500		
	ACRES 0.50		FP003 Charlotte fp 1	8,500 TO		
	EAST-0332480 NRTH-0845015					
	DEED BOOK 2537 PG-35					
	FULL MARKET VALUE	13,900				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 233.00-2-1.1 *****						
6803 Rt 60	240 Rural res		COUNTY TAXABLE VALUE	61,000		26200
233.00-2-1.1	Cassadaga Valle 062601	19,400	TOWN TAXABLE VALUE	61,000		
Overton Kevin	7-1-3.3.1	61,000	SCHOOL TAXABLE VALUE	61,000		
Overton Kim	ACRES 5.10		FP003 Charlotte fp 1	61,000	TO	
6803 Rt 60	DEED BOOK 2025 PG-2476					
Cassadaga, NY 14718	FULL MARKET VALUE	99,600				
PRIOR OWNER ON 3/01/2025						
Overton Kevin						
***** 233.00-2-1.2.1 *****						
6819 Rt 60	331 Com vac w/im		COUNTY TAXABLE VALUE	85,000		26200
233.00-2-1.2.1	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	85,000		
Mekus Todd M	7-1-3.3.2	85,000	SCHOOL TAXABLE VALUE	85,000		
3196 Hooker Rd	ACRES 1.00		FP003 Charlotte fp 1	85,000	TO	
Sinclairville, NY 14782	DEED BOOK 2023 PG-2850					
	FULL MARKET VALUE	138,800				
***** 233.00-2-1.2.2 *****						
6831 Rt 60	312 Vac w/imprv		COUNTY TAXABLE VALUE	27,200		26200
233.00-2-1.2.2	Cassadaga Valle 062601	12,800	TOWN TAXABLE VALUE	27,200		
Jaquith Michael	7-1-3.3.2	27,200	SCHOOL TAXABLE VALUE	27,200		
6889 Rt 60	ACRES 8.00		FP003 Charlotte fp 1	27,200	TO	
Cassadaga, NY 14718	DEED BOOK 2021 PG-5409					
	FULL MARKET VALUE	44,400				
***** 233.00-2-2 *****						
Rt 60	320 Rural vacant		COUNTY TAXABLE VALUE	4,000		26200
233.00-2-2	Cassadaga Valle 062601	4,000	TOWN TAXABLE VALUE	4,000		
DiPasquale Dan	7-1-3.1	4,000	SCHOOL TAXABLE VALUE	4,000		
5775 West St	ACRES 1.55		FP003 Charlotte fp 1	4,000	TO	
Sanborn, NY 14132	DEED BOOK 2024 PG-7714					
	FULL MARKET VALUE	6,500				
***** 233.00-2-3 *****						
314 Rural vac<10			COUNTY TAXABLE VALUE	5,600		26200
233.00-2-3	Cassadaga Valle 062601	5,600	TOWN TAXABLE VALUE	5,600		
Rapp Gregory L	7-1-3.5	5,600	SCHOOL TAXABLE VALUE	5,600		
6749 Rt 60	ACRES 2.50		FP003 Charlotte fp 1	5,600	TO	
Cassadaga, NY 14718	DEED BOOK 2015 PG-5138					
	FULL MARKET VALUE	9,100				

STATE OF NEW YORK
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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 233.00-2-4 *****						
233.00-2-4	Route 60					26200
Strong William J	482 Det row bldg		COUNTY TAXABLE VALUE	28,000		
6707 Rt 60	Cassadaga Valle 062601	7,700	TOWN TAXABLE VALUE	28,000		
Cassadaga, NY 14718	7-1-29	28,000	SCHOOL TAXABLE VALUE	28,000		
	FRNT 272.00 DPTH 150.00		FP003 Charlotte fp 1	28,000	TO	
	ACRES 0.50					
	EAST-0307200 NRTH-0837353					
	DEED BOOK 2688 PG-797					
	FULL MARKET VALUE	45,700				
***** 233.00-2-5 *****						
233.00-2-5	Route 60					26200
Pattison Albert W	311 Res vac land		COUNTY TAXABLE VALUE	300		
Callen Candice A	Cassadaga Valle 062601	300	TOWN TAXABLE VALUE	300		
6695 Rt 60	Parking Lot Of Halfway Di	300	SCHOOL TAXABLE VALUE	300		
PO Box 230	7-1-28		FP003 Charlotte fp 1	300	TO	
Cassadaga, NY 14718	ACRES 0.06					
	EAST-0307188 NRTH-0837074					
	DEED BOOK 2623 PG-212					
	FULL MARKET VALUE	500				
***** 233.00-2-6 *****						
233.00-2-6	6722 RT 60		BAS STAR 41854 0	0	0	11,000
Loucks Clifford J	270 Mfg housing		COUNTY TAXABLE VALUE	11,000		
Mansfield-Loucks Alice	Cassadaga Valle 062601	7,700	TOWN TAXABLE VALUE	11,000		
6722 RT 60	7-1-4.1	11,000	SCHOOL TAXABLE VALUE	0		
Cassadaga, NY 14718	ACRES 0.50		FP003 Charlotte fp 1	11,000	TO	
	EAST-0307604 NRTH-0837392					
	DEED BOOK 2021 PG-5400					
	FULL MARKET VALUE	18,000				
***** 233.00-2-7 *****						
233.00-2-7	Rt 60					26200
Pastor Dennis	311 Res vac land		COUNTY TAXABLE VALUE	3,400		
Pilarski Rhonda	Cassadaga Valle 062601	3,400	TOWN TAXABLE VALUE	3,400		
6726 Route 60	7-1-4.4.1	3,400	SCHOOL TAXABLE VALUE	3,400		
Cassadaga, NY 14718	ACRES 1.20		FP003 Charlotte fp 1	3,400	TO	
	EAST-0307494 NRTH-0837538					
	DEED BOOK 2017 PG-3750					
	FULL MARKET VALUE	5,600				
***** 233.00-2-8 *****						
233.00-2-8	Rt 60					26200
Gens Jeffrey	311 Res vac land		COUNTY TAXABLE VALUE	1,700		
6746 Rt 60	Cassadaga Valle 062601	1,700	TOWN TAXABLE VALUE	1,700		
Cassadaga, NY 14718	7-1-4.4.2	1,700	SCHOOL TAXABLE VALUE	1,700		
	ACRES 0.40		FP003 Charlotte fp 1	1,700	TO	
	EAST-0307536 NRTH-0837594					
	DEED BOOK 2023 PG-6909					
	FULL MARKET VALUE	2,800				

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 233.00-2-9 *****						
233.00-2-9	6746 Rt 60					26200
Gens Jeffrey	210 1 Family Res		COUNTY TAXABLE VALUE	68,000		
6746 Rt 60	Cassadaga Valle 062601	10,600	TOWN TAXABLE VALUE	68,000		
Cassadaga, NY 14718	7-1-4.3.2	68,000	SCHOOL TAXABLE VALUE	68,000		
	ACRES 0.90		FP003 Charlotte fp 1	68,000	TO	
	EAST-0307828 NRTH-0837620					
	DEED BOOK 2023 PG-6909					
	FULL MARKET VALUE	111,000				
***** 233.00-2-10 *****						
233.00-2-10	6782 Rt 60					26200
Green Dawn	210 1 Family Res		COUNTY TAXABLE VALUE	55,000		
Green Stephanie	Cassadaga Valle 062601	12,000	TOWN TAXABLE VALUE	55,000		
6782 Rt 60	7-1-3.2	55,000	SCHOOL TAXABLE VALUE	55,000		
Cassadaga, NY 14718	ACRES 1.20		FP003 Charlotte fp 1	55,000	TO	
	DEED BOOK 2022 PG-8996					
	FULL MARKET VALUE	89,800				
***** 233.00-2-11 *****						
233.00-2-11	Rt 60					26200
Green Dawn	270 Mfg housing		COUNTY TAXABLE VALUE	20,000		
Green Stephanie	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	20,000		
6782 Rt 60	7-1-3.7	20,000	SCHOOL TAXABLE VALUE	20,000		
Cassadaga, NY 14718	ACRES 1.00		FP003 Charlotte fp 1	20,000	TO	
	EAST-0307969 NRTH-0838256					
	DEED BOOK 2022 PG-8996					
	FULL MARKET VALUE	32,700				
***** 233.00-2-12 *****						
233.00-2-12	6764-6824 Route 60					
Genovese Jason M Jr.	331 Com vac w/im		COUNTY TAXABLE VALUE	165,000		
PO Box 8	Cassadaga Valle 062601	69,900	TOWN TAXABLE VALUE	165,000		
Dunkirk, NY 14048	7-1-3.6	165,000	SCHOOL TAXABLE VALUE	165,000		
	ACRES 97.30		FP003 Charlotte fp 1	165,000	TO	
	EAST-0309391 NRTH-0838643					
	DEED BOOK 2019 PG-7917					
	FULL MARKET VALUE	269,400				
***** 233.00-2-13 *****						
233.00-2-13	Rt 60 Rear					26200
Genovese Jason	260 Seasonal res		COUNTY TAXABLE VALUE	5,000		
PO Box 8	Cassadaga Valle 062601	2,300	TOWN TAXABLE VALUE	5,000		
Dunkirk, NY 14048	7-1-3.4	5,000	SCHOOL TAXABLE VALUE	5,000		
	ACRES 1.90		FP003 Charlotte fp 1	5,000	TO	
	DEED BOOK 2017 PG-4036					
	FULL MARKET VALUE	8,200				

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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 233.00-2-14 *****						
233.00-2-14	6897 Nelson Hill Rd					26200
Miller Donald R	270 Mfg housing		COUNTY TAXABLE VALUE	18,000		
6897 Nelson Rd	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	18,000		
Sinclairville, NY 14782	7-1-6	18,000	SCHOOL TAXABLE VALUE	18,000		
	ACRES 2.00		FP003 Charlotte fp 1	18,000	TO	
	EAST-0312209 NRTH-0838750					
	DEED BOOK 2208 PG-00229					
	FULL MARKET VALUE	29,400				
***** 233.00-2-15 *****						
233.00-2-15	6893 Nelson Rd					26200
Zappia Kyle J	270 Mfg housing		COUNTY TAXABLE VALUE	47,000		
Zappia Karen L	Cassadaga Valle 062601	32,700	TOWN TAXABLE VALUE	47,000		
7 Hines St	7-1-5.5	47,000	SCHOOL TAXABLE VALUE	47,000		
Buffalo, NY 14220	ACRES 18.50		FP003 Charlotte fp 1	47,000	TO	
	EAST-0311826 NRTH-0838534					
	DEED BOOK 2020 PG-5941					
	FULL MARKET VALUE	76,700				
***** 233.00-2-16 *****						
233.00-2-16	6873 Nelson Hill Rd					26200
Mcbratnie Wendy A	210 1 Family Res		BAS STAR 41854	0	0	18,870
6873 Nelson Hill Rd	Cassadaga Valle 062601	25,200	COUNTY TAXABLE VALUE	124,000		
Sinclairville, NY 14782-9606	7-1-5.3	124,000	TOWN TAXABLE VALUE	124,000		
	ACRES 10.50		SCHOOL TAXABLE VALUE	105,130		
	EAST-0311914 NRTH-0838161		FP003 Charlotte fp 1	124,000	TO	
	DEED BOOK 2142 PG-00609					
	FULL MARKET VALUE	202,400				
***** 233.00-2-17 *****						
233.00-2-17	6865 Nelson Hill Rd					26200
J & C Yannie Family Trust	240 Rural res		VET WAR CT 41121	0	7,548	3,774
6865 Nelson Hill Rd	Cassadaga Valle 062601		26,400 VET DIS CT 41141	0	15,100	12,580
Sinclairville, NY 14782	7-1-5.4	151,000	BAS STAR 41854	0	0	18,870
	ACRES 11.80		COUNTY TAXABLE VALUE	128,352		
	EAST-0312006 NRTH-0837816		TOWN TAXABLE VALUE	134,646		
	DEED BOOK 2019 PG-6417		SCHOOL TAXABLE VALUE	132,130		
	FULL MARKET VALUE	246,500	FP003 Charlotte fp 1	151,000	TO	
***** 233.00-2-18 *****						
233.00-2-18	Rt 60					26200
Allenbrand, Anthony & Diane	321 Abandoned ag		AG COMMIT 41730	0	28,340	28,340
Allenbrand Michael J	Cassadaga Valle 062601		53,500 COUNTY TAXABLE VALUE	25,160		
6525 Andrews Rd	7-1-5.1	53,500	TOWN TAXABLE VALUE	25,160		
Sinclairville, NY 14782	ACRES 78.20		SCHOOL TAXABLE VALUE	25,160		
	EAST-0311801 NRTH-0837078		FP003 Charlotte fp 1	53,500	TO	
	DEED BOOK 2023 PG-1526					
	FULL MARKET VALUE	87,300				

MAY BE SUBJECT TO PAYMENT
UNDER AGDIST LAW TIL 2032

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 233.00-2-19 *****						
6789 Nelson Hill Rd	210 1 Family Res		ENH STAR 41834	0	0	0 54,160
233.00-2-19	Cassadaga Valle 062601	19,300	COUNTY TAXABLE VALUE	85,000		
Riggle Earl C	7-1-5.2	85,000	TOWN TAXABLE VALUE	85,000		
6789 Nelson Hill Rd	ACRES 5.00		SCHOOL TAXABLE VALUE	30,840		
Sinclairville, NY 14782-9606	EAST-0312797 NRTH-0836426		FP003 Charlotte fp 1	85,000 TO		
	DEED BOOK 1958 PG-00288					
	FULL MARKET VALUE	138,800				
***** 233.00-2-20 *****						
6858 Nelson Hill Rd	240 Rural res		COUNTY TAXABLE VALUE	130,000		26200
233.00-2-20	Cassadaga Valle 062601	69,200	TOWN TAXABLE VALUE	130,000		
Shoemaker John	7-1-10	130,000	SCHOOL TAXABLE VALUE	130,000		
Shoemaker Sarah	ACRES 95.00		FP003 Charlotte fp 1	130,000 TO		
6858 Nelson Hill Rd	EAST-0313957 NRTH-0837756					
Sinclairville, NY 14782-9606	FULL MARKET VALUE	212,200				
***** 233.00-2-21 *****						
Nelson Hill Rd	105 Vac farmland		AG COMMIT 41730	0	6,870	6,870 6,870
233.00-2-21	Cassadaga Valle 062601		8,300 COUNTY TAXABLE VALUE	1,430		
Allenbrand, Anthony & Diane	7-1-23.2.2	8,300	TOWN TAXABLE VALUE	1,430		
Allenbrand Michael J	ACRES 4.00		SCHOOL TAXABLE VALUE	1,430		
6525 Andrews Rd	EAST-0314428 NRTH-0835703		FP003 Charlotte fp 1	8,300 TO		
Sinclairville, NY 14782	DEED BOOK 2023 PG-1526					
	FULL MARKET VALUE	13,600				
***** 233.00-2-22 *****						
319 Nelson Hill Rd	210 1 Family Res		AG COMMIT 41730	0	9,890	9,890 9,890
233.00-2-22	Cassadaga Valle 062601	23,800	COUNTY TAXABLE VALUE	35,110		
Allenbrand Anthony J	7-1-23.1	45,000	TOWN TAXABLE VALUE	35,110		
Allenbrand Diane L	ACRES 9.00		SCHOOL TAXABLE VALUE	35,110		
6525 Andrews Rd	EAST-0314134 NRTH-0835530		FP003 Charlotte fp 1	45,000 TO		
Sinclairville, NY 14782-9642	DEED BOOK 2189 PG-00637					
	FULL MARKET VALUE	73,500				
***** 233.00-2-23 *****						
County Highway 133	320 Rural vacant		AG DIST 41720	0	26,270	26,270 26,270
233.00-2-23	Cassadaga Valle 062601		56,100 COUNTY TAXABLE VALUE	29,830		
Allenbrand, Anthony & Diane	7-1-23.2.1	56,100	TOWN TAXABLE VALUE	29,830		
Allenbrand Michael J	ACRES 87.00		SCHOOL TAXABLE VALUE	29,830		
6525 Andrews Rd	EAST-0312872 NRTH-0835681		FP003 Charlotte fp 1	56,100 TO		
Sinclairville, NY 14782	DEED BOOK 2023 PG-1526					
	FULL MARKET VALUE	91,600				

STATE OF NEW YORK
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2025 FINAL ASSESSMENT ROLL
TAXABLE SECTION OF THE ROLL - 1
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 233.00-2-24 *****						
233.00-2-24	County Rd.133				26200	
Allenbrand Anthony & Diane	322 Rural vac>10		AG COMMIT 41730 0	23,270	23,270	23,270
Allenbrand Michael J	Cassadaga Valle 062601	58,500	58,500 COUNTY TAXABLE VALUE	35,230	35,230	
6525 Andrews Rd	7-1-22.1		TOWN TAXABLE VALUE	35,230		
Sinclairville, NY 14782	ACRES 95.00		SCHOOL TAXABLE VALUE	58,500	TO	
	EAST-0312623 NRTH-0834616		FP003 Charlotte fp 1			
	DEED BOOK 2023 PG-1525					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	95,500				
UNDER AGDIST LAW TIL 2032						
***** 233.00-2-25 *****						
233.00-2-25	6691 Nelson Hill Rd				26200	
Allenbrand Anthony J	210 1 Family Res	19,300	COUNTY TAXABLE VALUE	69,000		
Allenbrand Diane A	Cassadaga Valle 062601	69,000	TOWN TAXABLE VALUE	69,000		
6525 Andrews Rd	7-1-22.2		SCHOOL TAXABLE VALUE	69,000		
Sinclairville, NY 14782	ACRES 5.00		FP003 Charlotte fp 1	69,000	TO	
	EAST-0314848 NRTH-0834666					
	DEED BOOK 2024 PG-6048					
	FULL MARKET VALUE	112,700				
***** 233.00-2-26 *****						
233.00-2-26	Andrews				26200	
Allenbrand Anthony J	120 Field crops	79,300	AG COMMIT 41730 0	20,380	20,380	20,380
Allenbrand Diane	Cassadaga Valle 062601	79,300	COUNTY TAXABLE VALUE	58,920		
6525 Andrews Rd	7-1-21		TOWN TAXABLE VALUE	58,920		
Sinclairville, NY 14782	ACRES 172.50		SCHOOL TAXABLE VALUE	58,920		
	EAST-0312889 NRTH-0833461		FP003 Charlotte fp 1	79,300	TO	
	DEED BOOK 2023 PG-1524					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	129,500				
UNDER AGDIST LAW TIL 2032						
***** 233.00-2-27 *****						
233.00-2-27	Andrews Rd				26200	
Allenbrand Anthony J	105 Vac farmland	59,100	AG COMMIT 41730 0	26,230	26,230	26,230
Allenbrand Diane	Cassadaga Valle 062601	59,100	COUNTY TAXABLE VALUE	32,870		
6525 Andrews Rd	10-1-8.1		TOWN TAXABLE VALUE	32,870		
Sinclairville, NY 14782	ACRES 97.00		SCHOOL TAXABLE VALUE	32,870		
	EAST-0315638 NRTH-0831682		FP003 Charlotte fp 1	59,100	TO	
	DEED BOOK 2023 PG-1524					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	96,500				
UNDER AGDIST LAW TIL 2032						
***** 233.00-2-28 *****						
233.00-2-28	Andrews Rd				26200	
Allenbrand Anthony J	314 Rural vac<10	3,000	COUNTY TAXABLE VALUE	3,000		
Allenbrand Diane L	Cassadaga Valle 062601	3,000	TOWN TAXABLE VALUE	3,000		
6525 Andrews Rd	10-1-6.1		SCHOOL TAXABLE VALUE	3,000		
Sinclairville, NY 14782	ACRES 1.02		FP003 Charlotte fp 1	3,000	TO	
	EAST-0315344 NRTH-0831117					
	DEED BOOK 2338 PG-847					
	FULL MARKET VALUE	4,900				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 182
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 233.00-2-30 *****						
233.00-2-30	320 Rural vacant		AG COMMIT 41730	0	28,500	28,500 28,500
Allenbrand Anthony J	Cassadaga Valle 062601	46,200	COUNTY TAXABLE VALUE		17,700	
J & Diane L	10-1-5	46,200	TOWN TAXABLE VALUE		17,700	
6525 Andrews Rd	ACRES 54.00		SCHOOL TAXABLE VALUE		17,700	
Sinclairville, NY 14782	EAST-0312934 NRTH-0831154		FP003 Charlotte fp 1		46,200 TO	
	FULL MARKET VALUE	75,400				
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2032						
***** 233.00-2-31 *****						
6538 Rt 60	240 Rural res		COUNTY TAXABLE VALUE		295,000	26200
233.00-2-31	Cassadaga Valle 062601	59,800	TOWN TAXABLE VALUE		295,000	
Tabone Paul S	7-1-25.1	295,000	SCHOOL TAXABLE VALUE		295,000	
11 Georges Place	ACRES 99.20		FP003 Charlotte fp 1		295,000 TO	
Fredonia, NY 14063	EAST-0310377 NRTH-0833848					
	DEED BOOK 2018 PG-1681					
	FULL MARKET VALUE	481,600				
***** 233.00-2-32 *****						
233.00-2-32	Route 60		COUNTY TAXABLE VALUE		8,600	
Alford Tommie L Sr	322 Rural vac>10		TOWN TAXABLE VALUE		8,600	
Koehn Susan	Cassadaga Valle 062601	8,600	SCHOOL TAXABLE VALUE		8,600	
6496 Route 60	7-1-25.3	8,600	FP003 Charlotte fp 1		8,600 TO	
Cassadaga, NY 14718	ACRES 12.80					
	EAST-0309351 NRTH-0833220					
	DEED BOOK 2386 PG-666					
	FULL MARKET VALUE	14,000				
***** 233.00-2-33 *****						
233.00-2-33	Rt 60		COUNTY TAXABLE VALUE		31,000	26200
Vaughn Julie A	322 Rural vac>10		TOWN TAXABLE VALUE		31,000	
47 W 6th St	Cassadaga Valle 062601	31,000	SCHOOL TAXABLE VALUE		31,000	
Dunkirk, NY 14048	7-1-24	31,000	FP003 Charlotte fp 1		31,000 TO	
	ACRES 30.00					
	EAST-0308636 NRTH-0832676					
	DEED BOOK 2023 PG-7282					
	FULL MARKET VALUE	50,600				
***** 233.00-2-34 *****						
233.00-2-34	6396 Rt. 60		COUNTY TAXABLE VALUE		85,000	
Cusimano Angelena	210 1 Family Res		TOWN TAXABLE VALUE		85,000	
6396 Rt. 60	Cassadaga Valle 062601	18,600	SCHOOL TAXABLE VALUE		85,000	
PO Box 765	10-1-1.3.2	85,000	FP003 Charlotte fp 1		85,000 TO	
Sinclairville, NY 14782	ACRES 4.60					
	EAST-0308052 NRTH-0831708					
	DEED BOOK 2017 PG-5936					
	FULL MARKET VALUE	138,800				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 183
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 233.00-2-35 *****						
233.00-2-35	6382 RT 60					
Marcello Nancy	240 Rural res		VET WAR CT 41121	0	7,548	3,774
Marcello Fred J	Cassadaga Valle 062601	25,700	ENH STAR 41834	0	0	0
PO Box 731	10-1-1.5	74,000	COUNTY TAXABLE VALUE		66,452	54,160
Sinclairville, NY 14782	ACRES 11.00		TOWN TAXABLE VALUE		70,226	
	EAST-0307846 NRTH-0831420		SCHOOL TAXABLE VALUE		19,840	
	DEED BOOK 2294 PG-782		FP003 Charlotte fp 1		74,000	TO
	FULL MARKET VALUE	120,800				
***** 233.00-2-36 *****						
233.00-2-36	6404 Rt 60					26200
Baggiano Dennis J	270 Mfg housing		COUNTY TAXABLE VALUE		37,000	
Baggiano Rebecca A	Cassadaga Valle 062601	14,900	TOWN TAXABLE VALUE		37,000	
309 E Everett St	10-1-1.3.1	37,000	SCHOOL TAXABLE VALUE		37,000	
Falconer, NY 14733	ACRES 2.50		FP003 Charlotte fp 1		37,000	TO
	EAST-0307484 NRTH-0831728					
	DEED BOOK 2021 PG-7770					
	FULL MARKET VALUE	60,400				
***** 233.00-2-37 *****						
233.00-2-37	6418 Rte 60					26200
Higgs Timothy D	240 Rural res		ENH STAR 41834	0	0	54,160
Higgs Patricia	Cassadaga Valle 062601	28,800	COUNTY TAXABLE VALUE		65,000	
PO Box 1048	10-1-1.1	65,000	TOWN TAXABLE VALUE		65,000	
Sinclairville, NY 14782	ACRES 14.40		SCHOOL TAXABLE VALUE		10,840	
	EAST-0307977 NRTH-0832192		FP003 Charlotte fp 1		65,000	TO
	DEED BOOK 2372 PG-367					
	FULL MARKET VALUE	106,100				
***** 233.00-2-38 *****						
233.00-2-38	6496 Rt 60					26200
Alford Tommie L Sr	240 Rural res		BAS STAR 41854	0	0	18,870
Koehn Susan	Cassadaga Valle 062601	34,100	COUNTY TAXABLE VALUE		131,000	
6496 Rt 60	7-1-25.2	131,000	TOWN TAXABLE VALUE		131,000	
Cassadaga, NY 14718	ACRES 20.00		SCHOOL TAXABLE VALUE		112,130	
	EAST-0308337 NRTH-0832997		FP003 Charlotte fp 1		131,000	TO
	DEED BOOK 2386 PG-666					
	FULL MARKET VALUE	213,900				
***** 233.00-2-39 *****						
233.00-2-39	6550 Rt 60					26200
Jaquith Mark E	210 1 Family Res		BAS STAR 41854	0	0	18,870
Jaquith Amy L	Cassadaga Valle 062601	15,400	COUNTY TAXABLE VALUE		100,000	
6550 Rt 60	7-1-26.2	100,000	TOWN TAXABLE VALUE		100,000	
Cassadaga, NY 14718	ACRES 2.80		SCHOOL TAXABLE VALUE		81,130	
	EAST-0307295 NRTH-0834153		FP003 Charlotte fp 1		100,000	TO
	DEED BOOK 2507 PG-28					
	FULL MARKET VALUE	163,300				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 184
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 233.00-2-40 *****						
6611 Rt 60	260 Seasonal res		COUNTY TAXABLE VALUE	59,000		26200
233.00-2-40	Cassadaga Valle 062601	49,000	TOWN TAXABLE VALUE	59,000		
Jaquith Amy L	7-1-26.1	59,000	SCHOOL TAXABLE VALUE	59,000		
Kelly Bradley S./Daniel M.	ACRES 63.20		FP003 Charlotte fp 1	59,000	TO	
Patrick & Janet Kelly	EAST-0309192 NRTH-0834634					
6611 Rt 60	DEED BOOK 2021 PG-8285					
Cassadaga, NY 14718	FULL MARKET VALUE	96,300				
***** 233.00-2-41 *****						
6598 Rt 60	240 Rural res		COUNTY TAXABLE VALUE	58,000		26200
233.00-2-41	Cassadaga Valle 062601	39,600	TOWN TAXABLE VALUE	58,000		
Catanese Randall W	7-1-27.3	58,000	SCHOOL TAXABLE VALUE	58,000		
4171 Pickard Rd	ACRES 27.50		FP003 Charlotte fp 1	58,000	TO	
Sinclairville, NY 14782	EAST-0309267 NRTH-0834988					
	DEED BOOK 2011 PG-2486					
	FULL MARKET VALUE	94,700				
***** 233.00-2-42 *****						
233.00-2-42	Route 60		COUNTY TAXABLE VALUE	250,000		26200
Gay-Mark Tire-Wheel Inc	Cassadaga Valle 062601	15,750	TOWN TAXABLE VALUE	250,000		
6624 Rt 60	7-1-27.2	250,000	SCHOOL TAXABLE VALUE	250,000		
Cassadga, NY 14718	ACRES 2.00		FP003 Charlotte fp 1	250,000	TO	
	EAST-0307348 NRTH-0835716					
	DEED BOOK 1817 PG-00041					
	FULL MARKET VALUE	408,200				
***** 233.00-2-43.1 *****						
233.00-2-43.1	Rt 60		COUNTY TAXABLE VALUE	4,800		26200
Gay-Mark Tire-Wheel, Inc.	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
6624 Rt 60	7-1-27.1		SCHOOL TAXABLE VALUE	4,800		
Cassadaga, NY 14718	ACRES 2.00		FP003 Charlotte fp 1	4,800	TO	
	EAST-0309324 NRTH-0835996					
	DEED BOOK 2113 PG-00365					
	FULL MARKET VALUE	7,800				
***** 233.00-2-43.2 *****						
233.00-2-43.2	Rt 60		AG DIST 41720 0	4,680	4,680	4,680
D & J Crowell Family Trust	Cassadaga Valle 062601	80,000	COUNTY TAXABLE VALUE	76,820		
8193 Farrington Hollow Rd	7-1-27.1	81,500	TOWN TAXABLE VALUE	76,820		
Cherry Creek, NY 14723	ACRES 166.50		SCHOOL TAXABLE VALUE	76,820		
	EAST-0309324 NRTH-0835996		FP003 Charlotte fp 1	81,500	TO	
	DEED BOOK 2022 PG-2075					
	FULL MARKET VALUE	133,100				

MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2029						

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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 185
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 233.00-2-44 *****						
233.00-2-44	Route 60					26200
Genovese Jason	311 Res vac land		COUNTY TAXABLE VALUE	5,600		
PO Box 8	Cassadaga Valle 062601	5,600	TOWN TAXABLE VALUE	5,600		
Dunkirk, NY 14048	7-1-4.2	5,600	SCHOOL TAXABLE VALUE	5,600		
	ACRES 6.20		FP003 Charlotte fp 1	5,600 TO		
	EAST-0309614 NRTH-0837544					
	DEED BOOK 2017 PG-4037					
	FULL MARKET VALUE	9,100				
***** 233.00-2-45 *****						
233.00-2-45	6726 Route 60		ENH STAR 41834 0	0	0	54,160
Pastor Dennis	280 Res Multiple	37,600	COUNTY TAXABLE VALUE	142,000		
Pilarski Rhonda	Cassadaga Valle 062601	142,000	TOWN TAXABLE VALUE	142,000		
6726 Route 60	7-1-4.3.1		SCHOOL TAXABLE VALUE	87,840		
Cassadaga, NY 14718	ACRES 13.00		FP003 Charlotte fp 1	142,000 TO		
	EAST-0308450 NRTH-0837518					
	DEED BOOK 2017 PG-3750					
	FULL MARKET VALUE	231,800				
***** 234.00-1-1 *****						
234.00-1-1	Hall Rd		AG DIST 41720 0	23,670	23,670	23,670
Carlstrom Darren J	322 Rural vac>10	52,900	COUNTY TAXABLE VALUE	29,230		
6757 Hall Rd	Cassadaga Valle 062601	52,900	TOWN TAXABLE VALUE	29,230		
Sinclairville, NY 14782	7-1-13.3.2		SCHOOL TAXABLE VALUE	29,230		
	ACRES 76.40		FP003 Charlotte fp 1	52,900 TO		
	EAST-0316983 NRTH-0837807					
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2612 PG-929					
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	86,400				
***** 234.00-1-1..WT1 *****						
234.00-1-1..WT1	Hall Rd		IND DEVEL 18020 0	1930,500	1930,500	1930,500
County of Chautauqua IDA	879 Wind		0 COUNTY TAXABLE VALUE	0		
RWE Clean Energy, LLC	Cassadaga Valle 062601	1930,500	TOWN TAXABLE VALUE	0		
353 N Clark St 30thFloo	T43		SCHOOL TAXABLE VALUE	0		
Chicago, IL 60654	7-1-13.3.2		FP003 Charlotte fp 1	1930,500 TO		
	EAST-0316983 NRTH-0837807					
	DEED BOOK 2612 PG-929					
	FULL MARKET VALUE	3151,800				
***** 234.00-1-2 *****						
234.00-1-2	6151 Hall Rd					26200
Williams Scott	314 Rural vac<10	6,500	COUNTY TAXABLE VALUE	6,500		
Williams Vicki	Cassadaga Valle 062601	6,500	TOWN TAXABLE VALUE	6,500		
6751 Hall Rd	7-1-13.4	6,500	SCHOOL TAXABLE VALUE	6,500		
Sinclairville, NY 14782	ACRES 3.00		FP003 Charlotte fp 1	6,500 TO		
	EAST-0317391 NRTH-0837265					
	DEED BOOK 2419 PG-91					
	FULL MARKET VALUE	10,600				

STATE OF NEW YORK
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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 186
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 234.00-1-3 *****						
234.00-1-3	Hall Rd				26200	
Williams Scott A	105 Vac farmland	AG DIST 41720 0		1,390	1,390	1,390
Williams Vicki J	Cassadaga Valle 062601	1,700	COUNTY TAXABLE VALUE	3,610		
6751 Hall Rd	7-1-13.2	5,000	TOWN TAXABLE VALUE	3,610		
Sinclairville, NY 14782	ACRES 0.40		SCHOOL TAXABLE VALUE	3,610		
	EAST-0317609 NRTH-0837137		FP003 Charlotte fp 1	5,000 TO		
	DEED BOOK 2015 PG-7441					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	8,200				
UNDER AGDIST LAW TIL 2029						
***** 234.00-1-4 *****						
234.00-1-4	6821 Hall Rd				26200	
Boyland Ronald J	270 Mfg housing	ENH STAR 41834 0		0	0	25,000
6821 Hall Rd	Cassadaga Valle 062601	16,300	COUNTY TAXABLE VALUE	25,000		
Sinclairville, NY 14782	7-1-13.1	25,000	TOWN TAXABLE VALUE	25,000		
	ACRES 3.30		SCHOOL TAXABLE VALUE	0		
	EAST-0316898 NRTH-0837821		FP003 Charlotte fp 1	25,000 TO		
	DEED BOOK 2658 PG-559					
	FULL MARKET VALUE	40,800				
***** 234.00-1-5.1 *****						
234.00-1-5.1	Hall Rd				26200	
Carlstrom Darren J	322 Rural vac>10	AG DIST 41720 0		23,620	23,620	23,620
6757 Hall Rd	Cassadaga Valle 062601	36,500	COUNTY TAXABLE VALUE	12,880		
Sinclairville, NY 14782	7-1-13.3.1	36,500	TOWN TAXABLE VALUE	12,880		
	ACRES 37.90		SCHOOL TAXABLE VALUE	12,880		
	EAST-0316207 NRTH-0837652		FP003 Charlotte fp 1	36,500 TO		
	DEED BOOK 2647 PG-918					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	59,600				
UNDER AGDIST LAW TIL 2029						
***** 234.00-1-5.2 *****						
234.00-1-5.2	6774 Hall Rd				26200	
Williams Scott A	312 Vac w/imprv	COUNTY TAXABLE VALUE		16,800		
Williams Vicki J	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	16,800		
6751 Hall Rd	7-1-13.3.1	16,800	SCHOOL TAXABLE VALUE	16,800		
Sinclairville, NY 14782	ACRES 2.00		FP003 Charlotte fp 1	16,800 TO		
	EAST-0316207 NRTH-0837652					
	DEED BOOK 2015 PG-7440					
	FULL MARKET VALUE	27,400				
***** 234.00-1-6.1 *****						
234.00-1-6.1	2825 Hooker Rd				26200	
Sharp Lauren	210 1 Family Res	FARM SILOS 42100 0		400	400	400
Sharp Richelle A	Cassadaga Valle 062601	19,300	COUNTY TAXABLE VALUE	89,600		
2825 Hooker Rd	8-1-2	90,000	TOWN TAXABLE VALUE	89,600		
Sinclairville, NY 14782	ACRES 4.30		SCHOOL TAXABLE VALUE	89,600		
	EAST-0968696 NRTH-0840116		FP003 Charlotte fp 1	89,600 TO		
	DEED BOOK 2018 PG-1921		400 EX			
	FULL MARKET VALUE	146,900				

STATE OF NEW YORK
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2025 FINAL ASSESSMENT ROLL
TAXABLE SECTION OF THE ROLL - 1
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-1-6.2 *****						
234.00-1-6.2	Hooker Rd			234.00	1-6.2	26200
Nobles Nelson B.S.	322 Rural vac>10		AG COMMIT 41730	16,060	16,060	16,060
7690 Rt 83	Cassadaga Valle 062601	52,100	COUNTY TAXABLE VALUE	36,040		
South Dayton, NY 14138	8-1-2	52,100	TOWN TAXABLE VALUE	36,040		
	ACRES 73.20		SCHOOL TAXABLE VALUE	36,040		
	EAST-0968313 NRTH-0838850		FP003 Charlotte fp 1	52,100	TO	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2017	PG-6984				
UNDER AGDIST LAW TIL 2032	FULL MARKET VALUE	85,100				
***** 234.00-1-7 *****						
234.00-1-7	311 Res vac land		AG DIST 41720	970	970	970
Johnson Jason R	Cassadaga Valle 062601	7,000	COUNTY TAXABLE VALUE	6,030		
Johnson Deborah A	8-1-4	7,000	TOWN TAXABLE VALUE	6,030		
6810 Charlotte Center Rd	ACRES 9.20		SCHOOL TAXABLE VALUE	6,030		
Sinclairville, NY 14782	EAST-0320821 NRTH-0838334		FP003 Charlotte fp 1	7,000	TO	
	DEED BOOK 2019 PG-6555					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	11,400				
UNDER AGDIST LAW TIL 2029						
***** 234.00-1-8 *****						
234.00-1-8	Charlotte Center Rd			24,560	24,560	24,560
Johnson Jason R	322 Rural vac>10		AG DIST 41720	19,040		
Johnson Deborah A	Cassadaga Valle 062601	43,600	COUNTY TAXABLE VALUE	19,040		
6810 Charlotte Center Rd	8-1-5	43,600	TOWN TAXABLE VALUE	19,040		
Sinclairville, NY 14782	ACRES 48.00		SCHOOL TAXABLE VALUE	19,040		
	EAST-0321835 NRTH-0838459		FP003 Charlotte fp 1	43,600	TO	
	DEED BOOK 2019 PG-6555					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	71,200				
UNDER AGDIST LAW TIL 2029						
***** 234.00-1-9 *****						
234.00-1-9	6893 Charlotte Center Rd			60,000		
Lisciandro Brandon	210 1 Family Res		COUNTY TAXABLE VALUE	60,000		
Abbott Courtney	Cassadaga Valle 062601	9,900	TOWN TAXABLE VALUE	60,000		
6893 Charlotte Center Rd	8-1-6	60,000	SCHOOL TAXABLE VALUE	60,000		
Sinclairville, NY 14782	ACRES 0.75		FP003 Charlotte fp 1	60,000	TO	
	EAST-0322805 NRTH-0838675					
	DEED BOOK 2018 PG-4367					
	FULL MARKET VALUE	98,000				
***** 234.00-1-10 *****						
234.00-1-10	6749 Charlotte Center Rd			4,100	4,100	4,100
Johnson Jason R	112 Dairy farm		FARM SILOS 42100	29,930	29,930	29,930
Johnson Deborah A	Cassadaga Valle 062601	87,600	AG DIST 41720	181,170		
6810 Charlotte Center Rd	8-1-3	215,200	COUNTY TAXABLE VALUE	181,170		
Sinclairville, NY 14782	ACRES 123.00		TOWN TAXABLE VALUE	181,170		
	EAST-0320941 NRTH-0836973		SCHOOL TAXABLE VALUE	181,170		
	DEED BOOK 2019 PG-6555		FP003 Charlotte fp 1	211,100	TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	351,300	4,100 EX			
UNDER AGDIST LAW TIL 2029						

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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-1-11 *****						
234.00-1-11	6723 Charlotte Center Rd					26200
Flowers Alexander D	210 1 Family Res		COUNTY TAXABLE VALUE	76,000		
6723 Charlotte Center Rd	Cassadaga Valle 062601	17,000	TOWN TAXABLE VALUE	76,000		
Sinclairville, NY 14782	8-1-36.2	76,000	SCHOOL TAXABLE VALUE	76,000		
	ACRES 3.00		FP003 Charlotte fp 1	76,000	TO	
	EAST-0322145 NRTH-0836140					
	DEED BOOK 2019 PG-2154					
	FULL MARKET VALUE	124,100				
***** 234.00-1-12.1 *****						
234.00-1-12.1	6697 Charlotte Center Rd					26200
Roeseler Randy D	240 Rural res		COUNTY TAXABLE VALUE	211,000		
Roeseler Marian L	Cassadaga Valle 062601	65,100	TOWN TAXABLE VALUE	211,000		
6512 Wick Rd	8-1-36.1	211,000	SCHOOL TAXABLE VALUE	211,000		
Lockport, NY 14094	ACRES 81.30		FP003 Charlotte fp 1	211,000	TO	
	EAST-0320412 NRTH-0835607					
	DEED BOOK 2640 PG-166					
	FULL MARKET VALUE	344,500				
***** 234.00-1-12.2 *****						
234.00-1-12.2	6677 Charlotte Center Rd					
Benson Phillip M	210 1 Family Res		VET WAR CT 41121	0	7,548	3,774
Benson Susan L	Cassadaga Valle 062601	18,700	BAS STAR 41854	0	0	0
6677 Charlotte Center Rd	8-1-36.3	160,000	VET DIS CT 41141	0	8,000	8,000
Sinclairville, NY 14782	ACRES 4.70		COUNTY TAXABLE VALUE	144,452		
	DEED BOOK 2674 PG-31		TOWN TAXABLE VALUE	148,226		
	FULL MARKET VALUE	261,200	SCHOOL TAXABLE VALUE	141,130		
			FP003 Charlotte fp 1	160,000	TO	
***** 234.00-1-13.1 *****						
234.00-1-13.1	6623 Charlotte Center Rd					26200
Shreve Charlene	210 1 Family Res		ENH STAR 41834	0	0	0
6621 Charlotte Ctr Rd	Cassadaga Valle 062601	24,300	COUNTY TAXABLE VALUE	45,000		45,000
PO Box 935	8-1-30.1	45,000	TOWN TAXABLE VALUE	45,000		
Sinclairville, NY 14782	ACRES 9.50		SCHOOL TAXABLE VALUE	0		
	EAST-0320869 NRTH-0834691		FP003 Charlotte fp 1	45,000	TO	
	DEED BOOK 2391 PG-267					
	FULL MARKET VALUE	73,500				
***** 234.00-1-13.2 *****						
234.00-1-13.2	6621 Charlotte Center Rd					26200
Shreve Charlene	270 Mfg housing		COUNTY TAXABLE VALUE	80,000		
6823 Charlotte Center Rd	Cassadaga Valle 062601	21,000	TOWN TAXABLE VALUE	80,000		
PO Box 935	8-1-30.1	80,000	SCHOOL TAXABLE VALUE	80,000		
Sinclairville, NY 14782	ACRES 6.00		FP003 Charlotte fp 1	80,000	TO	
	EAST-0320869 NRTH-0834691					
	DEED BOOK 2624 PG-670					
	FULL MARKET VALUE	130,600				

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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-1-13.3 *****						
234.00-1-13.3	Charlotte Center Rd					26200
Swan Billie Jo	311 Res vac land		COUNTY TAXABLE VALUE	1,400		
6617 Charlotte Center Rd	Cassadaga Valle 062601	1,400	TOWN TAXABLE VALUE	1,400		
Sinclairville, NY 14782	8-1-30.1	1,400	SCHOOL TAXABLE VALUE	1,400		
	ACRES 0.75		FP003 Charlotte fp 1	1,400	TO	
	EAST-0968829 NRTH-0834052					
	DEED BOOK 2011 PG-6551					
	FULL MARKET VALUE	2,300				
***** 234.00-1-14 *****						
234.00-1-14	6617 Charlotte Center Rd					26200
Swan Billie Jo	210 1 Family Res		BAS STAR 41854 0	0	0	18,870
6617 Charlotte Center Rd	Cassadaga Valle 062601	2,100	COUNTY TAXABLE VALUE	54,000		
Sinclairville, NY 14782	8-1-33	54,000	TOWN TAXABLE VALUE	54,000		
	ACRES 0.12		SCHOOL TAXABLE VALUE	35,130		
	EAST-0320594 NRTH-0833952		FP003 Charlotte fp 1	54,000	TO	
	DEED BOOK 2565 PG-492					
	FULL MARKET VALUE	88,200				
***** 234.00-1-15 *****						
234.00-1-15	6617 Charlotte Center Rd					26200
Swan Billie Jo	311 Res vac land		COUNTY TAXABLE VALUE	1,400		
6617 Charlotte Center Rd	Cassadaga Valle 062601	1,400	TOWN TAXABLE VALUE	1,400		
Sinclairville, NY 14782	8-1-30.2	1,400	SCHOOL TAXABLE VALUE	1,400		
	ACRES 0.30		FP003 Charlotte fp 1	1,400	TO	
	EAST-0320513 NRTH-0833909					
	DEED BOOK 2565 PG-492					
	FULL MARKET VALUE	2,300				
***** 234.00-1-16.1 *****						
234.00-1-16.1	Charlotte Center Rd					26200
Nickerson Terri L	322 Rural vac>10		COUNTY TAXABLE VALUE	12,200		
6593 Charlotte Center Rd	Cassadaga Valle 062601	12,100	TOWN TAXABLE VALUE	12,200		
Sinclairville, NY 14782	8-1-29	12,200	SCHOOL TAXABLE VALUE	12,200		
	ACRES 7.20		FP003 Charlotte fp 1	12,200	TO	
	EAST-0319761 NRTH-0834218					
	DEED BOOK 2017 PG-1716					
	FULL MARKET VALUE	19,900				
***** 234.00-1-16.2 *****						
234.00-1-16.2	Charlotte Center Rd					26200
Williams Scott A	322 Rural vac>10		AG DIST 41720 0	0	0	0
Williams Vicki	Cassadaga Valle 062601	23,700	COUNTY TAXABLE VALUE	23,700		
6757 Hall Rd	part of	23,700	TOWN TAXABLE VALUE	23,700		
Sinclairville, NY 14782	8-1-29		SCHOOL TAXABLE VALUE	23,700		
	ACRES 57.70		FP003 Charlotte fp 1	23,700	TO	
	EAST-0319761 NRTH-0834218					
	DEED BOOK 2644 PG-361					
	FULL MARKET VALUE	38,700				

MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2029						

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-1-17 *****						
234.00-1-17	6593 Charlotte Center Rd					
Nickerson Teri L	210 1 Family Res		VET WAR CT 41121	0	7,548	3,774
6593 Charlotte Center Rd	Cassadaga Valle 062601	14,400	BAS STAR 41854	0	0	0
Sinclairville, NY 14782	8-1-28.4	70,000	COUNTY TAXABLE VALUE		62,452	18,870
	ACRES 2.20		TOWN TAXABLE VALUE		66,226	
	DEED BOOK 2440 PG-910		SCHOOL TAXABLE VALUE		51,130	
	FULL MARKET VALUE	114,300	FP003 Charlotte fp 1		70,000 TO	
***** 234.00-1-18 *****						
234.00-1-18	Charlotte Center Rd					26200
Carlstrom Jake W	322 Rural vac>10		COUNTY TAXABLE VALUE		19,100	
6757 Hall Rd	Cassadaga Valle 062601	19,000	TOWN TAXABLE VALUE		19,100	
Sinclairville, NY 14782	8-1-28.1	19,100	SCHOOL TAXABLE VALUE		19,100	
	ACRES 14.60		FP003 Charlotte fp 1		19,100 TO	
	EAST-0320426 NRTH-0833062					
	DEED BOOK 2013 PG-5441					
	FULL MARKET VALUE	31,200				
***** 234.00-1-19 *****						
234.00-1-19	6559 Charlotte Center Rd					26200
Ceranowicz John	281 Multiple res		CW 15_VET/ 41162	0	7,548	0
408 Lakeshore Dr E	Cassadaga Valle 062601	39,700	COUNTY TAXABLE VALUE		97,852	
Dunkirk, NY 14048	8-1-37.2	105,400	TOWN TAXABLE VALUE		105,400	
	ACRES 15.30		SCHOOL TAXABLE VALUE		105,400	
	EAST-0319901 NRTH-0833204		FP003 Charlotte fp 1		105,400 TO	
	DEED BOOK 2019 PG-3228					
	FULL MARKET VALUE	172,100				
***** 234.00-1-20 *****						
234.00-1-20	Charlotte Center Rd					26200
Wilcox Roger W Sr	260 Seasonal res		COUNTY TAXABLE VALUE		28,000	
9 Woodview Ct	Cassadaga Valle 062601	7,700	TOWN TAXABLE VALUE		28,000	
Hamburg, NY 14075	8-1-37.3	28,000	SCHOOL TAXABLE VALUE		28,000	
	ACRES 0.50		FP003 Charlotte fp 1		28,000 TO	
	EAST-0319985 NRTH-0832500					
	DEED BOOK 2696 PG-883					
	FULL MARKET VALUE	45,700				
***** 234.00-1-21 *****						
234.00-1-21	Charlotte Center Rd					26200
Bohnsack David G	314 Rural vac<10		COUNTY TAXABLE VALUE		4,800	
PO Box 737	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE		4,800	
Sinclairville, NY 14782	8-1-37.1	4,800	SCHOOL TAXABLE VALUE		4,800	
	ACRES 2.00		FP003 Charlotte fp 1		4,800 TO	
	EAST-0319955 NRTH-0832344					
	DEED BOOK 2489 PG-103					
	FULL MARKET VALUE	7,800				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 234.00-1-22 *****						
234.00-1-22	Charlotte Center Rd				26200	
Bohnsack David G	270 Mfg housing		BAS STAR 41854	0	0	18,870
PO Box 737	Cassadaga Valle 062601	13,600	COUNTY TAXABLE VALUE	25,000		
Sinclairville, NY 14782	11-1-4.6	25,000	TOWN TAXABLE VALUE	25,000		
	ACRES 1.70		SCHOOL TAXABLE VALUE	6,130		
	EAST-0319925 NRTH-0832252		FP003 Charlotte fp 1	25,000 TO		
	DEED BOOK 2489 PG-103					
	FULL MARKET VALUE	40,800				
***** 234.00-1-24 *****						
234.00-1-24	6521 Charlotte Center Rd				26200	
Suber Jeremy G	270 Mfg housing		VET WAR CT 41121	0	6,300	0
Suber Rebecca	Cassadaga Valle 062601	16,300	ENH STAR 41834	0	0	42,000
6521 Charlotte Center Rd	11-1-4.1	42,000	COUNTY TAXABLE VALUE	35,700		
PO Box 1063	ACRES 3.30		TOWN TAXABLE VALUE	38,226		
Sinclairville, NY 14782	EAST-0319431 NRTH-0832066		SCHOOL TAXABLE VALUE	0		
	DEED BOOK 2351 PG-755		FP003 Charlotte fp 1	42,000 TO		
	FULL MARKET VALUE	68,600				
***** 234.00-1-25 *****						
234.00-1-25	6509 Charlotte Center Rd				26200	
Carlson Bruce D	270 Mfg housing		BAS STAR 41854	0	0	18,870
6509 Charlotte Center Rd	Cassadaga Valle 062601	15,900	COUNTY TAXABLE VALUE	90,000		
Sinclairville, NY 14782	11-1-4.7.1	90,000	TOWN TAXABLE VALUE	90,000		
	ACRES 3.10		SCHOOL TAXABLE VALUE	71,130		
	EAST-0319383 NRTH-0831845		FP003 Charlotte fp 1	90,000 TO		
	DEED BOOK 2015 PG-2165					
	FULL MARKET VALUE	146,900				
***** 234.00-1-26 *****						
234.00-1-26	6501 Charlotte Center Rd				26200	
Paulino Robert A	210 1 Family Res		COUNTY TAXABLE VALUE	105,000		
Lessinger Elizabeth C	Cassadaga Valle 062601	12,700	TOWN TAXABLE VALUE	105,000		
6501 Charlotte Center Rd	11-1-4.7.3	105,000	SCHOOL TAXABLE VALUE	105,000		
Sinclairville, NY 14782	ACRES 1.40		FP003 Charlotte fp 1	105,000 TO		
	EAST-0319243 NRTH-0831636					
	DEED BOOK 2020 PG-1924					
	FULL MARKET VALUE	171,429				
***** 234.00-1-27 *****						
234.00-1-27	6497 Charlotte Center Rd				26200	
Rivera Angelo J	312 Vac w/imprv		COUNTY TAXABLE VALUE	22,500		
145 Eagle St Lowr	Cassadaga Valle 062601	13,800	TOWN TAXABLE VALUE	22,500		
Fredonia, NY 14063	11-1-4.5	22,500	SCHOOL TAXABLE VALUE	22,500		
	ACRES 1.80		FP003 Charlotte fp 1	22,500 TO		
	EAST-0319193 NRTH-0831464					
	DEED BOOK 2012 PG-4480					
	FULL MARKET VALUE	36,700				

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 234.00-1-28 *****						
234.00-1-28	322 Rural vac>10		COUNTY TAXABLE VALUE	13,800		
Abbey James	Cassadaga Valle 062601	13,800	TOWN TAXABLE VALUE	13,800		
Abbey Roger	11-1-1	13,800	SCHOOL TAXABLE VALUE	13,800		
Linda Barnes	ACRES 17.00		FP003 Charlotte fp 1	13,800 TO		
219 Faulkner St	DEED BOOK 2014 PG-6962					
Faulkner, NY 14733	FULL MARKET VALUE	22,500				
***** 234.00-1-29 *****						
234.00-1-29	6465 Charlott Ctr. Rd		BAS STAR 41854	0	0	18,870
Foster Lily	210 1 Family Res		COUNTY TAXABLE VALUE	25,000		
James Foster	Cassadaga Valle 062601	13,100	TOWN TAXABLE VALUE	25,000		
6465 Charlott Ctr. Rd	11-1-2	25,000	SCHOOL TAXABLE VALUE	6,130		
Sinclairville, NY 14782	ACRES 1.50		FP003 Charlotte fp 1	25,000 TO		
	EAST-0318751 NRTH-0830837					
	DEED BOOK 2021 PG-4249					
	FULL MARKET VALUE	40,800				
***** 234.00-1-30 *****						
234.00-1-30	6490 abbey Rd		ENH STAR 41834	0	0	54,160
Abbey James	240 Rural res		AG DIST 41720	0	24,160	24,160
Abbey Roger	Cassadaga Valle 062601	48,300	COUNTY TAXABLE VALUE	95,840		
6490 Abbey Rd	10-1-10	120,000	TOWN TAXABLE VALUE	95,840		
Sinclairville, NY 14782	ACRES 40.00		SCHOOL TAXABLE VALUE	41,680		
	DEED BOOK 2014 PG-6962		FP003 Charlotte fp 1	120,000 TO		
	FULL MARKET VALUE	195,900				
***** 234.00-1-32 *****						
234.00-1-32	Hall Rd		AG DIST 41720	0	23,440	23,440
Gane Greg B	322 Rural vac>10		COUNTY TAXABLE VALUE	10,260		
5481 Hodge Rd	Cassadaga Valle 062601	33,700	TOWN TAXABLE VALUE	10,260		
Sinclairville, NY 14782	10-1-9	33,700	SCHOOL TAXABLE VALUE	10,260		
	ACRES 33.80		FP003 Charlotte fp 1	33,700 TO		
	EAST-0317332 NRTH-0830933					
	FULL MARKET VALUE	55,000				
***** 234.00-1-33.1 *****						
234.00-1-33.1	Andrews Rd		AG DIST 41720	0	17,890	17,890
Maple Run Land Holdings, LLC	322 Rural vac>10		COUNTY TAXABLE VALUE	6,510		
PO Box 542	Cassadaga Valle 062601	24,400	TOWN TAXABLE VALUE	6,510		
Sinclairville, NY 14782	10-1-7.1		SCHOOL TAXABLE VALUE	24,400 TO		
	ACRES 20.60		FP003 Charlotte fp 1			
	EAST-0964292 NRTH-0830802					
	DEED BOOK 2017 PG-2796					
	FULL MARKET VALUE	39,800				

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-1-33.2 *****						
234.00-1-33.2	Andrews Rd					26200
Lanphere Myron	311 Res vac land		COUNTY TAXABLE VALUE	300		
Lanphere Linda M	Cassadaga Valle 062601	300	TOWN TAXABLE VALUE	300		
85 Water St	10-1-7.1	300	SCHOOL TAXABLE VALUE	300		
PO Box 711	FRNT 36.00 DPTH 168.00		FP003 Charlotte fp 1	300 TO		
Sinclairville, NY 14782	ACRES 0.07					
	EAST-0964915 NRTH-0830387					
	DEED BOOK 2635 PG-362					
	FULL MARKET VALUE	500				
***** 234.00-1-33.3 *****						
234.00-1-33.3	6439 Nelson Rd					26200
Smith Darin A	210 1 Family Res		COUNTY TAXABLE VALUE	225,000		
57 Water St	Cassadaga Valle 062601	18,200	TOWN TAXABLE VALUE	225,000		
Sinclairville, NY 14782	10-1-7.1	225,000	SCHOOL TAXABLE VALUE	225,000		
	ACRES 4.40		FP003 Charlotte fp 1	225,000 TO		
	EAST-0964500 NRTH-0830544					
	DEED BOOK 2013 PG-6145					
	FULL MARKET VALUE	367,300				
***** 234.00-1-34 *****						
234.00-1-34	6480 Nelson Hill Rd		BAS STAR 41854 0 0 0			18,870
Robbins Branden J	210 1 Family Res		COUNTY TAXABLE VALUE	102,500		
6480 Nelson Hill Rd	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	102,500		
Sinclairville, NY 14782	10-1-8.2.2	102,500	SCHOOL TAXABLE VALUE	83,630		
	ACRES 2.00		FP003 Charlotte fp 1	102,500 TO		
	EAST-0316572 NRTH-0831480					
	DEED BOOK 2014 PG-3313					
	FULL MARKET VALUE	167,300				
***** 234.00-1-35.1 *****						
234.00-1-35.1	Nelson Rd					26200
Robbins Branden J	322 Rural vac>10		COUNTY TAXABLE VALUE	14,600		
6480 Nelson Rd	Cassadaga Valle 062601	14,600	TOWN TAXABLE VALUE	14,600		
Sinclairville, NY 14782	10-1-8.2.1	14,600	SCHOOL TAXABLE VALUE	14,600		
	ACRES 9.90		FP003 Charlotte fp 1	14,600 TO		
	EAST-0316697 NRTH-0831774					
	DEED BOOK 2015 PG-5098					
	FULL MARKET VALUE	23,800				
***** 234.00-1-35.2 *****						
234.00-1-35.2	6468 Nelson Rd					26200
Johnson Cody N	210 1 Family Res		COUNTY TAXABLE VALUE	89,000		
6468 Nelson Rd	Cassadaga Valle 062601	18,900	TOWN TAXABLE VALUE	89,000		
Sinclairville, NY 14782	10-1-8.2.1	89,000	SCHOOL TAXABLE VALUE	89,000		
	ACRES 4.80		FP003 Charlotte fp 1	89,000 TO		
	EAST-0316697 NRTH-0831774					
	DEED BOOK 2023 PG-6815					
	FULL MARKET VALUE	145,300				

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 234.00-1-36 *****						
234.00-1-36	6523 Nelson Hill Rd					26200
Emmott Andrew R	210 1 Family Res		COUNTY TAXABLE VALUE	65,000		
6523 Nelson Hill Rd	Cassadaga Valle 062601	22,900	TOWN TAXABLE VALUE	65,000		
Sinclairville, NY 14782	7-1-20	65,000	SCHOOL TAXABLE VALUE	65,000		
	ACRES 8.00		FP003 Charlotte fp 1	65,000 TO		
	EAST-0315657 NRTH-0832404					
	DEED BOOK 2022 PG-3382					
	FULL MARKET VALUE	106,100				
***** 234.00-1-37 *****						
234.00-1-37	Nelson Hill Rd					26200
Morley Ann M	105 Vac farmland		AG DIST 41720 0	26,860	26,860	26,860
Holt Stephen W	Cassadaga Valle 062601	40,800	COUNTY TAXABLE VALUE	13,940		
6593 Nelson Rd	7-1-17	40,800	TOWN TAXABLE VALUE	13,940		
Sinclairville, NY 147872	ACRES 44.00		SCHOOL TAXABLE VALUE	13,940		
	EAST-0316937 NRTH-0833052		FP003 Charlotte fp 1	40,800 TO		
	DEED BOOK 2020 PG-3940					
	FULL MARKET VALUE	66,600				
***** 234.00-1-38 *****						
234.00-1-38	Hall Rd					26200
Williams Scott A	322 Rural vac>10		AG DIST 41720 0	21,320	21,320	21,320
Williams Vicki	Cassadaga Valle 062601	36,100	COUNTY TAXABLE VALUE	14,780		
6757 Hall Rd	7-1-16.1	36,100	TOWN TAXABLE VALUE	14,780		
Sinclairville, NY 14782	ACRES 37.30		SCHOOL TAXABLE VALUE	14,780		
	EAST-0318108 NRTH-0832779		FP003 Charlotte fp 1	36,100 TO		
	DEED BOOK 2644 PG-361					
	FULL MARKET VALUE	58,900				
***** 234.00-1-39 *****						
234.00-1-39	6602 Hall Rd					26200
Wiles Casey	210 1 Family Res		BAS STAR 41854 0	0	0	18,870
6602 Hall Rd	Cassadaga Valle 062601	15,900	COUNTY TAXABLE VALUE	45,000		
Sinclairville, NY 14782	7-1-16.2	45,000	TOWN TAXABLE VALUE	45,000		
	ACRES 3.10		SCHOOL TAXABLE VALUE	26,130		
	EAST-0318153 NRTH-0833587		FP003 Charlotte fp 1	45,000 TO		
	DEED BOOK 2579 PG-504					
	FULL MARKET VALUE	73,500				
***** 234.00-1-40 *****						
234.00-1-40	Hall Rd					26200
Williams Scott A	320 Rural vacant		AG DIST 41720 0	25,380	25,380	25,380
Williams Vicki J	Cassadaga Valle 062601	39,400	COUNTY TAXABLE VALUE	14,020		
6751 Hall Rd	7-1-15	39,400	TOWN TAXABLE VALUE	14,020		
Sinclairville, NY 14782	ACRES 42.00		SCHOOL TAXABLE VALUE	14,020		
	EAST-0318243 NRTH-0834869		FP003 Charlotte fp 1	39,400 TO		
	DEED BOOK 2015 PG-7441					
	FULL MARKET VALUE	64,300				

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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 195
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-1-41 *****						
234.00-1-41	Hall Rd					26200
Lizauckas Anthony L III	260 Seasonal res		COUNTY TAXABLE VALUE	60,000		
Bowers Karey N	Cassadaga Valle 062601		37,100 TOWN TAXABLE VALUE		60,000	
Anthony & Susan Lizauckas	7-1-18.2	60,000	SCHOOL TAXABLE VALUE	60,000		
81 Twyla Pl	ACRES 24.00		FP003 Charlotte fp 1	60,000	TO	
Buffalo, NY 14223	EAST-0317179 NRTH-0834054					
	DEED BOOK 2023 PG-4162					
	FULL MARKET VALUE	98,000				
***** 234.00-1-42 *****						
234.00-1-42	6593 Nelson Hill Rd					26200
Morley Ann M	240 Rural res		AG DIST 41720	0	22,430	22,430
Morley David F	Cassadaga Valle 062601	81,100	FARM SILOS 42100	0	500	500
6593 Nelson Hill Rd	7-1-19	125,000	COUNTY TAXABLE VALUE		102,070	
Sinclairville, NY 14782	ACRES 139.00		TOWN TAXABLE VALUE		102,070	
	EAST-0315700 NRTH-0834631		SCHOOL TAXABLE VALUE		102,070	
	DEED BOOK 2019 PG-6439		FP003 Charlotte fp 1		124,500	TO
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	204,100	500 EX			
UNDER AGDIST LAW TIL 2029						
***** 234.00-1-43 *****						
234.00-1-43	Hall Rd					26200
Rick David G	240 Rural res		COUNTY TAXABLE VALUE	140,000		
196 Midland Ave	Cassadaga Valle 062601	50,500	TOWN TAXABLE VALUE	140,000		
Tonawanda, NY 14223	7-1-18.1	140,000	SCHOOL TAXABLE VALUE	140,000		
	ACRES 43.20		FP003 Charlotte fp 1	140,000	TO	
	EAST-0317091 NRTH-0835095					
	DEED BOOK 2202 PG-00117					
	FULL MARKET VALUE	228,600				
***** 234.00-1-44.1 *****						
234.00-1-44.1	Hall Rd					26200
Williams Scott A	210 1 Family Res		BAS STAR 41854	0	0	18,870
Williams Vicki J	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE		70,000	
6751 Hall Rd	7-1-14	70,000	TOWN TAXABLE VALUE		70,000	
Sinclairville, NY 14782	ACRES 2.00		SCHOOL TAXABLE VALUE		51,130	
	EAST-0317237 NRTH-0836705		FP003 Charlotte fp 1		70,000	TO
	DEED BOOK 2015 PG-7442					
	FULL MARKET VALUE	114,300				
***** 234.00-1-44.2..WT1 *****						
234.00-1-44.2..WT1	Hall Rd					26200
County of Chautauqua IDA	879 Wind		IND DEVEL 18020	0	1930,500	1930,500
201 W Third St	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE		0	
Jamestown, NY 14701	T33	1930,500	TOWN TAXABLE VALUE		0	
	7-1-14		SCHOOL TAXABLE VALUE		0	
	EAST-0317237 NRTH-0836705		FP003 Charlotte fp 1		1930,500	TO
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2015 PG-7441					
UNDER AGDIST LAW TIL 2025	FULL MARKET VALUE	3151,800				

STATE OF NEW YORK
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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-1-44.2 *****						
6752 Hall Rd	112 Dairy farm		FARM SILOS 42100	0	5,000	5,000
234.00-1-44.2	Cassadaga Valle 062601	81,100	AG DIST 41720	0	37,060	37,060
Williams Scott A	7-1-14	430,000	COUNTY TAXABLE VALUE		387,940	
Williams Vicki J	ACRES 78.00		TOWN TAXABLE VALUE		387,940	
6751 Hall Rd	EAST-0317237 NRTH-0836705		SCHOOL TAXABLE VALUE		387,940	
Sinclairville, NY 14782	DEED BOOK 2015 PG-7441		FP003 Charlotte fp 1		425,000 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	702,000	5,000 EX			
UNDER AGDIST LAW TIL 2029						
***** 234.00-2-1.1 *****						
Charlotte Center Rd	312 Vac w/imprv		AG DIST 41720	0	17,690	17,690
234.00-2-1.1	Cassadaga Valle 062601	73,400	COUNTY TAXABLE VALUE		65,710	
Johnson Jason R	8-1-12.1	83,400	TOWN TAXABLE VALUE		65,710	
Johnson Deborah A	ACRES 150.30		SCHOOL TAXABLE VALUE		65,710	
6810 Charlotte Center Rd	EAST-0324602 NRTH-0837382		FP003 Charlotte fp 1		83,400 TO	
Sinclairville, NY 14782	DEED BOOK 2019 PG-6555					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	136,200				
UNDER AGDIST LAW TIL 2029						
***** 234.00-2-1.2 *****						
6810 Charlotte Center Rd	112 Dairy farm		BAS STAR 41854	0	0	0
234.00-2-1.2	Cassadaga Valle 062601	33,800	AG DIST 41720	0	14,720	14,720
Johnson Jason R	8-1-12.2	143,800	FARM SILOS 42100	0	1,300	1,300
Johnson Deborah A	ACRES 19.70		COUNTY TAXABLE VALUE		127,780	
6810 Charlotte Center Rd	EAST-0324602 NRTH-0837382		TOWN TAXABLE VALUE		127,780	
Sinclairville, NY 14782	DEED BOOK 2019 PG-6555		SCHOOL TAXABLE VALUE		108,910	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	234,800	FP003 Charlotte fp 1		142,500 TO	
UNDER AGDIST LAW TIL 2029			1,300 EX			
***** 234.00-2-3 *****						
6684 Harper Rd	270 Mfg housing		ENH STAR 41834	0	0	0
234.00-2-3	Cassadaga Valle 062601	37,800	COUNTY TAXABLE VALUE		84,000	
North Harold	8-1-26.2.2	84,000	TOWN TAXABLE VALUE		84,000	
North Saramarie	ACRES 25.00		SCHOOL TAXABLE VALUE		29,840	
6684 Harper Rd	DEED BOOK 2293 PG-291		FP003 Charlotte fp 1		84,000 TO	
Sinclairville, NY 14782	FULL MARKET VALUE	137,100				
***** 234.00-2-4 *****						
6732 Harper Rd	240 Rural res		AG COMMIT 41730	0	13,540	13,540
234.00-2-4	Cassadaga Valle 062601	81,700	ENH STAR 41834	0	0	0
North James	8-1-26.2.1	175,000	COUNTY TAXABLE VALUE		161,460	
Jaroszynski Iana	ACRES 112.40		TOWN TAXABLE VALUE		161,460	
6732 Harper Rd	EAST-0324518 NRTH-0834768		SCHOOL TAXABLE VALUE		107,300	
Sinclairville, NY 14782	DEED BOOK 2012 PG-5527		FP003 Charlotte fp 1		175,000 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	285,700				
UNDER AGDIST LAW TIL 2032						

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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 197
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-2-7 *****						
234.00-2-7	Boutwell Hill					26200
Green James D	322 Rural vac>10		COUNTY TAXABLE VALUE	61,400		
Green Margaret	Cassadaga Valle 062601	61,400	TOWN TAXABLE VALUE	61,400		
2494 Boutwell Hill Rd	8-1-23.4	61,400	SCHOOL TAXABLE VALUE	61,400		
Sinclairville, NY 14782	ACRES 105.40		FP003 Charlotte fp 1	61,400 TO		
	EAST-0326722 NRTH-0834286					
	DEED BOOK 2017 PG-7217					
	FULL MARKET VALUE	100,200				
***** 234.00-2-8 *****						
234.00-2-8	2472 Boutwell Hill Rd					26200
Sharp Robert E	210 1 Family Res		ENH STAR 41834	0	0	54,160
2472 Boutwell Hill Rd	Cassadaga Valle 062601	28,700	COUNTY TAXABLE VALUE	85,000		
Sinclairville, NY 14782-9625	8-1-23.2	85,000	TOWN TAXABLE VALUE	85,000		
	ACRES 14.20		SCHOOL TAXABLE VALUE	30,840		
	EAST-0326520 NRTH-0832696		FP003 Charlotte fp 1	85,000 TO		
	DEED BOOK 2013 PG-5213					
	FULL MARKET VALUE	138,800				
***** 234.00-2-9.1 *****						
234.00-2-9.1	2378 Thornton Rd					26200
Hitchcock Paul E	210 1 Family Res		AGED C/T/S 41800	0	24,000	24,000
Hitchcock Connie L	Cassadaga Valle 062601	21,900	ENH STAR 41834	0	0	24,000
2378 Thornton Rd	8-1-23.1	48,000	COUNTY TAXABLE VALUE	24,000		
Sinclairville, NY 14782	ACRES 7.00		TOWN TAXABLE VALUE	24,000		
	EAST-0327268 NRTH-0832671		SCHOOL TAXABLE VALUE	0		
	FULL MARKET VALUE	78,400	FP003 Charlotte fp 1	48,000 TO		
***** 234.00-2-9.2 *****						
234.00-2-9.2	2457 Boutwell Hill Rd					26200
Merzweiler Diana P	270 Mfg housing		COUNTY TAXABLE VALUE	39,000		
2457 Boutwell Hill Rd	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	39,000		
Sinclairville, NY 14782	8-1-23.1	39,000	SCHOOL TAXABLE VALUE	39,000		
	ACRES 2.00		FP003 Charlotte fp 1	39,000 TO		
	EAST-0327268 NRTH-0832671					
	DEED BOOK 2663 PG-988					
	FULL MARKET VALUE	63,700				
***** 234.00-2-10 *****						
234.00-2-10	2476 Thornton Rd					26200
Abbey Jack	210 1 Family Res		BAS STAR 41854	0	0	18,870
Abbey Geraldine	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE	62,000		
2476 Thornton Rd	8-1-23.3.3	62,000	TOWN TAXABLE VALUE	62,000		
Sinclairville, NY 14782-9615	ACRES 1.00		SCHOOL TAXABLE VALUE	43,130		
	DEED BOOK 2013 PG-3343		FP003 Charlotte fp 1	62,000 TO		
	FULL MARKET VALUE	101,200				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 234.00-2-11 *****						
234.00-2-11	Boutwell Hill Rd				26200	
Abbey Jack	270 Mfg housing		COUNTY TAXABLE VALUE	15,000		
2476 Thornton Rd	Cassadaga Valle 062601	9,900	TOWN TAXABLE VALUE	15,000		
Sinclairville, NY 14782	8-1-23.3.2	15,000	SCHOOL TAXABLE VALUE	15,000		
	ACRES 1.60		FP003 Charlotte fp 1	15,000 TO		
	DEED BOOK 1900 PG-00239					
	FULL MARKET VALUE	24,500				
***** 234.00-2-12 *****						
234.00-2-12	Boutwell Hill Rd				26200	
Abbey Jack	449 Other Storag		COUNTY TAXABLE VALUE	30,000		
2476 Thornton Rd	Cassadaga Valle 062601	13,100	TOWN TAXABLE VALUE	30,000		
Sinclairville, NY 14782	8-1-23.3.1	30,000	SCHOOL TAXABLE VALUE	30,000		
	ACRES 1.50		FP003 Charlotte fp 1	30,000 TO		
	DEED BOOK 1898 PG-00009					
	FULL MARKET VALUE	49,000				
***** 234.00-2-13 *****						
234.00-2-13	Thornton Rd				26200	
Abbey Lawrence	314 Rural vac<10		COUNTY TAXABLE VALUE	2,900		
Attn: Jack Abbey	Cassadaga Valle 062601	2,900	TOWN TAXABLE VALUE	2,900		
2476 Thornton Rd	8-1-24	2,900	SCHOOL TAXABLE VALUE	2,900		
Sinclairville, NY 14782	ACRES 0.90		FP003 Charlotte fp 1	2,900 TO		
	FULL MARKET VALUE	4,700				
***** 234.00-2-14 *****						
234.00-2-14	2595 Thornton					
Johnson Phillip W	312 Vac w/imprv		COUNTY TAXABLE VALUE	31,500		
Johnson Lori R	Cassadaga Valle 062601	21,700	TOWN TAXABLE VALUE	31,500		
3072 Terry Rd	11-1-7.3	31,500	SCHOOL TAXABLE VALUE	31,500		
Sinclairville, NY 14782	ACRES 11.90		FP003 Charlotte fp 1	31,500 TO		
	EAST-0326676 NRTH-0831868					
	DEED BOOK 2021 PG-5859					
	FULL MARKET VALUE	51,400				
***** 234.00-2-15 *****						
234.00-2-15	6449 Gilbert Rd		BAS STAR 41854 0	0	0	18,870
Crowell Matthew D	210 1 Family Res		COUNTY TAXABLE VALUE	67,000		
7002 Rood Rd	Cassadaga Valle 062601	19,300	TOWN TAXABLE VALUE	67,000		
Sinclairville, NY 14782	11-1-7.4	67,000	SCHOOL TAXABLE VALUE	48,130		
	FRNT 416.00 DPTH 520.00		FP003 Charlotte fp 1	67,000 TO		
	ACRES 5.00					
	EAST-0326536 NRTH-0830912					
	DEED BOOK 2435 PG-511					
	FULL MARKET VALUE	109,400				

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 199
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-2-16.1 *****						
234.00-2-16.1	2595 Thornton Rd					26200
Crowell Matthew D	240 Rural res		FARM SILOS 42100	0	400	400
Frankson Theresa J	Cassadaga Valle 062601	59,700	COUNTY TAXABLE VALUE		111,600	
6449 Gilbert Rd	11-1-7.1	112,000	TOWN TAXABLE VALUE		111,600	
Sinclairville, NY 14782	ACRES 63.30		SCHOOL TAXABLE VALUE		111,600	
	EAST-0325952 NRTH-0831304		FP003 Charlotte fp 1		111,600 TO	
	DEED BOOK 2652 PG-487		400 EX			
	FULL MARKET VALUE	182,900				
***** 234.00-2-16.2 *****						
234.00-2-16.2	2533 Thornton Rd					18,870
Neail John J	210 1 Family Res		BAS STAR 41854	0	0	
Neail Janice M	Cassadaga Valle 062601	20,300	COUNTY TAXABLE VALUE		135,000	
2533 Thornton Rd	ACRES 5.60	135,000	TOWN TAXABLE VALUE		135,000	
Sinclairville, NY 14782-9624	DEED BOOK 2598 PG-721		SCHOOL TAXABLE VALUE		116,130	
	FULL MARKET VALUE	220,400				
***** 234.00-2-17 *****						
234.00-2-17	2552 Thornton Rd					
Golden Eric A	210 1 Family Res		COUNTY TAXABLE VALUE		84,000	
11250 SW Village Ct Apt 210	Cassadaga Valle 062601	15,400	TOWN TAXABLE VALUE		84,000	
Port St. Lucie, FL 34987	11-1-7.2	84,000	SCHOOL TAXABLE VALUE		84,000	
	ACRES 2.80		FP003 Charlotte fp 1		84,000 TO	
	EAST-0325684 NRTH-0832172					
	DEED BOOK 2572 PG-300					
	FULL MARKET VALUE	137,100				
***** 234.00-2-18 *****						
234.00-2-18	2494 Boutwell Hill Rd					26200
Green James	260 Seasonal res		COUNTY TAXABLE VALUE		130,000	
Green Margaret	Cassadaga Valle 062601	59,900	TOWN TAXABLE VALUE		130,000	
2494 Boutwell Hill Rd	8-1-25.1	130,000	SCHOOL TAXABLE VALUE		130,000	
Sinclairville, NY 14782	ACRES 63.90		FP003 Charlotte fp 1		130,000 TO	
	EAST-0325703 NRTH-0833653					
	DEED BOOK 2011 PG-6144					
	FULL MARKET VALUE	212,200				
***** 234.00-2-19 *****						
234.00-2-19	Harper Rd Rear					26200
River Sitters, LLC	312 Vac w/imprv		COUNTY TAXABLE VALUE		4,600	
Dan Kever	Cassadaga Valle 062601	1,600	TOWN TAXABLE VALUE		4,600	
2931 Silver Lake Blvd	8-1-38	4,600	SCHOOL TAXABLE VALUE		4,600	
Silver Lake, OH 44224	ACRES 1.10		FP003 Charlotte fp 1		4,600 TO	
	EAST-0324875 NRTH-0833287					
	DEED BOOK 2019 PG-3348					
	FULL MARKET VALUE	7,500				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 234.00-2-20.1 *****						
234.00-2-20.1	6612 Harper Rd				26200	
McCormick Pierre	312 Vac w/imprv		COUNTY TAXABLE VALUE	35,000		
PO Box 9852	Cassadaga Valle 062601	10,500	TOWN TAXABLE VALUE	35,000		
Erie, PA 16505	8-1-27	35,000	SCHOOL TAXABLE VALUE	35,000		
	ACRES 5.50		FP003 Charlotte fp 1	35,000 TO		
	EAST-0971381 NRTH-0833689					
	DEED BOOK 2012 PG-3932					
	FULL MARKET VALUE	57,100				
***** 234.00-2-20.3 *****						
234.00-2-20.3	Harper Rd				26200	
River Sitters, LLC	260 Seasonal res		COUNTY TAXABLE VALUE	152,400		
Dan Kever	Cassadaga Valle 062601	63,200	TOWN TAXABLE VALUE	152,400		
2931 Silver Lake Blvd	8-1-27	152,400	SCHOOL TAXABLE VALUE	152,400		
Silver Lake, OH 44224	ACRES 67.90		FP003 Charlotte fp 1	152,400 TO		
	EAST-0972132 NRTH-0833344					
	DEED BOOK 2019 PG-3348					
	FULL MARKET VALUE	248,800				
***** 234.00-2-21 *****						
234.00-2-21	2596 Thornton Rd				26200	
Newton Living Trust Allene O	240 Rural res		ENH STAR 41834 0 0 0 54,160			
Attn: Newton Allene O.	Cassadaga Valle 062601		60,200 COUNTY TAXABLE VALUE	110,000		
2596 Thornton Rd	11-1-6	110,000	TOWN TAXABLE VALUE	110,000		
Sinclairville, NY 14782	ACRES 65.00		SCHOOL TAXABLE VALUE	55,840		
	EAST-0323787 NRTH-0831580		FP003 Charlotte fp 1	110,000 TO		
	DEED BOOK 2564 PG-997					
	FULL MARKET VALUE	179,600				
***** 234.00-2-22 *****						
234.00-2-22	Harper Rd				26200	
Lewis David R	314 Rural vac<10		COUNTY TAXABLE VALUE	4,400		
1 Reed St	Cassadaga Valle 062601	4,400	TOWN TAXABLE VALUE	4,400		
Sinclairville, NY 14782	11-1-5.3	4,400	SCHOOL TAXABLE VALUE	4,400		
	ACRES 1.80		FP003 Charlotte fp 1	4,400 TO		
	EAST-0322570 NRTH-0831032					
	DEED BOOK 2195 PG-00287					
	FULL MARKET VALUE	7,200				
***** 234.00-2-23 *****						
234.00-2-23	6477 Harper Rd				26200	
Lewis David R	260 Seasonal res		COUNTY TAXABLE VALUE	17,600		
1 Reed St	Cassadaga Valle 062601	4,400	TOWN TAXABLE VALUE	17,600		
Sinclairville, NY 14782	11-1-5.2	17,600	SCHOOL TAXABLE VALUE	17,600		
	ACRES 0.25		FP003 Charlotte fp 1	17,600 TO		
	EAST-0322706 NRTH-0831144					
	FULL MARKET VALUE	28,700				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 201
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-2-26 *****						
234.00-2-26	6493 Harper Rd					26200
Pingitore Theresa M	260 Seasonal res		COUNTY TAXABLE VALUE	61,000		
Pingitore Nicholas J	Cassadaga Valle 062601	37,300	TOWN TAXABLE VALUE	61,000		
Pingitore, James & Patricia	Land Locked	61,000	SCHOOL TAXABLE VALUE	61,000		
PO Box 215	11-1-4.3.1		FP003 Charlotte fp 1	61,000	TO	
Angola, NY 14006-0215	ACRES 39.00					
	EAST-0321998 NRTH-0831887					
	DEED BOOK 2023 PG-1292					
	FULL MARKET VALUE	99,600				
***** 234.00-2-28 *****						
234.00-2-28	6460 Charlotte Center Rd					
Wightman Ted L	240 Rural res		COUNTY TAXABLE VALUE	135,300		
6460 Charlotte Center Rd	Cassadaga Valle 062601	50,300	TOWN TAXABLE VALUE	135,300		
Sinclairville, NY 14782	11-1-3.2	135,300	SCHOOL TAXABLE VALUE	135,300		
	ACRES 42.80		FP003 Charlotte fp 1	135,300	TO	
	EAST-0318926 NRTH-0830692					
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2024 PG-4879					
UNDER AGDIST LAW TIL 2028	FULL MARKET VALUE	220,900				
***** 234.00-2-30 *****						
234.00-2-30	6536 Charlotte Center Rd					26200
Glase Jonathan	260 Seasonal res		COUNTY TAXABLE VALUE	25,300		
11332 Springville Boston Rd	Cassadaga Valle 062601	24,300	TOWN TAXABLE VALUE	25,300		
East Concord, NY 14055	11-1-4.4	25,300	SCHOOL TAXABLE VALUE	25,300		
	ACRES 9.50		FP003 Charlotte fp 1	25,300	TO	
	EAST-0321008 NRTH-0831709					
	DEED BOOK 2018 PG-2418					
	FULL MARKET VALUE	41,300				
***** 234.00-2-31 *****						
234.00-2-31	6530 Charlotte Center Rd					26200
Mcclaran David	240 Rural res		COUNTY TAXABLE VALUE	52,000		
Mcclaran Lucy	Cassadaga Valle 062601	25,200	TOWN TAXABLE VALUE	52,000		
6530 Charlotte Center Rd	11-1-4.2	52,000	SCHOOL TAXABLE VALUE	52,000		
Sinclairville, NY 14782	ACRES 10.50		FP003 Charlotte fp 1	52,000	TO	
	EAST-0321126 NRTH-0831944					
	FULL MARKET VALUE	84,900				
***** 234.00-2-32 *****						
234.00-2-32	Harper Rd					
Cronin Duane T	322 Rural vac>10		COUNTY TAXABLE VALUE	33,100		
12 Coronado St	Cassadaga Valle 062601	33,100	TOWN TAXABLE VALUE	33,100		
Buffalo, NY 14220	8-1-28.2	33,100	SCHOOL TAXABLE VALUE	33,100		
	ACRES 33.00		FP003 Charlotte fp 1	33,100	TO	
	EAST-0322292 NRTH-0832920					
	DEED BOOK 2650 PG-115					
	FULL MARKET VALUE	54,000				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 202
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 234.00-2-33 *****						
6618 Charlotte Center Rd	240 Rural res		VET WAR CT 41121	0	7,548	3,774
234.00-2-33	Cassadaga Valle 062601	67,700	BAS STAR 41854	0	0	18,870
Harper Henry D Jr	8-1-32	190,000	COUNTY TAXABLE VALUE		182,452	
Harper Lynette F	ACRES 90.10		TOWN TAXABLE VALUE		186,226	
6618 Charlotte Ctr Rd	DEED BOOK 2469	PG-382	SCHOOL TAXABLE VALUE		171,130	
Sinclairville, NY 14782-9612	FULL MARKET VALUE	310,200	FP003 Charlotte fp 1		190,000 TO	
***** 234.00-2-34 *****						
6670 Charlotte Center Rd	210 1 Family Res		ENH STAR 41834	0	0	54,160
234.00-2-34	Cassadaga Valle 062601	22,400	COUNTY TAXABLE VALUE		105,000	
Marsh Pamela	8-1-35.2	105,000	TOWN TAXABLE VALUE		105,000	
Welling Cynthia	ACRES 7.50		SCHOOL TAXABLE VALUE		50,840	
6670 Charlotte Center Rd	EAST-0322609 NRTH-0835300		FP003 Charlotte fp 1		105,000 TO	
Sinclairville, NY 14782	DEED BOOK 2012 PG-2776					
	FULL MARKET VALUE	171,400				
***** 234.00-2-35.1 *****						
Char Center Rd	322 Rural vac>10		AG COMMIT 41730	0	12,300	12,300
234.00-2-35.1	Cassadaga Valle 062601	17,100	COUNTY TAXABLE VALUE		4,800	
Swan Billie Jo	8-1-35.1	17,100	TOWN TAXABLE VALUE		4,800	
Tarbell Kevin W	ACRES 12.60		SCHOOL TAXABLE VALUE		4,800	
6617 Charlotte Center Rd	EAST-0322000 NRTH-0835122		FP003 Charlotte fp 1		17,100 TO	
Sinclairville, NY 14782	DEED BOOK 2017 PG-1018					
	FULL MARKET VALUE	27,900				
***** 234.00-2-35.2 *****						
Harper Rd	314 Rural vac<10		COUNTY TAXABLE VALUE		7,900	
234.00-2-35.2	Cassadaga Valle 062601	7,900	TOWN TAXABLE VALUE		7,900	
VanHouten Lucas W	8-1-35.3	7,900	SCHOOL TAXABLE VALUE		7,900	
6617 Charlotte Center Rd	ACRES 3.80		FP003 Charlotte fp 1		7,900 TO	
Sinclairville, NY 14782	DEED BOOK 2018 PG-2417					
	FULL MARKET VALUE	12,900				
***** 234.00-2-35.3 *****						
Harper Rd	314 Rural vac<10		AG COMMIT 41730	0	5,150	5,150
234.00-2-35.3	Cassadaga Valle 062601	6,200	COUNTY TAXABLE VALUE		1,050	
Swan Billie Jo	ACRES 2.80	6,200	TOWN TAXABLE VALUE		1,050	
Tarbell Kevin W	DEED BOOK 2017	PG-1018	SCHOOL TAXABLE VALUE		1,050	
6617 Charlotte Center Rd	FULL MARKET VALUE	10,100	FP003 Charlotte fp 1		6,200 TO	
Sinclairville, NY 14782						

MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2032						

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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 203
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-2-36.1 *****						
234.00-2-36.1	Harper Rd					
Swan Billie Jo	314 Rural vac<10		COUNTY TAXABLE VALUE	5,100		
6617 Charlotte Center Rd	Cassadaga Valle 062601	5,100	TOWN TAXABLE VALUE	5,100		
Sinclairville, NY 14782	8-1-26.1	5,100	SCHOOL TAXABLE VALUE	5,100		
	ACRES 2.20		FP003 Charlotte fp 1	5,100 TO		
	EAST-0322691 NRTH-0836096					
	DEED BOOK 2649 PG-907					
	FULL MARKET VALUE	8,300				
***** 234.00-2-36.2 *****						
234.00-2-36.2	6726 Harper Rd		BAS STAR 41854 0	0	0	18,870
Tarbell Kevin W	210 1 Family Res	12,700	COUNTY TAXABLE VALUE	79,000		
Tarbell Leslie J	Cassadaga Valle 062601	79,000	TOWN TAXABLE VALUE	79,000		
6726 Harper Rd	8-1-26.4		SCHOOL TAXABLE VALUE	60,130		
Sinclairville, NY 14782	ACRES 1.40		FP003 Charlotte fp 1	79,000 TO		
	DEED BOOK 2545 PG-414					
	FULL MARKET VALUE	129,000				
***** 234.00-2-36.3 *****						
234.00-2-36.3	6724 Charlotte Center Rd		COUNTY TAXABLE VALUE	28,000		
Tarbell Kevin W	270 Mfg housing	14,000	TOWN TAXABLE VALUE	28,000		
6726 Harper Rd	Cassadaga Valle 062601	28,000	SCHOOL TAXABLE VALUE	28,000		
Sinclairville, NY 14782	8-1-26.5		FP003 Charlotte fp 1	28,000 TO		
	ACRES 2.00					
	DEED BOOK 2560 PG-12					
	FULL MARKET VALUE	45,700				
***** 235.00-1-1 *****						
235.00-1-1	2407 East Rd		ENH STAR 41834 0	0	0	29,000
Camper Larry	270 Mfg housing	15,800	COUNTY TAXABLE VALUE	29,000		
Propheter-Camper Willena	Cassadaga Valle 062601	29,000	TOWN TAXABLE VALUE	29,000		
2407 East Rd	8-1-14.2		SCHOOL TAXABLE VALUE	0		
Sinclairville, NY 14782	ACRES 3.00		FP003 Charlotte fp 1	29,000 TO		
	DEED BOOK 2013 PG-2850					
	FULL MARKET VALUE	47,300				
***** 235.00-1-3 *****						
235.00-1-3	2447 East Rd		COUNTY TAXABLE VALUE	180,000		
Yusczyk Thomas J	280 Res Multiple	84,300	TOWN TAXABLE VALUE	180,000		
2447 East Rd	Cassadaga Valle 062601	180,000	SCHOOL TAXABLE VALUE	180,000		
Sinclairville, NY 14782	8-1-14.1		FP003 Charlotte fp 1	180,000 TO		
	ACRES 117.00					
	EAST-0327783 NRTH-0838146					
	DEED BOOK 2016 PG-2638					
	FULL MARKET VALUE	293,900				

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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 235.00-1-4.1 *****						
235.00-1-4.1	East Rd				26200	
Gierlinger Frank X	270 Mfg housing		COUNTY TAXABLE VALUE	63,000		
2329 East Rd	Cassadaga Valle 062601	61,400	TOWN TAXABLE VALUE	63,000		
Sinclairville, NY 14782	8-1-15	63,000	SCHOOL TAXABLE VALUE	63,000		
	ACRES 69.00		FP003 Charlotte fp 1	63,000 TO		
	EAST-0328791 NRTH-0838134					
	FULL MARKET VALUE	102,900				
***** 235.00-1-4.2 *****						
235.00-1-4.2	2377 East Rd				26200	
Gierlinger Peter M	210 1 Family Res		BAS STAR 41854 0	0	0	18,870
Gierlinger Andrea	Cassadaga Valle 062601	15,800	COUNTY TAXABLE VALUE	125,000		
2377 East Rd	8-1-15	125,000	TOWN TAXABLE VALUE	125,000		
Sinclairville, NY 14782	ACRES 3.00		SCHOOL TAXABLE VALUE	106,130		
	EAST-0976787 NRTH-0840034		FP003 Charlotte fp 1	125,000 TO		
	DEED BOOK 2011 PG-2757					
	FULL MARKET VALUE	204,100				
***** 235.00-1-5 *****						
235.00-1-5	2329 East Rd				26200	
Gierlinger Frank X	240 Rural res		VET WAR CT 41121 0	7,548	3,774	0
2329 East Rd	Cassadaga Valle 062601	54,200	ENH STAR 41834 0	0	0	54,160
Sinclairville, NY 14782	8-1-16	105,000	COUNTY TAXABLE VALUE	97,452		
	ACRES 50.00		TOWN TAXABLE VALUE	101,226		
	EAST-0329411 NRTH-0838115		SCHOOL TAXABLE VALUE	50,840		
	FULL MARKET VALUE	171,400	FP003 Charlotte fp 1	105,000 TO		
***** 235.00-1-6 *****						
235.00-1-6	6783 Cleland Rd					
Sorrento Mark	260 Seasonal res		COUNTY TAXABLE VALUE	75,000		
223 Losson Rd	Cassadaga Valle 062601	29,600	TOWN TAXABLE VALUE	75,000		
Cheektowaga, NY 14227	8-1-17.3.1	75,000	SCHOOL TAXABLE VALUE	75,000		
	ACRES 15.20		FP003 Charlotte fp 1	75,000 TO		
	EAST-0330114 NRTH-0836363					
	DEED BOOK 2012 PG-4872					
	FULL MARKET VALUE	122,400				
***** 235.00-1-7 *****						
235.00-1-7	6811 Cleland					
Cleland Timothy A	270 Mfg housing		ENH STAR 41834 0	0	0	49,000
6811 Cleland Rd	Cassadaga Valle 062601	29,400	COUNTY TAXABLE VALUE	49,000		
Sinclairville, NY 14782	8-1-17.4	49,000	TOWN TAXABLE VALUE	49,000		
	ACRES 15.00		SCHOOL TAXABLE VALUE	0		
	EAST-0330500 NRTH-0839967		FP003 Charlotte fp 1	49,000 TO		
	DEED BOOK 2489 PG-670					
	FULL MARKET VALUE	80,000				

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T A X A B L E SECTION OF THE ROLL - 1
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 235.00-1-8 *****						
235.00-1-8	6841 Cleland Rd					
Frazer Gale	260 Seasonal res		COUNTY TAXABLE VALUE	92,000		
191 Claudette Ct	Cassadaga Valle 062601	35,100	TOWN TAXABLE VALUE	92,000		
Depew, NY 14043	8-1-17.3.2	92,000	SCHOOL TAXABLE VALUE	92,000		
	ACRES 21.10		FP003 Charlotte fp 1	92,000 TO		
	EAST-0330302 NRTH-0837426					
	DEED BOOK 2017 PG-1499					
	FULL MARKET VALUE	150,200				
***** 235.00-1-9 *****						
235.00-1-9	6889 Cleland Rd		ENH STAR 41834 0	0	0	54,160
Sischo Frank A	210 1 Family Res		COUNTY TAXABLE VALUE	120,000		
Sischo Rebecca	Cassadaga Valle 062601	22,100	TOWN TAXABLE VALUE	120,000		
6889 Cleland Rd	8-1-17.3.4	120,000	SCHOOL TAXABLE VALUE	65,840		
Sinclairville, NY 14782	ACRES 7.20 BANK 0232		FP003 Charlotte fp 1	120,000 TO		
	EAST-0330320 NRTH-0838006					
	DEED BOOK 2490 PG-750					
	FULL MARKET VALUE	195,900				
***** 235.00-1-10 *****						
235.00-1-10	6935 Cleland Rd					
Torgalski Darryl	240 Rural res		COUNTY TAXABLE VALUE	240,000		
Torgalski Maria	Cassadaga Valle 062601	55,300	TOWN TAXABLE VALUE	240,000		
6935 Cleland Rd	8-1-17.3.3	240,000	SCHOOL TAXABLE VALUE	240,000		
Sinclairville, NY 14782	ACRES 50.00		FP003 Charlotte fp 1	240,000 TO		
	EAST-0329997 NRTH-0838906					
	DEED BOOK 2490 PG-76					
	FULL MARKET VALUE	391,800				
***** 235.00-1-11 *****						
235.00-1-11	6936 Cleland Rd					
Spyra Peter J	240 Rural res		COUNTY TAXABLE VALUE	120,000		
6 Parnell Dr	Cassadaga Valle 062601	29,400	TOWN TAXABLE VALUE	120,000		
Churchville, NY 14428	9-1-1.6	120,000	SCHOOL TAXABLE VALUE	120,000		
	ACRES 15.00		FP003 Charlotte fp 1	120,000 TO		
	EAST-0331766 NRTH-0838924					
	DEED BOOK 2025 PG-1234					
	FULL MARKET VALUE	195,900				
***** 235.00-1-12 *****						
235.00-1-12	6912 Cleland Rd					
Spyra Peter J	312 Vac w/imprv		COUNTY TAXABLE VALUE	26,200		
6 Parnell Dr	Cassadaga Valle 062601	14,700	TOWN TAXABLE VALUE	26,200		
Churchville, NY 14428	9-1-1.8	26,200	SCHOOL TAXABLE VALUE	26,200		
	ACRES 10.00		FP003 Charlotte fp 1	26,200 TO		
	EAST-0331819 NRTH-0838533					
	DEED BOOK 2025 PG-1234					
	FULL MARKET VALUE	42,800				

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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 206
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 235.00-1-13 *****						
235.00-1-13	Cleland Rd					
Rivers Martin	260 Seasonal res		COUNTY TAXABLE VALUE	45,000		
Gunn John Jr	Cassadaga Valle 062601	24,700	TOWN TAXABLE VALUE	45,000		
8 Parnell Dr	9-1-1.5.1	45,000	SCHOOL TAXABLE VALUE	45,000		
Churchville, NY 14428	ACRES 10.00		FP003 Charlotte fp 1	45,000	TO	
	EAST-0331758 NRTH-0838168					
	DEED BOOK 2711 PG-74					
	FULL MARKET VALUE	73,500				
***** 235.00-1-14 *****						
235.00-1-14	Cleland Rd					
Rivers Martin	314 Rural vac<10		COUNTY TAXABLE VALUE	10,000		
8 Parnell Rd	Cassadaga Valle 062601	10,000	TOWN TAXABLE VALUE	10,000		
Churchville, NY 14428	9-1-1.5.2	10,000	SCHOOL TAXABLE VALUE	10,000		
	ACRES 5.00		FP003 Charlotte fp 1	10,000	TO	
	EAST-0331768 NRTH-0837956					
	DEED BOOK 2702 PG-127					
	FULL MARKET VALUE	16,300				
***** 235.00-1-15 *****						
235.00-1-15	6860 Cleland Rd					
Pasquarella Barbara	312 Vac w/imprv		COUNTY TAXABLE VALUE	26,000		
4819 Southwestern Blvd Apt A10	Cassadaga Valle 062601	24,000	TOWN TAXABLE VALUE	26,000		
Hamburg, NY 14075	9-1-1.4		26,000 SCHOOL TAXABLE VALUE	26,000		
	ACRES 20.00		FP003 Charlotte fp 1	26,000	TO	
	EAST-0331523 NRTH-0837441					
	DEED BOOK 2383 PG-222					
	FULL MARKET VALUE	42,400				
***** 235.00-1-16.1 *****						
235.00-1-16.1	Boutwell Hill Rd				26200	
Bayik Hayati Hasan	322 Rural vac>10		COUNTY TAXABLE VALUE	15,600		
804 SE Westbury Dr	Cassadaga Valle 062601	15,600	TOWN TAXABLE VALUE	15,600		
Port St. Lucie, FL 34984	9-1-20.1	15,600	SCHOOL TAXABLE VALUE	15,600		
	ACRES 11.00		FP003 Charlotte fp 1	15,600	TO	
	EAST-0331563 NRTH-0836480					
	DEED BOOK 2672 PG-85					
	FULL MARKET VALUE	25,500				
***** 235.00-1-16.2.1 *****						
235.00-1-16.2.1	6756 Cleland Rd				26200	
Adams Dean	312 Vac w/imprv		COUNTY TAXABLE VALUE	23,000		
124 Weeks St	Cassadaga Valle 062601	14,700	TOWN TAXABLE VALUE	23,000		
Jamestown, NY 14701	9-1-20.3	23,000	SCHOOL TAXABLE VALUE	23,000		
	ACRES 10.00		FP003 Charlotte fp 1	23,000	TO	
	EAST-0331563 NRTH-0836480					
	DEED BOOK 2021 PG-3957					
	FULL MARKET VALUE	37,600				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 235.00-1-16.2.2 *****						
235.00-1-16.2.2	2206 Boutwell Hill Rd					26200
Muntz Gary	312 Vac w/imprv		COUNTY TAXABLE VALUE	20,500		
Muntz Sherry Hardin	Cassadaga Valle 062601	17,100	TOWN TAXABLE VALUE	20,500		
38 Guyton Ave. WE	9-1-20.3	20,500	SCHOOL TAXABLE VALUE	20,500		
Jamestown, NY 14701	ACRES 12.60		FP003 Charlotte fp 1	20,500 TO		
	EAST-0331563 NRTH-0836480					
	DEED BOOK 2013 PG-3659					
	FULL MARKET VALUE	33,500				
***** 235.00-1-16.2.3 *****						
235.00-1-16.2.3	2190 Boutwell Hill Rd					26200
Haskins Rodney J	312 Vac w/imprv		COUNTY TAXABLE VALUE	20,600		
10879 County Line Rd	Cassadaga Valle 062601	15,600	TOWN TAXABLE VALUE	20,600		
Forestville, NY 14062	9-1-20.3	20,600	SCHOOL TAXABLE VALUE	20,600		
	ACRES 11.00		FP003 Charlotte fp 1	20,600 TO		
	EAST-0331563 NRTH-0836480					
	DEED BOOK 2013 PG-3660					
	FULL MARKET VALUE	33,600				
***** 235.00-1-16.2.4 *****						
235.00-1-16.2.4	6828 Cleland Rd					26200
Pasquarella Anthony J	312 Vac w/imprv		COUNTY TAXABLE VALUE	18,700		
6726 Harper Rd	Cassadaga Valle 062601	14,700	TOWN TAXABLE VALUE	18,700		
Sinclairville, NY 14782	9-1-20.3	18,700	SCHOOL TAXABLE VALUE	18,700		
	ACRES 10.00		FP003 Charlotte fp 1	18,700 TO		
	EAST-0331563 NRTH-0836480					
	DEED BOOK 2014 PG-2705					
	FULL MARKET VALUE	30,500				
***** 235.00-1-16.2.5 *****						
235.00-1-16.2.5	6742 Cleland Rd					26200
HY Christian D	260 Seasonal res		COUNTY TAXABLE VALUE	19,000		
307 Lotus Point Rd	Cassadaga Valle 062601	13,300	TOWN TAXABLE VALUE	19,000		
Irving, NY 14081	9-1-20.3	19,000	SCHOOL TAXABLE VALUE	19,000		
	ACRES 8.50		FP003 Charlotte fp 1	19,000 TO		
	EAST-0331563 NRTH-0836480					
	DEED BOOK 2014 PG-3020					
	FULL MARKET VALUE	31,000				
***** 235.00-1-17.1 *****						
235.00-1-17.1	Boutwell Hill Rd					26200
Losel James J	322 Rural vac>10		COUNTY TAXABLE VALUE	41,100		
Losel Colleen M	Pine Valley 063001	41,100	TOWN TAXABLE VALUE	41,100		
8937 Notre Dame Dr	9-1-2.2	41,100	SCHOOL TAXABLE VALUE	41,100		
Eden, NY 14057	ACRES 44.40		FP003 Charlotte fp 1	41,100 TO		
	EAST-0333400 NRTH-0837587					
	DEED BOOK 2591 PG-865					
	FULL MARKET VALUE	67,100				

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T A X A B L E SECTION OF THE ROLL - 1

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VALUATION DATE-JUL 01, 2024
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 235.00-1-17.3 *****						
235.00-1-17.3	Boutwell Hill Rd					
Losel Daniel M	322 Rural vac>10		COUNTY TAXABLE VALUE	41,000		
Losel Tia	Cassadaga Valle 062601	41,000	TOWN TAXABLE VALUE	41,000		
2152 Buttermilk Ln	ACRES 44.30	41,000	SCHOOL TAXABLE VALUE	41,000		
Lakeview, NY 14085	DEED BOOK 2591 PG-862		FP003 Charlotte fp 1	41,000	TO	
	FULL MARKET VALUE	66,900				
***** 235.00-1-18 *****						
235.00-1-18	Boutwell Hill Rd					
Lawson David J	314 Rural vac<10		COUNTY TAXABLE VALUE	4,900		
Lawson Jill M	Cassadaga Valle 062601	4,900	TOWN TAXABLE VALUE	4,900		
61 Lakeview Ave	9-1-2.3	4,900	SCHOOL TAXABLE VALUE	4,900		
Cassadaga, NY 14718	ACRES 2.10		FP003 Charlotte fp 1	4,900	TO	
	EAST-0333673 NRTH-0836564					
	DEED BOOK 2018 PG-1535					
	FULL MARKET VALUE	8,000				
***** 235.00-1-19 *****						
235.00-1-19	Boutwell Hill Rd				26200	
Metzger Richard	260 Seasonal res		COUNTY TAXABLE VALUE	45,500		
Metzger Wendy	Pine Valley 063001	29,500	TOWN TAXABLE VALUE	45,500		
5770 Hartneck Rd	9-1-2.1	45,500	SCHOOL TAXABLE VALUE	45,500		
Vally City Ohio, 44280	ACRES 27.90		FP003 Charlotte fp 1	45,500	TO	
	EAST-0334165 NRTH-0836402					
	DEED BOOK 2505 PG-595					
	FULL MARKET VALUE	74,300				
***** 235.00-1-20 *****						
235.00-1-20	Boutwell Hill Rd				26200	
Galucki Woods, LLC	260 Seasonal res		COUNTY TAXABLE VALUE	63,000		
6590 Tonawanda Creek Rd	Pine Valley 063001	50,500	TOWN TAXABLE VALUE	63,000		
Lockport, NY 14094	9-1-4.2		63,000 SCHOOL TAXABLE VALUE	63,000		
	ACRES 51.00		FP003 Charlotte fp 1	63,000	TO	
	EAST-0335693 NRTH-0837111					
	DEED BOOK 2014 PG-2472					
	FULL MARKET VALUE	102,900				
***** 235.00-1-21 *****						
235.00-1-21	1945 Boutwell Hill Rd				26200	
Rupp Linda M	260 Seasonal res		COUNTY TAXABLE VALUE	70,000		
Multi Generational Irr Trust	Pine Valley 063001	46,600	TOWN TAXABLE VALUE	70,000		
127 Kandahar Dr	9-1-5.1		70,000 SCHOOL TAXABLE VALUE	70,000		
East Aurora, NY 14052	ACRES 37.50		FP003 Charlotte fp 1	70,000	TO	
	EAST-0336897 NRTH-0837315					
	DEED BOOK 2023 PG-1996					
	FULL MARKET VALUE	114,300				

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 235.00-1-22 *****						
1907	Boutwell Hill Rd					26200
235.00-1-22	260 Seasonal res		COUNTY TAXABLE VALUE	86,000		
Bogdan Michael	Pine Valley 063001	46,600	TOWN TAXABLE VALUE	86,000		
Roth-Bogdan Betsy	9-1-5.2	86,000	SCHOOL TAXABLE VALUE	86,000		
9628 Carmelo Ct	ACRES 37.50		FP003 Charlotte fp 1	86,000	TO	
Clarence Center, NY 14032	DEED BOOK 2021 PG-6174					
	FULL MARKET VALUE	140,400				
***** 235.00-1-25.1 *****						
235.00-1-25.1	Swanson Rd		COUNTY TAXABLE VALUE	5,300		
Wengerd Rueben A	314 Rural vac<10		TOWN TAXABLE VALUE	5,300		
Wengerd Clara	Cassadaga Valle 062601	5,300	SCHOOL TAXABLE VALUE	5,300		
971 Clymer-Sherman Rd	9-1-9.2	5,300	FP003 Charlotte fp 1	5,300	TO	
Clymer, NY 14724	ACRES 2.30					
	EAST-0984190 NRTH-0835286					
	DEED BOOK 2020 PG-1927					
	FULL MARKET VALUE	8,700				
***** 235.00-1-25.2 *****						
235.00-1-25.2	Swanson Rd		COUNTY TAXABLE VALUE	54,300		
Reinford Joel	322 Rural vac>10		TOWN TAXABLE VALUE	54,300		
7466 Olean Trl	Cassadaga Valle 062601	54,300	SCHOOL TAXABLE VALUE	54,300		
New Bethlehem, PA 16242	9-1-9.2	54,300	FP003 Charlotte fp 1	54,300	TO	
	ACRES 80.90					
	EAST-0985421 NRTH-0835638					
	DEED BOOK 2022 PG-6340					
	FULL MARKET VALUE	88,700				
***** 235.00-1-28 *****						
1866	Thornton Rd					
235.00-1-28	210 1 Family Res		COUNTY TAXABLE VALUE	67,000		
Luker Amos Lee	Cassadaga Valle 062601	14,900	TOWN TAXABLE VALUE	67,000		
20554 Eygpt Rd	12-1-5.2	67,000	SCHOOL TAXABLE VALUE	67,000		
Aberdeen, MS 39370	ACRES 2.50		FP003 Charlotte fp 1	67,000	TO	
	EAST-0339660 NRTH-0831785					
	DEED BOOK 2024 PG-1986					
	FULL MARKET VALUE	109,400				
***** 235.00-1-29.1 *****						
1880	Thornton					
235.00-1-29.1	240 Rural res		COUNTY TAXABLE VALUE	140,000		
Joslyn Michael P	Cassadaga Valle 062601	24,000	TOWN TAXABLE VALUE	140,000		
Joslyn Kimberly A	12-1-5.3	140,000	SCHOOL TAXABLE VALUE	140,000		
1880 Thornton Rd	ACRES 9.20		FP003 Charlotte fp 1	140,000	TO	
Cherry Creek, NY 14723	EAST-0330040 NRTH-0831875					
	DEED BOOK 2018 PG-6625					
	FULL MARKET VALUE	228,600				

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 235.00-1-29.2 *****						
1904 Thornton	240 Rural res		ENH STAR 41834	0	0	54,160
235.00-1-29.2	Cassadaga Valle 062601	16,300	COUNTY TAXABLE VALUE	131,000		
Minckler Michael S	12-1-5.3	131,000	TOWN TAXABLE VALUE	131,000		
Minckler Peggy	ACRES 3.30		SCHOOL TAXABLE VALUE	76,840		
1904 Thornton Rd	EAST-0985106 NRTH-0831969		FP003 Charlotte fp 1	131,000 TO		
Cherry Creek, NY 14723	DEED BOOK 2011 PG-3186					
	FULL MARKET VALUE	213,900				
***** 235.00-1-29.3 *****						
Thornton	314 Rural vac<10		COUNTY TAXABLE VALUE	4,800		
235.00-1-29.3	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
Benaddi Allal	12-1-5.3	4,800	SCHOOL TAXABLE VALUE	4,800		
696 Old Warren Rd	ACRES 2.00		FP003 Charlotte fp 1	4,800 TO		
Frewsburg, NY 14738	EAST-0984735 NRTH-0832133					
	DEED BOOK 2710 PG-736					
	FULL MARKET VALUE	7,800				
***** 235.00-1-30 *****						
1962 Thornton Rd	240 Rural res		COUNTY TAXABLE VALUE	72,000	26200	
235.00-1-30	Cassadaga Valle 062601	25,000	TOWN TAXABLE VALUE	72,000		
Lindquist Barry T	9-1-12.1	72,000	SCHOOL TAXABLE VALUE	72,000		
Lindquist Amber	ACRES 10.30		FP003 Charlotte fp 1	72,000 TO		
PO Box 975	EAST-0336298 NRTH-0832637					
Sinclairville, NY 14782	DEED BOOK 2688 PG-623					
	FULL MARKET VALUE	117,600				
***** 235.00-1-31 *****						
Rt 85 & Cleland Rd	210 1 Family Res		COUNTY TAXABLE VALUE	55,000		
235.00-1-31	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	55,000		
Booth Willam B	9-1-12.4.2	55,000	SCHOOL TAXABLE VALUE	55,000		
Booth Debra L	ACRES 2.00		FP003 Charlotte fp 1	55,000 TO		
5767 Middle Ridge Rd	EAST-0335675 NRTH-0832315					
Madison, OH 44057	DEED BOOK 2019 PG-6789					
	FULL MARKET VALUE	89,800				
***** 235.00-1-32 *****						
1992 Thornton Rd	210 1 Family Res		ENH STAR 41834	0	0	54,160
235.00-1-32	Cassadaga Valle 062601	22,400	COUNTY TAXABLE VALUE	75,000		
Jedrysik Ronald E	9-1-12.2	75,000	TOWN TAXABLE VALUE	75,000		
1992 Thornton Rd	ACRES 7.50		SCHOOL TAXABLE VALUE	20,840		
Cherry Creek, NY 14723	EAST-0335339 NRTH-0832318		FP003 Charlotte fp 1	75,000 TO		
	DEED BOOK 2021 PG-7107					
	FULL MARKET VALUE	122,400				

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2025 FINAL ASSESSMENT ROLL
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 235.00-1-33 *****						
235.00-1-33	6617 Swanson Rd					
Lindquist Barry T	240 Rural res		BAS STAR 41854	0	0	18,870
Lindquist Amber J	Cassadaga Valle 062601	29,400	COUNTY TAXABLE VALUE	115,000		
6617 Swanson Rd	9-1-12.4.3	115,000	TOWN TAXABLE VALUE	115,000		
PO Box 975	ACRES 15.00		SCHOOL TAXABLE VALUE	96,130		
Sinclairville, NY 14782	EAST-0335776 NRTH-0832884		FP003 Charlotte fp 1	115,000 TO		
	DEED BOOK 2021 PG-1643					
	FULL MARKET VALUE	187,800				
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2028						
***** 235.00-1-34 *****						
235.00-1-34	Cleland Rd					26200
Muscarella Joseph L	322 Rural vac>10		COUNTY TAXABLE VALUE	40,500		
Muscarella Michael	Cassadaga Valle 062601	40,500	TOWN TAXABLE VALUE	40,500		
85 East Main St	9-1-12.4.1	40,500	SCHOOL TAXABLE VALUE	40,500		
Fredonia, NY 14063	ACRES 43.50		FP003 Charlotte fp 1	40,500 TO		
	EAST-0335981 NRTH-0833685					
	DEED BOOK 2297 PG-177					
	FULL MARKET VALUE	66,100				
***** 235.00-1-35 *****						
235.00-1-35	6570 Cleland Rd					26200
Hollis Terry	260 Seasonal res		COUNTY TAXABLE VALUE	55,000		
Hollis Dorothy	Cassadaga Valle 062601	28,200	TOWN TAXABLE VALUE	55,000		
408 Edgewood Dr	9-1-12.3.1	55,000	SCHOOL TAXABLE VALUE	55,000		
Sarver, PA 16055	ACRES 13.70		FP003 Charlotte fp 1	55,000 TO		
	EAST-0335237 NRTH-0834454					
	DEED BOOK 2707 PG-297					
	FULL MARKET VALUE	89,800				
***** 235.00-1-36 *****						
235.00-1-36	6574 Cleland Rd					26200
Walker Valerie	240 Rural res		COUNTY TAXABLE VALUE	135,500		
6574 Cleland Rd	Cassadaga Valle 062601	29,200	TOWN TAXABLE VALUE	135,500		
Cherry Creek, NY 14723	9-1-12.3.2	135,500	SCHOOL TAXABLE VALUE	135,500		
	ACRES 14.80		FP003 Charlotte fp 1	135,500 TO		
	EAST-0334973 NRTH-0834449					
	DEED BOOK 2656 PG-913					
	FULL MARKET VALUE	221,200				
***** 235.00-1-37 *****						
235.00-1-37	Swanson Rd					26200
Hoth Kreig M	322 Rural vac>10		COUNTY TAXABLE VALUE	23,000		
Hoth Kristen M	Cassadaga Valle 062601	21,000	TOWN TAXABLE VALUE	23,000		
4518 Terrace Dr	9-1-9.1	23,000	SCHOOL TAXABLE VALUE	23,000		
Gerry, NY 14740	ACRES 16.80		FP003 Charlotte fp 1	23,000 TO		
	EAST-0335434 NRTH-0835467					
	DEED BOOK 2595 PG-793					
	FULL MARKET VALUE	37,600				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 235.00-1-38 *****						
235.00-1-38	Cleland Rd					26200
American State and Trust, LLC	322 Rural vac>10		COUNTY TAXABLE VALUE	41,500		
FBO Robert Von Vollen	Cassadaga Valle 062601	41,500	41,500 TOWN TAXABLE VALUE		41,500	
3374 Strunk Rd	9-1-13.2		SCHOOL TAXABLE VALUE	41,500		
Jamestown, NY 14701	ACRES 45.00		FP003 Charlotte fp 1	41,500	TO	
	EAST-0333912 NRTH-0834686					
	DEED BOOK 2015 PG-4030					
	FULL MARKET VALUE	67,800				
***** 235.00-1-39 *****						
235.00-1-39	6604 Cleland Rd					26200
Wallin Terry L	210 1 Family Res		BAS STAR 41854	0		18,870
Wallin Bryelle D	Cassadaga Valle 062601	32,400	COUNTY TAXABLE VALUE	150,000		
6604 Cleland Rd	9-1-13.3	150,000	TOWN TAXABLE VALUE	150,000		
Cherry Creek, NY 14723	ACRES 18.20		SCHOOL TAXABLE VALUE	131,130		
	EAST-0334667 NRTH-0835116		FP003 Charlotte fp 1	150,000	TO	
	DEED BOOK 2020 PG-1883					
	FULL MARKET VALUE	244,900				
***** 235.00-1-40 *****						
235.00-1-40	Cleland Rd					26200
Pollutro Dennis	240 Rural res		VET WAR CT 41121	0	7,548	0
Pollutro Dawn	Cassadaga Valle 062601	26,800	ENH STAR 41834	0	0	54,160
6590 Cleland Rd	9-1-13.4	112,000	COUNTY TAXABLE VALUE	104,452		
Cherry Creek, NY 14723	ACRES 12.20		TOWN TAXABLE VALUE	108,226		
	EAST-0334723 NRTH-0833784		SCHOOL TAXABLE VALUE	57,840		
	DEED BOOK 2018 PG-2861		FP003 Charlotte fp 1	112,000	TO	
	FULL MARKET VALUE	182,900				
***** 235.00-1-41 *****						
235.00-1-41	6598 Cleland Rd					26200
Florian Mark	240 Rural res		BAS STAR 41854	0	0	18,870
Florian Deborah	Cassadaga Valle 062601	24,900	COUNTY TAXABLE VALUE	154,000		
6598 Cleland Rd	9-1-13.1	154,000	TOWN TAXABLE VALUE	154,000		
Cherry Creek, NY 14723	ACRES 10.20		SCHOOL TAXABLE VALUE	135,130		
	EAST-0334402 NRTH-0833812		FP003 Charlotte fp 1	154,000	TO	
	DEED BOOK 2356 PG-331					
	FULL MARKET VALUE	251,400				
***** 235.00-1-42 *****						
235.00-1-42	6613 Cleland Rd					26200
McKeown Marjorie K	270 Mfg housing		COUNTY TAXABLE VALUE	54,000		
5617 Rt 380	Cassadaga Valle 062601	22,200	TOWN TAXABLE VALUE	54,000		
Sinclairville, NY 14782	9-1-16	54,000	SCHOOL TAXABLE VALUE	54,000		
	ACRES 7.30		FP003 Charlotte fp 1	54,000	TO	
	EAST-0333592 NRTH-0833222					
	DEED BOOK 2598 PG-550					
	FULL MARKET VALUE	88,200				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 235.00-1-43 *****						
235.00-1-43	Thornton Rd					26200
Eden Valley Farms, LLC	105 Vac farmland		AG DIST 41720 0	25,190	25,190	25,190
3940 Hardt Rd	Cassadaga Valle 062601	49,500	COUNTY TAXABLE VALUE	24,310		
Eden, NY 14057	9-1-17	49,500	TOWN TAXABLE VALUE	24,310		
	ACRES 65.00		SCHOOL TAXABLE VALUE	24,310		
	EAST-0333141 NRTH-0832888		FP003 Charlotte fp 1	49,500 TO		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2018	PG-5839				
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	80,800				
***** 235.00-1-44 *****						
235.00-1-44	Cleland Rd					26200
American State and Trust, LLC	260 Seasonal res		COUNTY TAXABLE VALUE	43,500		
FBO Robert Von Vollen	Cassadaga Valle 062601		41,300 TOWN TAXABLE VALUE	43,500		
3374 Strunk Rd	9-1-14	43,500	SCHOOL TAXABLE VALUE	43,500		
Jamestown, NY 14701	ACRES 30.00		FP003 Charlotte fp 1	43,500 TO		
	EAST-0333455 NRTH-0834985					
	DEED BOOK 2015 PG-4031					
	FULL MARKET VALUE	71,000				
***** 235.00-1-45.1 *****						
235.00-1-45.1	Cleland Rd					26200
American Estate & Trust LC	322 Rural vac>10		COUNTY TAXABLE VALUE	36,600		
FBO Robert Von Vollen	Cassadaga Valle 062601		36,600 TOWN TAXABLE VALUE	36,600		
3374 Strunk Rd	9-1-15	36,600	SCHOOL TAXABLE VALUE	36,600		
Jamestown, NY 14701	ACRES 38.00		FP003 Charlotte fp 1	36,600 TO		
	EAST-0981018 NRTH-0835004					
	DEED BOOK 2016 PG-4583					
	FULL MARKET VALUE	59,800				
***** 235.00-1-45.2 *****						
235.00-1-45.2	6646 Cleland Rd					26200
Miller Matthew	210 1 Family Res		COUNTY TAXABLE VALUE	115,000		
6646 Cleland Rd	Cassadaga Valle 062601	51,800	TOWN TAXABLE VALUE	115,000		
Cherry Creek, NY 14723	9-1-15	115,000	SCHOOL TAXABLE VALUE	115,000		
	ACRES 7.00		FP003 Charlotte fp 1	115,000 TO		
	EAST-0981143 NRTH-0834227					
	DEED BOOK 2018 PG-4137					
	FULL MARKET VALUE	187,800				
***** 235.00-1-46 *****						
235.00-1-46	6674 Cleland					26200
Hall Lynnette R	240 Rural res		COUNTY TAXABLE VALUE	62,900		
6674 Cleland Rd	Cassadaga Valle 062601	41,300	TOWN TAXABLE VALUE	62,900		
Cherry Creek, NY 14723	9-1-20.2	62,900	SCHOOL TAXABLE VALUE	62,900		
	ACRES 30.00		FP003 Charlotte fp 1	62,900 TO		
	EAST-0331883 NRTH-0834925					
	DEED BOOK 2622 PG-322					
	FULL MARKET VALUE	102,700				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 235.00-1-47 *****						
235.00-1-47	Thornton Rd				26200	
Eden Valley Farms, LLC	105 Vac farmland	AG DIST 41720 0		21,700	21,700	21,700
3940 Hardt Rd	Cassadaga Valle 062601	34,300	COUNTY TAXABLE VALUE	12,600		
Eden, NY 14057	9-1-18.1	34,300	TOWN TAXABLE VALUE	12,600		
	ACRES 34.70		SCHOOL TAXABLE VALUE	12,600		
	EAST-0331801 NRTH-0833324		FP003 Charlotte fp 1	34,300 TO		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2018	PG-5839				
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	56,000				
***** 235.00-1-48 *****						
235.00-1-48	2103 Thornton Rd					
Eden Valley Farms, LLC	270 Mfg housing	AG DIST 41720 0		6,190	6,190	6,190
3940 Hardt Rd	Cassadaga Valle 062601	19,800	COUNTY TAXABLE VALUE	28,610		
Eden, NY 14057	9-1-18.2	34,800	TOWN TAXABLE VALUE	28,610		
	ACRES 5.30		SCHOOL TAXABLE VALUE	28,610		
	EAST-0331586 NRTH-0832569		FP003 Charlotte fp 1	34,800 TO		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2018	PG-5839				
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	56,800				
***** 235.00-1-49 *****						
235.00-1-49	Thornton Rd				26200	
Eden Valley Farms, LLC	320 Rural vacant	AG DIST 41720 0		19,490	19,490	19,490
3940 Hardt Rd	Cassadaga Valle 062601	31,000	COUNTY TAXABLE VALUE	11,510		
Eden, NY 14057	9-1-19	31,000	TOWN TAXABLE VALUE	11,510		
	ACRES 30.00		SCHOOL TAXABLE VALUE	11,510		
	EAST-0331265 NRTH-0833063		FP003 Charlotte fp 1	31,000 TO		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2018	PG-5839				
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	50,600				
***** 235.00-1-50.1 *****						
235.00-1-50.1	Boutwell Hill Rd				26200	
Burkholder John J Jr	322 Rural vac>10		COUNTY TAXABLE VALUE	30,300		
Burkholder Fannie K	Cassadaga Valle 062601	30,300	TOWN TAXABLE VALUE	30,300		
7030 Kings Corners Rd	8-1-18	30,300	SCHOOL TAXABLE VALUE	30,300		
Panama, NY 14767	ACRES 33.80		FP003 Charlotte fp 1	30,300 TO		
	EAST-0978939 NRTH-0833573					
	DEED BOOK 2644 PG-248					
	FULL MARKET VALUE	49,500				
***** 235.00-1-50.2 *****						
235.00-1-50.2	Boutwell Hill Rd				26200	
Cassadaga Wind LLC	485 >luse sm bld		COUNTY TAXABLE VALUE	225,000		
RWE Clean Energy, LLC	Cassadaga Valle 062601	44,000	TOWN TAXABLE VALUE	225,000		
353 N Clark St 30thFloo	8-1-18	225,000	SCHOOL TAXABLE VALUE	225,000		
Chicago, IL 60654	ACRES 16.20		FP003 Charlotte fp 1	225,000 TO		
	EAST-0978929 NRTH-0835595					
	DEED BOOK 2019 PG-7122					
	FULL MARKET VALUE	367,300				

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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 215
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 235.00-1-54 *****						
235.00-1-54	Boutwell Hill Rd					26200
Rowan Nicholas S	260 Seasonal res		COUNTY TAXABLE VALUE	73,000		
4825 Meyer Rd	Cassadaga Valle 062601	54,700	TOWN TAXABLE VALUE	73,000		
N Tonawanda, NY 14120	8-1-20.1	73,000	SCHOOL TAXABLE VALUE	73,000		
	ACRES 82.30		FP003 Charlotte fp 1	73,000	TO	
	EAST-0329339 NRTH-0834995					
	DEED BOOK 2671 PG-244					
	FULL MARKET VALUE	119,200				
***** 235.00-1-55 *****						
235.00-1-55	Boutwell Hill Rd					26200
Hall Ronald	270 Mfg housing		COUNTY TAXABLE VALUE	77,100		
Hall Anita	Cassadaga Valle 062601	76,100	TOWN TAXABLE VALUE	77,100		
5 Mill St Pob 446	8-1-20.2.2	77,100	SCHOOL TAXABLE VALUE	77,100		
Sinclairville, NY 14782	ACRES 82.40		FP003 Charlotte fp 1	77,100	TO	
	EAST-0328536 NRTH-0833495					
	DEED BOOK 2014 PG-00009					
	FULL MARKET VALUE	125,900				
***** 235.00-1-56 *****						
235.00-1-56	2375 Boutwell Hill Rd					
Hall Ronald M	314 Rural vac<10		COUNTY TAXABLE VALUE	11,900		
Hall Anita J	Cassadaga Valle 062601	11,900	TOWN TAXABLE VALUE	11,900		
PO Box 446	8-1-20.2.3	11,900	SCHOOL TAXABLE VALUE	11,900		
Sinclairville, NY 14782	ACRES 7.00		FP003 Charlotte fp 1	11,900	TO	
	EAST-0328838 NRTH-0833478					
	DEED BOOK 2261 PG-631					
	FULL MARKET VALUE	19,400				
***** 235.00-1-58 *****						
235.00-1-58	2273 Thornton Rd					26200
Spoon Dennis A	210 1 Family Res		COUNTY TAXABLE VALUE	140,000		
Spoon Carol B	Cassadaga Valle 062601	17,500	TOWN TAXABLE VALUE	140,000		
2273 Thornton Rd	11-1-13.2	140,000	SCHOOL TAXABLE VALUE	140,000		
Sinclairville, NY 14782	ACRES 4.00		FP003 Charlotte fp 1	140,000	TO	
	DEED BOOK 2016 PG-7113					
	FULL MARKET VALUE	228,600				
***** 235.00-1-61 *****						
235.00-1-61	N.side Co. Hwy. No.#66					
Gelencser Ii Joseph S	314 Rural vac<10		COUNTY TAXABLE VALUE	13,400		
Rd#2 Box 412 -A1	Cassadaga Valle 062601	13,400	TOWN TAXABLE VALUE	13,400		
Boutwell Hill Rd	8-1-21.3	13,400	SCHOOL TAXABLE VALUE	13,400		
Sinclairville, NY 14782	ACRES 8.60		FP003 Charlotte fp 1	13,400	TO	
	EAST-0328184 NRTH-0832706					
	DEED BOOK 2300 PG-866					
	FULL MARKET VALUE	21,900				

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T A X A B L E SECTION OF THE ROLL - 1

PAGE 216
VALUATION DATE-JUL 01, 2024
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 235.00-1-62 *****						
235.00-1-62	2352 Thorton Rd				26200	
Jordan Jason R	240 Rural res		BAS STAR 41854	0	0	18,870
PO Box 793	Cassadaga Valle 062601	27,200	AG BLDG 41700	0	20,000	20,000
Sinclairville, NY 14782	8-1-22.3	205,000	COUNTY TAXABLE VALUE		185,000	
	ACRES 12.60		TOWN TAXABLE VALUE		185,000	
	EAST-0327761 NRTH-0832766		SCHOOL TAXABLE VALUE		166,130	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2331	PG-374	FP003 Charlotte fp 1		205,000 TO	
UNDER RPTL483 UNTIL 2029	FULL MARKET VALUE	334,700				
***** 235.00-1-63 *****						
235.00-1-63	S.side Boutwell Hill Rd					
Gelenscer Alexandria Z	210 1 Family Res		COUNTY TAXABLE VALUE		60,000	
4412 Nelson Hill Rd	Cassadaga Valle 062601	17,500	TOWN TAXABLE VALUE		60,000	
Stockton, NY 14784	8-1-21.2	60,000	SCHOOL TAXABLE VALUE		60,000	
	ACRES 4.00		FP003 Charlotte fp 1		60,000 TO	
	EAST-0328266 NRTH-0833416					
	DEED BOOK 2644 PG-424					
	FULL MARKET VALUE	98,000				
***** 235.00-1-64.2 *****						
235.00-1-64.2	2406 Boutwell Hill Rd				26200	
Bardo Jonathan M	240 Rural res		ENH STAR 41834	0	0	54,160
Bardo Laura	Cassadaga Valle 062601	23,200	COUNTY TAXABLE VALUE		170,500	
2406 Boutwell Hill Rd	8-1-22.2	170,500	TOWN TAXABLE VALUE		170,500	
Sinclairville, NY 14782	ACRES 8.40		SCHOOL TAXABLE VALUE		116,340	
	EAST-0327752 NRTH-0833726		FP003 Charlotte fp 1		170,500 TO	
	DEED BOOK 2476 PG-648					
	FULL MARKET VALUE	278,400				
***** 235.00-1-65 *****						
235.00-1-65	Boutwell Hill Rd				26200	
Greenawald William A	322 Rural vac>10		COUNTY TAXABLE VALUE		30,000	
Greenawald Dalia	Cassadaga Valle 062601	29,200	TOWN TAXABLE VALUE		30,000	
233 Pryor Ave	8-1-21.1	30,000	SCHOOL TAXABLE VALUE		30,000	
Tonawanda, NY 14150-8320	ACRES 27.40		FP003 Charlotte fp 1		30,000 TO	
	EAST-0328231 NRTH-0834241					
	DEED BOOK 1840 PG-00222					
	FULL MARKET VALUE	49,000				
***** 235.00-1-66 *****						
235.00-1-66	Boutwell Hill Rd				26200	
Greenawald William A	322 Rural vac>10		COUNTY TAXABLE VALUE		15,200	
Greenawald Dalia	Cassadaga Valle 062601	15,200	TOWN TAXABLE VALUE		15,200	
233 Pryor Ave	8-1-22.1	15,200	SCHOOL TAXABLE VALUE		15,200	
Tonawanda, NY 14150-8320	ACRES 29.00		FP003 Charlotte fp 1		15,200 TO	
	EAST-0327805 NRTH-0835173					
	DEED BOOK 1840 PG-00222					
	FULL MARKET VALUE	24,800				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 250.00-2-1 *****						
6362 Rt 60	210 1 Family Res		ENH STAR 41834	0	0	54,160
250.00-2-1	Cassadaga Valle 062601	26,500	COUNTY TAXABLE VALUE	89,000		
Farnsworth David A	10-1-1.4	89,000	TOWN TAXABLE VALUE	89,000		
6362 Rt 60	ACRES 11.90		SCHOOL TAXABLE VALUE	34,840		
Sinclairville, NY 14782	EAST-0308032 NRTH-0830975		FP003 Charlotte fp 1	89,000 TO		
	DEED BOOK 2345 PG-372					
	FULL MARKET VALUE	145,300				
***** 250.00-2-2 *****						
6346 Rt 60	240 Rural res		BAS STAR 41854	0	0	18,870
250.00-2-2	Cassadaga Valle 062601	26,700	COUNTY TAXABLE VALUE	134,000		
Martin Kathryn	10-1-1.2	134,000	TOWN TAXABLE VALUE	134,000		
McElwain Steven	ACRES 12.10		SCHOOL TAXABLE VALUE	115,130		
6346 Rt 60	EAST-0307803 NRTH-0830563		FP003 Charlotte fp 1	134,000 TO		
Sinclairville, NY 14782	DEED BOOK 2014 PG-1468					
	FULL MARKET VALUE	218,800				
***** 250.00-2-3 *****						
3570 Hadley	210 1 Family Res		VET COM CT 41131	0	11,250	0
250.00-2-3	Cassadaga Valle 062601	9,500	ENH STAR 41834	0	0	45,000
Hadley James K	10-1-2.3	45,000	COUNTY TAXABLE VALUE	33,750		
3570 Hadley Dr	ACRES 0.71		TOWN TAXABLE VALUE	38,710		
Sinclairville, NY 14782-9685	EAST-0307494 NRTH-0830176		SCHOOL TAXABLE VALUE	0		
	DEED BOOK 1994 PG-00029		FP003 Charlotte fp 1	45,000 TO		
	FULL MARKET VALUE	73,500				
***** 250.00-2-4 *****						
Rt 60	322 Rural vac>10		COUNTY TAXABLE VALUE	75,200		
250.00-2-4	Cassadaga Valle 062601	75,200	TOWN TAXABLE VALUE	75,200		
Hadley Grace	10-1-2.1	75,200	SCHOOL TAXABLE VALUE	75,200		
10 Hunters Ln	ACRES 157.10		FP003 Charlotte fp 1	75,200 TO		
Williamsville, NY 14221	EAST-0308760 NRTH-0830203					
	FULL MARKET VALUE	122,800				
***** 250.00-2-5 *****						
322 Rural vac>10			COUNTY TAXABLE VALUE	64,000		
250.00-2-5	Cassadaga Valle 062601	64,000	TOWN TAXABLE VALUE	64,000		
Allenbrand Anthony J	10-1-3	64,000	SCHOOL TAXABLE VALUE	64,000		
Allenbrand Diane	ACRES 115.00		FP003 Charlotte fp 1	64,000 TO		
6525 Andrews Rd	EAST-0310457 NRTH-0830485					
Sinclairville, NY 14782	DEED BOOK 2023 PG-1524					
	FULL MARKET VALUE	104,500				

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PAGE 218
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 250.00-2-6 *****						
6525 Andrews Rd						26200
250.00-2-6	112 Dairy farm		ENH STAR 41834	0	0	54,160
Allenbrand Anthony J	Cassadaga Valle 062601	70,700	FARM SILOS 42100	0	4,400	4,400
Diane L	10-1-4	115,000	AG COMMIT 41730	0	24,860	24,860
6525 Andrews Rd	ACRES 100.00		VET COM CT 41131	0	12,580	0
Sinclairville, NY 14782	EAST-0312909 NRTH-0830542		COUNTY TAXABLE VALUE		73,160	
	FULL MARKET VALUE	187,800	TOWN TAXABLE VALUE		79,450	
			SCHOOL TAXABLE VALUE		31,580	
MAY BE SUBJECT TO PAYMENT			FP003 Charlotte fp 1		110,600 TO	
UNDER AGDIST LAW TIL 2032			4,400 EX			
***** 250.00-2-7 *****						
250.00-2-7	Andrews Rd					26200
Maple Run Land Holdings, LLC	320 Rural vacant		AG DIST 41720	0	3,210	3,210
PO Box 542	Cassadaga Valle 062601	25,900	COUNTY TAXABLE VALUE		22,690	
Sinclairville, NY 14782	10-1-12		TOWN TAXABLE VALUE		22,690	
	ACRES 72.50		SCHOOL TAXABLE VALUE		22,690	
	EAST-0314498 NRTH-0829022		FP003 Charlotte fp 1		25,900 TO	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2017 PG-2796					
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	42,300				
***** 250.00-2-8.1 *****						
250.00-2-8.1	Prospect Rd					26200
Frost Steven G	322 Rural vac>10		COUNTY TAXABLE VALUE		58,300	
Frost Ashley R	Cassadaga Valle 062601	58,300	TOWN TAXABLE VALUE		58,300	
39 Prospect St	10-1-13.1	58,300	SCHOOL TAXABLE VALUE		58,300	
Sinclairville, NY 14782	ACRES 94.30		FP003 Charlotte fp 1		58,300 TO	
	EAST-0961171 NRTH-0828736					
PRIOR OWNER ON 3/01/2025	DEED BOOK 2025 PG-1784					
Frost Steven G	FULL MARKET VALUE	95,200				
***** 250.00-2-8.2 *****						
250.00-2-8.2	3465 Charlotte Hill Rd					26200
Frost Steven	270 Mfg housing		COUNTY TAXABLE VALUE		54,000	
Frost Ashley	Cassadaga Valle 062601	15,800	TOWN TAXABLE VALUE		54,000	
3465 Charlotte Hill Rd	10-1-13.1	54,000	SCHOOL TAXABLE VALUE		54,000	
Sinclairville, NY 14718	ACRES 3.00		FP003 Charlotte fp 1		54,000 TO	
	EAST-0959433 NRTH-0828552					
	DEED BOOK 2021 PG-7887					
	FULL MARKET VALUE	88,200				
***** 250.00-2-9 *****						
250.00-2-9	3238 Charlotte Hill Rd					26200
Chamberlin Fred	210 1 Family Res		COUNTY TAXABLE VALUE		53,000	
PO Box 1037	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE		53,000	
Sinclairville, NY 14782	10-1-13.2	53,000	SCHOOL TAXABLE VALUE		53,000	
	ACRES 2.00		FP003 Charlotte fp 1		53,000 TO	
	EAST-0313424 NRTH-0827691					
	DEED BOOK 2022 PG-4250					
	FULL MARKET VALUE	86,500				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 250.00-2-10.1 *****						
250.00-2-10.1	3160 Charlotte Hill Rd					26200
Fisher Donald	112 Dairy farm		FARM SILOS 42100	0	500	500
Fisher Gertrude	Cassadaga Valle 062601	83,700	ENH STAR 41834	0	0	54,160
3160 Charlotte Hill Rd	10-1-14	195,000	AG DIST 41720	0	21,160	21,160
Sinclairville, NY 14782	ACRES 145.70		AG BLDG 41700	0	15,000	15,000
	EAST-0312926 NRTH-0826894		AG BLDG 41700	0	15,000	15,000
	FULL MARKET VALUE	318,400	COUNTY TAXABLE VALUE		143,340	
MAY BE SUBJECT TO PAYMENT			TOWN TAXABLE VALUE		143,340	
UNDER AGDIST LAW TIL 2029			SCHOOL TAXABLE VALUE		89,180	
			FP003 Charlotte fp 1		194,500 TO	
			500 EX			
***** 250.00-2-10.2 *****						
250.00-2-10.2	3179 Charlotte Hill Rd					18,870
Fisher Sarah L	270 Mfg housing		BAS STAR 41854	0	0	
3179 Charlotte Hill Rd	Cassadaga Valle 062601	8,100	COUNTY TAXABLE VALUE		82,000	
Sinclairville, NY 14782	10-1-14.2	82,000	TOWN TAXABLE VALUE		82,000	
	FRNT 122.00 DPTH 195.00		SCHOOL TAXABLE VALUE		63,130	
	DEED BOOK 2574 PG-26		FP003 Charlotte fp 1		82,000 TO	
	FULL MARKET VALUE	133,900				
***** 250.00-2-10.3 *****						
250.00-2-10.3	3160 Charlotte Hill Rd					26200
American Tower, LP	837 Cell Tower		COUNTY TAXABLE VALUE		185,000	
Property Tax Dept.	Cassadaga Valle 062601	17,000	TOWN TAXABLE VALUE		185,000	
PO Box 723597	10-1-14	185,000	SCHOOL TAXABLE VALUE		185,000	
Atlanta, GA 31139	ACRES 3.80		FP003 Charlotte fp 1		185,000 TO	
	EAST-0312926 NRTH-0826894					
	DEED BOOK 2016 PG-6233					
	FULL MARKET VALUE	302,000				
***** 250.00-2-11 *****						
250.00-2-11	Sinclair Drive - Rear					26200
Sylvester Charles	322 Rural vac>10		COUNTY TAXABLE VALUE		27,100	
PO Box 801	Cassadaga Valle 062601	27,100	TOWN TAXABLE VALUE		27,100	
Sinclairville, NY 14782-0801	10-1-15	27,100	SCHOOL TAXABLE VALUE		27,100	
	ACRES 80.60		FP003 Charlotte fp 1		27,100 TO	
	EAST-0313712 NRTH-0825604					
	DEED BOOK 2411 PG-413					
	FULL MARKET VALUE	44,200				
***** 250.00-2-12.1 *****						
250.00-2-12.1	Rt 60 Rear					26200
Wilson Ducan B	322 Rural vac>10		COUNTY TAXABLE VALUE		8,400	
Kendrick Mitzi W	Cassadaga Valle 062601	8,400	TOWN TAXABLE VALUE		8,400	
5932 Route 60	10-1-16	8,400	SCHOOL TAXABLE VALUE		8,400	
Sinclairville, NY 14782	ACRES 12.30		FP003 Charlotte fp 1		8,400 TO	
	EAST-0960257 NRTH-0825382					
	DEED BOOK 2023 PG-6677					
	FULL MARKET VALUE	13,700				
MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2029						

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PAGE 220
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 250.00-2-12.2 *****						
250.00-2-12.2	Rt 60 Rear					26200
Wilson Ducan B	105 Vac farmland		COUNTY TAXABLE VALUE	17,100		
Kendrick Mitzi W	Cassadaga Valle 062601	17,100	TOWN TAXABLE VALUE	17,100		
5932 Route 60	10-1-16	17,100	SCHOOL TAXABLE VALUE	17,100		
Sinclairville, NY 14782	ACRES 34.50		FP003 Charlotte fp 1	17,100	TO	
	EAST-0959740 NRTH-0825569					
	DEED BOOK 2023 PG-6677					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	27,900				
UNDER AGDIST LAW TIL 2029						
***** 250.00-2-12.3 *****						
250.00-2-12.3	Rt 60 Rear					26200
Young Lance	322 Rural vac>10		COUNTY TAXABLE VALUE	19,500		
Bowersox Kathleen	Cassadaga Valle 062601	19,500	TOWN TAXABLE VALUE	19,500		
5900 Sylvester Rd	10-1-16	19,500	SCHOOL TAXABLE VALUE	19,500		
Sinclairville, NY 14782	ACRES 41.40		FP003 Charlotte fp 1	19,500	TO	
	EAST-0960796 NRTH-0825491					
	DEED BOOK 2023 PG-4355					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	31,800				
UNDER AGDIST LAW TIL 2029						
***** 250.00-2-13 *****						
250.00-2-13	N. Side Us 60					26200
Kaszubowski John H	322 Rural vac>10		COUNTY TAXABLE VALUE	21,500		
Kaszubowski Col M	Cassadaga Valle 062601	21,500	TOWN TAXABLE VALUE	21,500		
7251 Sisson Hwy	10-1-17.1	21,500	SCHOOL TAXABLE VALUE	21,500		
Hamburg, NY 14075	ACRES 26.60		FP003 Charlotte fp 1	21,500	TO	
	EAST-0310530 NRTH-0825054					
	DEED BOOK 2459 PG-282					
	FULL MARKET VALUE	35,100				
***** 250.00-2-16 *****						
250.00-2-16	6036 Rt 60					26200
Scott William K	240 Rural res		ENH STAR 41834 0	0	0	54,160
Scott Marian E	Cassadaga Valle 062601	35,000	COUNTY TAXABLE VALUE	87,000		
6036 Rt 60	10-1-18.1	87,000	TOWN TAXABLE VALUE	87,000		
Sinclairville, NY 14782	ACRES 21.00		SCHOOL TAXABLE VALUE	32,840		
	EAST-0309295 NRTH-0824942		FP003 Charlotte fp 1	87,000	TO	
	DEED BOOK 2013 PG-5460					
	FULL MARKET VALUE	142,000				
***** 250.00-2-17 *****						
250.00-2-17	6029 Route 60					26200
Scott Kurt W	240 Rural res		BAS STAR 41854 0	0	0	18,870
6029 Route 60	Cassadaga Valle 062601	45,400	COUNTY TAXABLE VALUE	190,000		
Sinclairville, NY 14782	10-1-18.3	190,000	TOWN TAXABLE VALUE	190,000		
	ACRES 35.90		SCHOOL TAXABLE VALUE	171,130		
	EAST-0308289 NRTH-0824777		FP003 Charlotte fp 1	190,000	TO	
	DEED BOOK 2619 PG-739					
	FULL MARKET VALUE	310,200				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 250.00-2-18.1 *****						
6048	Route 60				26200	
250.00-2-18.1	270 Mfg housing		ENH STAR 41834	0	0	54,160
Johnson Fred A	Cassadaga Valle 062601	64,600	COUNTY TAXABLE VALUE	105,000		
Johnson Diana D	10-1-19.2.1	105,000	TOWN TAXABLE VALUE	105,000		
6048 Rt 60	ACRES 48.50		SCHOOL TAXABLE VALUE	50,840		
PO Box 813	EAST-0958311 NRTH-0825925		FP003 Charlotte fp 1	105,000 TO		
Sinclairville, NY 14782-0813	DEED BOOK 2294 PG-780					
	FULL MARKET VALUE	171,400				
***** 250.00-2-18.2 *****						
250.00-2-18.2	Route 60				26200	
Taylor Wendy J	322 Rural vac>10		COUNTY TAXABLE VALUE	24,200		
123 W Sprowl Rd	Cassadaga Valle 062601	24,200	TOWN TAXABLE VALUE	24,200		
Wells Tannery, PA 16691	10-1-19.2.1	24,200	SCHOOL TAXABLE VALUE	24,200		
	ACRES 20.30		FP003 Charlotte fp 1	24,200 TO		
	EAST-0956034 NRTH-0825881					
	DEED BOOK 2021 PG-7648					
	FULL MARKET VALUE	39,500				
***** 250.00-2-19 *****						
6076	Rt. 60					
250.00-2-19	210 1 Family Res		ENH STAR 41834	0	0	54,160
Johnson Dixie	Cassadaga Valle 062601	21,700	COUNTY TAXABLE VALUE	85,000		
6076 Rt 60	10-1-19.1	85,000	TOWN TAXABLE VALUE	85,000		
Sinclairville, NY 14782	ACRES 6.70		SCHOOL TAXABLE VALUE	30,840		
	EAST-0308884 NRTH-0826233		FP003 Charlotte fp 1	85,000 TO		
	DEED BOOK 2430 PG-603					
	FULL MARKET VALUE	138,800				
***** 250.00-2-20 *****						
6088	Rt 60					
250.00-2-20	270 Mfg housing		BAS STAR 41854	0	0	18,870
Meacham Mark A	Cassadaga Valle 062601	17,500	COUNTY TAXABLE VALUE	89,700		
6088 Rt 60	10-1-19.3	89,700	TOWN TAXABLE VALUE	89,700		
Sinclairville, NY 14782	ACRES 4.00		SCHOOL TAXABLE VALUE	70,830		
	EAST-0308213 NRTH-0826278		FP003 Charlotte fp 1	89,700 TO		
	DEED BOOK 2430 PG-606					
	FULL MARKET VALUE	146,400				
***** 250.00-2-21 *****						
6105	Route 60				26200	
250.00-2-21	270 Mfg housing		BAS STAR 41854	0	0	18,870
Krzyzanowski Arthur A	Cassadaga Valle 062601	17,500	COUNTY TAXABLE VALUE	85,000		
Heslinger Patricia B	10-1-19.2.2	85,000	TOWN TAXABLE VALUE	85,000		
6105 Route 60	ACRES 4.00		SCHOOL TAXABLE VALUE	66,130		
Sinclairville, NY 14782	EAST-0307527 NRTH-0826346		FP003 Charlotte fp 1	85,000 TO		
	DEED BOOK 2013 PG-1695					
	FULL MARKET VALUE	138,800				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 222
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 250.00-2-22 *****						
6111 Rt 60	270 Mfg housing		COUNTY TAXABLE VALUE	85,000		26200
250.00-2-22	Cassadaga Valle 062601	19,400	TOWN TAXABLE VALUE	85,000		
Bruyer David J	10-1-20.13.2	85,000	SCHOOL TAXABLE VALUE	85,000		
Bruyer Morgan	ACRES 5.09		FP003 Charlotte fp 1	85,000 TO		
6111 Rt 60	EAST-0307592 NRTH-0826618					
Sinclairville, NY 14782	DEED BOOK 2017 PG-3003					
	FULL MARKET VALUE	138,800				
***** 250.00-2-23 *****						
6139 Rt 60	270 Mfg housing		BAS STAR 41854 0	0	0	18,870
250.00-2-23	Cassadaga Valle 062601	34,100	COUNTY TAXABLE VALUE	88,000		
Bruyer John D Jr	10-1-20.13.1	88,000	TOWN TAXABLE VALUE	88,000		
6139 Rt 60	ACRES 9.30		SCHOOL TAXABLE VALUE	69,130		
Sinclairville, NY 14782	EAST-0307346 NRTH-0827186		FP003 Charlotte fp 1	88,000 TO		
	FULL MARKET VALUE	143,700				
***** 250.00-2-24 *****						
250.00-2-24	Rt 60					26200
MK Riverholdings	210 1 Family Res		COUNTY TAXABLE VALUE	18,000		
2238 Page Rd	Cassadaga Valle 062601	17,500	TOWN TAXABLE VALUE	18,000		
Kennedy, NY 14747	10-1-20.5.2	18,000	SCHOOL TAXABLE VALUE	18,000		
	ACRES 4.00		FP003 Charlotte fp 1	18,000 TO		
	EAST-0307552 NRTH-0827176					
	DEED BOOK 2019 PG-6904					
	FULL MARKET VALUE	29,400				
***** 250.00-2-25 *****						
250.00-2-25	Route 60					26200
MK Riverholdings	314 Rural vac<10		COUNTY TAXABLE VALUE	11,000		
2238 Page Rd	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	11,000		
Kennedy, NY 14747	10-1-20.5.1	11,000	SCHOOL TAXABLE VALUE	11,000		
	ACRES 6.10		FP003 Charlotte fp 1	11,000 TO		
	EAST-0307984 NRTH-0827188					
	DEED BOOK 2019 PG-6906					
	FULL MARKET VALUE	18,000				
***** 250.00-2-26 *****						
250.00-2-26	Rt 60 Rear					26200
MK Riverholdings	314 Rural vac<10		COUNTY TAXABLE VALUE	2,700		
2238 Page Rd	Cassadaga Valle 062601	2,700	TOWN TAXABLE VALUE	2,700		
Kennedy, NY 14747	10-1-20.10	2,700	SCHOOL TAXABLE VALUE	2,700		
	ACRES 2.40		FP003 Charlotte fp 1	2,700 TO		
	EAST-0308389 NRTH-0827250					
	DEED BOOK 2019 PG-6906					
	FULL MARKET VALUE	4,400				

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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 250.00-2-27 *****						
250.00-2-27	Rt 60					26200
MK Riverholdings	720 Mining		COUNTY TAXABLE VALUE	50,000		
2238 Page Rd	Cassadaga Valle 062601	40,000	TOWN TAXABLE VALUE	50,000		
Kennedy, NY 14747	10-1-20.14	50,000	SCHOOL TAXABLE VALUE	50,000		
	ACRES 28.10		FP003 Charlotte fp 1	50,000 TO		
	EAST-0308482 NRTH-0826691					
	DEED BOOK 2019 PG-6906					
	FULL MARKET VALUE	81,600				
***** 250.00-2-28 *****						
250.00-2-28	Charlotte Hill Rd					26200
Anderson Arthur A	322 Rural vac>10		COUNTY TAXABLE VALUE	17,400		
3429 Charlotte Hill Rd	Cassadaga Valle 062601	17,400	TOWN TAXABLE VALUE	17,400		
Sinclairville, NY 14782	10-1-20.8	17,400	SCHOOL TAXABLE VALUE	17,400		
	ACRES 35.29		FP003 Charlotte fp 1	17,400 TO		
	EAST-0310325 NRTH-0827056					
	DEED BOOK 2495 PG-711					
	FULL MARKET VALUE	28,400				
***** 250.00-2-29 *****						
250.00-2-29	Rear Charlotte Hill Rd					26200
Trask Jesten D	314 Rural vac<10		COUNTY TAXABLE VALUE	2,900		
3417 Charlotte Hill Rd	Cassadaga Valle 062601	2,900	TOWN TAXABLE VALUE	2,900		
Sinclairville, NY 14782	10-1-20.4.4	2,900	SCHOOL TAXABLE VALUE	2,900		
	ACRES 2.60		FP003 Charlotte fp 1	2,900 TO		
	EAST-0310072 NRTH-0827776					
	DEED BOOK 2018 PG-8356					
	FULL MARKET VALUE	4,700				
***** 250.00-2-30 *****						
250.00-2-30	Charlotte Hill Rd					26200
Runge Trevor J	314 Rural vac<10		COUNTY TAXABLE VALUE	2,900		
3395 Charlotte Hill Rd	Cassadaga Valle 062601	2,900	TOWN TAXABLE VALUE	2,900		
Sinclairville, NY 14782	10-1-20.4.3	2,900	SCHOOL TAXABLE VALUE	2,900		
	ACRES 2.60		FP003 Charlotte fp 1	2,900 TO		
	EAST-0310388 NRTH-0827777					
	DEED BOOK 2476 PG-24					
	FULL MARKET VALUE	4,700				
***** 250.00-2-31 *****						
250.00-2-31	Prospect Rd Rear					26200
Hitchcock Katherine A	314 Rural vac<10		COUNTY TAXABLE VALUE	2,900		
3383 Charlotte Hill Rd	Cassadaga Valle 062601	2,900	TOWN TAXABLE VALUE	2,900		
Sinclairville, NY 14782	10-1-20.4.1	2,900	SCHOOL TAXABLE VALUE	2,900		
	ACRES 2.60		FP003 Charlotte fp 1	2,900 TO		
	EAST-0310760 NRTH-0827775					
	DEED BOOK 2025 PG-1072					
	FULL MARKET VALUE	4,700				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 250.00-2-32 *****						
250.00-2-32	3383 Charlotte Hill Rd					26200
Hitchcock Katherine A	271 Mfg housings		COUNTY TAXABLE VALUE	45,000		
3383 Charlotte Hill Rd	Cassadaga Valle 062601	25,800	TOWN TAXABLE VALUE	45,000		
Sinclairville, NY 14782	10-1-20.3.1	45,000	SCHOOL TAXABLE VALUE	45,000		
	ACRES 3.40		FP003 Charlotte fp 1	45,000	TO	
	EAST-0310747 NRTH-0828107					
	DEED BOOK 2025 PG-1072					
	FULL MARKET VALUE	73,500				
***** 250.00-2-33 *****						
250.00-2-33	3395 Prospect Hill Rd					26200
Runge Trevor J	210 1 Family Res		BAS STAR 41854 0	0	0	18,870
3395 Charlotte Hill Rd	Cassadaga Valle 062601	16,500	COUNTY TAXABLE VALUE	64,000		
Sinclairville, NY 14782	10-1-20.3.3	64,000	TOWN TAXABLE VALUE	64,000		
	ACRES 3.40		SCHOOL TAXABLE VALUE	45,130		
	EAST-0310403 NRTH-0828101		FP003 Charlotte fp 1	64,000	TO	
	DEED BOOK 2476 PG-24					
	FULL MARKET VALUE	104,500				
***** 250.00-2-34 *****						
250.00-2-34	3417 Charlotte Hill Rd					26200
Trask Jesten D	270 Mfg housing		COUNTY TAXABLE VALUE	66,000		
3417 Charlotte Hill Rd	Cassadaga Valle 062601	16,500	TOWN TAXABLE VALUE	66,000		
Sinclairville, NY 14782	10-1-20.3.4	66,000	SCHOOL TAXABLE VALUE	66,000		
	ACRES 3.40		FP003 Charlotte fp 1	66,000	TO	
	EAST-0310055 NRTH-0828100					
	DEED BOOK 2018 PG-8356					
	FULL MARKET VALUE	107,800				
***** 250.00-2-35 *****						
250.00-2-35	3429 Charlotte Hill Rd					26200
Anderson Arthur A	210 1 Family Res		ENH STAR 41834 0	0	0	54,160
3429 Charlotte Hill Rd	Cassadaga Valle 062601	15,400	COUNTY TAXABLE VALUE	68,000		
Sinclairville, NY 14782	10-1-20.3.2	68,000	TOWN TAXABLE VALUE	68,000		
	ACRES 2.80		SCHOOL TAXABLE VALUE	13,840		
	EAST-0309758 NRTH-0828038		FP003 Charlotte fp 1	68,000	TO	
	DEED BOOK 2495 PG-711					
	FULL MARKET VALUE	111,000				
***** 250.00-2-36 *****						
250.00-2-36	Charlotte Hill Rd					26200
Anderson Arthur A	314 Rural vac<10		COUNTY TAXABLE VALUE	6,900		
3429 Charlotte Hill Rd	Cassadaga Valle 062601	6,900	TOWN TAXABLE VALUE	6,900		
Sinclairville, NY 14782	10-1-20.4.2	6,900	SCHOOL TAXABLE VALUE	6,900		
	ACRES 3.20 BANK 4980		FP003 Charlotte fp 1	6,900	TO	
	EAST-0309460 NRTH-0828240					
	DEED BOOK 2495 PG-711					
	FULL MARKET VALUE	11,300				

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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 250.00-2-37 *****						
250.00-2-37	3429 Charlotte hill Rd					26200
Anderson Arthur A	322 Rural vac>10		COUNTY TAXABLE VALUE	15,100		
Hammond Elwood J	Cassadaga Valle 062601	15,100	TOWN TAXABLE VALUE	15,100		
3429 Charlotte Hill Rd	10-1-20.7	15,100	SCHOOL TAXABLE VALUE	15,100		
Sinclairville, NY 14782	ACRES 10.50		FP003 Charlotte fp 1	15,100	TO	
	EAST-0309409 NRTH-0827518					
	DEED BOOK 1999 PG-00141					
	FULL MARKET VALUE	24,700				
***** 250.00-2-38 *****						
250.00-2-38	3465 Charlotte Hill Rd					26200
Risley Luke R	271 Mfg housings		BAS STAR 41854 0	0	0	18,870
3465 Charlotte Hill Rd	Cassadaga Valle 062601	26,100	COUNTY TAXABLE VALUE	80,000		
Sinclairville, NY 14782	10-1-20.11	80,000	TOWN TAXABLE VALUE	80,000		
	ACRES 9.20		SCHOOL TAXABLE VALUE	61,130		
	EAST-0308728 NRTH-0827332		FP003 Charlotte fp 1	80,000	TO	
	DEED BOOK 2022 PG-8053					
	FULL MARKET VALUE	130,600				
***** 250.00-2-39 *****						
250.00-2-39	Prospect Hill Rd					26200
Brown Bryan	240 Rural res		BAS STAR 41854 0	0	0	18,870
Landon Linda	Cassadaga Valle 062601	25,400	COUNTY TAXABLE VALUE	115,000		
3479 Charlotte Hill Rd	10-1-20.12	115,000	TOWN TAXABLE VALUE	115,000		
Sinclairville, NY 14782	ACRES 10.70		SCHOOL TAXABLE VALUE	96,130		
	EAST-0308453 NRTH-0827816		FP003 Charlotte fp 1	115,000	TO	
	DEED BOOK 2453 PG-248					
	FULL MARKET VALUE	187,800				
***** 250.00-2-40 *****						
250.00-2-40	Prospect Hill Rd					26200
Bransfield Paul	271 Mfg housings		COUNTY TAXABLE VALUE	33,000		
3501 Charlotte Hill Rd	Cassadaga Valle 062601	20,300	TOWN TAXABLE VALUE	33,000		
Sinclairville, NY 14782	10-1-20.6	33,000	SCHOOL TAXABLE VALUE	33,000		
	ACRES 5.60		FP003 Charlotte fp 1	33,000	TO	
	EAST-0308043 NRTH-0827736					
	DEED BOOK 2021 PG-4242					
	FULL MARKET VALUE	53,900				
***** 250.00-2-41 *****						
250.00-2-41	Prospect Hill Rd					26200
Zrimsek Anthony	270 Mfg housing		COUNTY TAXABLE VALUE	48,000		
3519 Charlotte Hill Rd	Cassadaga Valle 062601	21,600	TOWN TAXABLE VALUE	48,000		
Sinclairville, NY 14782	10-1-20.17	48,000	SCHOOL TAXABLE VALUE	48,000		
	ACRES 6.60		FP003 Charlotte fp 1	48,000	TO	
	EAST-0307402 NRTH-0827846					
	DEED BOOK 2132 PG-00145					
	FULL MARKET VALUE	78,400				

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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 250.00-2-42 *****						
6175 Rt 60	270 Mfg housing		BAS STAR 41854	0	0	18,870
250.00-2-42	Cassadaga Valle 062601	16,500	COUNTY TAXABLE VALUE	40,000		
Olmstead Brenda Lee	10-1-20.16	40,000	TOWN TAXABLE VALUE	40,000		
6175 Rt 60	ACRES 3.40		SCHOOL TAXABLE VALUE	21,130		
Sinclairville, NY 14782	EAST-0307217 NRTH-0827491		FP003 Charlotte fp 1	40,000 TO		
	DEED BOOK 2311 PG-420					
	FULL MARKET VALUE	65,300				
***** 250.00-2-43 *****						
6183 Route 60	210 1 Family Res		BAS STAR 41854	0	0	18,870
250.00-2-43	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE	104,000		
Marsh Joel	10-1-20.1	104,000	TOWN TAXABLE VALUE	104,000		
Jo Ann	ACRES 2.00		SCHOOL TAXABLE VALUE	85,130		
6183 Rt 60	EAST-0307209 NRTH-0828119		FP003 Charlotte fp 1	104,000 TO		
Sinclairville, NY 14782-9664	DEED BOOK 2140 PG-00557					
	FULL MARKET VALUE	169,800				
***** 250.00-2-44 *****						
250.00-2-44	311 Res vac land		COUNTY TAXABLE VALUE	3,000		
Mason Ronald	Cassadaga Valle 062601	3,000	TOWN TAXABLE VALUE	3,000		
Mason Nancy	10-1-20.9	3,000	SCHOOL TAXABLE VALUE	3,000		
6192 Rt 60	ACRES 1.00		FP003 Charlotte fp 1	3,000 TO		
Sinclairville, NY 14782	EAST-0307656 NRTH-0828087					
	DEED BOOK 1915 PG-00142					
	FULL MARKET VALUE	4,900				
***** 250.00-2-45 *****						
6192 Rt 60	210 1 Family Res		ENH STAR 41834	0	0	54,160
250.00-2-45	Cassadaga Valle 062601	9,500	COUNTY TAXABLE VALUE	69,000		
Mason Ronald	10-1-20.2	69,000	TOWN TAXABLE VALUE	69,000		
Mason Nancy	ACRES 0.70		SCHOOL TAXABLE VALUE	14,840		
6192 Rt 60	EAST-0307478 NRTH-0828056		FP003 Charlotte fp 1	69,000 TO		
Sinclairville, NY 14782	FULL MARKET VALUE	112,700				
***** 250.00-2-46 *****						
6194 Rt 60	210 1 Family Res		COUNTY TAXABLE VALUE	88,360		
250.00-2-46	Cassadaga Valle 062601	15,000	TOWN TAXABLE VALUE	88,360		
Olmstead Tyler A	10-1-21	88,360	SCHOOL TAXABLE VALUE	88,360		
Brooks Alyssa T	ACRES 1.00		FP003 Charlotte fp 1	88,360 TO		
6194 Rt 60	EAST-0307564 NRTH-0828275					
Sinclairville, NY 14782	DEED BOOK 2019 PG-5237					
	FULL MARKET VALUE	144,300				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 250.00-2-47 *****						
6221 Route 60	210 1 Family Res		BAS STAR 41854	0	0	18,870
250.00-2-47	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE	45,000		
Price Melissa J	10-1-22	45,000	TOWN TAXABLE VALUE	45,000		
Price Corey	ACRES 1.00		SCHOOL TAXABLE VALUE	26,130		
6221 Route 60	DEED BOOK 2013	PG-5189	FP003 Charlotte fp 1	45,000 TO		
Sinclairville, NY 14782	FULL MARKET VALUE	73,500				
***** 250.00-2-48 *****						
6233 Rt 60	210 1 Family Res		VET COM CT 41131	0	12,580	26200
250.00-2-48	Cassadaga Valle 062601	11,000	ENH STAR 41834	0	0	0
Fiorella Ronald Jr	10-1-20.15	85,000	COUNTY TAXABLE VALUE	72,420		54,160
Harper Amy J	ACRES 1.00		TOWN TAXABLE VALUE	78,710		
Joyce Bigney	DEED BOOK 2022	PG-1009	SCHOOL TAXABLE VALUE	30,840		
6233 Rt 60	FULL MARKET VALUE	138,800	FP003 Charlotte fp 1	85,000 TO		
Sinclairville, NY 14782-9668						
***** 250.00-2-49 *****						
6230 Rt 60	210 1 Family Res		BAS STAR 41854	0	0	18,870
250.00-2-49	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE	64,000		
Shields Jennifer S	10-1-2.4	64,000	TOWN TAXABLE VALUE	64,000		
6230 Rt 60	ACRES 1.00		SCHOOL TAXABLE VALUE	45,130		
Sinclairville, NY 14782	EAST-0307363 NRTH-0828697		FP003 Charlotte fp 1	64,000 TO		
	DEED BOOK 2633	PG-783				
	FULL MARKET VALUE	104,500				
***** 250.00-2-50 *****						
6250 Rt 60	210 1 Family Res		COUNTY TAXABLE VALUE	33,000		26200
250.00-2-50	Cassadaga Valle 062601	19,400	TOWN TAXABLE VALUE	33,000		
McLaughlin Michael S	10-1-2.2.1	33,000	SCHOOL TAXABLE VALUE	33,000		
McLaughlin Dawn M	ACRES 5.09		FP003 Charlotte fp 1	33,000 TO		
3397 Ames Rd	EAST-0307664 NRTH-0829338					
Cassadaga, NY 14718	DEED BOOK 2016	PG-4111				
	FULL MARKET VALUE	53,900				
***** 250.00-2-51 *****						
6282 Rt 60	210 1 Family Res		ENH STAR 41834	0	0	54,160
250.00-2-51	Cassadaga Valle 062601	19,300	COUNTY TAXABLE VALUE	125,000		
Swan Billie Jo	10-1-2.2.2	125,000	TOWN TAXABLE VALUE	125,000		
Tarbell Kevin	ACRES 5.00		SCHOOL TAXABLE VALUE	70,840		
Roberta Tarbell	EAST-0307564 NRTH-0829654		FP003 Charlotte fp 1	125,000 TO		
PO Box 1047	DEED BOOK 2016	PG-2302				
Sinclairville, NY 14782	FULL MARKET VALUE	204,100				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 250.00-2-52 *****						
250.00-2-52	Andrews Rd					26200
Allenbrand Anthony J	260 Seasonal res		COUNTY TAXABLE VALUE	30,000		
Allenbrand Diane L	Cassadaga Valle 062601	18,600	TOWN TAXABLE VALUE	30,000		
6525 Andrews Rd	10-1-6.2	30,000	SCHOOL TAXABLE VALUE	30,000		
Sinclairville, NY 14782	ACRES 4.60		FP003 Charlotte fp 1	30,000	TO	
	EAST-0315125 NRTH-0830510					
	DEED BOOK 2370 PG-321					
	FULL MARKET VALUE	49,000				
***** 250.00-2-53 *****						
250.00-2-53	6454 Andrews Rd					26200
Smith Kenneth P	210 1 Family Res		BAS STAR 41854 0	0	0	18,870
6454 Andrews Rd	Cassadaga Valle 062601	24,600	COUNTY TAXABLE VALUE	183,000		
PO Box 535	10-1-7.2	183,000	TOWN TAXABLE VALUE	183,000		
Sinclairville, NY 14782	ACRES 4.90		SCHOOL TAXABLE VALUE	164,130		
	EAST-0315300 NRTH-0830864		FP003 Charlotte fp 1	183,000	TO	
	DEED BOOK 2017 PG-1796					
	FULL MARKET VALUE	298,800				
***** 251.00-1-1.1 *****						
251.00-1-1.1	Thornton Rd					26200
Martin Vicki L	112 Dairy farm		AG DIST 41720 0	20,040	20,040	20,040
Lawson Jill M	Cassadaga Valle 062601	82,800	FARM SILOS 42100 0	7,900	7,900	7,900
6454 Harper Rd	11-1-5.1	143,000	COUNTY TAXABLE VALUE	115,060		
Sinclairville, NY 14782	ACRES 140.20		TOWN TAXABLE VALUE	115,060		
	EAST-0969570 NRTH-0829810		SCHOOL TAXABLE VALUE	115,060		
	DEED BOOK 2022 PG-5509		FP003 Charlotte fp 1	135,100	TO	
	FULL MARKET VALUE	233,500	7,900 EX			
***** 251.00-1-1.2 *****						
251.00-1-1.2	6437 Harper Rd					
Myles Marc C	210 1 Family Res		COUNTY TAXABLE VALUE	185,000		
Myles Amanda L	Cassadaga Valle 062601	16,500	TOWN TAXABLE VALUE	185,000		
Harper Rd	ACRES 3.40	185,000	SCHOOL TAXABLE VALUE	185,000		
PO Box 783	DEED BOOK 2569 PG-854		FP003 Charlotte fp 1	185,000	TO	
Sinclairville, NY 14782	FULL MARKET VALUE	302,000				
***** 251.00-1-1.3 *****						
251.00-1-1.3	2712 Thornton Rd					26200
Martin Jon K	210 1 Family Res		COUNTY TAXABLE VALUE	237,000		
Martin Elizabeth V	Cassadaga Valle 062601	18,400	TOWN TAXABLE VALUE	237,000		
3333 Cassadaga Rd	11-1-5.1	237,000	SCHOOL TAXABLE VALUE	237,000		
Cassadaga, NY 14718	ACRES 4.50		FP003 Charlotte fp 1	237,000	TO	
	EAST-0970685 NRTH-0829741					
	DEED BOOK 2016 PG-3979					
	FULL MARKET VALUE	386,900				

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2025 FINAL ASSESSMENT ROLL
TAXABLE SECTION OF THE ROLL - 1
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 251.00-1-1.4 *****						
251.00-1-1.4	Thornton Rd				26200	
Myles Marc C	322 Rural vac>10		COUNTY TAXABLE VALUE	20,200		
Myles Amanda L	Cassadaga Valle 062601	20,200	TOWN TAXABLE VALUE	20,200		
6437 Harper Rd	11-1-5.1	20,200	SCHOOL TAXABLE VALUE	20,200		
Sinclairville, NY 14782	ACRES 15.90		FP003 Charlotte fp 1	20,200 TO		
	EAST-0970563 NRTH-0830336					
	DEED BOOK 2022 PG-5508					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	33,000				
UNDER AGDIST LAW TIL 2027						
***** 251.00-1-2 *****						
251.00-1-2	6554 Harper Rd				26200	
Martin Kevin	210 1 Family Res		ENH STAR 41834	0	0	54,160
Martin Vicki	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE	135,000		
6454 Harper Rd	11-1-8.3	135,000	TOWN TAXABLE VALUE	135,000		
Sinclairville, NY 14782	ACRES 2.00		SCHOOL TAXABLE VALUE	80,840		
	EAST-0322921 NRTH-0830652		FP003 Charlotte fp 1	135,000 TO		
	DEED BOOK 2013 PG-00334					
	FULL MARKET VALUE	220,400				
***** 251.00-1-3 *****						
251.00-1-3	2637 Thornton Rd				26200	
Alden Danielle S	210 1 Family Res		BAS STAR 41854	0	0	18,870
Sundlov Matthew J.D.	Cassadaga Valle 062601	17,000	COUNTY TAXABLE VALUE	138,500		
6200 Wrightsville Ave	11-1-8.4	138,500	TOWN TAXABLE VALUE	138,500		
Wilmington, NC 28403	ACRES 3.70		SCHOOL TAXABLE VALUE	119,630		
	EAST-0323844 NRTH-0830411		FP003 Charlotte fp 1	138,500 TO		
	DEED BOOK 2021 PG-4655					
	FULL MARKET VALUE	226,100				
***** 251.00-1-4.1 *****						
251.00-1-4.1	Thornton Rd				26200	
Martin Vicki L	240 Rural res		AG DIST 41720	0	25,240	25,240
Lawson Jill M	Cassadaga Valle 062601	59,200	ENH STAR 41834	0	0	54,160
6454 Harper Rd	11-1-8.1	112,500	COUNTY TAXABLE VALUE	87,260		
Sinclairville, NY 14782	ACRES 55.40		TOWN TAXABLE VALUE	87,260		
	EAST-0325055 NRTH-0830063		SCHOOL TAXABLE VALUE	33,100		
	DEED BOOK 2022 PG-5509		FP003 Charlotte fp 1	112,500 TO		
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	183,700				
UNDER AGDIST LAW TIL 2029						
***** 251.00-1-4.2 *****						
251.00-1-4.2	6436 Harper Rd				26200	
Martin Lauren L	210 1 Family Res		COUNTY TAXABLE VALUE	182,500		
6436 Harper Rd	Cassadaga Valle 062601	15,200	TOWN TAXABLE VALUE	182,500		
Sinclairville, NY 14782	11-1-8.1	182,500	SCHOOL TAXABLE VALUE	182,500		
	ACRES 2.70		FP003 Charlotte fp 1	182,500 TO		
	EAST-0325055 NRTH-0830063					
	DEED BOOK 2649 PG-562					
	FULL MARKET VALUE	298,000				

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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 251.00-1-4.3.a *****						
251.00-1-4.3.a	Thornton Rd					26200
Fenton Lauren L	314 Rural vac<10		COUNTY TAXABLE VALUE	10,900		
6436 Harper Rd	Cassadaga Valle 062601	10,900	TOWN TAXABLE VALUE	10,900		
Sinclairville, NY 14782	11-1-8.1	10,900	SCHOOL TAXABLE VALUE	10,900		
	ACRES 6.00		FP003 Charlotte fp 1	10,900 TO		
	EAST-0971611 NRTH-0830530					
	DEED BOOK 2016 PG-4450					
	FULL MARKET VALUE	17,800				
***** 251.00-1-5 *****						
251.00-1-5	Gilbert Rd					26200
Ryerse Paul E Jr	260 Seasonal res		COUNTY TAXABLE VALUE	68,000		
Ryerse David S	Cassadaga Valle 062601	40,800	TOWN TAXABLE VALUE	68,000		
6666 Wellington Dr	11-1-8.2	68,000	SCHOOL TAXABLE VALUE	68,000		
Derby, NY 14047	ACRES 44.00		FP003 Charlotte fp 1	68,000 TO		
	EAST-0326252 NRTH-0830151					
	DEED BOOK 2672 PG-415					
	FULL MARKET VALUE	111,000				
***** 251.00-1-7 *****						
251.00-1-7	2468 Johnson Rd					26200
Troutner Bradley D	312 Vac w/imprv		COUNTY TAXABLE VALUE	18,300		
942 E 11th St	Cassadaga Valle 062601	12,800	TOWN TAXABLE VALUE	18,300		
Erie, PA 16503	11-1-11.4	18,300	SCHOOL TAXABLE VALUE	18,300		
	ACRES 8.00		FP003 Charlotte fp 1	18,300 TO		
	EAST-0326575 NRTH-0828895					
	DEED BOOK 2694 PG-275					
	FULL MARKET VALUE	29,900				
***** 251.00-1-8 *****						
251.00-1-8	2500 Johnson Rd					26200
Troutner Bradley D	312 Vac w/imprv		COUNTY TAXABLE VALUE	28,000		
942 E 11th St	Cassadaga Valle 062601	24,400	TOWN TAXABLE VALUE	28,000		
Erie, PA 16503	11-1-11.5	28,000	SCHOOL TAXABLE VALUE	28,000		
	ACRES 9.60		FP003 Charlotte fp 1	28,000 TO		
	EAST-0326244 NRTH-0828772					
	DEED BOOK 2013 PG-4369					
	FULL MARKET VALUE	45,700				
***** 251.00-1-9 *****						
251.00-1-9	2510 Johnson Rd					26200
Estus Arthur II	210 1 Family Res		COUNTY TAXABLE VALUE	41,300		
108 E Pearl St	Cassadaga Valle 062601	18,000	TOWN TAXABLE VALUE	41,300		
Falconer, NY 14733	11-1-11.1	41,300	SCHOOL TAXABLE VALUE	41,300		
	ACRES 4.30		FP003 Charlotte fp 1	41,300 TO		
	EAST-0326047 NRTH-0828925					
	DEED BOOK 2017 PG-4935					
	FULL MARKET VALUE	67,400				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 251.00-1-10 *****						
251.00-1-10	Johnson Rd					26200
Robert Carpenter	322 Rural vac>10		COUNTY TAXABLE VALUE	21,900		
40 Cass St	Cassadaga Valle 062601	21,900	TOWN TAXABLE VALUE	21,900		
Westfield, NY 14787-1136	11-1-11.6	21,900	SCHOOL TAXABLE VALUE	21,900		
	ACRES 17.80		FP003 Charlotte fp 1	21,900 TO		
	EAST-0325343 NRTH-0828876					
	DEED BOOK 2362 PG-103					
	FULL MARKET VALUE	35,800				
***** 251.00-1-11.1 *****						
251.00-1-11.1	2632 Johnson Rd					26200
Fredrickson Allen A	240 Rural res		BAS STAR 41854 0	0	0	18,870
Fredrickson Hope L	Cassadaga Valle 062601	73,000	COUNTY TAXABLE VALUE	197,500		
Pob 430	11-1-10	197,500	TOWN TAXABLE VALUE	197,500		
Sinclairville, NY 14782	ACRES 107.50		SCHOOL TAXABLE VALUE	178,630		
	EAST-0972274 NRTH-0828621		FP003 Charlotte fp 1	197,500 TO		
	DEED BOOK 2196 PG-00170					
	FULL MARKET VALUE	322,400				
***** 251.00-1-11.2 *****						
251.00-1-11.2	2680 Johnson Rd					26200
Nickerson Kyle E	240 Rural res		COUNTY TAXABLE VALUE	80,000		
Nickerson Kelsey M	Cassadaga Valle 062601	21,500	TOWN TAXABLE VALUE	80,000		
2680 Johnson Rd	11-1-10	80,000	SCHOOL TAXABLE VALUE	80,000		
PO Box 726	ACRES 6.50		FP003 Charlotte fp 1	80,000 TO		
Sinclairville, NY 14782	EAST-0971249 NRTH-0828077					
	DEED BOOK 2023 PG-5715					
	FULL MARKET VALUE	130,600				
***** 251.00-1-13 *****						
251.00-1-13	2495 Johnson Rd					18,870
Benson Judy K	270 Mfg housing		BAS STAR 41854 0	0	0	
2495 Johnson Rd	Cassadaga Valle 062601	15,200	COUNTY TAXABLE VALUE	28,200		
Sinclairville, NY 14782	11-1-11.2.203	28,200	TOWN TAXABLE VALUE	28,200		
	ACRES 2.70		SCHOOL TAXABLE VALUE	9,330		
	EAST-0326286 NRTH-0827842		FP003 Charlotte fp 1	28,200 TO		
	DEED BOOK 2480 PG-541					
	FULL MARKET VALUE	46,000				
***** 251.00-1-14 *****						
251.00-1-14	Johnson Rd					26200
Drozdzowski Gerald	260 Seasonal res		COUNTY TAXABLE VALUE	20,600		
Drozdzowski Linda	Cassadaga Valle 062601	18,900	TOWN TAXABLE VALUE	20,600		
3472 Heatherwood Dr	11-1-11.2.4	20,600	SCHOOL TAXABLE VALUE	20,600		
Hamburg, NY 14075	ACRES 14.50		FP003 Charlotte fp 1	20,600 TO		
	EAST-0326633 NRTH-0827979					
	FULL MARKET VALUE	33,600				

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 251.00-1-15 *****						
251.00-1-15	2503 Johnson Rd					26200
Jebco OGM Resources, Inc.	270 Mfg housing		COUNTY TAXABLE VALUE	32,000		
111 W 2nd St	Cassadaga Valle 062601		28,300 TOWN TAXABLE VALUE		32,000	
Jamestown, NY 14701	11-1-11.2.201	32,000	SCHOOL TAXABLE VALUE	32,000		
	ACRES 13.80		FP003 Charlotte fp 1	32,000	TO	
	EAST-0326403 NRTH-0827373					
	DEED BOOK 2016 PG-5349					
	FULL MARKET VALUE	52,200				
***** 251.00-1-16 *****						
251.00-1-16	Johnson Rd					26200
Lewis Michael James	314 Rural vac<10		COUNTY TAXABLE VALUE	6,300		
Lewis Carrie Ann	Cassadaga Valle 062601	6,300	TOWN TAXABLE VALUE	6,300		
2513 Johnson Rd	11-1-11.2.202	6,300	SCHOOL TAXABLE VALUE	6,300		
Sinclairville, NY 14782	ACRES 7.70		FP003 Charlotte fp 1	6,300	TO	
	EAST-0326641 NRTH-0827973					
	DEED BOOK 2017 PG-3551					
	FULL MARKET VALUE	10,300				
***** 251.00-1-18 *****						
251.00-1-18	2478-2482 Edson Rd					26200
Crossley Abraham L	280 Res Multiple		B STAR ADD 41864	0	0	18,870
Crossley Mary L	Cassadaga Valle 062601	57,100	AG COMMIT 41730	0	22,290	22,290
Crossley Jeffrey S. & Wanda L.	11-1-18.2	163,600	BAS STAR 41854	0	0	18,870
2478 Edson Rd	ACRES 50.00		AG BLDG 41700	0	2,000	2,000
Sinclairville, NY 14782	EAST-0326236 NRTH-0825061		COUNTY TAXABLE VALUE	139,310		
	DEED BOOK 2013 PG-4898		TOWN TAXABLE VALUE	139,310		
	FULL MARKET VALUE	267,100	SCHOOL TAXABLE VALUE	101,570		
			FP003 Charlotte fp 1	163,600	TO	
***** 251.00-1-21 *****						
251.00-1-21	2513 Johnson Rd					26200
Lewis Michael James	312 Vac w/imprv		COUNTY TAXABLE VALUE	25,000		
Lewis Carrie Ann	Cassadaga Valle 062601	22,900	TOWN TAXABLE VALUE	25,000		
2513 Johnson Rd	11-1-11.2.1	25,000	SCHOOL TAXABLE VALUE	25,000		
Sinclairville, NY 14782	ACRES 8.00		FP003 Charlotte fp 1	25,000	TO	
	EAST-0325999 NRTH-0827365					
	DEED BOOK 2017 PG-3551					
	FULL MARKET VALUE	40,800				
***** 251.00-1-22 *****						
251.00-1-22	2513 Johnson Rd					26200
Lewis Michael James	210 1 Family Res		COUNTY TAXABLE VALUE	175,000		
Lewis Carrie Ann	Cassadaga Valle 062601	22,700	TOWN TAXABLE VALUE	175,000		
2513 Johnson Rd	11-1-11.2.6	175,000	SCHOOL TAXABLE VALUE	175,000		
Sinclairville, NY 14782	ACRES 7.80		FP003 Charlotte fp 1	175,000	TO	
	EAST-0325838 NRTH-0827315					
	DEED BOOK 2017 PG-3552					
	FULL MARKET VALUE	285,700				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 251.00-1-23 *****						
251.00-1-23	Johnson Rd					26200
Lewis Michael James	322 Rural vac>10		COUNTY TAXABLE VALUE	19,000		
Lewis Carrie Ann	Cassadaga Valle 062601	19,000	TOWN TAXABLE VALUE	19,000		
2513 Johnson Rd	11-1-11.2.5	19,000	SCHOOL TAXABLE VALUE	19,000		
Sinclairville, NY 14782	ACRES 14.60		FP003 Charlotte fp 1	19,000	TO	
	EAST-0325636 NRTH-0826665					
	DEED BOOK 2017 PG-3552					
	FULL MARKET VALUE	31,000				
***** 251.00-1-24 *****						
251.00-1-24	2561 Johnson Rd					26200
Daniel Burngasser Living Trust	240 Rural res		COUNTY TAXABLE VALUE	139,000		
1035 Glensprings Ave	Cassadaga Valle 062601	44,100	TOWN TAXABLE VALUE	139,000		
Winter Garden, FL 34787	11-1-11.2.3	139,000	SCHOOL TAXABLE VALUE	139,000		
	ACRES 34.00		FP003 Charlotte fp 1	139,000	TO	
	EAST-0324936 NRTH-0827472					
	DEED BOOK 2014 PG-2099					
	FULL MARKET VALUE	226,900				
***** 251.00-1-25 *****						
251.00-1-25	2600 Edson Rd					26200
Bubba Farms, LLC	240 Rural res		COUNTY TAXABLE VALUE	125,000		
PO Box 430	Cassadaga Valle 062601	69,900	TOWN TAXABLE VALUE	125,000		
Sinclairville, NY 14782-0430	11-1-19.1	125,000	SCHOOL TAXABLE VALUE	125,000		
	ACRES 97.20		FP003 Charlotte fp 1	125,000	TO	
	EAST-0324551 NRTH-0826188					
	DEED BOOK 2702 PG-632					
	FULL MARKET VALUE	204,100				
***** 251.00-1-26 *****						
251.00-1-26	2541 Edson Rd					
Cornell Donald	314 Rural vac<10		COUNTY TAXABLE VALUE	10,200		
Cornell Diane	Cassadaga Valle 062601	10,200	TOWN TAXABLE VALUE	10,200		
2541 Edson Rd	11-1-19.4	10,200	SCHOOL TAXABLE VALUE	10,200		
Sinclairville, NY 14782	ACRES 5.20		FP003 Charlotte fp 1	10,200	TO	
	DEED BOOK 2404 PG-700					
	FULL MARKET VALUE	16,700				
***** 251.00-1-27 *****						
251.00-1-27	Co. Highway 64					26200
Wang Xiaopei	311 Res vac land		COUNTY TAXABLE VALUE	1,300		
Zhao Junhui	Cassadaga Valle 062601	1,300	TOWN TAXABLE VALUE	1,300		
108 Dutch Dr	11-1-21.1	1,300	SCHOOL TAXABLE VALUE	1,300		
Holland, PA 18966	FRNT 30.00 DPTH 418.00		FP003 Charlotte fp 1	1,300	TO	
	EAST-0323768 NRTH-0824521					
	DEED BOOK 2013 PG-1391					
	FULL MARKET VALUE	2,100				

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 251.00-1-28 *****						
251.00-1-28	2617 Nobles Rd					
Kofod Craig A	322 Rural vac>10		COUNTY TAXABLE VALUE	15,500		
Kofod Rebecca C	Cassadaga Valle 062601	15,500	TOWN TAXABLE VALUE	15,500		
3623 County Rd 64 Rd #1	11-1-21.2	15,500	SCHOOL TAXABLE VALUE	15,500		
PO Box 876	ACRES 10.90		FP003 Charlotte fp 1	15,500 TO		
Sinclairville, NY 14782	DEED BOOK 2325 PG-593					
	FULL MARKET VALUE	25,300				
***** 251.00-1-29 *****						
251.00-1-29	Edson Rd					26200
Bowen Alan L	311 Res vac land		COUNTY TAXABLE VALUE	3,900		
Bowen Vickie L	Cassadaga Valle 062601	3,900	TOWN TAXABLE VALUE	3,900		
106 Williams St	11-1-20.1	3,900	SCHOOL TAXABLE VALUE	3,900		
Jamestown, NY 14701	ACRES 1.50		FP003 Charlotte fp 1	3,900 TO		
	EAST-0323647 NRTH-0825082					
	DEED BOOK 2016 PG-2147					
	FULL MARKET VALUE	6,400				
***** 251.00-1-30 *****						
251.00-1-30	2648 Edson Rd					26200
Bowen Alan L	312 Vac w/imprv		COUNTY TAXABLE VALUE	66,600		
Bowen Vickie L	Cassadaga Valle 062601	44,200	TOWN TAXABLE VALUE	66,600		
106 Williams St	11-1-20.2.1	66,600	SCHOOL TAXABLE VALUE	66,600		
Jamestown, NY 14701	ACRES 48.80		FP003 Charlotte fp 1	66,600 TO		
	EAST-0322985 NRTH-0826226					
	DEED BOOK 2016 PG-2147					
	FULL MARKET VALUE	108,700				
***** 251.00-1-31 *****						
251.00-1-31	Edson Rd					26200
Bowen Alan L	314 Rural vac<10		COUNTY TAXABLE VALUE	2,000		
Bowen Vickie L	Cassadaga Valle 062601	2,000	TOWN TAXABLE VALUE	2,000		
106 Williams St	11-1-27.3.1	2,000	SCHOOL TAXABLE VALUE	2,000		
Jamestown, NY 14701	ACRES 1.60		FP003 Charlotte fp 1	2,000 TO		
	EAST-0322199 NRTH-0826840					
	DEED BOOK 2016 PG-2147					
	FULL MARKET VALUE	3,300				
***** 251.00-1-32 *****						
251.00-1-32	2732 Edson Rd					26200
Blakey Marvin Eugene	210 1 Family Res		COUNTY TAXABLE VALUE	64,000		
2732 Edson Rd	Cassadaga Valle 062601	23,500	TOWN TAXABLE VALUE	64,000		
Sinclairville, NY 14782	11-1-27.2	64,000	SCHOOL TAXABLE VALUE	64,000		
	ACRES 8.70		FP003 Charlotte fp 1	64,000 TO		
	DEED BOOK 2019 PG-5222					
	FULL MARKET VALUE	104,500				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 251.00-1-33 *****						
251.00-1-33	Edson Rd					26200
Shaffer Robert L	314 Rural vac<10		COUNTY TAXABLE VALUE	11,800		
2696 Edson Rd	Cassadaga Valle 062601	11,800	TOWN TAXABLE VALUE	11,800		
Sinclairville, NY 14782	11-1-27.3.2	11,800	SCHOOL TAXABLE VALUE	11,800		
	ACRES 6.90		FP003 Charlotte fp 1	11,800	TO	
	EAST-0322068 NRTH-0825810					
	DEED BOOK 2463 PG-619					
	FULL MARKET VALUE	19,300				
***** 251.00-1-34 *****						
251.00-1-34	2696 Edson Rd					26200
Shaffer Robert L	240 Rural res		BAS STAR 41854 0	0	0	18,870
2696 Edson Rd	Cassadaga Valle 062601	27,600	COUNTY TAXABLE VALUE	97,000		
Sinclairville, NY 14782	11-1-20.2.2	97,000	TOWN TAXABLE VALUE	97,000		
	ACRES 13.10		SCHOOL TAXABLE VALUE	78,130		
	EAST-0322439 NRTH-0825566		FP003 Charlotte fp 1	97,000	TO	
	DEED BOOK 2463 PG-619					
	FULL MARKET VALUE	158,400				
***** 251.00-1-36 *****						
251.00-1-36	2695 Edson Rd					26200
Fricker Melissa	210 1 Family Res		COUNTY TAXABLE VALUE	71,000		
2695 Edson Rd	Cassadaga Valle 062601	15,800	TOWN TAXABLE VALUE	71,000		
Sinclairville, NY 14782	11-1-23	71,000	SCHOOL TAXABLE VALUE	71,000		
	ACRES 3.00		FP003 Charlotte fp 1	71,000	TO	
	DEED BOOK 2019 PG-3949					
	FULL MARKET VALUE	115,900				
***** 251.00-1-39 *****						
251.00-1-39	2780 Edson Rd					
Anderson Andrew S	270 Mfg housing		COUNTY TAXABLE VALUE	80,000		
2780 Edson Rd Rd	Cassadaga Valle 062601	13,800	TOWN TAXABLE VALUE	80,000		
Sinclairville, NY 14782	11-1-26.3	80,000	SCHOOL TAXABLE VALUE	80,000		
	ACRES 1.80		FP003 Charlotte fp 1	80,000	TO	
	EAST-0321013 NRTH-0825249					
	DEED BOOK 2017 PG-6220					
	FULL MARKET VALUE	130,600				
***** 251.00-1-40 *****						
251.00-1-40	Reed St Ext					26200
Bernard Malcolm J	312 Vac w/imprv		COUNTY TAXABLE VALUE	12,500		
37 Pershing Ave	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	12,500		
Jamestown, NY 14701	11-1-25	12,500	SCHOOL TAXABLE VALUE	12,500		
	ACRES 1.00		FP003 Charlotte fp 1	12,500	TO	
	EAST-0320741 NRTH-0825268					
	DEED BOOK 2017 PG-5684					
	FULL MARKET VALUE	20,400				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 251.00-1-41 *****						
251.00-1-41	East Ave-Reed St				26200	
Lanphere Matthew	270 Mfg housing		BAS STAR 41854	0	0	18,870
Lanphere Lisa	Cassadaga Valle 062601	14,900	COUNTY TAXABLE VALUE	30,000		
2841 Reed St	11-1-26.4.1	30,000	TOWN TAXABLE VALUE	30,000		
Sinclairville, NY 14782	ACRES 2.50		SCHOOL TAXABLE VALUE	11,130		
	EAST-0320356 NRTH-0825128		FP003 Charlotte fp 1	30,000 TO		
	DEED BOOK 2444 PG-500					
	FULL MARKET VALUE	49,000				
***** 251.00-1-42 *****						
251.00-1-42	W. Of Reed St					
Lanphere Lisa	312 Vac w/imprv		COUNTY TAXABLE VALUE	15,000		
2841 Reed St	Cassadaga Valle 062601	3,500	TOWN TAXABLE VALUE	15,000		
Sinclairville, NY 14782	11-1-26.4.2	15,000	SCHOOL TAXABLE VALUE	15,000		
	ACRES 1.30		FP003 Charlotte fp 1	15,000 TO		
	EAST-0320235 NRTH-0825401					
	DEED BOOK 2364 PG-703					
	FULL MARKET VALUE	24,500				
***** 251.00-1-43 *****						
251.00-1-43	2762 Edson Rd				26200	
Hulett Dominick P	240 Rural res		ENH STAR 41834	0	0	54,160
Hulett Christine M	Cassadaga Valle 062601	51,000	COUNTY TAXABLE VALUE	109,000		
William & Judy Hulett	11-1-26.1	109,000	TOWN TAXABLE VALUE	109,000		
2762 Edson Rd	ACRES 43.86		SCHOOL TAXABLE VALUE	54,840		
Sinclairville, NY 14782	EAST-0320763 NRTH-0826220		FP003 Charlotte fp 1	109,000 TO		
	DEED BOOK 2019 PG-6302					
	FULL MARKET VALUE	178,000				
***** 251.00-1-44.1 *****						
251.00-1-44.1	2750 Edson Rd				26200	
Pisarcik Anthony J	240 Rural res		ENH STAR 41834	0	0	54,160
Pisarcik Kathleen A	Cassadaga Valle 062601	27,600	COUNTY TAXABLE VALUE	72,500		
2750 Edson Rd	11-1-27.1	72,500	TOWN TAXABLE VALUE	72,500		
Sinclairville, NY 14782	ACRES 13.10		SCHOOL TAXABLE VALUE	18,340		
	EAST-0969900 NRTH-0826120		FP003 Charlotte fp 1	72,500 TO		
	DEED BOOK 2328 PG-127					
	FULL MARKET VALUE	118,400				
***** 251.00-1-44.2 *****						
251.00-1-44.2	2750 Edson Rd				26200	
Pisarcik Anthony	270 Mfg housing		COUNTY TAXABLE VALUE	76,000		
Pisarcik Kathleen	Cassadaga Valle 062601	10,000	TOWN TAXABLE VALUE	76,000		
2750 Edson Rd	11-1-27.1	76,000	SCHOOL TAXABLE VALUE	76,000		
Sinclairville, NY 14782	ACRES 2.00		FP003 Charlotte fp 1	76,000 TO		
	EAST-0969993 NRTH-0825679					
	DEED BOOK 2014 PG-5786					
	FULL MARKET VALUE	124,100				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 251.00-1-45 *****						
251.00-1-45	2715 C.johnson Rd					
Reich Thomas Hans	270 Mfg housing		COUNTY TAXABLE VALUE	35,000		
Robert Reich	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	35,000		
2715 C Johnson Rd	11-1-28.3	35,000	SCHOOL TAXABLE VALUE	35,000		
Sinclairville, NY 14782	ACRES 2.00		FP003 Charlotte fp 1	35,000	TO	
	EAST-0322330 NRTH-0828142					
	FULL MARKET VALUE	57,100				
***** 251.00-1-46 *****						
251.00-1-46	2741 Johnson Rd					26200
Pavlock Ronald W	240 Rural res		ENH STAR 41834	0	0	54,160
Pavlock Julie A	Cassadaga Valle 062601	43,400	VET COM CT 41131	0	12,580	0
2741 Johnson Rd	11-1-28.1	150,000	COUNTY TAXABLE VALUE	137,420		
Sinclairville, NY 14782	ACRES 33.00		TOWN TAXABLE VALUE	143,710		
	EAST-0322056 NRTH-0827904		SCHOOL TAXABLE VALUE	95,840		
	DEED BOOK 2676 PG-757		FP003 Charlotte fp 1	150,000	TO	
	FULL MARKET VALUE	244,900				
***** 251.00-1-47 *****						
251.00-1-47	2781 Johnson					26200
Anderson Nels Robert	240 Rural res		COUNTY TAXABLE VALUE	155,000		
2781 C Johnson Rd	Cassadaga Valle 062601	48,900	TOWN TAXABLE VALUE	155,000		
Sinclairville, NY 14782	11-1-28.2	155,000	SCHOOL TAXABLE VALUE	155,000		
	ACRES 40.80		FP003 Charlotte fp 1	155,000	TO	
	EAST-0320801 NRTH-0827615					
	DEED BOOK 2019 PG-7463					
	FULL MARKET VALUE	253,100				
***** 251.00-1-49 *****						
251.00-1-49	2823 Thornton Rd					
Erb Mark D	210 1 Family Res		BAS STAR 41854	0	0	18,870
Erb Karin L	Cassadaga Valle 062601	20,000	COUNTY TAXABLE VALUE	126,500		
2823 Thornton Rd	11-1-29.2	126,500	TOWN TAXABLE VALUE	126,500		
Sinclairville, NY 14782	ACRES 5.40		SCHOOL TAXABLE VALUE	107,630		
	EAST-0320675 NRTH-0828108		FP003 Charlotte fp 1	126,500	TO	
	DEED BOOK 2641 PG-753					
	FULL MARKET VALUE	206,500				
***** 251.00-1-50 *****						
251.00-1-50	2828 Thornton Rd					00000
Runge Lorie A	210 1 Family Res		BAS STAR 41854	0	0	18,870
Emily J. Runge	Cassadaga Valle 062601	13,600	COUNTY TAXABLE VALUE	149,000		
2828 Thornton Rd	11-1-5.4	149,000	TOWN TAXABLE VALUE	149,000		
Sinclairville, NY 14782	ACRES 1.70		SCHOOL TAXABLE VALUE	130,130		
	EAST-0320577 NRTH-0828398		FP003 Charlotte fp 1	149,000	TO	
	DEED BOOK 2023 PG-4358					
	FULL MARKET VALUE	243,300				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 251.00-1-51 *****						
251.00-1-51	Cherry Creek Rd				26200	
Gane Greg B	314 Rural vac<10		AG DIST 41720 0	8,110	8,110	8,110
5481 Hodge Rd	Cassadaga Valle 062601	11,900	COUNTY TAXABLE VALUE	3,790		
Sinclairville, NY 14782	11-1-30	11,900	TOWN TAXABLE VALUE	3,790		
	ACRES 7.00		SCHOOL TAXABLE VALUE	3,790		
	EAST-0320249 NRTH-0829121		FP003 Charlotte fp 1	11,900	TO	
	FULL MARKET VALUE	19,400				
MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2029						
***** 252.00-1-1 *****						
252.00-1-1	Gilbert Rd				26200	
Sass Revocable Living Trust Wi	322 Rural vac>10		COUNTY TAXABLE VALUE	82,900		
Sass Revocable Living Trust Be	Cassadaga Valle 062601	82,900	TOWN TAXABLE VALUE	82,900		
16 Maple St	11-1-13.1		SCHOOL TAXABLE VALUE	82,900		
St. Peters, MO 63376	ACRES 186.00		FP003 Charlotte fp 1	82,900	TO	
	EAST-0328341 NRTH-0830297					
	DEED BOOK 2679 PG-321					
	FULL MARKET VALUE	135,300				
***** 252.00-1-2 *****						
252.00-1-2	6266 Johnson Rd				26200	
Blum Lucinda R	240 Rural res		ENH STAR 41834 0	0	0	54,160
6266 C Johnson Rd	Cassadaga Valle 062601	47,600	COUNTY TAXABLE VALUE	220,000		
Sinclairville, NY 14782	11-1-15.1	220,000	TOWN TAXABLE VALUE	220,000		
	ACRES 39.00		SCHOOL TAXABLE VALUE	165,840		
	EAST-0329131 NRTH-0828861		FP003 Charlotte fp 1	220,000	TO	
	DEED BOOK 2507 PG-12					
	FULL MARKET VALUE	359,200				
***** 252.00-1-3 *****						
252.00-1-3	2205 Thornton Rd				26200	
Hulton Rochelle Lyn	240 Rural res		AG DIST 41720 0	18,440	18,440	18,440
Newton-Cromwell Sarah	Cassadaga Valle 062601	102,800	ENH STAR 41834 0	0	0	54,160
Newton, William & Roslin	11-1-14	275,000	COUNTY TAXABLE VALUE	256,560		
2205 Thornton Rd	ACRES 206.90		TOWN TAXABLE VALUE	256,560		
Sinclairville, NY 14782	EAST-0330291 NRTH-0830469		SCHOOL TAXABLE VALUE	202,400		
	DEED BOOK 2012 PG-2752		FP003 Charlotte fp 1	275,000	TO	
	FULL MARKET VALUE	449,000				
MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2029						
***** 252.00-1-4.2 *****						
252.00-1-4.2	2169 Thornton Rd				26200	
Sandy Christopher	210 1 Family Res		COUNTY TAXABLE VALUE	78,000		
Sandy Krista	Cassadaga Valle 062601	14,200	TOWN TAXABLE VALUE	78,000		
2169 Thornton Rd	12-1-1	78,000	SCHOOL TAXABLE VALUE	78,000		
Sinclairville, NY 14782	ACRES 2.10		FP003 Charlotte fp 1	78,000	TO	
	EAST-0979684 NRTH-0831759					
	DEED BOOK 2024 PG-4310					
	FULL MARKET VALUE	127,300				
MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2025						

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 252.00-1-5 *****						
252.00-1-5	2103 Thornton Rd				26200	
Eden Valley Farms, LLC	112 Dairy farm		AG DIST 41720	0	22,110	22,110
3940 Hardt Rd	Cassadaga Valle 062601	94,900	FARM SILOS 42100	0	18,600	18,600
Eden, NY 14057	12-1-2	500,000	FARM SILOS 42100	0	170,000	170,000
	ACRES 190.50		COUNTY TAXABLE VALUE		289,290	
	EAST-0335184 NRTH-0829851		TOWN TAXABLE VALUE		289,290	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2018	PG-5839	SCHOOL TAXABLE VALUE		289,290	
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	816,300	FP003 Charlotte fp 1		311,400 TO	
			188,600 EX			
***** 252.00-1-6 *****						
252.00-1-6	322 Rural vac>10		COUNTY TAXABLE VALUE		78,900	
Cockaigne Holdings LLC	Cassadaga Valle 062601	78,900	TOWN TAXABLE VALUE		78,900	
350 Central Ave Apt D2	12-1-3	78,900	SCHOOL TAXABLE VALUE		78,900	
PO Box 198	ACRES 171.00		FP003 Charlotte fp 1		78,900 TO	
Fredonia, NY 14063	EAST-0337076 NRTH-0829861					
	DEED BOOK 2012 PG-6984					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	128,800				
UNDER AGDIST LAW TIL 2026						
***** 252.00-1-7 *****						
252.00-1-7	1945 Thornton Rd				26200	
Davis Benjamin J	210 1 Family Res		BAS STAR 41854	0	0	18,870
Davis Jocelyn L	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		42,000	
1945 Thornton Rd	12-1-4	42,000	TOWN TAXABLE VALUE		42,000	
Cherry Creek, NY 14723	ACRES 0.50 BANK 8000		SCHOOL TAXABLE VALUE		23,130	
	EAST-0338112 NRTH-0831973		FP003 Charlotte fp 1		42,000 TO	
	DEED BOOK 2700 PG-594					
	FULL MARKET VALUE	68,600				
***** 252.00-1-8 *****						
252.00-1-8	Thornton Rd					
Cockaigne Holdings LLC	322 Rural vac>10		COUNTY TAXABLE VALUE		66,100	
350 Central Ave Apt D2	Cassadaga Valle 062601	66,100	TOWN TAXABLE VALUE		66,100	
PO Box 198	12-1-5.1	66,100	SCHOOL TAXABLE VALUE		66,100	
Fredonia, NY 14063	ACRES 123.00		FP003 Charlotte fp 1		66,100 TO	
	EAST-0338610 NRTH-0830090					
	DEED BOOK 2012 PG-6984					
	FULL MARKET VALUE	107,900				
***** 252.00-1-9 *****						
252.00-1-9	Cherry Creek Rd				26200	
Overend Eric R	210 1 Family Res		BAS STAR 41854	0	0	18,870
1804 Thorton Rd	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		72,000	
Cherry Creek, NY 14723	12-1-6	72,000	TOWN TAXABLE VALUE		72,000	
	ACRES 0.50		SCHOOL TAXABLE VALUE		53,130	
	EAST-0340667 NRTH-0830808		FP003 Charlotte fp 1		72,000 TO	
	DEED BOOK 2068 PG-00503					
	FULL MARKET VALUE	117,600				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 252.00-1-10.1 *****						
252.00-1-10.1	Thornton Rd					26200
Cochran & Zandi Land, LLC	322 Rural vac>10		COUNTY TAXABLE VALUE	56,400		
13 Six Mile Rd	Cassadaga Valle 062601		56,400 TOWN TAXABLE VALUE		56,400	
PO Box 547	12-1-7.1	56,400	SCHOOL TAXABLE VALUE	56,400		
Sheffield, PA 16347	ACRES 88.10		FP003 Charlotte fp 1	56,400	TO	
	EAST-0340242 NRTH-0829864					
	DEED BOOK 2013 PG-1002					
	FULL MARKET VALUE	92,100				
***** 252.00-1-10.2 *****						
252.00-1-10.2	Thornton Rd					26200
Stearns Jay E	322 Rural vac>10		COUNTY TAXABLE VALUE	16,100		
Austin Brenda	Cassadaga Valle 062601	16,100	TOWN TAXABLE VALUE	16,100		
1744 Thornton Rd	12-1-7.2	16,100	SCHOOL TAXABLE VALUE	16,100		
Cherry Creek, NY 14723	ACRES 11.50		FP003 Charlotte fp 1	16,100	TO	
	EAST-0340242 NRTH-0829864					
	DEED BOOK 2527 PG-496					
	FULL MARKET VALUE	26,300				
***** 252.00-1-10.3 *****						
252.00-1-10.3	Thornton Rd					
Overend Eric R	322 Rural vac>10		COUNTY TAXABLE VALUE	22,500		
1804 Thornton Rd	Cassadaga Valle 062601	22,500	TOWN TAXABLE VALUE	22,500		
Cherry Creek, NY 14723	12-1-7.3	22,500	SCHOOL TAXABLE VALUE	22,500		
	ACRES 18.39		FP003 Charlotte fp 1	22,500	TO	
	DEED BOOK 528 PG-743					
	FULL MARKET VALUE	36,700				
***** 252.00-1-11 *****						
252.00-1-11	322 Rural vac>10					26200
Cockaigne Holdings LLC	Cassadaga Valle 062601	31,700	COUNTY TAXABLE VALUE	31,700		
350 Central Ave Apt D2	12-1-8	31,700	TOWN TAXABLE VALUE	31,700		
PO Box 198	ACRES 31.00		SCHOOL TAXABLE VALUE	31,700		
Fredonia, NY 14063	EAST-0340597 NRTH-0825904		FP003 Charlotte fp 1	31,700	TO	
	DEED BOOK 2012 PG-6984					
	FULL MARKET VALUE	51,800				
***** 252.00-1-12 *****						
252.00-1-12	Engdahl Rd					26200
Sischo Jason P	260 Seasonal res		COUNTY TAXABLE VALUE	15,000		
Sischo Nicole L	Cassadaga Valle 062601	3,000	TOWN TAXABLE VALUE	15,000		
1400 Bates Rd	12-1-9	15,000	SCHOOL TAXABLE VALUE	15,000		
Sinclairville, NY 14782	ACRES 1.00		FP003 Charlotte fp 1	15,000	TO	
	EAST-0340415 NRTH-0824350					
	DEED BOOK 2019 PG-7978					
	FULL MARKET VALUE	24,500				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 252.00-1-13 *****						
252.00-1-13	Engdahl Rd					
Meerboth Kenneth A	270 Mfg housing		COUNTY TAXABLE VALUE	44,000		
Meerboth Paul C	Cassadaga Valle 062601	19,300	TOWN TAXABLE VALUE	44,000		
2077 Townline Rd	12-1-10.1	44,000	SCHOOL TAXABLE VALUE	44,000		
Alden, NY 14004	ACRES 5.00		FP003 Charlotte fp 1	44,000	TO	
	EAST-0340011 NRTH-0824350					
	DEED BOOK 2572 PG-219					
	FULL MARKET VALUE	71,800				
***** 252.00-1-14 *****						
252.00-1-14	322 Rural vac>10		COUNTY TAXABLE VALUE	58,500		
Cockaigne Holdings LLC	Cassadaga Valle 062601	58,500	TOWN TAXABLE VALUE	58,500		
350 Central Ave Apt D2	12-1-10.2	58,500	SCHOOL TAXABLE VALUE	58,500		
PO Box 198	ACRES 95.00		FP003 Charlotte fp 1	58,500	TO	
Fredonia, NY 14063	EAST-0339665 NRTH-0826681					
	DEED BOOK 2012 PG-6984					
	FULL MARKET VALUE	95,500				
***** 252.00-1-15 *****						
252.00-1-15	Engdahl Rd					
Cockaigne Holdings LLC	322 Rural vac>10		COUNTY TAXABLE VALUE	97,100		
350 Central Ave Apt D2	Cassadaga Valle 062601	97,100	TOWN TAXABLE VALUE	97,100		
PO Box 198	12-1-11	97,100	SCHOOL TAXABLE VALUE	97,100		
Fredonia, NY 14063	ACRES 239.00		FP003 Charlotte fp 1	97,100	TO	
	EAST-0337960 NRTH-0826650					
	DEED BOOK 2012 PG-6984					
	FULL MARKET VALUE	158,500				
***** 252.00-1-16.1 *****						
252.00-1-16.1	Sincl-Ellington Rd					
Lind Kristine M	322 Rural vac>10		AG DIST 41720	0	24,530	24,530
Lind David R	Cassadaga Valle 062601	65,600	FARM SILOS 42100	0	5,000	5,000
2139 Edson Rd	12-1-12	65,600	COUNTY TAXABLE VALUE		36,070	
Sinclairville, NY 14782-9715	ACRES 118.70		TOWN TAXABLE VALUE		36,070	
	EAST-0982039 NRTH-0826301		SCHOOL TAXABLE VALUE		36,070	
	DEED BOOK 2398 PG-428		FP003 Charlotte fp 1		60,600	TO
	FULL MARKET VALUE	107,100	5,000 EX			
***** 252.00-1-16.2 *****						
252.00-1-16.2	2092 Engdahl Rd					
Spinler Nathan W	112 Dairy farm		FARM SILOS 42100	0	5,000	5,000
2092 Engdahl Rd	Cassadaga Valle 062601	35,200	COUNTY TAXABLE VALUE		145,000	
Sinclairville, NY 14782	12-1-12	150,000	TOWN TAXABLE VALUE		145,000	
	ACRES 21.30		SCHOOL TAXABLE VALUE		145,000	
	EAST-0982260 NRTH-0824899		FP003 Charlotte fp 1		145,000	TO
	DEED BOOK 2023 PG-7912		5,000 EX			
	FULL MARKET VALUE	244,900				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 252.00-1-17 *****						
252.00-1-17	Sinclairville Rd				26200	
Walnut Tree Park Corp.	105 Vac farmland		COUNTY TAXABLE VALUE	47,600		
2515 East Rd	Cassadaga Valle 062601	47,600	TOWN TAXABLE VALUE	47,600		
Sinclairville, NY 14782	12-1-13.1	47,600	SCHOOL TAXABLE VALUE	47,600		
	ACRES 58.80		FP003 Charlotte fp 1	47,600 TO		
	EAST-0334623 NRTH-0826341					
	DEED BOOK 2022 PG-3216					
	FULL MARKET VALUE	77,700				
***** 252.00-1-18 *****						
252.00-1-18	Sinclairville Rd				26200	
Greenway Energy LLC	883 Gas Trans Im		COUNTY TAXABLE VALUE	25,000		
PO Box 187	Cassadaga Valle 062601	13,600	TOWN TAXABLE VALUE	25,000		
Mayville, NY 14757	12-1-13.2	25,000	SCHOOL TAXABLE VALUE	25,000		
	ACRES 1.70		FP003 Charlotte fp 1	25,000 TO		
	EAST-0334824 NRTH-0825425					
	DEED BOOK 2305 PG-293					
	FULL MARKET VALUE	40,800				
***** 252.00-1-20 *****						
252.00-1-20	Ellington Rd					
Lind Kristine M	312 Vac w/imprv		COUNTY TAXABLE VALUE	7,200		
Lind David R	Cassadaga Valle 062601	7,200	TOWN TAXABLE VALUE	7,200		
2139 Edson Rd	12-1-14	7,200	SCHOOL TAXABLE VALUE	7,200		
Sinclairville, NY 14782	ACRES 1.00		FP003 Charlotte fp 1	7,200 TO		
	EAST-0334599 NRTH-0824400					
	DEED BOOK 2398 PG-428					
	FULL MARKET VALUE	11,800				
***** 252.00-1-21 *****						
252.00-1-21	2182 Edson Rd				26200	
Emmott Lukas A	210 1 Family Res		BAS STAR 41854	0	0	18,870
2182 Edson Rd	Cassadaga Valle 062601	19,000	COUNTY TAXABLE VALUE	34,400		
Sinclairville, NY 14782	12-1-15.1	34,400	TOWN TAXABLE VALUE	34,400		
	ACRES 5.00		SCHOOL TAXABLE VALUE	15,530		
	EAST-0333771 NRTH-0824426		FP003 Charlotte fp 1	34,400 TO		
	DEED BOOK 2697 PG-900					
	FULL MARKET VALUE	56,200				
***** 252.00-1-22.1 *****						
252.00-1-22.1	Edson Rd Rd				26200	
Davis Peter J	322 Rural vac>10		AG DIST 41720	0	13,880	13,880
2258 Edson Rd Rd	Cassadaga Valle 062601	57,800	COUNTY TAXABLE VALUE	43,920		
Sinclairville, NY 14782	12-1-15.2	57,800	TOWN TAXABLE VALUE	43,920		
	ACRES 92.60		SCHOOL TAXABLE VALUE	43,920		
	EAST-0979870 NRTH-0826823		FP003 Charlotte fp 1	57,800 TO		
	DEED BOOK 2021 PG-1393					
	FULL MARKET VALUE	94,400				

MAY BE SUBJECT TO PAYMENT
UNDER AGDIST LAW TIL 2029

STATE OF NEW YORK
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 252.00-1-22.2 *****						
252.00-1-22.2	2208 Edson Rd Rd				26200	
Kaminski Timothy M	240 Rural res		COUNTY TAXABLE VALUE	50,000		
Kaminski Sarah K	Cassadaga Valle 062601	39,600	TOWN TAXABLE VALUE	50,000		
2208 Edson Rd	12-1-15.2	50,000	SCHOOL TAXABLE VALUE	50,000		
Sinclairville, NY 14782	ACRES 27.60		FP003 Charlotte fp 1	50,000 TO		
	EAST-0979623 NRTH-0825142					
	DEED BOOK 2020 PG-5150					
	FULL MARKET VALUE	81,600				
***** 252.00-1-23.1 *****						
252.00-1-23.1	2242 Edson Rd				26200	
Davis Roger A	312 Vac w/imprv		AG BLDG 41700 0	15,000	15,000	15,000
2242 Edson Rd	Cassadaga Valle 062601	75,000	AG DIST 41720 0	23,670	23,670	23,670
Sinclairville, NY 14782	11-1-15.2.1	90,000	COUNTY TAXABLE VALUE	51,330		
	ACRES 156.10		TOWN TAXABLE VALUE	51,330		
	EAST-0329711 NRTH-0826312		SCHOOL TAXABLE VALUE	51,330		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2017 PG-6025		FP003 Charlotte fp 1	90,000 TO		
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	146,900				
***** 252.00-1-23.2 *****						
252.00-1-23.2	2242 Edson Rd				26200	
Davis Roger	210 1 Family Res		VET COM CT 41131 0	12,580	6,290	0
Davis Lynn	Cassadaga Valle 062601	20,500	COUNTY TAXABLE VALUE	119,420		
2242 Edson Rd	11-1-15.2.1	132,000	TOWN TAXABLE VALUE	125,710		
Sinclairville, NY 14782	ACRES 5.70		SCHOOL TAXABLE VALUE	132,000		
	EAST-0329711 NRTH-0826312		FP003 Charlotte fp 1	132,000 TO		
	DEED BOOK 2012 PG-2298					
	FULL MARKET VALUE	215,500				
***** 252.00-1-24 *****						
252.00-1-24	2258 Edson Rd					
Davis Peter J	210 1 Family Res		COUNTY TAXABLE VALUE	109,000		
Davis Brittany L	Cassadaga Valle 062601	13,900	TOWN TAXABLE VALUE	109,000		
2258 Edson Rd	11-1-15.2.2	109,000	SCHOOL TAXABLE VALUE	109,000		
Sinclairville, NY 14782	ACRES 1.90		FP003 Charlotte fp 1	109,000 TO		
	EAST-0330199 NRTH-0824588					
	DEED BOOK 2017 PG-6951					
	FULL MARKET VALUE	178,000				
***** 252.00-1-25 *****						
252.00-1-25	6011 Johnson Rd				26200	
Harper Nicole J	210 1 Family Res		COUNTY TAXABLE VALUE	145,000		
6011 Johnson Rd	Cassadaga Valle 062601	19,300	TOWN TAXABLE VALUE	145,000		
PO Box 822	11-1-17.3	145,000	SCHOOL TAXABLE VALUE	145,000		
Sinclairville, NY 14782	ACRES 5.00		FP003 Charlotte fp 1	145,000 TO		
	EAST-0328685 NRTH-0824598					
	DEED BOOK 2023 PG-4357					
	FULL MARKET VALUE	236,700				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 252.00-1-26 *****						
2382 Edson Rd					26200	
252.00-1-26	240 Rural res		AG DIST 41720 0	15,140	15,140	15,140
Holland Roy M	Cassadaga Valle 062601	34,100	ENH STAR 41834 0	0	0	54,160
Holland Vicki L	11-1-17.2	150,000	COUNTY TAXABLE VALUE	134,860		
2382 Edson Rd	ACRES 20.00		TOWN TAXABLE VALUE	134,860		
Sinclairville, NY 14782	EAST-0327556 NRTH-0824785		SCHOOL TAXABLE VALUE	80,700		
	DEED BOOK 2546 PG-952		FP003 Charlotte fp 1	150,000	TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	244,900				
UNDER AGDIST LAW TIL 2029						
***** 252.00-1-27 *****						
6031 Johnson Rd					26200	
252.00-1-27	270 Mfg housing		COUNTY TAXABLE VALUE	55,000		
Parks Kolby	Cassadaga Valle 062601	24,700	TOWN TAXABLE VALUE	55,000		
6031 Johnson Rd	11-1-17.1	55,000	SCHOOL TAXABLE VALUE	55,000		
Sinclairville, NY 14782	ACRES 10.00		FP003 Charlotte fp 1	55,000	TO	
	EAST-0327945 NRTH-0825297					
	DEED BOOK 2023 PG-6787					
	FULL MARKET VALUE	89,800				
***** 252.00-1-28 *****						
6061 Johnson Rd					26200	
252.00-1-28	240 Rural res		ENH STAR 41834 0	0	0	54,160
Olson Timothy R	Cassadaga Valle 062601	29,400	COUNTY TAXABLE VALUE	109,500		
Olson Linda J	11-1-17.4	109,500	TOWN TAXABLE VALUE	109,500		
6061 Johnson Rd	ACRES 15.00		SCHOOL TAXABLE VALUE	55,340		
Sinclairville, NY 14782	EAST-0328020 NRTH-0825198		FP003 Charlotte fp 1	109,500	TO	
	DEED BOOK 2336 PG-314					
	FULL MARKET VALUE	178,800				
***** 252.00-1-29 *****						
Johnson Rd					26200	
252.00-1-29	322 Rural vac>10		COUNTY TAXABLE VALUE	19,300		
Olson Jeffrey L	Cassadaga Valle 062601	19,300	TOWN TAXABLE VALUE	19,300		
Olson Doreen L	11-1-17.6	19,300	SCHOOL TAXABLE VALUE	19,300		
85 E Ridge Rd	ACRES 15.00		FP003 Charlotte fp 1	19,300	TO	
Rochester, NY 14621	EAST-0327993 NRTH-0825463					
	DEED BOOK 2712 PG-202					
	FULL MARKET VALUE	31,500				
***** 252.00-1-30 *****						
Johnson Rd					26200	
252.00-1-30	322 Rural vac>10		COUNTY TAXABLE VALUE	19,200		
Bernard Malcolm J	Cassadaga Valle 062601	19,200	TOWN TAXABLE VALUE	19,200		
37 Pershing Ave	11-1-17.5	19,200	SCHOOL TAXABLE VALUE	19,200		
Jamestown, NY 14701	ACRES 14.90		FP003 Charlotte fp 1	19,200	TO	
	EAST-0328058 NRTH-0825825					
	DEED BOOK 2016 PG-7640					
	FULL MARKET VALUE	31,300				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 252.00-1-31.1 *****						
6193 Johnson Rd	322 Rural vac>10		COUNTY TAXABLE VALUE	15,000		26200
252.00-1-31.1	Cassadaga Valle 062601	15,000	TOWN TAXABLE VALUE	15,000		
Lopian Thomas L	11-1-16.1	15,000	SCHOOL TAXABLE VALUE	15,000		
8211 Rood Rd	ACRES 10.40		FP003 Charlotte fp 1	15,000 TO		
Cherry Creek, NY 14723	EAST-0976954 NRTH-0827367					
	DEED BOOK 2020 PG-3686					
	FULL MARKET VALUE	24,500				
***** 252.00-1-31.2.a *****						
2399 Johnson Rd	240 Rural res		COUNTY TAXABLE VALUE	117,000		
252.00-1-31.2.a	Cassadaga Valle 062601	24,800	TOWN TAXABLE VALUE	117,000		
Hattaway Joshua	11-1-16.3..	117,000	SCHOOL TAXABLE VALUE	117,000		
Hattaway Rebecca	ACRES 10.10		FP003 Charlotte fp 1	117,000 TO		
2399 Johnson Rd	DEED BOOK 2014 PG-2522					
Sinclairville, NY 14782	FULL MARKET VALUE	191,000				
***** 252.00-1-31.3 *****						
Johnson Rd	322 Rural vac>10		COUNTY TAXABLE VALUE	19,300		
252.00-1-31.3	Cassadaga Valle 062601	19,300	TOWN TAXABLE VALUE	19,300		
Betcher Ryan M	ACRES 15.00	19,300	SCHOOL TAXABLE VALUE	19,300		
1600 Lewis Rd	DEED BOOK 2638 PG-946		FP003 Charlotte fp 1	19,300 TO		
Waterford, PA 16441	FULL MARKET VALUE	31,500				
***** 252.00-1-31.4 *****						
Johnson Rd	322 Rural vac>10		COUNTY TAXABLE VALUE	19,300		26200
252.00-1-31.4	Cassadaga Valle 062601	19,300	TOWN TAXABLE VALUE	19,300		
Lindquist Duanne R	11-1-16.1	19,300	SCHOOL TAXABLE VALUE	19,300		
Lindquist Ruth E	ACRES 15.00		FP003 Charlotte fp 1	19,300 TO		
9057 Roundtop Rd	EAST-0327953 NRTH-0827112					
Forestville, NY 14062	DEED BOOK 2696 PG-65					
	FULL MARKET VALUE	31,500				
***** 252.00-1-31.5 *****						
Johnson Rd	322 Rural vac>10		COUNTY TAXABLE VALUE	15,100		26200
252.00-1-31.5	Cassadaga Valle 062601	15,100	TOWN TAXABLE VALUE	15,100		
Blum Lucinda R	11-1-16.1	15,100	SCHOOL TAXABLE VALUE	15,100		
6266 Johnson Rd	ACRES 10.50		FP003 Charlotte fp 1	15,100 TO		
Sinclairville, NY 14782	EAST-0976963 NRTH-0827925					
	DEED BOOK 2702 PG-196					
	FULL MARKET VALUE	24,700				

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 252.00-1-31.6 *****						
252.00-1-31.6	Johnson Rd					26200
Hattaway Joshua	322 Rural vac>10		COUNTY TAXABLE VALUE	14,700		
Hattaway Rebecca	Cassadaga Valle 062601	14,700	TOWN TAXABLE VALUE	14,700		
2399 Johnson Rd	11-1-16.1	14,700	SCHOOL TAXABLE VALUE	14,700		
Sinclairville, NY 14782	ACRES 10.00		FP003 Charlotte fp 1	14,700	TO	
	EAST-0976108 NRTH-0827630					
	DEED BOOK 2014 PG-5320					
	FULL MARKET VALUE	24,000				
***** 252.00-1-31.7 *****						
252.00-1-31.7	Johnson Rd					26200
Siverd Bruce E	312 Vac w/imprv		COUNTY TAXABLE VALUE	23,300		
Siverd Barbara J	Cassadaga Valle 062601	19,300	TOWN TAXABLE VALUE	23,300		
PO Box 436	11-1-16.1	23,300	SCHOOL TAXABLE VALUE	23,300		
Ripley, NY 14775	ACRES 15.00		FP003 Charlotte fp 1	23,300	TO	
	EAST-0975692 NRTH-0827258					
	DEED BOOK 2013 PG-2783					
	FULL MARKET VALUE	38,000				
***** 252.00-1-31.8 *****						
252.00-1-31.8	2431 Johnson Rd					26200
Reynolds Judith R	270 Mfg housing		COUNTY TAXABLE VALUE	145,000		
2431 Johnson Rd	Cassadaga Valle 062601	24,800	TOWN TAXABLE VALUE	145,000		
Sinclairville, NY 14782	11-1-16.1	145,000	SCHOOL TAXABLE VALUE	145,000		
	ACRES 10.10		FP003 Charlotte fp 1	145,000	TO	
	EAST-0975423 NRTH-0827393					
	DEED BOOK 2023 PG-7109					
	FULL MARKET VALUE	236,700				
***** 252.00-1-31.9 *****						
252.00-1-31.9	Johnson Rd					26200
Rivera Robert S Jr	322 Rural vac>10		COUNTY TAXABLE VALUE	14,700		
7406 Hall Rd	Cassadaga Valle 062601	14,700	TOWN TAXABLE VALUE	14,700		
Cassadaga, NY 14708	11-1-16.1	14,700	SCHOOL TAXABLE VALUE	14,700		
	ACRES 10.00		FP003 Charlotte fp 1	14,700	TO	
	EAST-0975790 NRTH-0827610					
	DEED BOOK 2018 PG-1025					
	FULL MARKET VALUE	24,000				
***** 252.00-1-32 *****						
252.00-1-32	Johnson Rd					26200
Carson Shaun B	210 1 Family Res		BAS STAR 41854 0	0	0	18,870
Carson Linda	Cassadaga Valle 062601	15,800	COUNTY TAXABLE VALUE	90,000		
Pob 951	11-1-16.2	90,000	TOWN TAXABLE VALUE	90,000		
Sinclairville, NY 14782	ACRES 3.00		SCHOOL TAXABLE VALUE	71,130		
	EAST-0326954 NRTH-0828019		FP003 Charlotte fp 1	90,000	TO	
	DEED BOOK 2459 PG-909					
	FULL MARKET VALUE	146,900				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 800-1-1 *****						
800-1-1	Town Of Charlotte					
Universal Resources	731 Oil-natural		COUNTY TAXABLE VALUE	0		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
3152 East Main Rd	Oil Well On 11-1-9	0	SCHOOL TAXABLE VALUE	0		
Dunkirk, NY 14048	Api 013-16833		FP003 Charlotte fp 1	0 TO		
	800-1-1					
	FULL MARKET VALUE	0				
***** 800-3-1 *****						
800-3-1	Town Of Charlotte					
Greenway Energy LLC	733 Gas well		COUNTY TAXABLE VALUE	12,562		
PO Box 187	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	12,562		
Mayville, NY 14757	Oil & Gas Well On 9-1-13.	12,562	SCHOOL TAXABLE VALUE		12,562	
	J Bolibrzuck - U #1		FP003 Charlotte fp 1	12,562 TO		
	800-3-1					
	FULL MARKET VALUE	20,500				
***** 900.00-1-13 *****						
900.00-1-13	NYSRA #1-13					
PPP Future Development Inc.	733 Gas well		COUNTY TAXABLE VALUE	0		
9489 Alexander Rd	Cassadaga Valle 062601	0	0 TOWN TAXABLE VALUE		0	
Alexander, NY 14005	NYSRA #1-13	0	SCHOOL TAXABLE VALUE	0		
	013-22582		FP003 Charlotte fp 1	0 TO		
	900-1-13					
	FULL MARKET VALUE	0				
***** 900.00-1-18 *****						
900.00-1-18	NYSRA #1-18					
PPP Future Development, Inc.	733 Gas well		COUNTY TAXABLE VALUE	0		
9489 Alexander Rd	Cassadaga Valle 062601	0	0 TOWN TAXABLE VALUE		0	
Alexander, NY 14005	NYSRA #1-18	0	SCHOOL TAXABLE VALUE	0		
	31-013-22590		FP003 Charlotte fp 1	0 TO		
	900-1-18					
	FULL MARKET VALUE	0				
***** 900.00-1-435 *****						
900.00-1-435	On 1-1-22					
Greenway Energy LLC	733 Gas well		COUNTY TAXABLE VALUE	443		
PO Box 187	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	443		
Mayville, NY 14757	Gas Well On 1-1-22	443	SCHOOL TAXABLE VALUE	443		
	Dec 013-11909		FP003 Charlotte fp 1	443 TO		
	900-1-435					
	FULL MARKET VALUE	700				
***** 900.00-1-436 *****						
900.00-1-436	733 Gas well		COUNTY TAXABLE VALUE	257		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	257		
PO Box 187	Gas Well On 1-1-20	257	SCHOOL TAXABLE VALUE	257		
Mayville, NY 14757	Api 013-11910		FP003 Charlotte fp 1	257 TO		
	900-1-436					
	FULL MARKET VALUE	400				

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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-1-438 *****						
900.00-1-438	733 Gas well		COUNTY TAXABLE VALUE	0		
PPP Future Development, Inc	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		0	
9489 Alexander Rd	Gas Well On 4-1-37.1	0	SCHOOL TAXABLE VALUE	0		
Alexander, NY 14005	Dec 013-11912		FP003 Charlotte fp 1	0 TO		
	900-1-438					
	FULL MARKET VALUE	0				
***** 900.00-1-439 *****						
900.00-1-439	733 Gas well		COUNTY TAXABLE VALUE	166		
PPP Future Development	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	166		
9489 Alexander Rd	Gas Well On 4-1-32	166	SCHOOL TAXABLE VALUE	166		
Alexander, NY 14005	Dec 013-11913		FP003 Charlotte fp 1	166 TO		
	900-1-439					
	FULL MARKET VALUE	300				
***** 900.00-1-440 *****						
900.00-1-440	733 Gas well		COUNTY TAXABLE VALUE	1,054		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	1,054		
PO Box 187	Gas Well On 4-1-36.1	1,054	SCHOOL TAXABLE VALUE	1,054		
Mayville, NY 14757	Dec 013-11914		FP003 Charlotte fp 1	1,054 TO		
	900-1-440					
	FULL MARKET VALUE	1,700				
***** 900.00-1-441 *****						
900.00-1-441	733 Gas well		COUNTY TAXABLE VALUE	333		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	333		
PO Box 187	Gas Well On 4-1-33	333	SCHOOL TAXABLE VALUE	333		
Mayville, NY 14757	Dec 013-11915		FP003 Charlotte fp 1	333 TO		
	900-1-441					
	FULL MARKET VALUE	500				
***** 900.00-1-442 *****						
900.00-1-442	733 Gas well		COUNTY TAXABLE VALUE	424		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	424		
PO Box 187	Gas Well On 4-1-29	424	SCHOOL TAXABLE VALUE	424		
Mayville, NY 14757	Api 013-11916		FP003 Charlotte fp 1	424 TO		
	900-1-442					
	FULL MARKET VALUE	700				
***** 900.00-1-443 *****						
900.00-1-443	733 Gas well		COUNTY TAXABLE VALUE	0		
Rangr Resources-Appalachia LLC	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		0	
125 State Rt 45	Gas Well On 7-1-25	0	SCHOOL TAXABLE VALUE	0		
Hartville, OH 44632	Api 013-11917		FP003 Charlotte fp 1	0 TO		
	900-1-443					
	FULL MARKET VALUE	0				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-1-536 *****						
900.00-1-536	Charlotte					
PPP Future Development	733 Gas well		COUNTY TAXABLE VALUE	0		
9489 Alexander Rd	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Alexander, NY 14005	Gas Well On 2-1-3	0	SCHOOL TAXABLE VALUE	0		
	Dec 013-12979		FP003 Charlotte fp 1	0 TO		
	900-1-536					
	FULL MARKET VALUE	0				
***** 900.00-1-539 *****						
900.00-1-539	733 Gas well		COUNTY TAXABLE VALUE	376		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	376		
PO Box 187	Gas Well On 7-1-23.1	376	SCHOOL TAXABLE VALUE	376		
Mayville, NY 14757	Dec 013-13080		FP003 Charlotte fp 1	376 TO		
	900-1-539					
	FULL MARKET VALUE	600				
***** 900.00-1-545 *****						
900.00-1-545	733 Gas well		COUNTY TAXABLE VALUE	0		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
PO Box 187	Gas Well On 7-1-5	0	SCHOOL TAXABLE VALUE	0		
Mayville, NY 14757	Dec 013-13079		FP003 Charlotte fp 1	0 TO		
	900-1-545					
	FULL MARKET VALUE	0				
***** 900.00-1-546 *****						
900.00-1-546	733 Gas well		COUNTY TAXABLE VALUE	209		
PPP Future Development	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	209		
9489 Alexander Rd	Gas Well On 4-1-49	209	SCHOOL TAXABLE VALUE	209		
Alexander, NY 14005	Dec 013-13273		FP003 Charlotte fp 1	209 TO		
	900-1-546					
	FULL MARKET VALUE	300				
***** 900.00-1-548 *****						
900.00-1-548	733 Gas well		COUNTY TAXABLE VALUE	281		
PPP Future Development	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	281		
9489 Alexander Rd	Gas Well On 7-1-21	281	SCHOOL TAXABLE VALUE	281		
Alexander, NY 14005	Dec 013-13279		FP003 Charlotte fp 1	281 TO		
	900-1-548					
	FULL MARKET VALUE	500				
***** 900.00-1-753 *****						
900.00-1-753	733 Gas well		COUNTY TAXABLE VALUE	1,685		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	1,685		
PO Box 187	Gas Well On 11-1-15.2	1,685	SCHOOL TAXABLE VALUE	1,685		
Mayville, NY 14757	Api 013-18661		FP003 Charlotte fp 1	1,685 TO		
	900-1-753					
	FULL MARKET VALUE	2,800				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-1-767 *****						
900.00-1-767	733 Gas well		COUNTY TAXABLE VALUE	1,100		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	1,100		
PO Box 187	Gas Well On 11-1-15.2	1,100	SCHOOL TAXABLE VALUE	1,100		
Mayville, NY 14757	Api 013-19394		FP003 Charlotte fp 1	1,100	TO	
	900-1-767					
	FULL MARKET VALUE	1,800				
***** 900.00-1-773 *****						
900.00-1-773	733 Gas well		COUNTY TAXABLE VALUE	1,772		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	1,772		
PO Box 187	Gas Well On 11-1-20.2	1,772	SCHOOL TAXABLE VALUE	1,772		
Mayville, NY 14757	Api 013-18292		FP003 Charlotte fp 1	1,772	TO	
	900-1-773					
	FULL MARKET VALUE	2,900				
***** 900.00-1-788 *****						
900.00-1-788	733 Gas well		COUNTY TAXABLE VALUE	8,187		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	8,187		
PO Box 187	Gas Well On 11-1-15.2	8,187	SCHOOL TAXABLE VALUE	8,187		
Mayville, NY 14757	Api 013-18700		FP003 Charlotte fp 1	8,187	TO	
	900-1-788					
	FULL MARKET VALUE	13,400				
***** 900.00-2-2 *****						
900.00-2-2	Town Of Charlotte					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	95		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	95		
3152 East Main Rd	Gas Well Dec 17894	95	SCHOOL TAXABLE VALUE	95		
Dunkirk, NY 14048	F Gierlinger #3		FP003 Charlotte fp 1	95	TO	
	900-2-2					
	FULL MARKET VALUE	200				
***** 900.00-2-3 *****						
900.00-2-3	Town Of Charlotte					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	387		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	387		
3152 East Main Rd	Gas Well On 11-1-19	387	SCHOOL TAXABLE VALUE	387		
Dunkirk, NY 14048	Dec 013-16834		FP003 Charlotte fp 1	387	TO	
	900-2-3					
	FULL MARKET VALUE	600				
***** 900.00-2-4 *****						
900.00-2-4	Town Of Charlotte					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	600		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	600		
3152 East Main Rd	Gas Well Dec 16989	600	SCHOOL TAXABLE VALUE	600		
Dunkirk, NY 14048	Benedict #3		FP003 Charlotte fp 1	600	TO	
	900-2-4					
	FULL MARKET VALUE	1,000				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-5 *****						
	Town Of Charlotte					
900.00-2-5	733 Gas well		COUNTY TAXABLE VALUE	113		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	113		
Holdings Inc	Gas Well On 11-1-16	113	SCHOOL TAXABLE VALUE	113		
3152 East Main Rd	Dec 013-16841		FP003 Charlotte fp 1	113 TO		
Dunkirk, NY 14048	900-2-5					
	FULL MARKET VALUE	200				
***** 900.00-2-6 *****						
	Town Of Charlotte					
900.00-2-6	733 Gas well		COUNTY TAXABLE VALUE	154		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	154		
Holdings Inc	Gas Well Dec 16845	154	SCHOOL TAXABLE VALUE	154		
3152 East Main Rd	Sass #1		FP003 Charlotte fp 1	154 TO		
Dunkirk, NY 14048	900-2-6					
	FULL MARKET VALUE	300				
***** 900.00-2-7 *****						
	Town Of Charlotte					
900.00-2-7	733 Gas well		COUNTY TAXABLE VALUE	97		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	97		
Holdings Inc	Gas Well Dec 16846	97	SCHOOL TAXABLE VALUE	97		
3152 East Main Rd	Sass #2		FP003 Charlotte fp 1	97 TO		
Dunkirk, NY 14048	900-2-7					
	FULL MARKET VALUE	200				
***** 900.00-2-8 *****						
	Town Of Charlotte					
900.00-2-8	733 Gas well		COUNTY TAXABLE VALUE	118		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	118		
Holdings Inc	Gas Well Dec 16988	118	SCHOOL TAXABLE VALUE	118		
3152 East Main Rd	Drozowski #1		FP003 Charlotte fp 1	118 TO		
Dunkirk, NY 14048	900-2-8					
	FULL MARKET VALUE	200				
***** 900.00-2-9 *****						
	Town Of Charlotte					
900.00-2-9	733 Gas well		COUNTY TAXABLE VALUE	668		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	668		
Holdings Inc	Gas Well Dec 16832	668	SCHOOL TAXABLE VALUE	668		
3152 East Main Rd	Newton Bros #4		FP003 Charlotte fp 1	668 TO		
Dunkirk, NY 14048	900-2-9					
	FULL MARKET VALUE	1,100				
***** 900.00-2-10 *****						
	Town Of Charlotte					
900.00-2-10	733 Gas well		COUNTY TAXABLE VALUE	664		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	664		
Holdings Inc	Gas Well Dec 16840	664	SCHOOL TAXABLE VALUE	664		
3152 East Main Rd	Gilbert #1		FP003 Charlotte fp 1	664 TO		
Dunkirk, NY 14048	900-2-10					
	FULL MARKET VALUE	1,100				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-11 *****						
900.00-2-11	733 Gas well		COUNTY	TAXABLE VALUE	1,549	
Universal Resources	Cassadaga Valle 062601	0	TOWN	TAXABLE VALUE	1,549	
Holdings Inc	Woncki #2	1,549	SCHOOL	TAXABLE VALUE	1,549	
3152 East Main Rd	013-18170		FP003 Charlotte fp 1	1,549	TO	
Dunkirk, NY 14048	900-2-11					
	FULL MARKET VALUE	2,500				
***** 900.00-2-12 *****						
900.00-2-12	733 Gas well		COUNTY	TAXABLE VALUE	113	
Universal Resources	Cassadaga Valle 062601	0	TOWN	TAXABLE VALUE	113	
Holdings Inc	Penhollow #6	113	SCHOOL	TAXABLE VALUE	113	
3152 East Main Rd	013-18234		FP003 Charlotte fp 1	113	TO	
Dunkirk, NY 14048	900-2-12					
	FULL MARKET VALUE	200				
***** 900.00-2-13 *****						
900.00-2-13	733 Gas well		COUNTY	TAXABLE VALUE	217	
Universal Resources	Cassadaga Valle 062601	0	TOWN	TAXABLE VALUE	217	
Holdings Inc	Smith #1	217	SCHOOL	TAXABLE VALUE	217	
3152 East Main Rd	013-18205		FP003 Charlotte fp 1	217	TO	
Dunkirk, NY 14048	900-2-13					
	FULL MARKET VALUE	400				
***** 900.00-2-14 *****						
900.00-2-14	733 Gas well		COUNTY	TAXABLE VALUE	0	
Pecuch Robert D	Cassadaga Valle 062601	0	TOWN	TAXABLE VALUE	0	
3189 Smith Rd	Ulrich #5	0	SCHOOL	TAXABLE VALUE	0	
Cassadaga, NY 14718	013-18228		FP003 Charlotte fp 1	0	TO	
	900-2-14					
	FULL MARKET VALUE	0				
***** 900.00-2-15 *****						
900.00-2-15	733 Gas well		COUNTY	TAXABLE VALUE	0	
Sheedy John	Cassadaga Valle 062601	0	TOWN	TAXABLE VALUE	0	
1296 Fairfax Ave	Ames #2	0	SCHOOL	TAXABLE VALUE	0	
N Tonawanda, NY 14120	013-18240		FP003 Charlotte fp 1	0	TO	
	900-2-15					
	FULL MARKET VALUE	0				
***** 900.00-2-16 *****						
900.00-2-16	733 Gas well		COUNTY	TAXABLE VALUE	82	
Universal Resources	Cassadaga Valle 062601	0	TOWN	TAXABLE VALUE	82	
Holdings Inc	Pattyson No 4	82	SCHOOL	TAXABLE VALUE	82	
3152 East Main Rd	013-18233		FP003 Charlotte fp 1	82	TO	
Dunkirk, NY 14048	900-2-16					
	FULL MARKET VALUE	100				

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PAGE 253
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-17 *****						
900.00-2-17	733 Gas well		COUNTY TAXABLE VALUE	271		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	271		
Holdings Inc	Gierlinger #6	271	SCHOOL TAXABLE VALUE	271		
3152 East Main Rd	013-17895		FP003 Charlotte fp 1	271 TO		
Dunkirk, NY 14048	900-2-17					
	FULL MARKET VALUE	400				
***** 900.00-2-18 *****						
900.00-2-18	733 Gas well		COUNTY TAXABLE VALUE	135		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	135		
Holdings Inc	Willson #3	135	SCHOOL TAXABLE VALUE	135		
3152 East Main Rd	013-18011		FP003 Charlotte fp 1	135 TO		
Dunkirk, NY 14048	900-2-18					
	FULL MARKET VALUE	200				
***** 900.00-2-19 *****						
900.00-2-19	733 Gas well		COUNTY TAXABLE VALUE	215		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	215		
Holdings Inc	Spaulding #3	215	SCHOOL TAXABLE VALUE	215		
3152 East Main Rd	013-18127		FP003 Charlotte fp 1	215 TO		
Dunkirk, NY 14048	900-2-19					
	FULL MARKET VALUE	400				
***** 900.00-2-20 *****						
900.00-2-20	733 Gas well		COUNTY TAXABLE VALUE	833		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	833		
Holdings Inc	Horton #7	833	SCHOOL TAXABLE VALUE	833		
3152 East Main Rd	013-18227		FP003 Charlotte fp 1	833 TO		
Dunkirk, NY 14048	900-2-20					
	FULL MARKET VALUE	1,400				
***** 900.00-2-21 *****						
900.00-2-21	733 Gas well		COUNTY TAXABLE VALUE	805		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	805		
Holdings Inc	Saxton #5	805	SCHOOL TAXABLE VALUE	805		
3152 East Main Rd	013-18055		FP003 Charlotte fp 1	805 TO		
Dunkirk, NY 14048	900-2-21					
	FULL MARKET VALUE	1,300				
***** 900.00-2-22 *****						
900.00-2-22	733 Gas well		COUNTY TAXABLE VALUE	338		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	338		
Holdings Inc	Saxton #6	338	SCHOOL TAXABLE VALUE	338		
3152 East Main Rd	013-18551		FP003 Charlotte fp 1	338 TO		
Dunkirk, NY 14048	900-2-22					
	FULL MARKET VALUE	600				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-23 *****						
900.00-2-23	733 Gas well		COUNTY	TAXABLE VALUE	123	
Universal Resources	Cassadaga Valle 062601	0	TOWN	TAXABLE VALUE	123	
Holdings Inc	Taber #1	123	SCHOOL	TAXABLE VALUE	123	
3152 East Main Rd	013-17747		FP003 Charlotte fp 1	123	TO	
Dunkirk, NY 14048	900-2-23					
	FULL MARKET VALUE	200				
***** 900.00-2-24 *****						
900.00-2-24	733 Gas well		COUNTY	TAXABLE VALUE	291	
Universal Resources	Cassadaga Valle 062601	0	TOWN	TAXABLE VALUE	291	
Holdings Inc	Tarbell #1	291	SCHOOL	TAXABLE VALUE	291	
3152 East Main Rd	013-18346		FP003 Charlotte fp 1	291	TO	
Dunkirk, NY 14048	900-2-24					
	FULL MARKET VALUE	500				
***** 900.00-2-25 *****						
900.00-2-25	Charlotte					
	733 Gas well		COUNTY	TAXABLE VALUE	283	
Universal Resources	Cassadaga Valle 062601	0	TOWN	TAXABLE VALUE	283	
Holdings Inc	Gas Well Gierlinger #1	283	SCHOOL	TAXABLE VALUE	283	
3152 East Main Rd	013-18813		FP003 Charlotte fp 1	283	TO	
Dunkirk, NY 14048	900-2-25					
	FULL MARKET VALUE	500				
***** 900.00-2-26 *****						
900.00-2-26	Charlotte					
	733 Gas well		COUNTY	TAXABLE VALUE	165	
Universal Resources	Cassadaga Valle 062601	0	TOWN	TAXABLE VALUE	165	
Holdings Inc	Gas Well Higgs #1	165	SCHOOL	TAXABLE VALUE	165	
3152 East Main Rd	013-19172		FP003 Charlotte fp 1	165	TO	
Dunkirk, NY 14048	900-2-26					
	FULL MARKET VALUE	300				
***** 900.00-2-27 *****						
900.00-2-27	Charlotte					
	733 Gas well		COUNTY	TAXABLE VALUE	0	
Universal Resources	Cassadaga Valle 062601	0	TOWN	TAXABLE VALUE	0	
Holdings Inc	Gas Well Higgs #2	0	SCHOOL	TAXABLE VALUE	0	
3152 East Main Rd	013-19171		FP003 Charlotte fp 1	0	TO	
Dunkirk, NY 14048	900-2-27					
	FULL MARKET VALUE	0				
***** 900.00-2-28 *****						
900.00-2-28	Charlotte					
	733 Gas well		COUNTY	TAXABLE VALUE	52	
Universal Resources	Cassadaga Valle 062601	0	TOWN	TAXABLE VALUE	52	
Holdings Inc	Gas Well Mcadam #1	52	SCHOOL	TAXABLE VALUE	52	
3152 East Main Rd	013-18900		FP003 Charlotte fp 1	52	TO	
Dunkirk, NY 14048	900-2-28					
	FULL MARKET VALUE	100				

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 255
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-29 *****						
900.00-2-29	Charlotte					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	248		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	248		
3152 East Main Rd	Gas Well Ulrich #4	248	SCHOOL TAXABLE VALUE	248		
Dunkirk, NY 14048	013-18850		FP003 Charlotte fp 1	248 TO		
	900-2-29					
	FULL MARKET VALUE	400				
***** 900.00-2-30 *****						
900.00-2-30	Charlotte					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	255		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	255		
3152 East Main Rd	Gas Well N Smith #1	255	SCHOOL TAXABLE VALUE	255		
Dunkirk, NY 14048	013-19709		FP003 Charlotte fp 1	255 TO		
	900-2-30					
	FULL MARKET VALUE	400				
***** 900.00-2-31 *****						
900.00-2-31	Charlotte					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	517		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	517		
3152 East Main Rd	Gas Well B Johnson #1	517	SCHOOL TAXABLE VALUE	517		
Dunkirk, NY 14048	013-19774		FP003 Charlotte fp 1	517 TO		
	900-2-31					
	FULL MARKET VALUE	800				
***** 900.00-2-32 *****						
900.00-2-32	Charlotte					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	305		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	305		
3152 East Main Rd	Gas Well Pattyson #2	305	SCHOOL TAXABLE VALUE	305		
Dunkirk, NY 14048	013-19017		FP003 Charlotte fp 1	305 TO		
	900-2-32					
	FULL MARKET VALUE	500				
***** 900.00-2-33 *****						
900.00-2-33	Charlotte					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	519		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	519		
3152 East Main Rd	Gas Well Pattyson #3	519	SCHOOL TAXABLE VALUE	519		
Dunkirk, NY 14048	013-18964		FP003 Charlotte fp 1	519 TO		
	900-2-33					
	FULL MARKET VALUE	800				
***** 900.00-2-34 *****						
900.00-2-34	Charlotte					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	90		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	90		
3152 East Main Rd	Gas Well Pattyson #6	90	SCHOOL TAXABLE VALUE	90		
Dunkirk, NY 14048	013-18965		FP003 Charlotte fp 1	90 TO		
	900-2-34					
	FULL MARKET VALUE	100				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 256
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-35 *****						
900.00-2-35	733 Gas well		COUNTY TAXABLE VALUE	220		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	220		
Holdings Inc	Gas Well	220	SCHOOL TAXABLE VALUE	220		
3152 East Main Rd	Boettcher Unit #6 1985		FP003 Charlotte fp 1	220	TO	
Dunkirk, NY 14048	900-2-35					
	FULL MARKET VALUE	400				
***** 900.00-2-36 *****						
900.00-2-36	733 Gas well		COUNTY TAXABLE VALUE	0		
Frost William	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
39 Prospect St	Api # 31-013-19964	0	SCHOOL TAXABLE VALUE	0		
Sinclairville, NY 14782	Well Name - Frost		FP003 Charlotte fp 1	0	TO	
	900-2-36					
	FULL MARKET VALUE	0				
***** 900.00-2-37 *****						
900.00-2-37	733 Gas well		COUNTY TAXABLE VALUE	0		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Holdings Inc	Gas Well	0	SCHOOL TAXABLE VALUE	0		
3152 East Main Rd	Sass-Pavlock Unit #1		FP003 Charlotte fp 1	0	TO	
Dunkirk, NY 14048	900-2-37					
	FULL MARKET VALUE	0				
***** 900.00-2-38 *****						
900.00-2-38	733 Gas well		COUNTY TAXABLE VALUE	458		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	458		
Holdings Inc	Gas Well	458	SCHOOL TAXABLE VALUE	458		
3152 East Main Rd	Lebaron Unit #3		FP003 Charlotte fp 1	458	TO	
Dunkirk, NY 14048	900-2-38					
	FULL MARKET VALUE	700				
***** 900.00-2-39 *****						
900.00-2-39	733 Gas well		COUNTY TAXABLE VALUE	95		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	95		
Holding Inc	Gas Well	95	SCHOOL TAXABLE VALUE	95		
3152 East Main Rd	Lebarron 2-A		FP003 Charlotte fp 1	95	TO	
Dunkirk, NY 14048	900-2-39					
	FULL MARKET VALUE	200				
***** 900.00-2-40 *****						
900.00-2-40	733 Gas well		COUNTY TAXABLE VALUE	73		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	73		
Holdings Inc	Gas Well	73	SCHOOL TAXABLE VALUE	73		
3152 East Main Rd	Lebaron 1		FP003 Charlotte fp 1	73	TO	
Dunkirk, NY 14048	900-2-40					
	FULL MARKET VALUE	100				

STATE OF NEW YORK
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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-41 *****						
900.00-2-41	733 Gas well		COUNTY TAXABLE VALUE	0		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Holdings Inc	Gas Well	0	SCHOOL TAXABLE VALUE	0		
3152 East Main Rd	Husarek		FP003 Charlotte fp 1	0 TO		
Dunkirk, NY 14048	900-2-41					
	FULL MARKET VALUE	0				
***** 900.00-2-42 *****						
900.00-2-42	733 Gas well		COUNTY TAXABLE VALUE	552		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	552		
Holdings	Gas Well Hoisington 7		552 SCHOOL TAXABLE VALUE		552	
3152 East Main Rd	Dec 013-20966		FP003 Charlotte fp 1	552 TO		
Dunkirk, NY 14048	900-2-42					
	FULL MARKET VALUE	900				
***** 900.00-2-43 *****						
900.00-2-43	733 Gas well		COUNTY TAXABLE VALUE	118		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	118		
Holdings	Gas Well On 2-1-17 Patty	118	SCHOOL TAXABLE VALUE	118		
3152 East Main Rd	Dec 013-21826		FP003 Charlotte fp 1	118 TO		
Dunkirk, NY 14048	900-2-43					
	FULL MARKET VALUE	200				
***** 900.00-2-44 *****						
900.00-2-44	733 Gas well		COUNTY TAXABLE VALUE	56		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	56		
Holdings	Gas Well On 6-1-1.Pattys	56	SCHOOL TAXABLE VALUE	56		
3152 East Main Rd	Dec 013-21827		FP003 Charlotte fp 1	56 TO		
Dunkirk, NY 14048	900-2-44					
	FULL MARKET VALUE	100				
***** 900.00-2-45 *****						
900.00-2-45	733 Gas well		COUNTY TAXABLE VALUE	109		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	109		
Holdings	Gas Well On 2-1-20	109	SCHOOL TAXABLE VALUE	109		
3152 East Main Rd	Dec 013-21886		FP003 Charlotte fp 1	109 TO		
Dunkirk, NY 14048	900-2-45					
	FULL MARKET VALUE	200				
***** 900.00-2-46 *****						
900.00-2-46	733 Gas well		COUNTY TAXABLE VALUE	467		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	467		
Holdings	Gas Well On 2-1-10	467	SCHOOL TAXABLE VALUE	467		
3152 East Main Rd	Dec 013-21157		FP003 Charlotte fp 1	467 TO		
Dunkirk, NY 14048	900-2-46					
	FULL MARKET VALUE	800				

STATE OF NEW YORK
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TAX MAP NUMBER SEQUENCE
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PAGE 258
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 900.00-2-47 *****						
	On 5-1-7					
900.00-2-47	733 Gas well		COUNTY TAXABLE VALUE	200		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	200		
Holdings	Gas Well On 5-1-7	200	SCHOOL TAXABLE VALUE	200		
3152 East Main Rd	Dec 013-22022		FP003 Charlotte fp 1	200 TO		
Dunkirk, NY 14048	900-2-47					
	ACRES 0.01					
	FULL MARKET VALUE	300				
***** 900.00-2-48 *****						
	On 5-1-8					
900.00-2-48	733 Gas well		COUNTY TAXABLE VALUE	182		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	182		
Holdings	Gas Well On 5-1-8	182	SCHOOL TAXABLE VALUE	182		
3152 East Main Rd	Dec 013-22024		FP003 Charlotte fp 1	182 TO		
Dunkirk, NY 14048	900-2-48					
	ACRES 0.01					
	FULL MARKET VALUE	300				
***** 900.00-2-49 *****						
	On 13-3-6.1					
900.00-2-49	733 Gas well		COUNTY TAXABLE VALUE	404		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	404		
Holdings	Gas Well On 13-3-6.1	404	SCHOOL TAXABLE VALUE	404		
3152 East Main Rd	Dec 013-22017		FP003 Charlotte fp 1	404 TO		
Dunkirk, NY 14048	900-2-49					
	ACRES 0.01					
	FULL MARKET VALUE	700				
***** 900.00-2-50 *****						
	On 2-1-15					
900.00-2-50	733 Gas well		COUNTY TAXABLE VALUE	317		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	317		
Holdings	Gas Well On 2-1-15	317	SCHOOL TAXABLE VALUE	317		
3152 East Main Rd	Dec 013-22032		FP003 Charlotte fp 1	317 TO		
Dunkirk, NY 14048	900-2-50					
	ACRES 0.01					
	FULL MARKET VALUE	500				
***** 900.00-2-51 *****						
	On 2-1-6.1					
900.00-2-51	733 Gas well		COUNTY TAXABLE VALUE	104		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	104		
Holdings	Gas Well On 2-1-6.1	104	SCHOOL TAXABLE VALUE	104		
3152 East Main Rd	Dec 013-18814		FP003 Charlotte fp 1	104 TO		
Dunkirk, NY 14048	900-2-51					
	ACRES 0.01					
	FULL MARKET VALUE	200				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
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PAGE 259
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 900.00-2-52 *****						
900.00-2-52	On 2-1-18					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	179		
Holdings	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	179		
3152 East Main Rd	Gas Well On 2-1-18	179	SCHOOL TAXABLE VALUE	179		
Dunkirk, NY 14048	Dec 013-22021		FP003 Charlotte fp 1	179 TO		
	900-2-52					
	ACRES 0.01					
	FULL MARKET VALUE	300				
***** 900.00-2-53 *****						
900.00-2-53	On 5-1-24.1					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	810		
Holdings	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	810		
3152 East Main Rd	Gas Well On 5-1-24.1	810	SCHOOL TAXABLE VALUE	810		
Dunkirk, NY 14048	Dec 013-22018		FP003 Charlotte fp 1	810 TO		
	900-2-53					
	ACRES 0.01					
	FULL MARKET VALUE	1,300				
***** 900.00-2-54 *****						
900.00-2-54	On 5-1-28					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	538		
Holdings	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	538		
3152 East Main Rd	Gas Well On 5-1-28	538	SCHOOL TAXABLE VALUE	538		
Dunkirk, NY 14048	Dec 013-22019		FP003 Charlotte fp 1	538 TO		
	900-2-54					
	ACRES 0.01					
	FULL MARKET VALUE	900				
***** 900.00-2-55 *****						
900.00-2-55	733 Gas well		COUNTY TAXABLE VALUE	115		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	115		
Holdings	013-22153	115	SCHOOL TAXABLE VALUE	115		
3152 East Main Rd	penhollow drillin		FP003 Charlotte fp 1	115 TO		
Dunkirk, NY 14048	900-2-55					
	FULL MARKET VALUE	200				
***** 900.00-2-56 *****						
900.00-2-56	733 Gas well		COUNTY TAXABLE VALUE	317		
Universal Resources Inc.	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		317	
3152 East Main Rd	013-22245	317	SCHOOL TAXABLE VALUE	317		
Dunkirk, NY 14048	900-2-56		FP003 Charlotte fp 1	317 TO		
	FULL MARKET VALUE	500				

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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 260
VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-57 *****						
900.00-2-57	733 Gas well		COUNTY	TAXABLE VALUE	241	
Universal Resources Holdi	Cassadaga Valle 062601		0 TOWN	TAXABLE VALUE	241	
3152 East Main Rd	Horton # 6	241	SCHOOL	TAXABLE VALUE	241	
Dunkirk, NY 14048	31-013-23495		FP003 Charlotte fp 1	241 TO		
	900-2-57					
	FULL MARKET VALUE	400				
***** 900.00-2-58 *****						
900.00-2-58	733 Gas well		COUNTY	TAXABLE VALUE	180	
Universal Resources Holdi	Cassadaga Valle 062601		0 TOWN	TAXABLE VALUE	180	
3152 East Main Rd	Horton # 5	180	SCHOOL	TAXABLE VALUE	180	
Dunkirk, NY 14048	31-013-23496		FP003 Charlotte fp 1	180 TO		
	900-2-58					
	FULL MARKET VALUE	300				
***** 900.00-2-59 *****						
900.00-2-59	733 Gas well		COUNTY	TAXABLE VALUE	226	
Universal Resources Holdi	Cassadaga Valle 062601		0 TOWN	TAXABLE VALUE	226	
3152 East Main Rd	Horton #3	226	SCHOOL	TAXABLE VALUE	226	
Dunkirk, NY 14048	31-013-23493		FP003 Charlotte fp 1	226 TO		
	900-2-59					
	FULL MARKET VALUE	400				
***** 900.00-2-60 *****						
900.00-2-60	spaulding unit #4		COUNTY	TAXABLE VALUE	288	
Universal Resources, Inc.	Cassadaga Valle 062601		0 TOWN	TAXABLE VALUE	288	
3152 E Main Rd	013-24167	288	SCHOOL	TAXABLE VALUE	288	
Dunkirk, NY 14048	FULL MARKET VALUE	500	FP003 Charlotte fp 1	288 TO		
***** 900.00-2-61 *****						
900.00-2-61	Ulrich #7		COUNTY	TAXABLE VALUE	158	
Universal Resources, Inc.	Cassadaga Valle 062601		0 TOWN	TAXABLE VALUE	158	
3152 E Main Rd	013-24170	158	SCHOOL	TAXABLE VALUE	158	
Dunkirk, NY 14048	FULL MARKET VALUE	300	FP003 Charlotte fp 1	158 TO		
***** 900.00-2-62 *****						
900.00-2-62	Gierlinger #7		COUNTY	TAXABLE VALUE	151	
Universal Resources, Inc.	Cassadaga Valle 062601		0 TOWN	TAXABLE VALUE	151	
3152 E Main Rd	013-24168	151	SCHOOL	TAXABLE VALUE	151	
Dunkirk, NY 14048	FULL MARKET VALUE	200	FP003 Charlotte fp 1	151 TO		

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

PAGE 261
VALUATION DATE-JUL 01, 2024
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-63 *****						
900.00-2-63	Lapp Unit 5					
Universal Resources, Inc.	733 Gas well		COUNTY TAXABLE VALUE	503		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		503	
Dunkirk, NY 14048	013-24169	503	SCHOOL TAXABLE VALUE	503		
	FULL MARKET VALUE	800	FP003 Charlotte fp 1	503 TO		
***** 900.00-2-64 *****						
900.00-2-64	Smith Unit 3					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	422		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		422	
Dunkirk, NY 14048	013-24166	422	SCHOOL TAXABLE VALUE	422		
	FULL MARKET VALUE	700	FP003 Charlotte fp 1	422 TO		
***** 900.00-2-65 *****						
900.00-2-65	Ames 1					
Purdy Sean	733 Gas well		COUNTY TAXABLE VALUE	0		
Purdy Deanna	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
3300 Ames Rd	4-1-10.2.3	0	SCHOOL TAXABLE VALUE	0		
Cassadaga, NY 14718	013-24297		FP003 Charlotte fp 1	0 TO		
	FULL MARKET VALUE	0				
***** 900.00-2-66 *****						
900.00-2-66	Gierlinger 4					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	59		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		59	
Dunkirk, NY 14048	013-24280	59	SCHOOL TAXABLE VALUE	59		
	FULL MARKET VALUE	100	FP003 Charlotte fp 1	59 TO		
***** 900.00-2-67 *****						
900.00-2-67	Lapp 2					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	593		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		593	
Dunkirk, NY 14048	013-24288	593	SCHOOL TAXABLE VALUE	593		
	FULL MARKET VALUE	1,000	FP003 Charlotte fp 1	593 TO		
***** 900.00-2-68 *****						
900.00-2-68	Lapp 3					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	311		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		311	
Dunkirk, NY 14048	013-24289	311	SCHOOL TAXABLE VALUE	311		
	FULL MARKET VALUE	500	FP003 Charlotte fp 1	311 TO		
***** 900.00-2-69 *****						
900.00-2-69	Lapp 4					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	383		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		383	
Dunkirk, NY 14048	013-24307	383	SCHOOL TAXABLE VALUE	383		
	FULL MARKET VALUE	600	FP003 Charlotte fp 1	383 TO		

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2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

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VALUATION DATE-JUL 01, 2024
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-70 *****						
Lapp 6						
900.00-2-70	733 Gas well		COUNTY TAXABLE VALUE	352		
Universal Resources, Inc.,	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		352	
3152 E Main Rd	013-24275	352	SCHOOL TAXABLE VALUE	352		
Dunkirk, NY 14048	FULL MARKET VALUE	600	FP003 Charlotte fp 1	352 TO		
***** 900.00-2-71 *****						
Lapp 7						
900.00-2-71	733 Gas well		COUNTY TAXABLE VALUE	196		
Universal Resources, Inc.,	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		196	
3152 E Main Rd	013-24276	196	SCHOOL TAXABLE VALUE	196		
Dunkirk, NY 14048	FULL MARKET VALUE	300	FP003 Charlotte fp 1	196 TO		
***** 900.00-2-72 *****						
Lapp unit 8						
900.00-2-72	733 Gas well		COUNTY TAXABLE VALUE	307		
Universal Resources, Inc.,	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		307	
3152 E Main Rd	013-24434	307	SCHOOL TAXABLE VALUE	307		
Dunkirk, NY 14048	FULL MARKET VALUE	500	FP003 Charlotte fp 1	307 TO		
***** 900.00-2-73 *****						
Hoisington 2						
900.00-2-73	733 Gas well		COUNTY TAXABLE VALUE	356		
Universal Resources, Inc.,	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		356	
3152 E Main Rd	013-24295	356	SCHOOL TAXABLE VALUE	356		
Dunkirk, NY 14048	FULL MARKET VALUE	600	FP003 Charlotte fp 1	356 TO		
***** 900.00-2-74 *****						
Hoisington 6						
900.00-2-74	733 Gas well		COUNTY TAXABLE VALUE	538		
Universal Resources, Inc.,	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		538	
3152 E Main Rd	013-24294	538	SCHOOL TAXABLE VALUE	538		
Dunkirk, NY 14048	FULL MARKET VALUE	900	FP003 Charlotte fp 1	538 TO		
***** 900.00-2-76 *****						
Horton 1						
900.00-2-76	733 Gas well		COUNTY TAXABLE VALUE	262		
Universal Resources, Inc.,	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		262	
3152 E Main Rd	013-24278	262	SCHOOL TAXABLE VALUE	262		
Dunkirk, NY 14048	FULL MARKET VALUE	400	FP003 Charlotte fp 1	262 TO		
***** 900.00-2-77 *****						
Horton 2						
900.00-2-77	733 Gas well		COUNTY TAXABLE VALUE	689		
Universal Resources, Inc.,	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		689	
3152 E Main Rd	013-24279	689	SCHOOL TAXABLE VALUE	689		
Dunkirk, NY 14048	FULL MARKET VALUE	1,100	FP003 Charlotte fp 1	689 TO		

STATE OF NEW YORK
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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-78 *****						
900.00-2-78	Penhollow 3					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	200		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		200	
Dunkirk, NY 14048	013-24296	200	SCHOOL TAXABLE VALUE	200		
	FULL MARKET VALUE	300	FP003 Charlotte fp 1	200 TO		
***** 900.00-2-79 *****						
900.00-2-79	Penhollow unit 1					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	170		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		170	
Dunkirk, NY 14048	013-24435	170	SCHOOL TAXABLE VALUE	170		
	FULL MARKET VALUE	300	FP003 Charlotte fp 1	170 TO		
***** 900.00-2-80 *****						
900.00-2-80	Wilson 4a					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	479		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		479	
Dunkirk, NY 14048	013-24282	479	SCHOOL TAXABLE VALUE	479		
	FULL MARKET VALUE	800	FP003 Charlotte fp 1	479 TO		
***** 900.00-2-81 *****						
900.00-2-81	Woncki 5					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	413		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		413	
Dunkirk, NY 14048	013-24277	413	SCHOOL TAXABLE VALUE	413		
	FULL MARKET VALUE	700	FP003 Charlotte fp 1	413 TO		
***** 900.00-2-82 *****						
900.00-2-82	Smith 6					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	538		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		538	
Dunkirk, NY 14048	013-24309	538	SCHOOL TAXABLE VALUE	538		
	FULL MARKET VALUE	900	FP003 Charlotte fp 1	538 TO		
***** 900.00-2-83 *****						
900.00-2-83	Spaulding 2					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	692		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		692	
Dunkirk, NY 14048	013-24281	692	SCHOOL TAXABLE VALUE	692		
	FULL MARKET VALUE	1,100	FP003 Charlotte fp 1	692 TO		
***** 900.00-2-84 *****						
900.00-2-84	Ulrich 2					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	444		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		444	
Dunkirk, NY 14048	013-24308	444	SCHOOL TAXABLE VALUE	444		
	FULL MARKET VALUE	700	FP003 Charlotte fp 1	444 TO		

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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-85 *****						
900.00-2-85	wilson 5					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	588		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		588	
Dunkirk, NY 14048	wilson 5	588	SCHOOL TAXABLE VALUE	588		
	013-25616		FP003 Charlotte fp 1	588 TO		
	FULL MARKET VALUE	1,000				
***** 900.00-2-86 *****						
900.00-2-86	boettcher 5					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	538		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		538	
Dunkirk, NY 14048	013-25618 boettcher 5	538	SCHOOL TAXABLE VALUE	538		
	FULL MARKET VALUE	900	FP003 Charlotte fp 1	538 TO		
***** 900.00-2-87 *****						
900.00-2-87	Lebaron 6					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	238		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		238	
Dunkirk, NY 14048	Lebaron 6	238	SCHOOL TAXABLE VALUE	238		
	013-25653		FP003 Charlotte fp 1	238 TO		
	FULL MARKET VALUE	400				
***** 900.00-2-89 *****						
900.00-2-89	Horton Unit 4					
Universal Resources, Inc.	733 Gas well		COUNTY TAXABLE VALUE	68		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		68	
Dunkirk, NY 14048	Horton Unit 4	68	SCHOOL TAXABLE VALUE	68		
	013-24433		FP003 Charlotte fp 1	68 TO		
	FULL MARKET VALUE	100				
***** 900.00-2-90 *****						
900.00-2-90	19 Ivy St					
Nornew, Inc.	733 Gas well		COUNTY TAXABLE VALUE	0		
2500 Tanglewood St Ste 250	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Houston, TX 77063	api # 31013-1360400	0	SCHOOL TAXABLE VALUE	0		
	located in section 3		FP003 Charlotte fp 1	0 TO		
	900-2-90					
	FULL MARKET VALUE	0				
***** 900.00-3-2 *****						
900.00-3-2	Town Of Charlotte					
PPP Future Development	733 Gas well		COUNTY TAXABLE VALUE	0		
9489 Alexander Rd	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Alexander, NY 14005	Gas Well	0	SCHOOL TAXABLE VALUE	0		
	J Muscarella - U #1		FP003 Charlotte fp 1	0 TO		
	900-3-2					
	FULL MARKET VALUE	0				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-3-3 *****						
900.00-3-3	733 Gas well		COUNTY TAXABLE VALUE	0		
PPP Future Development	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
9489 Alexander Rd	Dec 013-19214	0	SCHOOL TAXABLE VALUE	0		
Alexander, NY 14005	900-3-3		FP003 Charlotte fp 1	0 TO		
	FULL MARKET VALUE	0				
***** 900.00-3-4 *****						
900.00-3-4	Charlotte					
Greenway Energy LLC	733 Gas well		COUNTY TAXABLE VALUE	7,325		
PO Box 187	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	7,325		
Mayville, NY 14757	Gas Well On 12-1-12	7,325	SCHOOL TAXABLE VALUE	7,325		
	Dec 013-16591		FP003 Charlotte fp 1	7,325 TO		
	900-3-4					
	FULL MARKET VALUE	12,000				
***** 900.00-5-1 *****						
900.00-5-1	Charlotte					
Stedman Energy Inc.	733 Gas well		COUNTY TAXABLE VALUE	1,651		
PO Box 1006	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	1,651		
Chautauqua, NY 14722	Gas Well	1,651	SCHOOL TAXABLE VALUE	1,651		
	Dec 013-18212		FP003 Charlotte fp 1	1,651 TO		
	900-5-1					
	FULL MARKET VALUE	2,700				
***** 900.00-5-2 *****						
900.00-5-2	Charlotte					
Stedman Energy Inc.	733 Gas well		COUNTY TAXABLE VALUE	13		
PO Box 1006	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	13		
Chautauqua, NY 14722	Gas Well Korbas #1	13	SCHOOL TAXABLE VALUE	13		
	Dec 013-19066		FP003 Charlotte fp 1	13 TO		
	900-5-2					
	FULL MARKET VALUE	0				
***** 900.00-5-3 *****						
900.00-5-3	Charlotte					
Stedman Energy Inc.	733 Gas well		COUNTY TAXABLE VALUE	575		
PO Box 1006	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	575		
Chautauqua, NY 14722	Gas Well	575	SCHOOL TAXABLE VALUE	575		
	Dec 013-17837		FP003 Charlotte fp 1	575 TO		
	900-5-3					
	FULL MARKET VALUE	900				
***** 900.00-5-6 *****						
900.00-5-6	Charlotte					
Stedman Energy Inc.	733 Gas well		COUNTY TAXABLE VALUE	1,640		
PO Box 1006	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	1,640		
Chautauqua, NY 14722	Gas Well	1,640	SCHOOL TAXABLE VALUE	1,640		
	Dec 013-18163		FP003 Charlotte fp 1	1,640 TO		
	900-5-6					
	FULL MARKET VALUE	2,700				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-5-10 *****						
900.00-5-10	733 Gas well		COUNTY TAXABLE VALUE	0		
Stedman Energy Inc.	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
PO Box 1006	Gas Well	0	SCHOOL TAXABLE VALUE	0		
Chautauqua, NY 14722	Edson Unit #2		FP003 Charlotte fp 1	0 TO		
	900-5-10					
	FULL MARKET VALUE	0				
***** 900.00-5-12 *****						
12-1-15.2	733 Gas well		COUNTY TAXABLE VALUE	47		
900.00-5-12	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	47		
Stedman Energy Inc.	013-60173	47	SCHOOL TAXABLE VALUE	47		
PO Box 1006	Edson # 3		FP003 Charlotte fp 1	47 TO		
Chautauqua, NY 14722	900-5-12					
	FULL MARKET VALUE	100				
***** 900.00-6-1 *****						
	Charlotte					
900.00-6-1	733 Gas well		COUNTY TAXABLE VALUE	1,900		
Villafrank Joseph	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	1,900		
Villafrank Wells	Gas Well On 11-1-3	1,900	SCHOOL TAXABLE VALUE	1,900		
165 Academy St	Villa #1		FP003 Charlotte fp 1	1,900 TO		
Westfield, NY 14787	900-6-1					
	FULL MARKET VALUE	3,100				
***** 900.00-9-1 *****						
	Charlotte					
900.00-9-1	733 Gas well		COUNTY TAXABLE VALUE	290		
Stedman Energy Inc.c.	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	290		
PO Box 1006	Gas Well	290	SCHOOL TAXABLE VALUE	290		
Chautauqua, NY 14722	Dec 013-16258		FP003 Charlotte fp 1	290 TO		
	900-9-1					
	FULL MARKET VALUE	500				
***** 900.00-9-2 *****						
	Charlotte					
900.00-9-2	733 Gas well		COUNTY TAXABLE VALUE	0		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
PO Box 187	Gas Well	0	SCHOOL TAXABLE VALUE	0		
Mayville, NY 14757	Dec 013-16259		FP003 Charlotte fp 1	0 TO		
	900-9-2					
	FULL MARKET VALUE	0				
***** 900.00-9-3 *****						
	Charlotte					
900.00-9-3	733 Gas well		COUNTY TAXABLE VALUE	145		
Stedman Energy Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	145		
PO Box 1006	Gas Well Edson #1	145	SCHOOL TAXABLE VALUE	145		
Chautauqua, NY 14722	Dec 013-16054		FP003 Charlotte fp 1	145 TO		
	900-9-3					
	FULL MARKET VALUE	200				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 900.00-9-4 *****						
900.00-9-4	733 Gas well		COUNTY TAXABLE VALUE	0		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
PO Box 187	Gas Well	0	SCHOOL TAXABLE VALUE	0		
Mayville, NY 14757	Nys Ref #1 Unit 1628		FP003 Charlotte fp 1	0 TO		
	900-9-4					
	FULL MARKET VALUE	0				
***** 900.00-9-5 *****						
900.00-9-5	733 Gas well		COUNTY TAXABLE VALUE	3,025		
PPP Future Development	Pine Valley 063001	0	TOWN TAXABLE VALUE	3,025		
9489 Alexander St	013-22586	3,025	SCHOOL TAXABLE VALUE	3,025		
Alexander, NY 14005	Healy #2		FP003 Charlotte fp 1	3,025 TO		
	900-9-5					
	FULL MARKET VALUE	4,900				
***** 900.00-10-1 *****						
900.00-10-1	733 Gas well		COUNTY TAXABLE VALUE	56		
Greenway Energy LLC	Pine Valley 063001	0	TOWN TAXABLE VALUE	56		
PO Box 187	013-22542	56	SCHOOL TAXABLE VALUE	56		
Mayville, NY 14757	G. Hadley #1		FP003 Charlotte fp 1	56 TO		
	900-10-1					
	FULL MARKET VALUE	100				
***** 900.00-11-1 *****						
900.00-11-1	Town Of Charlotte					
733 Gas well			COUNTY TAXABLE VALUE	2,646		
PPP Future Development	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	2,646		
9489 Alexander Rd	Gas Wells On 1-1-26.2.1		2,646 SCHOOL TAXABLE VALUE	2,646		
Alexander, NY 14005	Dec 13209 & 14182		FP003 Charlotte fp 1	2,646 TO		
	900-11-1					
	FULL MARKET VALUE	4,300				
***** 900.00-11-2 *****						
900.00-11-2	Town Of Charlotte					
733 Gas well			COUNTY TAXABLE VALUE	1,266		
PPP Future Development	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	1,266		
9489 Alexander St	Gas Wells On 7-1-27.1	1,266	SCHOOL TAXABLE VALUE	1,266		
Alexander, NY 14005	Dec 15026 15027 16627		FP003 Charlotte fp 1	1,266 TO		
	900-11-2					
	FULL MARKET VALUE	2,100				
***** 900.00-11-3 *****						
900.00-11-3	Town Of Charlotte					
733 Gas well			COUNTY TAXABLE VALUE	693		
PPP Future Development	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	693		
9489 Alexander St	Gas Wells On 10-1-20.1	693	SCHOOL TAXABLE VALUE	693		
Alexander, NY 14005	Dec 16026 & 16027		FP003 Charlotte fp 1	693 TO		
	900-11-3					
	FULL MARKET VALUE	1,100				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-11-4 *****						
900.00-11-4	Town Of Charlotte					
PPP Future Development	733 Gas well		COUNTY TAXABLE VALUE	4,692		
9489 Alexander St	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	4,692		
Alexander, NY 14005	green highlands 5	4,692	SCHOOL TAXABLE VALUE	4,692		
	013-24861		FP003 Charlotte fp 1	4,692	TO	
	FULL MARKET VALUE	7,700				
***** 900.00-11-5 *****						
900.00-11-5	Town Of Charlotte					
PPP Future Development	733 Gas well		COUNTY TAXABLE VALUE	4,692		
9489 Alexander St	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	4,692		
Alexander, NY 14005	green highlands 6	4,692	SCHOOL TAXABLE VALUE	4,692		
	013-24862		FP003 Charlotte fp 1	4,692	TO	
	FULL MARKET VALUE	7,700				
***** 900.00-11-6 *****						
900.00-11-6	Town Of Charlotte					
PPP Future Development	733 Gas well		COUNTY TAXABLE VALUE	4,692		
9489 Alexander St	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	4,692		
Alexander, NY 14005	green highlands 8	4,692	SCHOOL TAXABLE VALUE	4,692		
	013-24902		FP003 Charlotte fp 1	4,692	TO	
	FULL MARKET VALUE	7,700				
***** 900.00-11-7 *****						
900.00-11-7	Town Of Charlotte					
PPP Future Development	733 Gas well		COUNTY TAXABLE VALUE	3,975		
9489 Alexander St	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	3,975		
Alexander, NY 14005	Scott 1	3,975	SCHOOL TAXABLE VALUE	3,975		
	013-25061		FP003 Charlotte fp 1	3,975	TO	
	FULL MARKET VALUE	6,500				
***** 900.00-11-8 *****						
900.00-11-8	Town Of Charlotte					
PPP Future Development	733 Gas well		COUNTY TAXABLE VALUE	1,290		
9489 Alexander St	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	1,290		
Alexander, NY 14005	Fisher 1	1,290	SCHOOL TAXABLE VALUE	1,290		
	013-25106		FP003 Charlotte fp 1	1,290	TO	
	FULL MARKET VALUE	2,100				
***** 900.00-11-9 *****						
900.00-11-9	Town Of Charlotte					
PPP Future Development	733 Gas well		COUNTY TAXABLE VALUE	361		
9489 Alexander St	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	361		
Alexander, NY 14005	Fisher 2	361	SCHOOL TAXABLE VALUE	361		
	013-25107		FP003 Charlotte fp 1	361	TO	
	FULL MARKET VALUE	600				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-11-10 *****						
	Town Of Charlotte					
900.00-11-10	733 Gas well		COUNTY TAXABLE VALUE	4,692		
PPP Future Development	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	4,692		
9489 Alexander St	Green Highlands 7	4,692	SCHOOL TAXABLE VALUE	4,692		
Alexander, NY 14005	013-24863		FP003 Charlotte fp 1	4,692	TO	
	FULL MARKET VALUE	7,700				
***** 900.00-12-1 *****						
900.00-12-1	733 Gas well		COUNTY TAXABLE VALUE	0		
Chautauqua Energy, Inc.	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		0	
Main Rd	Gas Well	0	SCHOOL TAXABLE VALUE	0		
PO Box 100	Villa 2-1		FP003 Charlotte fp 1		0	TO
Westfield, NY 14787	900-12-1					
	FULL MARKET VALUE	0				
***** 900.00-18-40 *****						
	Lind 1					
900.00-18-40	733 Gas well		COUNTY TAXABLE VALUE	372		
PPP Future Development	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	372		
9489 Alexander Rd	lind 1	372	SCHOOL TAXABLE VALUE	372		
Alexander, NY 14005	31-013-16590		FP003 Charlotte fp 1	372	TO	
	900-18-40					
	FULL MARKET VALUE	600				
***** 900.00-42-1 *****						
900.00-42-1	733 Gas well		COUNTY TAXABLE VALUE	19		
Stedman Energy	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	19		
PO Box 1006	Gas Well	19	SCHOOL TAXABLE VALUE	19		
Chautauqua, NY 14722	Dec 013-21820		FP003 Charlotte fp 1	19	TO	
	900-42-1					
	FULL MARKET VALUE	0				

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TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 7/01/2025

UNIFORM PERCENT OF VALUE IS 061.25
R O L L S U B S E C T I O N - - T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	1,022	TOTAL		87996,765	232,300	87764,465

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	1,001	22588,050	87085,784	29290,895	57794,889	7180,990	50613,899
063001	Pine Valley	22	611,000	1045,981		1045,981		1045,981
	S U B - T O T A L	1,023	23199,050	88131,765	29290,895	58840,870	7180,990	51659,880
	T O T A L	1,023	23199,050	88131,765	29290,895	58840,870	7180,990	51659,880

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
18020	IND DEVEL	15	27297,000	27297,000	27297,000
41101	VETS C/T	3	7,700	7,700	
41121	VET WAR CT	18	131,118	67,932	
41131	VET COM CT	12	149,630	75,480	
41141	VET DIS CT	10	184,010	120,640	
41162	CW 15_VET/	5	37,740		
41172	CW_DISBLD	2	50,320		
41631	RPTL 466-a	2	52,400	52,400	
41700	AG BLDG	6	130,200	130,200	130,200
41720	AG DIST	58	1087,250	1087,250	1087,250
41730	AG COMMIT	23	457,470	457,470	457,470
41800	AGED C/T/S	3	45,550	45,550	45,550
41805	AGED C/S	1	34,000		34,000

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
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2025 FINAL ASSESSMENT ROLL
TAXABLE SECTION OF THE ROLL - 1

PAGE 271
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 7/01/2025

UNIFORM PERCENT OF VALUE IS 061.25
ROLL SUBSECTION - - TOTALS

*** EXEMPTION SUMMARY ***

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
41834	ENH STAR	94			4773,500
41854	BAS STAR	127			2388,620
41864	B STAR ADD	1			18,870
42100	FARM SILOS	19	232,300	232,300	232,300
47610	BUSINV 897	1	7,125	7,125	7,125
	TOTAL	400	29903,813	29581,047	36471,885

*** GRAND TOTALS ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
1	TAXABLE	1,023	23199,050	88131,765	58227,952	58550,718	58840,870	51659,880

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

PAGE 272
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 7/01/2025

UNIFORM PERCENT OF VALUE IS 061.25

R O L L S E C T I O N T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	1,022	TOTAL		87996,765	232,300	87764,465

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	1,001	22588,050	87085,784	29290,895	57794,889	7180,990	50613,899
063001	Pine Valley	22	611,000	1045,981		1045,981		1045,981
	S U B - T O T A L	1,023	23199,050	88131,765	29290,895	58840,870	7180,990	51659,880
	T O T A L	1,023	23199,050	88131,765	29290,895	58840,870	7180,990	51659,880

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
18020	IND DEVEL	15	27297,000	27297,000	27297,000
41101	VETS C/T	3	7,700	7,700	
41121	VET WAR CT	18	131,118	67,932	
41131	VET COM CT	12	149,630	75,480	
41141	VET DIS CT	10	184,010	120,640	
41162	CW 15_VET/	5	37,740		
41172	CW_DISBLD	2	50,320		
41631	RPTL 466-a	2	52,400	52,400	
41700	AG BLDG	6	130,200	130,200	130,200
41720	AG DIST	58	1087,250	1087,250	1087,250
41730	AG COMMIT	23	457,470	457,470	457,470
41800	AGED C/T/S	3	45,550	45,550	45,550
41805	AGED C/S	1	34,000		34,000

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 5 F I N A L A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

PAGE 273
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 7/01/2025

UNIFORM PERCENT OF VALUE IS 061.25

R O L L S E C T I O N T O T A L S

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
41834	ENH STAR	94			4773,500
41854	BAS STAR	127			2388,620
41864	B STAR ADD	1			18,870
42100	FARM SILOS	19	232,300	232,300	232,300
47610	BUSINV 897	1	7,125	7,125	7,125
	T O T A L	400	29903,813	29581,047	36471,885

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
1	TAXABLE	1,023	23199,050	88131,765	58227,952	58550,718	58840,870	51659,880

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2025 FINAL ASSESSMENT ROLL
STATE OWNED LAND SECTION OF THE ROLL - 3
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 274
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 201.00-1-7 *****						
201.00-1-7	Lewis Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	233,000	0
Attn: Finance Dept	Cassadaga Valle 062601	233,000	COUNTY TAXABLE VALUE		0	
Gerace Office Bldg	Chautauqua Reforest	233,000	TOWN TAXABLE VALUE		233,000	
Mayville, NY 14757	Lot 16 Prop A		SCHOOL TAXABLE VALUE		233,000	
	3-1-1		FP003 Charlotte fp 1		233,000 TO	
	ACRES 204.80 BANK9999999					
	EAST-0332443 NRTH-0854977					
	FULL MARKET VALUE	380,400				
***** 201.00-1-9 *****						
201.00-1-9	Off Lewis Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	260,800	0
Attn: Finance Dept	Cassadaga Valle 062601	260,800	COUNTY TAXABLE VALUE		0	
Gerace Office Bldg	Chautauqua Reforest	260,800	TOWN TAXABLE VALUE		260,800	
Mayville, NY 14757	Lot 16 Prop A		SCHOOL TAXABLE VALUE		260,800	
	3-1-4		FP003 Charlotte fp 1		260,800 TO	
	ACRES 316.84 BANK9999999					
	EAST-0337152 NRTH-0853982					
	FULL MARKET VALUE	425,800				
***** 201.00-1-10 *****						
201.00-1-10	Off Lewis Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	797,600	0
Attn: Finance Dept	Cassadaga Valle 062601	797,600	COUNTY TAXABLE VALUE		0	
Gerace Office Bldg	Incl 3-1-7, 3-1-8, 3-1-11	797,600	TOWN TAXABLE VALUE		797,600	
Mayville, NY 14757	6-1-5, 6-1-7		SCHOOL TAXABLE VALUE		797,600	
	3-1-5		FP003 Charlotte fp 1		797,600 TO	
	ACRES 533.32 BANK9999999					
	EAST-0337958 NRTH-0851605					
	FULL MARKET VALUE	1302,200				
***** 201.00-1-11 *****						
201.00-1-11	Housington Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	214,900	0
Attn: Finance Dept	Cassadaga Valle 062601	214,900	COUNTY TAXABLE VALUE		0	
Gerace Office Bldg	Chautauqua Reforest	214,900	TOWN TAXABLE VALUE		214,900	
Mayville, NY 14757	Lot 7 Prop F		SCHOOL TAXABLE VALUE		214,900	
	3-1-6		FP003 Charlotte fp 1		214,900 TO	
	ACRES 175.00 BANK9999999					
	EAST-0338057 NRTH-0849555					
	FULL MARKET VALUE	350,900				
***** 201.00-1-31 *****						
201.00-1-31	Off Lewis Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	33,500	0
Attn: Finance Dept	Cassadaga Valle 062601	33,500	COUNTY TAXABLE VALUE		0	
County Office Bldg	Chautauqua Reforest	33,500	TOWN TAXABLE VALUE		33,500	
Mayville, NY 14757	Lot 16 Prop C		SCHOOL TAXABLE VALUE		33,500	
	3-1-14		FP003 Charlotte fp 1		33,500 TO	
	ACRES 30.00 BANK9999999					
	EAST-0331985 NRTH-0853312					
	FULL MARKET VALUE	54,700				

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 5 F I N A L A S S E S S M E N T R O L L
STATE OWNED LAND SECTION OF THE ROLL - 3
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 275
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 218.00-2-1 *****						
218.00-2-1	Lewis Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	136,200	0
Attn: Finance Dept	Cassadaga Valle 062601	136,200	COUNTY TAXABLE VALUE		0	
Gerace Office Bldg	Chautauqua Reforest	136,200	TOWN TAXABLE VALUE		136,200	
Mayville, NY 14757	Lot 14 Prop C		SCHOOL TAXABLE VALUE		136,200	
	6-1-4		FP003 Charlotte fp 1		136,200 TO	
	ACRES 126.50 BANK9999999					
	EAST-0333231 NRTH-0846928					
	FULL MARKET VALUE	222,400				
***** 218.00-2-3 *****						
218.00-2-3	Housington Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	85,000	0
Attn: Finance Dept	Cassadaga Valle 062601	85,000	COUNTY TAXABLE VALUE		0	
Gerace Office Bldg	Chautauqua Reforest	85,000	TOWN TAXABLE VALUE		85,000	
Mayville, NY 14757	Lot 6 Prop E		SCHOOL TAXABLE VALUE		85,000	
	6-1-6		FP003 Charlotte fp 1		85,000 TO	
	ACRES 73.50 BANK9999999					
	EAST-0335649 NRTH-0846646					
	FULL MARKET VALUE	138,800				
***** 218.00-2-7 *****						
218.00-2-7	Mill Creek Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	57,100	0
Attn: Finance Dept	Pine Valley 063001	57,100	COUNTY TAXABLE VALUE		0	
Gerace Office Bldg	Chautauqua Reforest	57,100	TOWN TAXABLE VALUE		57,100	
Mayville, NY 14757	Lot 5 Prop B		SCHOOL TAXABLE VALUE		57,100	
	6-1-9		FP003 Charlotte fp 1		57,100 TO	
	ACRES 69.00 BANK9999999					
	EAST-0338652 NRTH-0842085					
	FULL MARKET VALUE	93,200				
***** 218.00-2-8 *****						
218.00-2-8	Mill Creek Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	137,800	0
Attn: Finance Dept	Pine Valley 063001	137,800	COUNTY TAXABLE VALUE		0	
Gerace Office Bldg	Chautauqua Reforest	137,800	TOWN TAXABLE VALUE		137,800	
Mayville, NY 14757	Lot 5 Prop C		SCHOOL TAXABLE VALUE		137,800	
	6-1-10		FP003 Charlotte fp 1		137,800 TO	
	ACRES 130.00 BANK9999999					
	EAST-0337559 NRTH-0842227					
	FULL MARKET VALUE	225,000				
***** 218.00-2-21 *****						
218.00-2-21	Mill Creek Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	137,900	0
Attn: Finance Dept	Pine Valley 063001	137,900	COUNTY TAXABLE VALUE		0	
Gerace Office Bldg	Chautauqua Reforest	137,900	TOWN TAXABLE VALUE		137,900	
Mayville, NY 14757	Lot 5 Prop N		SCHOOL TAXABLE VALUE		137,900	
	6-1-11		FP003 Charlotte fp 1		137,900 TO	
	ACRES 74.33 BANK9999999					
	EAST-0336414 NRTH-0842530					
	FULL MARKET VALUE	225,100				

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 5 F I N A L A S S E S S M E N T R O L L
STATE OWNED LAND SECTION OF THE ROLL - 3
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 276
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 235.00-1-23 *****						
235.00-1-23	Boutwell Hill Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	80,400	0
Attn: Finance Dept	Pine Valley 063001	80,400	COUNTY TAXABLE VALUE		0	
County Office Bldg	Chautauqua Reforest	80,400	TOWN TAXABLE VALUE		80,400	
Mayville, NY 14757	Lot 4 Prop G		SCHOOL TAXABLE VALUE		80,400	
	9-1-7		FP003 Charlotte fp 1		80,400 TO	
	ACRES 51.50 BANK9999999					
	FULL MARKET VALUE	131,300				
***** 235.00-1-24 *****						
235.00-1-24	Boutwell Hill Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	68,400	0
Attn: Finance Dept	Pine Valley 063001	68,400	COUNTY TAXABLE VALUE		0	
County Office Bldg	Chautauqua Reforest	68,400	TOWN TAXABLE VALUE		68,400	
Mayville, NY 14757	Lot 4 Prop D		SCHOOL TAXABLE VALUE		68,400	
	9-1-8		FP003 Charlotte fp 1		68,400 TO	
	ACRES 51.45 BANK9999999					
	EAST-0338561 NRTH-0837351					
	FULL MARKET VALUE	111,700				
***** 235.00-1-26 *****						
235.00-1-26	Swanson Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	180,200	0
Attn: Finance Dept	Pine Valley 063001	180,200	COUNTY TAXABLE VALUE		0	
County Office Bldg	Chautauqua Reforest	180,200	TOWN TAXABLE VALUE		180,200	
Mayville, NY 14757	Lot 3 Prop A		SCHOOL TAXABLE VALUE		180,200	
	9-1-10		FP003 Charlotte fp 1		180,200 TO	
	ACRES 107.77 BANK9999999					
	EAST-0337629 NRTH-0834165					
	FULL MARKET VALUE	294,200				
***** 235.00-1-27 *****						
235.00-1-27	6554-6630 Swanson Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	75,700	0
Attn: Finance Dept	Pine Valley 063001	75,700	COUNTY TAXABLE VALUE		0	
County Office Bldg	Chautauqua Reforest	75,700	TOWN TAXABLE VALUE		75,700	
Mayville, NY 14757	Lot 3 Prop O		SCHOOL TAXABLE VALUE		75,700	
	9-1-11		FP003 Charlotte fp 1		75,700 TO	
	ACRES 55.00 BANK9999999					
	EAST-0337749 NRTH-0832749					
	FULL MARKET VALUE	123,600				
***** 333.00-3-26..TSL *****						
333.00-3-26..TSL	transition assmt				26200	
State Of New York	932 Forest s532b		STATE LAND 32301	0	2,470	0
Attn: Finance Dept	Cassadaga Valle 062601	0	COUNTY TAXABLE VALUE		0	
County Office Bldg	Chautauqua Reforest	2,470	TOWN TAXABLE VALUE		0	
Mayville, NY 14757	transition assessment		SCHOOL TAXABLE VALUE		2,470	
	BANK9999999		FP003 Charlotte fp 1		0 TO	
	EAST-0331985 NRTH-0853312		350 EX			
	FULL MARKET VALUE	4,033				

2025 FINAL ASSESSMENT ROLL
STATE OWNED LAND SECTION OF THE ROLL - 3

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 277

TAX MAP	PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.			
*****							333.00-3-26..TSL1 *****
	transition assmt					26200	
333.00-3-26..TSL1	932 Forest s532b		STATE LAND 32301	0	1,030	1,030	0
State Of New York	Pine Valley 063001	0	COUNTY TAXABLE VALUE		0		
Attn: Finance Dept	Chautauqua Reforest	1,030	TOWN TAXABLE VALUE		0		
County Office Bldg	transition assessment		SCHOOL TAXABLE VALUE		1,030		
Mayville, NY 14757	BANK9999999		FP003 Charlotte fp 1		0 TO		
	EAST-0331985 NRTH-0853312		150 EX				
	FULL MARKET VALUE	1,682					

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 5 F I N A L A S S E S S M E N T R O L L
STATE OWNED LAND SECTION OF THE ROLL - 3

PAGE 278
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 7/01/2025

UNIFORM PERCENT OF VALUE IS 061.25
R O L L S U B S E C T I O N - - T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	16	TOTAL		2499,000	500	2498,500

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	8	1761,000	1763,470		1763,470		1763,470
063001	Pine Valley	8	737,500	738,530		738,530		738,530
	S U B - T O T A L	16	2498,500	2502,000		2502,000		2502,000
	T O T A L	16	2498,500	2502,000		2502,000		2502,000

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
32252	ST REFOR	14	2498,500		
32301	STATE LAND	2	3,500	3,500	
	T O T A L	16	2502,000	3,500	

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 5 F I N A L A S S E S S M E N T R O L L
STATE OWNED LAND SECTION OF THE ROLL - 3

PAGE 279
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 7/01/2025

UNIFORM PERCENT OF VALUE IS 061.25
R O L L S U B S E C T I O N - - T O T A L S

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
3	STATE OWNED LAND	16	2498,500	2502,000		2498,500	2502,000	2502,000

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 5 F I N A L A S S E S S M E N T R O L L
STATE OWNED LAND SECTION OF THE ROLL - 3

PAGE 280
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 7/01/2025

UNIFORM PERCENT OF VALUE IS 061.25

R O L L S E C T I O N T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	16	TOTAL		2499,000	500	2498,500

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	8	1761,000	1763,470		1763,470		1763,470
063001	Pine Valley	8	737,500	738,530		738,530		738,530
	S U B - T O T A L	16	2498,500	2502,000		2502,000		2502,000
	T O T A L	16	2498,500	2502,000		2502,000		2502,000

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
32252	ST REFOR	14	2498,500		
32301	STATE LAND	2	3,500	3,500	
	T O T A L	16	2502,000	3,500	

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 5 F I N A L A S S E S S M E N T R O L L
STATE OWNED LAND SECTION OF THE ROLL - 3

PAGE 281
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 7/01/2025

UNIFORM PERCENT OF VALUE IS 061.25

R O L L S E C T I O N T O T A L S

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
3	STATE OWNED LAND	16	2498,500	2502,000		2498,500	2502,000	2502,000

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 5 F I N A L A S S E S S M E N T R O L L
SPECIAL FRANCHISE SECTION OF THE ROLL - 5
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 282
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 22-2-21..SF1 *****						
22-2-21..SF1	866 Telephone		COUNTY TAXABLE VALUE	36,822		
Cassadaga Telephone Co	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	36,822		
PO Box 209	22-2-21..SF1	36,822	SCHOOL TAXABLE VALUE	36,822		
Fredonia, NY 14063-0209	BANK9999999		FP003 Charlotte fp 1	36,822	TO	
	FULL MARKET VALUE	60,100				
***** 44-4-44..SF1 *****						
44-4-44..SF1	860 Spec fran.		COUNTY TAXABLE VALUE	58,386		
First Light Fiber	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	58,386		
27 Fair St	Fiber Optic- New in 2023	58,386	SCHOOL TAXABLE VALUE		58,386	
Norway, ME 04268	44-4-44..SF1		FP003 Charlotte fp 1	58,386	TO	
	FULL MARKET VALUE	95,300				
***** 66-6-66..SF1 *****						
66-6-66..SF1	868 Pipeline		COUNTY TAXABLE VALUE	1,860		
Natl Fuel Gas Dist Corp	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE		1,860	
Real Property Tax Servic	66-6-66..SF1	1,860	SCHOOL TAXABLE VALUE	1,860		
6363 Main St	BANK9999999		FP003 Charlotte fp 1	1,860	TO	
Williamsville, NY 14221	FULL MARKET VALUE	3,000				
***** 77-7-77..SF1 *****						
77-7-77..SF1	861 Elec & gas		COUNTY TAXABLE VALUE	1116,240		
Niagara Mohawk Power Corp	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE		1116,240	
dba National Grid	77-7-77..SF1	1116,240	SCHOOL TAXABLE VALUE	1116,240		
Real Estate Tax Dept	BANK9999999		FP003 Charlotte fp 1	1116,240	TO	
300 Erie Blvd West	FULL MARKET VALUE	1822,400				
Syracuse, NY 13202						
***** 88-8-88..SF1 *****						
88-8-88..SF1	866 Telephone		COUNTY TAXABLE VALUE	222,331		
Windstream New York, Inc.	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE		222,331	
Attn: Rash & Associates	88-8-88..SF1	222,331	SCHOOL TAXABLE VALUE	222,331		
#503-52-1130	BANK9999999		FP003 Charlotte fp 1	222,331	TO	
PO Box 260888	FULL MARKET VALUE	363,000				
Plano, TX 75026-0888						
***** 99-9-99..SF1 *****						
99-9-99..SF1	866 Telephone		COUNTY TAXABLE VALUE	76,681		
DFT Local Service	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	76,681		
PO Box 209	707000-0626	76,681	SCHOOL TAXABLE VALUE	76,681		
Fredonia, NY 14063	99-9-99..SF1		FP003 Charlotte fp 1	76,681	TO	
	FULL MARKET VALUE	125,200				

STATE OF NEW YORK
COUNTY - Chautauqua
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2025 FINAL ASSESSMENT ROLL
SPECIAL FRANCHISE SECTION OF THE ROLL - 5

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 7/01/2025

UNIFORM PERCENT OF VALUE IS 061.25
ROLL SUB SECTION - - TOTALS

*** SPECIAL DISTRICT SUMMARY ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	6	TOTAL		1512,320		1512,320

*** SCHOOL DISTRICT SUMMARY ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	6		1512,320		1512,320		1512,320
	SUB - TOTAL	6		1512,320		1512,320		1512,320
	TOTAL	6		1512,320		1512,320		1512,320

*** SYSTEM CODES SUMMARY ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** EXEMPTION SUMMARY ***

NO EXEMPTIONS AT THIS LEVEL

*** GRAND TOTALS ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
5	SPECIAL FRANCHISE	6		1512,320	1512,320	1512,320	1512,320	1512,320

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2025 FINAL ASSESSMENT ROLL
SPECIAL FRANCHISE SECTION OF THE ROLL - 5

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VALUATION DATE-JUL 01, 2024
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CURRENT DATE 7/01/2025

UNIFORM PERCENT OF VALUE IS 061.25

ROLL SECTION TOTALS

*** SPECIAL DISTRICT SUMMARY ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	6	TOTAL		1512,320		1512,320

*** SCHOOL DISTRICT SUMMARY ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	6		1512,320		1512,320		1512,320
	S U B - T O T A L	6		1512,320		1512,320		1512,320
	T O T A L	6		1512,320		1512,320		1512,320

*** SYSTEM CODES SUMMARY ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** EXEMPTION SUMMARY ***

NO EXEMPTIONS AT THIS LEVEL

*** GRAND TOTALS ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
5	SPECIAL FRANCHISE	6		1512,320	1512,320	1512,320	1512,320	1512,320

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 5 F I N A L A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 33-3-33..PS1 *****						
33-3-33..PS1	831 Tele Comm		COUNTY TAXABLE VALUE	500		
Dunkirk & Fredonia Telephone	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		500	
PO Box 209	33-3-33..PS1	500	SCHOOL TAXABLE VALUE	500		
Fredonia, NY 14063-0209	BANK9999999		FP003 Charlotte fp 1	500	TO	
	FULL MARKET VALUE	800				
***** 99-9-99..PS2 *****						
99-9-99..PS2	Town Outside		COUNTY TAXABLE VALUE	0		
At&t Interstate Division	836 Telecom. eq.		0 TOWN TAXABLE VALUE		0	
Property Tax Dept.	Cassadaga Valle 062601		SCHOOL TAXABLE VALUE	0		
1010 Pine 9E-L-01	Central Office Equipment	0	FP003 Charlotte fp 1	0	TO	
St. Louis, MO 63101	Initial 7300					
	99-9-99..PS2					
	BANK9999999					
	FULL MARKET VALUE	0				
***** 234.00-1-31 *****						
	Center Rd				26200	
234.00-1-31	831 Tele Comm		COUNTY TAXABLE VALUE	800		
Verizon New York Inc.	Cassadaga Valle 062601	800	TOWN TAXABLE VALUE	800		
Duff and Phelps, LLC	10-1-23	800	SCHOOL TAXABLE VALUE	800		
PO Box 2749	FRNT 50.00 DPTH 60.00		FP003 Charlotte fp 1	800	TO	
Addison, TX 75001	BANK9999999					
	EAST-0318589 NRTH-0830442					
	FULL MARKET VALUE	1,300				
***** 626.089-0000-629.000.1881*****						
626.089-0000-629.000.1881	831 Tele Comm		COUNTY TAXABLE VALUE	30,811		
Windstream New York, Inc.	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		30,811	
Attn: Rash & Associates	88-8-88..Ps1	30,811	SCHOOL TAXABLE VALUE	30,811		
#503-32-1130	626.089-9999-629.000.1881		FP003 Charlotte fp 1	30,811	TO	
PO Box 260888	626-89-999.629.000					
Plano, TX 75026-0888	BANK9999999					
	FULL MARKET VALUE	50,300				
***** 626.089-0000-629.000.1882*****						
626.089-0000-629.000.1882	831 Tele Comm		COUNTY TAXABLE VALUE	1,284		
Windstream New York, Inc.	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		1,284	
Attn: Rash & Associates	88-8-88..Ps1	1,284	SCHOOL TAXABLE VALUE	1,284		
#503-32-1130	626.089-9999-629.000.1881		FP003 Charlotte fp 1	1,284	TO	
PO Box 260888	626-89-999.629.000					
Plano, TX 75026-0888	BANK9999999					
	FULL MARKET VALUE	2,100				

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 286
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 626.089-0000-643.900.1881***						
626.089-0000-643.900.1881	831 Tele Comm		COUNTY TAXABLE VALUE		18,482	
Cassadaga Telephone Co	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE		18,482	
Pob 209	22-2-21..Ps1	18,482	SCHOOL TAXABLE VALUE		18,482	
Fredonia, NY 14063-0209	626.089-9999-643.900.1881		FP003 Charlotte fp 1		18,482	TO
	626-89-999.643.900					
	BANK99999999					
	FULL MARKET VALUE	30,200				
***** 626.089-0000-643.900.1882***						
626.089-0000-643.900.1882	831 Tele Comm		COUNTY TAXABLE VALUE		572	
Cassadaga Telephone Co	Pine Valley 063001	0	TOWN TAXABLE VALUE		572	
Pob 209	22-2-21..Ps1	572	SCHOOL TAXABLE VALUE		572	
Fredonia, NY 14063-0209	626.089-9999-643.900.1881		FP003 Charlotte fp 1		572	TO
	626-89-999.643.900					
	BANK99999999					
	FULL MARKET VALUE	900				
***** 626.089-0000-701.390.1881***						
	Telecommunications					
626.089-0000-701.390.1881	836 Telecom. eq.		COUNTY TAXABLE VALUE		2,308	
First Light Fiber	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE		2,308	
55 Sicker Rd	Fiber Optic- New in 2023	2,308	SCHOOL TAXABLE VALUE		2,308	
Latham, NY 12110	44-4-44..SF1		FP003 Charlotte fp 1		2,308	TO
	FULL MARKET VALUE	3,800				
***** 626.089-999-123.700.2881 ***						
626.089-999-123.700.2881	883 Gas Trans Impr		COUNTY TAXABLE VALUE		223,267	
National Fuel Gas Distrib	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE		223,267	
Corp	626.089-9999-123.700.281	223,267	SCHOOL TAXABLE VALUE		223,267	
Real Property Tax Dept.	626-89-999.123.700		FP003 Charlotte fp 1		223,267	TO
6363 Main St	BANK99999999					
Williamsville, NY 14221-5887	FULL MARKET VALUE	364,500				
***** 626.089-999-132.350.1001 ***						
626.089-999-132.350.1001	882 Elec Trans Imp		COUNTY TAXABLE VALUE		6,736	
Niagara Mohawk Power Corp	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE		6,736	
dba National Grid	77-7-77..Ps1	6,736	SCHOOL TAXABLE VALUE		6,736	
Real Estate Tax Dept	inclairville TAP 852		FP003 Charlotte fp 1		6,736	TO
300 Erie Blvd West	626-089-9999-132.350.1001					
Syracuse, NY 13202	BANK99999999					
	FULL MARKET VALUE	11,000				

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 5 F I N A L A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 287
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 626.089-999-132.350.1881 ***						
626.089-999-132.350.1881	882 Elec Trans Imp		COUNTY TAXABLE VALUE	842,479		
Niagara Mohawk Power Corp	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		842,479	
dba National Grid	77-7-77..Ps1	842,479	SCHOOL TAXABLE VALUE	842,479		
Real Estate Tax Dept	626.089-9999-132.350.1881		FP003 Charlotte fp 1	842,479	TO	
300 Erie Blvd West	626-89-999.132.350					
Syracuse, NY 13202	BANK9999999					
	FULL MARKET VALUE	1375,500				
***** 626.089-999-830.000.2001 ***						
626.089-999-830.000.2001	741 Gas pipeline		COUNTY TAXABLE VALUE	26,283		
Chautauqua Green Energy, LLC.	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		26,283	
558 W 6th St Ste 200	66-6-68..Ps1	26,283	SCHOOL TAXABLE VALUE	26,283		
Erie, PA 16507	626.089-9999-830.000.2001		FP003 Charlotte fp 1	26,283	TO	
	Gas long transmission lin					
	FULL MARKET VALUE	42,900				
***** 626.089-999-830.000.2011 ***						
626.089-999-830.000.2011	741 Gas pipeline		COUNTY TAXABLE VALUE	68		
Chautauqua Green Energy, LLC	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		68	
558 W 6th St Ste 200	66-6-68..Ps1	68	SCHOOL TAXABLE VALUE	68		
Erie, PA 16507	meas & reg sta equipment		FP003 Charlotte fp 1	68	TO	
	626.089-9999-830.000.2011					
	FULL MARKET VALUE	100				
***** 626.089-999-830.000.2041 ***						
626.089-999-830.000.2041	741 Gas pipeline		COUNTY TAXABLE VALUE	129		
Chautauqua Green Energy, LLC	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		129	
558 W 6th St Ste 200	66-6-68..Ps1	129	SCHOOL TAXABLE VALUE	129		
Erie, PA 16507	meas & reg sta equip.		FP003 Charlotte fp 1	129	TO	
	626.089-9999-830.000.2041					
	FULL MARKET VALUE	200				

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2025 FINAL ASSESSMENT ROLL
UTILITY & R.R. SECTION OF THE ROLL - 6

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VALUATION DATE-JUL 01, 2024
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UNIFORM PERCENT OF VALUE IS 061.25
ROLL SUB SECTION - - TOTALS

*** SPECIAL DISTRICT SUMMARY ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	14	TOTAL		1153,719		1153,719

*** SCHOOL DISTRICT SUMMARY ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	13	800	1153,147		1153,147		1153,147
063001	Pine Valley	1		572		572		572
	SUB - TOTAL	14	800	1153,719		1153,719		1153,719
	TOTAL	14	800	1153,719		1153,719		1153,719

*** SYSTEM CODES SUMMARY ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** EXEMPTION SUMMARY ***

NO EXEMPTIONS AT THIS LEVEL

*** GRAND TOTALS ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
6	UTILITIES & N.C.	14	800	1153,719	1153,719	1153,719	1153,719	1153,719

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2025 FINAL ASSESSMENT ROLL
UTILITY & R.R. SECTION OF THE ROLL - 6

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ROLL SECTION TOTALS

*** SPECIAL DISTRICT SUMMARY ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	14	TOTAL		1153,719		1153,719

*** SCHOOL DISTRICT SUMMARY ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	13	800	1153,147		1153,147		1153,147
063001	Pine Valley	1		572		572		572
	SUB - TOTAL	14	800	1153,719		1153,719		1153,719
	TOTAL	14	800	1153,719		1153,719		1153,719

*** SYSTEM CODES SUMMARY ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** EXEMPTION SUMMARY ***

NO EXEMPTIONS AT THIS LEVEL

*** GRAND TOTALS ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
6	UTILITIES & N.C.	14	800	1153,719	1153,719	1153,719	1153,719	1153,719

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 5 F I N A L A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 199.00-2-25 *****						
199.00-2-25	Barnum Rd				26200	
Pickett Cemetery	695 Cemetery		PRIV CEMTY 27350	0	11,000	11,000
Sinclairville, NY 14782	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE	0		
	4-1-3	11,000	TOWN TAXABLE VALUE	0		
	ACRES 1.00		SCHOOL TAXABLE VALUE	0		
	EAST-0309491 NRTH-0848208		FP003 Charlotte fp 1	0 TO		
	FULL MARKET VALUE	18,000	11,000 EX			
***** 200.00-2-15 *****						
200.00-2-15	North Hill Rd				26200	
Luce Cemetery	695 Cemetery		PRIV CEMTY 27350	0	2,800	2,800
Sinclairville, NY 14782	Cassadaga Valle 062601	2,800	COUNTY TAXABLE VALUE	0		
	2-1-4	2,800	TOWN TAXABLE VALUE	0		
	ACRES 0.16		SCHOOL TAXABLE VALUE	0		
	FULL MARKET VALUE	4,600	FP003 Charlotte fp 1	0 TO		
			2,800 EX			
***** 216.00-2-27 *****						
216.00-2-27	3576 Luce Rd				26200	
The Open Door Baptist	620 Religious		RELIGIOUS 25110	0	305,000	305,000
Church Of Cassadaga	Cassadaga Valle 062601	27,600	COUNTY TAXABLE VALUE	0		
3576 Luce Rd	4-1-36.3.2	305,000	TOWN TAXABLE VALUE	0		
Cassadaga, NY 14718	ACRES 10.90		SCHOOL TAXABLE VALUE	0		
	EAST-0307786 NRTH-0843322		FP003 Charlotte fp 1	0 TO		
	DEED BOOK 1928 PG-00024		305,000 EX			
	FULL MARKET VALUE	498,000				
***** 217.04-1-12 *****						
217.04-1-12	695 Cemetery		PRIV CEMTY 27350	0	12,700	12,700
Charlotte Center Cemetery	Cassadaga Valle 062601		12,700 COUNTY TAXABLE VALUE	0		
Asso	13-3-6.2	12,700	TOWN TAXABLE VALUE	0		
Sinclairville, NY 14782	ACRES 1.40		SCHOOL TAXABLE VALUE	0		
	EAST-0322499 NRTH-0839438		FP003 Charlotte fp 1	0 TO		
	FULL MARKET VALUE	20,700	12,700 EX			
***** 217.04-1-13 *****						
217.04-1-13	Rood Rd				26200	
Charlotte Center Cemetery	695 Cemetery		PRIV CEMTY 27350	0	17,500	17,500
Sinclairville, NY 14782	Cassadaga Valle 062601		17,500 COUNTY TAXABLE VALUE	0		
	13-3-5	17,500	TOWN TAXABLE VALUE	0		
	ACRES 4.00		SCHOOL TAXABLE VALUE	0		
	EAST-0322713 NRTH-0839528		FP003 Charlotte fp 1	0 TO		
	FULL MARKET VALUE	28,600	17,500 EX			

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

PAGE 291
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.04-1-19 *****						
217.04-1-19	6942 Charlotte Center Rd				26200	
Charlotte Center Church	620 Religious		RELIGIOUS 25110	0	125,000	125,000
6942 Charlotte Center Rd	Cassadaga Valle 062601		11,000 COUNTY TAXABLE VALUE		0	125,000
PO Box 424	13-4-3	125,000	TOWN TAXABLE VALUE	0		
Sinclairville, NY 14782	ACRES 1.00		SCHOOL TAXABLE VALUE	0		
	EAST-0322999 NRTH-0839568		FP003 Charlotte fp 1	0 TO		
	DEED BOOK 2023 PG-5763		125,000 EX			
	FULL MARKET VALUE	204,100				
***** 217.04-1-20 *****						
217.04-1-20	N. Of East Rd					
Charlotte Center Church	314 Rural vac<10		RELIGIOUS 25110	0	4,600	4,600
6942 Charlotte Center Rd	Cassadaga Valle 062601		4,600 COUNTY TAXABLE VALUE		0	
PO Box 424	8-1-8.2		4,600 TOWN TAXABLE VALUE	0		
Sinclairville, NY 14782	FRNT 272.00 DPTH 304.00		SCHOOL TAXABLE VALUE	0		
	ACRES 1.90		FP003 Charlotte fp 1	0 TO		
	EAST-0323426 NRTH-0839574		4,600 EX			
	DEED BOOK 2023 PG-5763					
	FULL MARKET VALUE	7,500				
***** 217.04-1-38 *****						
217.04-1-38	Rood Rd				26200	
Town Of Charlotte	651 Highway gar		TOWN OWNED 13500	0	50,000	50,000
7059 Rood Rd	Cassadaga Valle 062601	6,100	COUNTY TAXABLE VALUE	0		
Sinclairville, NY 14782	Tool House	50,000	TOWN TAXABLE VALUE	0		
	13-2-1		SCHOOL TAXABLE VALUE	0		
	FRNT 112.00 DPTH 148.00		FP003 Charlotte fp 1	0 TO		
	EAST-0323438 NRTH-0841122		50,000 EX			
	FULL MARKET VALUE	81,600				
***** 217.04-1-39 *****						
217.04-1-39	Rood Rd				26200	
Town Of Charlotte	651 Highway gar		TOWN OWNED 13500	0	300,000	300,000
7059 Rood Rd	Cassadaga Valle 062601	12,400	COUNTY TAXABLE VALUE	0		
Sinclairville, NY 14782-9619	Highway Garage & Town Hal	300,000	TOWN TAXABLE VALUE	0		
	5-1-27.2		SCHOOL TAXABLE VALUE	0		
	ACRES 1.30		FP003 Charlotte fp 1	0 TO		
	EAST-0323261 NRTH-0841237		300,000 EX			
	FULL MARKET VALUE	489,800				
***** 217.04-1-40 *****						
217.04-1-40	Rood Rd				26200	
Town Of Charlotte	591 Playground		TOWN OWNED 13500	0	20,400	20,400
26 East Ave	Cassadaga Valle 062601	20,400	COUNTY TAXABLE VALUE	0		
Sinclairville, NY 14782	5-1-27.1	20,400	TOWN TAXABLE VALUE	0		
	ACRES 16.10		SCHOOL TAXABLE VALUE	0		
	EAST-0323321 NRTH-0841633		FP003 Charlotte fp 1	0 TO		
	DEED BOOK 2124 PG-00246		20,400 EX			
	FULL MARKET VALUE	33,300				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 061.25

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VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 235.00-1-59 *****						
235.00-1-59	822 Water supply		VILL OWNED 13650	0	27,500	27,500
Sinclairvll Water Wks	Cassadaga Valle 062601	27,500	COUNTY TAXABLE VALUE		0	27,500
Pob 469	11-1-12	27,500	TOWN TAXABLE VALUE		0	
Sinclairville, NY 14782	ACRES 25.00		SCHOOL TAXABLE VALUE		0	
	EAST-0328164 NRTH-0831743		FP003 Charlotte fp 1		0 TO	
	FULL MARKET VALUE	44,900	27,500 EX			
***** 251.00-1-35 *****						
251.00-1-35	695 Cemetery		PRIV CEMTY 27350	0	11,000	11,000
Richmond Cemetary	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE		0	11,000
Sinclairville, NY 14782	11-1-22		11,000 TOWN TAXABLE VALUE		0	
	ACRES 1.00		SCHOOL TAXABLE VALUE		0	
	EAST-0322702 NRTH-0824983		FP003 Charlotte fp 1		0 TO	
	FULL MARKET VALUE	18,000	11,000 EX			
***** 251.00-1-37 *****						
251.00-1-37	East Rd		SCHOOL 13800	0	36,800	36,800
Sinclairville School Farm	615 Educatn fac		36,800 COUNTY TAXABLE VALUE		0	
PO Box 540	Cassadaga Valle 062601	36,800	TOWN TAXABLE VALUE		0	
Sinclairville, NY 14782	11-1-24		SCHOOL TAXABLE VALUE		0	
	ACRES 38.29		FP003 Charlotte fp 1		0 TO	
	EAST-0321393 NRTH-0824945					
	FULL MARKET VALUE	60,100	36,800 EX			

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2 0 2 5 F I N A L A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8

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R O L L S U B S E C T I O N - - T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	13	TOTAL		924,300	924,300	

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	13	201,400	924,300	924,300			
	S U B - T O T A L	13	201,400	924,300	924,300			
	T O T A L	13	201,400	924,300	924,300			

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
13500	TOWN OWNED	3	370,400	370,400	370,400
13650	VILL OWNED	1	27,500	27,500	27,500
13800	SCHOOL	1	36,800	36,800	36,800
25110	RELIGIOUS	3	434,600	434,600	434,600
27350	PRIV CEMTY	5	55,000	55,000	55,000
	T O T A L	13	924,300	924,300	924,300

STATE OF NEW YORK
COUNTY - Chautauqua
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2025 FINAL ASSESSMENT ROLL
WHOLLY EXEMPT SECTION OF THE ROLL - 8

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UNIFORM PERCENT OF VALUE IS 061.25
ROLL SUBSECTION - - TOTALS

*** GRAND TOTALS ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
8	WHOLLY EXEMPT	13	201,400	924,300				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8

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R O L L S E C T I O N T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	13	TOTAL		924,300	924,300	

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	13	201,400	924,300	924,300			
	S U B - T O T A L	13	201,400	924,300	924,300			
	T O T A L	13	201,400	924,300	924,300			

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
13500	TOWN OWNED	3	370,400	370,400	370,400
13650	VILL OWNED	1	27,500	27,500	27,500
13800	SCHOOL	1	36,800	36,800	36,800
25110	RELIGIOUS	3	434,600	434,600	434,600
27350	PRIV CEMTY	5	55,000	55,000	55,000
	T O T A L	13	924,300	924,300	924,300

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8

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R O L L S E C T I O N T O T A L S

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
8	WHOLLY EXEMPT	13	201,400	924,300				

STATE OF NEW YORK
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2 0 2 5 F I N A L A S S E S S M E N T R O L L

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S W I S T O T A L S
UNIFORM PERCENT OF VALUE IS 061.25

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	1,071	TOTAL		94086,104	1157,100	92929,004

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	1,041	24551,250	92439,021	30215,195	62223,826	7180,990	55042,836
063001	Pine Valley	31	1348,500	1785,083		1785,083		1785,083
	S U B - T O T A L	1,072	25899,750	94224,104	30215,195	64008,909	7180,990	56827,919
	T O T A L	1,072	25899,750	94224,104	30215,195	64008,909	7180,990	56827,919

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
13500	TOWN OWNED	3	370,400	370,400	370,400
13650	VILL OWNED	1	27,500	27,500	27,500
13800	SCHOOL	1	36,800	36,800	36,800
18020	IND DEVEL	15	27297,000	27297,000	27297,000
25110	RELIGIOUS	3	434,600	434,600	434,600
27350	PRIV CEMTY	5	55,000	55,000	55,000
32252	ST REFOR	14	2498,500		
32301	STATE LAND	2	3,500	3,500	
41101	VETS C/T	3	7,700	7,700	
41121	VET WAR CT	18	131,118	67,932	
41131	VET COM CT	12	149,630	75,480	
41141	VET DIS CT	10	184,010	120,640	
41162	CW_15_VET/	5	37,740		

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S W I S T O T A L S
UNIFORM PERCENT OF VALUE IS 061.25

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
41172	CW DISBLD	2	50,320		
41631	RPTL 466-a	2	52,400	52,400	
41700	AG BLDG	6	130,200	130,200	130,200
41720	AG DIST	58	1087,250	1087,250	1087,250
41730	AG COMMIT	23	457,470	457,470	457,470
41800	AGED C/T/S	3	45,550	45,550	45,550
41805	AGED C/S	1	34,000		34,000
41834	ENH STAR	94			4773,500
41854	BAS STAR	127			2388,620
41864	B STAR ADD	1			18,870
42100	FARM SILOS	19	232,300	232,300	232,300
47610	BUSINV 897	1	7,125	7,125	7,125
	T O T A L	429	33330,113	30508,847	37396,185

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
1	TAXABLE	1,023	23199,050	88131,765	58227,952	58550,718	58840,870	51659,880
3	STATE OWNED LAND	16	2498,500	2502,000		2498,500	2502,000	2502,000
5	SPECIAL FRANCHISE	6		1512,320	1512,320	1512,320	1512,320	1512,320
6	UTILITIES & N.C.	14	800	1153,719	1153,719	1153,719	1153,719	1153,719
8	WHOLLY EXEMPT	13	201,400	924,300				
*	SUB TOTAL	1,072	25899,750	94224,104	60893,991	63715,257	64008,909	56827,919
**	GRAND TOTAL	1,072	25899,750	94224,104	60893,991	63715,257	64008,909	56827,919

STATE OF NEW YORK
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*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	1,072	TOTAL		94386,104	1457,100	92929,004

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	1,310	27166,650	113309,743	37343,045	75966,698	9478,110	66488,588
063001	Pine Valley	32	1348,500	1785,181		1785,181		1785,181
	S U B - T O T A L	1,342	28515,150	115094,924	37343,045	77751,879	9478,110	68273,769
	T O T A L	1,342	28515,150	115094,924	37343,045	77751,879	9478,110	68273,769

*** S Y S T E M C O D E S S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
50000	WHOLLY EX	1	500,000	500,000	500,000	500,000
	T O T A L	1	500,000	500,000	500,000	500,000

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
13100	CO PROPTY	1	15,000	15,000	15,000	15,000
13500	TOWN OWNED	3		370,400	370,400	370,400
13650	VILL OWNED	7	4905,200	4932,700	4932,700	4932,700
13800	SCHOOL	1		36,800	36,800	36,800
18020	IND DEVEL	15		27297,000	27297,000	27297,000
25110	RELIGIOUS	9	496,800	931,400	931,400	931,400
25120	NONPROF ED	1	300,000	300,000	300,000	300,000
25130	NONPROF ED	1	10,000	10,000	10,000	10,000
25300	NON-PROFIT	2	53,000	53,000	53,000	53,000

STATE OF NEW YORK
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*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
26400	VOL FIRE	2	470,000	470,000	470,000	470,000
27350	PRIV CEMTY	8	99,400	154,400	154,400	154,400
32252	ST REFOR	14		2498,500		
32301	STATE LAND	2		3,500	3,500	
41101	VETS C/T	5	4,305	17,005	17,005	
41121	VET WAR CT	24	18,870	176,406	90,576	
41131	VET COM CT	15	18,870	187,370	94,350	
41141	VET DIS CT	11	12,580	202,135	133,220	
41147	VET DIS V	1	9,000			
41162	CW 15_VET/	5		37,740		
41172	CW_DISBLD	2		50,320		
41631	RPTL 466-a	2		52,400	52,400	
41700	AG BLDG	6		130,200	130,200	130,200
41720	AG DIST	67	92,010	1218,700	1218,700	1218,700
41730	AG COMMIT	23		457,470	457,470	457,470
41800	AGED C/T/S	4	18,500	64,050	64,050	64,050
41805	AGED C/S	5		149,936		160,000
41834	ENH STAR	122				6089,380
41854	BAS STAR	179				3369,860
41864	B STAR ADD	1				18,870
42100	FARM SILOS	21	1,500	233,800	233,800	233,800
47610	BUSINV 897	2	1,000	8,125	8,125	8,125
	T O T A L	561	6526,035	40058,357	37074,096	46321,155

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
1	TAXABLE	1,258	25521,050	101037,039	12728,639	70754,382	71240,143	71467,694	61989,584
3	STATE OWNED LAND	16	2498,500		2502,000		2498,500	2502,000	2502,000
5	SPECIAL FRANCHISE	12		2352,591	840,271	2352,591	2352,591	2352,591	2352,591

STATE OF NEW YORK
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*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
6	UTILITIES & N.C.	20	2,100	1429,594	275,875	1429,594	1429,594	1429,594	1429,594
8	WHOLLY EXEMPT	36	493,500	7773,700					
*	SUB TOTAL	1,342	28515,150	115094,924	13844,785	74536,567	77520,828	77751,879	68273,769
**	GRAND TOTAL	1,342	28515,150	115094,924	13844,785	74536,567	77520,828	77751,879	68273,769

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