



Property Information

Tax Map ID: 103.04-1-25.300
Physical Address: 812 ROUTE 5 AND 20
Community: Town of Geneva
Easting: 705155
Northing: 1041341
Roll Section: 1 2017 **Acres:** 0.861
Property Class: 421 Restaurant
School District: Geneva City School
Frontage: 150.00 **Depth:** 250.00

Heat:

Fuel:

Water: Comm/public

Sewer: Comm/public

NOTES:

WHERE TO VOTE:

206 Carter Rd, Geneva (Geneva Community Center)

BUILDING DETAILS (primary bldg only):

Year Built: 1976 **Sq Ft.** 2,074
Condition: Good
Style: Fast food w/seating load sup
Stories: 1 **Central Air:**
Siding:
Basement:
Full Baths: **Half Baths:**
Bedrooms: **Fireplaces:**

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

Assessed Values:

Full Market Value: \$640,500
Total Assessment: \$640,500
Land Assessment: \$286,600

Owner Information

Owners: SPIRIT MASTER FUNDING III, LLC

Address 1: 14631 N SCOTTSDALE RD, #200

City: SCOTTSDALE

State, ZIP: AZ 85254

Deed Book: 1233 **Deed Page:** 179 **Date:** 9/29/2009 **Comments:**

Recent Sales

Residential Sales (Valid Only)



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Report Created:

10/03/2017

Previous Owners

OWNER NAME(S): Spirit Master Funding IV, LLC

DEED DATE: 1/15/2008

DEED BOOK: 1198

DEED PAGE: 898

CLERK NUMBER: 200801150192

COMMENTS:

OWNER NAME(S): Sold .155A to LUP Properties, LLC

DEED DATE: 8/1/1999

DEED BOOK: 1021

DEED PAGE: 469

CLERK NUMBER:

COMMENTS:

OWNER NAME(S): FFCA Acquisition Corp.

DEED DATE: 8/31/1999

DEED BOOK: 1021

DEED PAGE: 473

CLERK NUMBER:

COMMENTS:

OWNER NAME(S): FFCA Acquisition Corp.

DEED DATE: 9/9/1997

DEED BOOK: 984

DEED PAGE: 692

CLERK NUMBER:

COMMENTS:

OWNER NAME(S): Pizza Hut Of America, Inc.

DEED DATE: 7/1/1976

DEED BOOK: 757

DEED PAGE: 218

CLERK NUMBER:

COMMENTS:

OWNER NAME(S): Moore, Raymond & Olive

DEED DATE: 12/1/1975

DEED BOOK: 751

DEED PAGE: 1065

CLERK NUMBER:

COMMENTS:



Tax Information

SPECIAL DISTRICT TAX RATES

Special District	Code	SD Tax Rate	UN Tax Rate	FE Tax Rate
Geneva Fire Prot	FD301	0.696332	\$0	\$0
Sewer Dist #1	SD301	0.000000	\$0	\$0
Water Dist #1	WD301	0.000000	\$0	\$0

EXEMPTIONS

Exemption Description	Code	County	Town	Village	School
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ESTIMATED TAXES WORKSHEET

The workspace below can be used to estimate the TRUE taxes for this property. Users are strongly urged to contact the Ontario County Treasurer's Office (585-396-4432) to verify exact total taxes. If the property is in one of the cities, please contact either the City of Canandaigua (585-396-5015) or the City of Geneva (315-789-2114) depending on the location.

	RATE	TAXABLE	TAX YEAR
School Tax:	21.802835 x	\$640,500 / 1000 =	\$13,964.72 2017-2018
County Tax:	6.309460 x	\$640,500 / 1000 =	\$4,041.21 2017
Town or City Tax:	0.040230 x	\$640,500 / 1000 =	\$25.77 2017
Village Tax:	0.000000 x	\$640,500 / 1000 =	\$0.00 2017

Municipal and School Taxes Subtotal: **\$18,031.69**

+ **Special District Taxes Subtotal:**

TOTAL ESTIMATED TAXES:

SURVEYS

Survey ID	Survey Link (copy and paste in a browser)
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TAX BILLS

(copy and paste link in a browser)

School:	http://oncorng.co.ontario.ny.us/TaxbillSchool/103.04-1-25.300_School.pdf
County/Town:	http://oncorng.co.ontario.ny.us/TaxbillCountyTown/103.04-1-25.300_CountyTown.pdf
City:	
Village:	

TAX MAP

http://oncorng.co.ontario.ny.us/taxmap323000/Town of Geneva_103.04.pdf



Additional Inventory

IMPROVEMENTS

Structure Description	Code	Year	Sqft	Dim1	Dim2	Condition	Grade
Pavng-asphlt	LP4	1976	3,926	0	0	Normal	Average
Cold stor rm	RN2	1990	0	10	16	Good	Average
Shed-machine	FC1	1989	0	8	12	Normal	Average

LAND DESCRIPTION

Notes: Soil Rating is assigned for tillable, pasture, woodland, muck, orchard and vineyard land types. Click on the Soil Rating heading for more information about how the rating was determined. Although unusual, there may be characteristics that affect the base land value. If so, this "Influence" description is indicated at the end of the table.

Land Type	Waterfront	Soil Rating	Acres	Depth	Frontage	Value
Primary			0.000	0	0	\$286,560



Individual Building Details

RESIDENTIAL BUILDINGS



COMMERCIAL BUILDINGS

Building Number:	1	Number of Stories:	1
Building Section:	1	Story Height (feet):	12
No. Identical Bldgs:	1	% Air-Conditioned:	100.00
Actual Year Built:	1976	% Sprinkler:	0.00
Effective Year Built:	0	% Alarmed:	100.00
Construction Quality:	Average	Number of Elevators:	0
Overall Condition:	Good	Basement Type:	
Perimeter:	190	Basement Perimeter:	0
Gross Floor Area:	2074	Basement Sqft:	0
Wall A %:	0.00	Wall B %:	0.00
		Wall C %:	100.00



Property Analysis

Type	Description	% Coverage	Acres
NRCS Soils	Lima loam, 0 to 3 percent slopes	100.0%	0.9
Utilities - Electric	NEW YORK STATE ELECTRIC & GAS	100.0%	0.9
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	0.9
Utilities - Telephone	Finger Lakes Technology Group	100.0%	0.9
Utilities - Telephone	Verizon	100.0%	0.9
Watershed	Seneca Lake	100.0%	0.9



Local Zoning

Note: OnCOR users are strongly urged to contact the municipal planning/zoning office to confirm accuracy of the zoning information listed below.

Community Zoning Type	Description	% Coverage
Town of Geneva Lakeview Overlay	General Business - B-1	92.4%
Town of Geneva Lakeview Overlay	Residence - R-2	7.6%
Town of Geneva Zoning	General Business - B-1	92.4%
Town of Geneva Zoning	Residence - R-2	7.6%

