

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
T A X M A P N U M B E R S E Q U E N C E
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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.
***** 099.15-01-002.000 *****							
099.15-01-002.000	Off E County Rte 415						
SemGas Storage, LLC	311 Res vac land		VILLAGE TAXABLE VALUE		2,900		
% KE Andrews	Avoca CSD 462201	2,900	COUNTY TAXABLE VALUE		2,900		
2424 Ridge Rd	Off East Of 415	2,900	TOWN TAXABLE VALUE		2,900		
Rockwall, TX 75087	ACRES 0.57		SCHOOL TAXABLE VALUE		2,900		
	EAST-0591284 NRTH-0882168		FD224 Avoca Fire District		2,900	TO	
	DEED BOOK 2475 PG-196						
	FULL MARKET VALUE	3,021					
***** 099.15-01-003.000 *****							
099.15-01-003.000	Village Line & Cohocton R		AG DIST 41720	11,288	11,288	11,288	11,288
Hubbard Daniel	105 Vac farmland		VILLAGE TAXABLE VALUE		2,112		
91 S Main St	Avoca CSD 462201	13,400	COUNTY TAXABLE VALUE		2,112		
Avoca, NY 14809	Tn Line Cohocton R	13,400	TOWN TAXABLE VALUE		2,112		
	V Towner Old Erie		SCHOOL TAXABLE VALUE		2,112		
	ACRES 9.10		AG003 Ag Dist #3		13,400	TO	
MAY BE SUBJECT TO PAYMENT	EAST-0591684 NRTH-0882228		FD224 Avoca Fire District		13,400	TO	
UNDER AGDIST LAW TIL 2029	DEED BOOK 2789 PG-86						
	FULL MARKET VALUE	13,958					
***** 099.15-01-004.111 *****							
099.15-01-004.111	74 N Main St		VILLAGE TAXABLE VALUE		9,600		0007085-000
McMahon Patrick J	311 Res vac land		COUNTY TAXABLE VALUE		9,600		
McMahon Judy	Avoca CSD 462201	9,600	TOWN TAXABLE VALUE		9,600		
PO Box 61	Corp Line N Main	9,600	SCHOOL TAXABLE VALUE		9,600		
Avoca, NY 14809	Hopkins River		FD224 Avoca Fire District		9,600	TO	
	ACRES 9.20						
	EAST-0592574 NRTH-0882238						
	DEED BOOK 1485 PG-76						
	FULL MARKET VALUE	10,000					
***** 099.15-01-004.112 *****							
099.15-01-004.112	80 N Main St		VILLAGE TAXABLE VALUE		24,300		
DLF Equity LLC	270 Mfg housing		COUNTY TAXABLE VALUE		24,300		
3217 County Route 3	Avoca CSD 462201	17,300	TOWN TAXABLE VALUE		24,300		
Addison, NY 14801	Main Street Robinson	24,300	SCHOOL TAXABLE VALUE		24,300		
	Hopkins McMahan		FD224 Avoca Fire District		24,300	TO	
	ACRES 0.50						
	EAST-0592523 NRTH-0882793						
	DEED BOOK 3066 PG-240						
	FULL MARKET VALUE	25,313					
***** 099.15-01-004.112/1 *****							
099.15-01-004.112/1	82 N Main St		VILLAGE TAXABLE VALUE		15,400		
DLF Equity LLC	270 Mfg housing		COUNTY TAXABLE VALUE		15,400		
3217 County Route 3	Avoca CSD 462201	0	TOWN TAXABLE VALUE		15,400		
Addison, NY 14801	DEED BOOK 2789 PG-292	15,400	SCHOOL TAXABLE VALUE		15,400		
	FULL MARKET VALUE	16,042	FD224 Avoca Fire District		15,400	TO	

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2 0 2 5 T E N T A T I V E 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 096.00

PAGE 2
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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				
***** 099.15-01-004.120 *****							
099.15-01-004.120	76 N Main St						
DLF Equity LLC	416 Mfg hsing pk		VILLAGE TAXABLE VALUE		35,000		
3217 County Route 3	Avoca CSD 462201	20,000	COUNTY TAXABLE VALUE		35,000		
Addison, NY 14801	Mcmahon Main St	35,000	TOWN TAXABLE VALUE		35,000		
	Hopkins Mcmahon		SCHOOL TAXABLE VALUE		35,000		
	FRNT 360.00 DPTH 165.00		FD224 Avoca Fire District		35,000 TO		
	ACRES 1.40						
	EAST-0592614 NRTH-0882538						
	DEED BOOK 3066 PG-240						
	FULL MARKET VALUE	36,458					
***** 099.15-01-004.211 *****							
099.15-01-004.211	79 N Main St						0007077-000
Oliver Todd E	281 Multiple res		VILLAGE TAXABLE VALUE		78,900		
9166 County Route 7	Avoca CSD 462201	17,700	COUNTY TAXABLE VALUE		78,900		
Avoca, NY 14809	ACRES 0.70	78,900	TOWN TAXABLE VALUE		78,900		
	EAST-0592744 NRTH-0882638		SCHOOL TAXABLE VALUE		78,900		
	DEED BOOK 2880 PG-63		FD224 Avoca Fire District		78,900 TO		
	FULL MARKET VALUE	82,188					
***** 099.15-01-004.212 *****							
099.15-01-004.212	77 N Main St						00159
Spencer Shawn C	270 Mfg housing		VILLAGE TAXABLE VALUE		20,700		
Spencer Debby L	Avoca CSD 462201	13,600	COUNTY TAXABLE VALUE		20,700		
6 Mattice St	Robbins Xway	20,700	TOWN TAXABLE VALUE		20,700		
Avoca, NY 14809	Cagle N Main		SCHOOL TAXABLE VALUE		20,700		
	FRNT 88.00 DPTH 130.00		FD224 Avoca Fire District		20,700 TO		
	EAST-0592814 NRTH-0882518						
	DEED BOOK 2832 PG-214						
	FULL MARKET VALUE	21,563					
***** 099.15-01-004.220 *****							
099.15-01-004.220	75 N Main St						0007075-000
Cagle Billy G	270 Mfg housing		VILLAGE TAXABLE VALUE		57,900		
75 N Main St	Avoca CSD 462201	17,400	COUNTY TAXABLE VALUE		57,900		
Avoca, NY 14809	Onofrio Xway	57,900	TOWN TAXABLE VALUE		57,900		
	Kromer Main St		SCHOOL TAXABLE VALUE		57,900		
	FRNT 120.00 DPTH 206.50		FD224 Avoca Fire District		57,900 TO		
	EAST-0592844 NRTH-0882418						
	DEED BOOK 3053 PG-241						
	FULL MARKET VALUE	60,313					
***** 099.15-01-005.000 *****							
099.15-01-005.000	72 N Main St						0007072-000
Hopkins William L	210 1 Family Res		COLD WAR 1 41161	6,000	18,000	6,000	0
Hopkins ETAL Michael E	Avoca CSD 462201	17,300	ENH STAR 41834	0	0	0	86,100
72 N Main St	Oliver Main St	120,800	VILLAGE TAXABLE VALUE		114,800		
Avoca, NY 14809	Oliver Oliver		COUNTY TAXABLE VALUE		102,800		
	FRNT 340.00 DPTH 140.00		TOWN TAXABLE VALUE		114,800		
	ACRES 0.50		SCHOOL TAXABLE VALUE		34,700		
	EAST-0592764 NRTH-0882228		FD224 Avoca Fire District		120,800 TO		
	DEED BOOK 3131 PG-263						
	FULL MARKET VALUE	125,833					

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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 096.00

PAGE 3
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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				
***** 099.15-01-006.000 *****							
099.15-01-006.000	73 N Main St						0007073-000
Pietsch Julie G	210 1 Family Res		ENH STAR 41834	0	0	0	86,100
73 N Main St	Avoca CSD 462201	20,200	VILLAGE TAXABLE VALUE		120,800		
Avoca, NY 14809	Cagle Xway	120,800	COUNTY TAXABLE VALUE		120,800		
	FRNT 150.00 DPTH 200.00		TOWN TAXABLE VALUE		120,800		
	ACRES 1.43 BANK 450		SCHOOL TAXABLE VALUE		34,700		
	EAST-0593026 NRTH-0882325		FD224 Avoca Fire District		120,800 TO		
	DEED BOOK 2457 PG-134						
	FULL MARKET VALUE	125,833					
***** 099.15-01-008.000 *****							
099.15-01-008.000	57 N Main St						0007067-000
Chase Keith	210 1 Family Res		VET WAR CT 41121	6,000	12,000	6,000	0
57 N Main St	Avoca CSD 462201	22,800	VET DIS CT 41141	20,000	37,620	20,000	0
Avoca, NY 14809	ACRES 1.96	125,400	ENH STAR 41834	0	0	0	86,100
	EAST-0593044 NRTH-0882058		VILLAGE TAXABLE VALUE		99,400		
	DEED BOOK 2306 PG-175		COUNTY TAXABLE VALUE		75,780		
	FULL MARKET VALUE	130,625	TOWN TAXABLE VALUE		99,400		
			SCHOOL TAXABLE VALUE		39,300		
			FD224 Avoca Fire District		125,400 TO		
***** 099.15-01-009.000 *****							
099.15-01-009.000	65 N Main St						0007065-000
Campbell Dale W	210 1 Family Res		ENH STAR 41834	0	0	0	75,900
Campbell Linda L	Avoca CSD 462201	15,400	VILLAGE TAXABLE VALUE		75,900		
65 N Main St	Lyons Conlon	75,900	COUNTY TAXABLE VALUE		75,900		
Avoca, NY 14809-9705	Geukes Main St		TOWN TAXABLE VALUE		75,900		
	FRNT 100.00 DPTH 175.25		SCHOOL TAXABLE VALUE		0		
	EAST-0593074 NRTH-0881878		FD224 Avoca Fire District		75,900 TO		
	DEED BOOK 1064 PG-309						
	FULL MARKET VALUE	79,063					
***** 099.15-01-010.000 *****							
099.15-01-010.000	63 N Main St						0007063-000
Geukes Thomas	210 1 Family Res		VET WAR CT 41121	6,000	12,000	6,000	0
63 N Main St	Avoca CSD 462201	15,400	VET DIS CT 41141	20,000	40,000	20,000	0
Avoca, NY 14809-9705	Campbell Conlon	135,100	BAS STAR 41854	0	0	0	30,380
	Conlon Main St		VILLAGE TAXABLE VALUE		109,100		
	FRNT 100.00 DPTH 175.25		COUNTY TAXABLE VALUE		83,100		
	EAST-0593104 NRTH-0881778		TOWN TAXABLE VALUE		109,100		
	DEED BOOK 1064 PG-309		SCHOOL TAXABLE VALUE		104,720		
	FULL MARKET VALUE	140,729	FD224 Avoca Fire District		135,100 TO		
***** 099.15-01-011.110 *****							
099.15-01-011.110	61 N Main St						0007061-000
Preston Carol A	210 1 Family Res		ENH STAR 41834	0	0	0	86,100
61 N Main St	Avoca CSD 462201	20,000	VILLAGE TAXABLE VALUE		164,800		
Avoca, NY 14809-9705	Geukes X-Way	164,800	COUNTY TAXABLE VALUE		164,800		
	Richardson Main St		TOWN TAXABLE VALUE		164,800		
	ACRES 1.40		SCHOOL TAXABLE VALUE		78,700		
	EAST-0593288 NRTH-0881762		FD224 Avoca Fire District		164,800 TO		
	DEED BOOK 1477 PG-123						
	FULL MARKET VALUE	171,667					

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 THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
 TAX MAP NUMBER SEQUENCE
 UNIFORM PERCENT OF VALUE IS 096.00

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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	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION					TAXABLE VALUE
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS					
***** 099.15-01-011.120 *****								
	55 N Main St							0007061-000
099.15-01-011.120	312 Vac w/imprv		VILLAGE TAXABLE VALUE					18,000
Campbell Dale	Avoca CSD 462201	6,400	COUNTY TAXABLE VALUE					18,000
Campbell Linda	FRNT 100.00 DPTH 332.00	18,000	TOWN TAXABLE VALUE					18,000
65 N Main St	ACRES 0.68		SCHOOL TAXABLE VALUE					18,000
Avoca, NY 14809	EAST-0593236 NRTH-0881955		FD224 Avoca Fire District					18,000 TO
	DEED BOOK 1580 PG-310							
	FULL MARKET VALUE	18,750						
***** 099.15-01-011.130 *****								
	63 N Main St							
099.15-01-011.130	311 Res vac land		VILLAGE TAXABLE VALUE					10,100
Geukes Thomas	Avoca CSD 462201	10,100	COUNTY TAXABLE VALUE					10,100
Geukes Julie	Geukes Campbell	10,100	TOWN TAXABLE VALUE					10,100
63 N Main St	Preston Main St		SCHOOL TAXABLE VALUE					10,100
Avoca, NY 14809	FRNT 100.00 DPTH 402.00		FD224 Avoca Fire District					10,100 TO
	ACRES 0.84							
	EAST-0593348 NRTH-0881883							
	DEED BOOK 1580 PG-308							
	FULL MARKET VALUE	10,521						

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 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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 VALUATION DATE-JUL 01, 2024
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 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	17	TOTAL		1029,000		1029,000
AG003	Ag Dist #3	1	TOTAL		13,400		13,400

*** 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
462201	Avoca CSD	17	239,500	1029,000	11,288	1017,712	450,680	567,032
	S U B - T O T A L	17	239,500	1029,000	11,288	1017,712	450,680	567,032
	T O T A L	17	239,500	1029,000	11,288	1017,712	450,680	567,032

*** 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
41121	VET WAR CT	2	12,000	24,000	12,000	
41141	VET DIS CT	2	40,000	77,620	40,000	
41161	COLD WAR 1	1	6,000	18,000	6,000	
41720	AG DIST	1	11,288	11,288	11,288	11,288
41834	ENH STAR	5				420,300
41854	BAS STAR	1				30,380
	T O T A L	12	69,288	130,908	69,288	461,968

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 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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PAGE 6
 VALUATION DATE-JUL 01, 2024
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 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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	17	239,500	1029,000	959,712	898,092	959,712	1017,712	567,032

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T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				
***** 099.19-01-001.111 *****							
60425	State Route 415						0006042-500
099.19-01-001.111	120 Field crops		AG DIST 41720	22,561	22,561	22,561	22,561
Keeler Robert L	Avoca CSD 462201	58,600	VILLAGE TAXABLE VALUE	54,039			
Keeler Mary Diane	ACRES 33.00	76,600	COUNTY TAXABLE VALUE	54,039			
8565 Jacobs Ladder Rd	EAST-0591684 NRTH-0881508		TOWN TAXABLE VALUE	54,039			
Avoca, NY 14809	DEED BOOK 2017 PG-313		SCHOOL TAXABLE VALUE	54,039			
	FULL MARKET VALUE	79,792	AG003 Ag Dist #3	76,600 TO			
			FD224 Avoca Fire District	76,600 TO			
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029							
***** 099.19-01-001.112 *****							
60425	State Route 415						0006042-500
099.19-01-001.112	210 1 Family Res		VET WAR CT 41121	6,000	12,000	6,000	0
Parker Sandra J	Avoca CSD 462201	18,000	ENH STAR 41834	0	0	0	86,100
Turner Delores A	Corp Line Erie Rr	138,000	VILLAGE TAXABLE VALUE	132,000			
60425 State Route 415	Schschureba Rt 415		COUNTY TAXABLE VALUE	126,000			
Avoca, NY 14809	ACRES 0.99		TOWN TAXABLE VALUE	132,000			
	EAST-0590736 NRTH-0881819		SCHOOL TAXABLE VALUE	51,900			
	DEED BOOK 3076 PG-179		FD224 Avoca Fire District	138,000 TO			
	FULL MARKET VALUE	143,750					
***** 099.19-01-001.120 *****							
60425	State Route 415						0006042-500
099.19-01-001.120	311 Res vac land		VILLAGE TAXABLE VALUE	18,200			
Goodrich Ryan	Avoca CSD 462201	18,200	COUNTY TAXABLE VALUE	18,200			
18 Charlesworth Ave	ACRES 2.47	18,200	TOWN TAXABLE VALUE	18,200			
PO Box 44	EAST-0590902 NRTH-0881108		SCHOOL TAXABLE VALUE	18,200			
Avoca, NY 14809	DEED BOOK 2497 PG-276		FD224 Avoca Fire District	18,200 TO			
	FULL MARKET VALUE	18,958					
***** 099.19-01-001.210 *****							
60379	State Route 415						0006038-500
099.19-01-001.210	270 Mfg housing		VILLAGE TAXABLE VALUE	38,400			
Ravelingeen Ranaat F	Avoca CSD 462201	22,400	COUNTY TAXABLE VALUE	38,400			
Ravelingeen Margaret L	Towner El-Rr	38,400	TOWN TAXABLE VALUE	38,400			
60379 State Route 415	Schuschere Rt 415		SCHOOL TAXABLE VALUE	38,400			
PO Box 278	ACRES 1.87		FD224 Avoca Fire District	38,400 TO			
Avoca, NY 14809	EAST-0591466 NRTH-0881089						
	DEED BOOK 2004 PG-300						
	FULL MARKET VALUE	40,000					
***** 099.19-01-001.220 *****							
60381	State Route 415						0006038-500
099.19-01-001.220	270 Mfg housing		BAS STAR 41854	0	0	0	30,380
Smith Tracy	Avoca CSD 462201	18,500	VILLAGE TAXABLE VALUE	37,300			
60381 State Rt 415	Towner El-Rr	37,300	COUNTY TAXABLE VALUE	37,300			
Avoca, NY 14809-9594	Schuschere Rt 415		TOWN TAXABLE VALUE	37,300			
	ACRES 1.10		SCHOOL TAXABLE VALUE	6,920			
	EAST-0591288 NRTH-0881256		FD224 Avoca Fire District	37,300 TO			
	DEED BOOK 2267 PG-14						
	FULL MARKET VALUE	38,854					

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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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 8
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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.			

099.19-01-001.230	60383 State Route 415				099.19-01-001.230		*****
DLF Equity LLC	270 Mfg housing		VILLAGE TAXABLE VALUE				0006038-500
3217 County Route 3	Avoca CSD 462201	18,200	COUNTY TAXABLE VALUE				
Addison, NY 14801	Towner El-Rr	29,900	TOWN TAXABLE VALUE				
	Schuschere Rt 415		SCHOOL TAXABLE VALUE				
	FRNT 153.00 DPTH		FD224 Avoca Fire District				
	ACRES 1.03						
	EAST-0591180 NRTH-0881375						
	DEED BOOK 3066 PG-240						
	FULL MARKET VALUE	31,146					

099.19-01-001.240	60385 State Route 415				099.19-01-001.240		*****
DLF Equity LLC	270 Mfg housing		VILLAGE TAXABLE VALUE				0006038-500
3217 County Route 3	Avoca CSD 462201	17,900	COUNTY TAXABLE VALUE				
Addison, NY 14801	Towner El-Rr	32,000	TOWN TAXABLE VALUE				
	Schuschere Rt 415		SCHOOL TAXABLE VALUE				
	ACRES 0.85		FD224 Avoca Fire District				
	EAST-0591088 NRTH-0881466						
	DEED BOOK 3066 PG-240						
	FULL MARKET VALUE	33,333					

099.19-01-002.000	60225 State Route 415	33 PCT OF VALUE USED FOR EXEMPTION PURPOSES			099.19-01-002.000		*****
Schuschereba Johana	240 Rural res		AG DIST 41720	24,153	24,153	24,153	24,153
Andrew Schuschereba	Avoca CSD 462201	56,200	AGED C/T/S 41800	14,025	14,025	14,025	14,025
60225 State Route 415	ACRES 48.56	85,000	BAS STAR 41854	0	0	0	30,380
Avoca, NY 14809	EAST-0591954 NRTH-0880428		VILLAGE TAXABLE VALUE				
	DEED BOOK 1356 PG-338		COUNTY TAXABLE VALUE				
	FULL MARKET VALUE	88,542	TOWN TAXABLE VALUE				
			SCHOOL TAXABLE VALUE				
MAY BE SUBJECT TO PAYMENT			AG003 Ag Dist #3		85,000 TO		
UNDER AGDIST LAW TIL 2029			FD224 Avoca Fire District		85,000 TO		

099.19-01-004.000	60986 State Route 415				099.19-01-004.000		*****
SemGas Storage, LLC	340 Vacant indus		VILLAGE TAXABLE VALUE				0005004-006
% KE Andrews	Avoca CSD 462201	10,000	COUNTY TAXABLE VALUE				
2424 Ridge Rd	Old Erie Road Bed	10,000	TOWN TAXABLE VALUE				
Rockwall, TX 75087	North Of Main St		SCHOOL TAXABLE VALUE				
	Balance To C Haines		FD224 Avoca Fire District				
	ACRES 3.00						
	EAST-0592034 NRTH-0881358						
	DEED BOOK 2475 PG-196						
	FULL MARKET VALUE	10,417					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				
***** 099.19-01-005.000 *****							
099.19-01-005.000	58 N Main St						0007058-000
Miller Martin R	240 Rural res		AG DIST 41730	21,400	21,400	21,400	21,400
Miller Brandi E	Avoca CSD 462201	65,300	BAS STAR 41854	0	0	0	30,380
58 N Main St	Oliver Xway	214,700	VILLAGE TAXABLE VALUE				193,300
Avoca, NY 14809	Dyke River		COUNTY TAXABLE VALUE				193,300
	FRNT 635.00 DPTH		TOWN TAXABLE VALUE				193,300
	ACRES 29.21		SCHOOL TAXABLE VALUE				162,920
MAY BE SUBJECT TO PAYMENT	EAST-0593124 NRTH-0880848		FD224 Avoca Fire District	214,700	TO		
UNDER AGDIST LAW TIL 2032	DEED BOOK 2386 PG-82						
	FULL MARKET VALUE	223,646					
***** 099.19-01-008.000 *****							
099.19-01-008.000	State Route 415						
Goodrich Barbara Y	314 Rural vac<10		VILLAGE TAXABLE VALUE	4,200			
Goodrich Robert A	Avoca CSD 462201	4,200	COUNTY TAXABLE VALUE	4,200			
PO Box 24	ACRES 3.00	4,200	TOWN TAXABLE VALUE	4,200			
Avoca, NY 14809	EAST-0593138 NRTH-0879898		SCHOOL TAXABLE VALUE	4,200			
	DEED BOOK 3033 PG-59		FD224 Avoca Fire District	4,200	TO		
	FULL MARKET VALUE	4,375					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
 M A P S E C T I O N - 0 9 9
 S U B - S E C T I O N - 0 1 9
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	11	TOTAL		684,300		684,300
AG003	Ag Dist #3	2	TOTAL		161,600		161,600

*** 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
462201	Avoca CSD	11	307,500	684,300	82,139	602,161	177,240	424,921
	S U B - T O T A L	11	307,500	684,300	82,139	602,161	177,240	424,921
	T O T A L	11	307,500	684,300	82,139	602,161	177,240	424,921

*** 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
41121	VET WAR CT	1	6,000	12,000	6,000	
41720	AG DIST	2	46,714	46,714	46,714	46,714
41730	AG DIST	1	21,400	21,400	21,400	21,400
41800	AGED C/T/S	1	14,025	14,025	14,025	14,025
41834	ENH STAR	1				86,100
41854	BAS STAR	3				91,140
	T O T A L	9	88,139	94,139	88,139	259,379

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
 M A P S E C T I O N - 0 9 9
 S U B - S E C T I O N - 0 1 9
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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	11	307,500	684,300	596,161	590,161	596,161	602,161	424,921

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 12
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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				
***** 099.20-01-002.000 *****							
099.20-01-002.000	53 N Main St						0007053-000
Hubbard Gretchen	120 Field crops		AG DIST 41720	10,918	10,918	10,918	10,918
5226 County Route 70A	Avoca CSD 462201	15,900	VILLAGE TAXABLE VALUE		4,982		
Avoca, NY 14809	Dyke Woiczehowski	15,900	COUNTY TAXABLE VALUE		4,982		
	Martin Main St		TOWN TAXABLE VALUE		4,982		
	ACRES 11.10		SCHOOL TAXABLE VALUE		4,982		
MAY BE SUBJECT TO PAYMENT	EAST-0594064 NRTH-0880858		AG003 Ag Dist #3		15,900 TO		
UNDER AGDIST LAW TIL 2029	DEED BOOK 2789 PG-92		FD224 Avoca Fire District		15,900 TO		
	FULL MARKET VALUE	16,563					
***** 099.20-01-004.000 *****							
099.20-01-004.000	2 Alexander St						0005302-000
Clancy Edward G Jr	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
Butler Tracie	Avoca CSD 462201	15,500	VILLAGE TAXABLE VALUE		140,900		
2 Alexander St	Hubbard Noble	140,900	COUNTY TAXABLE VALUE		140,900		
PO Box 411	Alex St Main St		TOWN TAXABLE VALUE		140,900		
Avoca, NY 14809	FRNT 186.36 DPTH 96.36		SCHOOL TAXABLE VALUE		110,520		
	BANK 450		FD224 Avoca Fire District		140,900 TO		
	EAST-0593684 NRTH-0880558						
	DEED BOOK 1627 PG-77						
	FULL MARKET VALUE	146,771					
***** 099.20-01-005.000 *****							
099.20-01-005.000	4 Alexander St						0005304-000
Wakefield Matthew	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
Wakefield Debra	Avoca CSD 462201	12,700	VILLAGE TAXABLE VALUE		100,000		
4 Alexander St	Hubbard Miller	100,000	COUNTY TAXABLE VALUE		100,000		
PO Box 122	Alexst Weaver		TOWN TAXABLE VALUE		100,000		
Avoca, NY 14809	FRNT 82.50 DPTH 139.50		SCHOOL TAXABLE VALUE		69,620		
	EAST-0593804 NRTH-0880558		FD224 Avoca Fire District		100,000 TO		
	DEED BOOK 1886 PG-188						
	FULL MARKET VALUE	104,167					
***** 099.20-01-006.000 *****							
099.20-01-006.000	6 Alexander St						0005306-000
Hoad Royce C	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
6 Alexander St	Avoca CSD 462201	12,700	VILLAGE TAXABLE VALUE		87,400		
Avoca, NY 14809	FRNT 82.00 DPTH 140.20	87,400	COUNTY TAXABLE VALUE		87,400		
	BANK 450		TOWN TAXABLE VALUE		87,400		
	EAST-0593884 NRTH-0880568		SCHOOL TAXABLE VALUE		57,020		
	DEED BOOK 1936 PG-86		FD224 Avoca Fire District		87,400 TO		
	FULL MARKET VALUE	91,042					
***** 099.20-01-007.000 *****							
099.20-01-007.000	8 Alexander St						0005308-000
Hannan Susan	210 1 Family Res		VILLAGE TAXABLE VALUE		102,400		
1012 Peace Dr NW	Avoca CSD 462201	12,700	COUNTY TAXABLE VALUE		102,400		
Kennesaw, GA 30152	Hubbard Stewart	102,400	TOWN TAXABLE VALUE		102,400		
	FRNT 82.00 DPTH 140.20		SCHOOL TAXABLE VALUE		102,400		
	EAST-0593974 NRTH-0880568		FD224 Avoca Fire District		102,400 TO		
	DEED BOOK 1642 PG-126						
	FULL MARKET VALUE	106,667					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 13
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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

099.20-01-008.000	10 Alexander St				099.20-01-008.000		0005310-000
Galvan Frank J	210 1 Family Res		VILLAGE TAXABLE VALUE	172,500			
Galvan Jennifer L	Avoca CSD 462201	13,600	COUNTY TAXABLE VALUE	172,500			
32 East Ave	Hubbard Tadder	172,500	TOWN TAXABLE VALUE	172,500			
Avoca, NY 14809	Alex St Minichello		SCHOOL TAXABLE VALUE	172,500			
	FRNT 82.50 DPTH 165.00		FD224 Avoca Fire District	172,500 TO			
	BANK 450						
	EAST-0594054 NRTH-0880568						
	DEED BOOK 3103 PG-104						
	FULL MARKET VALUE	179,688					

099.20-01-009.000	16 Alexander St				099.20-01-009.000		0005316-000
Rodbourn Anthony N	210 1 Family Res		VILLAGE TAXABLE VALUE	97,800			
16 Alexander St	Avoca CSD 462201	15,400	COUNTY TAXABLE VALUE	97,800			
Avoca, NY 14809	Hubbard Hewson	97,800	TOWN TAXABLE VALUE	97,800			
	Alex St Stewart		SCHOOL TAXABLE VALUE	97,800			
	FRNT 124.00 DPTH 140.25		FD224 Avoca Fire District	97,800 TO			
	BANK 241						
	EAST-0594134 NRTH-0880578						
	DEED BOOK 2281 PG-249						
	FULL MARKET VALUE	101,875					

099.20-01-011.000	18 Alexander St				099.20-01-011.000		0005318-000
Ostrander Terry G	210 1 Family Res		ENH STAR 41834	0	0	0	86,100
18 Alexander St	Avoca CSD 462201	13,800	VILLAGE TAXABLE VALUE	126,500			
PO Box 125	Hubbard MCGunnigle	126,500	COUNTY TAXABLE VALUE	126,500			
Avoca, NY 14809	Alex St Tadder		TOWN TAXABLE VALUE	126,500			
	FRNT 101.31 DPTH 140.25		SCHOOL TAXABLE VALUE	40,400			
	EAST-0594274 NRTH-0880578		FD224 Avoca Fire District	126,500 TO			
	DEED BOOK 2004 PG-165						
	FULL MARKET VALUE	131,771					

099.20-01-012.000	20 Alexander St				099.20-01-012.000		0005320-000
Saltsman Emma J	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
20 Alexander St	Avoca CSD 462201	12,700	VILLAGE TAXABLE VALUE	92,000			
Avoca, NY 14809	FRNT 82.00 DPTH 140.00	92,000	COUNTY TAXABLE VALUE	92,000			
	BANK 359		TOWN TAXABLE VALUE	92,000			
	EAST-0594344 NRTH-0880578		SCHOOL TAXABLE VALUE	61,620			
	DEED BOOK 2143 PG-66		FD224 Avoca Fire District	92,000 TO			
	FULL MARKET VALUE	95,833					

099.20-01-013.000	22 Alexander St				099.20-01-013.000		0005322-000
Martinez Cirilo Garcia	312 Vac w/imprv		VILLAGE TAXABLE VALUE	35,700			
Garcia Emma J	Avoca CSD 462201	12,700	COUNTY TAXABLE VALUE	35,700			
20 Alexander St	FRNT 82.00 DPTH 140.00	35,700	TOWN TAXABLE VALUE	35,700			
Avoca, NY 14809	EAST-0594424 NRTH-0880578		SCHOOL TAXABLE VALUE	35,700			
	DEED BOOK 2667 PG-321		FD224 Avoca Fire District	35,700 TO			
	FULL MARKET VALUE	37,188					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS					
***** 099.20-01-014.000 *****								
099.20-01-014.000	26 Alexander St							0005326-000
Skillman Jean	210 1 Family Res		AGED C	41802	0	36,225	0	0
26 Alexander St	Avoca CSD 462201	12,700	ENH STAR	41834	0	0	0	86,100
PO Box 175	Hubbard Dodds	103,500	VILLAGE TAXABLE VALUE			103,500		
Avoca, NY 14809	Alex St Sutfin		COUNTY TAXABLE VALUE			67,275		
	FRNT 82.00 DPTH 140.00		TOWN TAXABLE VALUE			103,500		
	EAST-0594504 NRTH-0880598		SCHOOL TAXABLE VALUE			17,400		
	FULL MARKET VALUE	107,813	FD224 Avoca Fire District			103,500 TO		
***** 099.20-01-015.000 *****								
099.20-01-015.000	28 Alexander St							0005328-000
Pragle Rodney E Jr	210 1 Family Res		AGED C	41802	0	49,450	0	0
28 Alexander St	Avoca CSD 462201	12,700	VILLAGE TAXABLE VALUE			98,900		
PO Box 3	Hubbard Gross	98,900	COUNTY TAXABLE VALUE			49,450		
Avoca, NY 14809	Alex St Skillman		TOWN TAXABLE VALUE			98,900		
	FRNT 82.50 DPTH 140.25		SCHOOL TAXABLE VALUE			98,900		
	EAST-0594594 NRTH-0880588		FD224 Avoca Fire District			98,900 TO		
	DEED BOOK 3042 PG-134							
	FULL MARKET VALUE	103,021						
***** 099.20-01-016.000 *****								
099.20-01-016.000	30 Alexander St							0005330-000
Gross Jack	210 1 Family Res		ENH STAR	41834	0	0	0	86,100
Gross Donna	Avoca CSD 462201	12,700	VILLAGE TAXABLE VALUE			104,800		
30 Alexander St	Hubbard Remchuk	104,800	COUNTY TAXABLE VALUE			104,800		
Avoca, NY 14809	Alex St Dodds		TOWN TAXABLE VALUE			104,800		
	FRNT 82.00 DPTH 140.00		SCHOOL TAXABLE VALUE			18,700		
	EAST-0594674 NRTH-0880588		FD224 Avoca Fire District			104,800 TO		
	DEED BOOK 888 PG-00708							
	FULL MARKET VALUE	109,167						
***** 099.20-01-017.000 *****								
099.20-01-017.000	32 Alexander St							0005334-000
Slayton Deborah L	270 Mfg housing		BAS STAR	41854	0	0	0	30,380
27 Knox St	Avoca CSD 462201	12,700	VILLAGE TAXABLE VALUE			37,800		
Dansville, NY 14437	FRNT 82.00 DPTH 140.00	37,800	COUNTY TAXABLE VALUE			37,800		
	BANK 450		TOWN TAXABLE VALUE			37,800		
	EAST-0594754 NRTH-0880608		SCHOOL TAXABLE VALUE			7,420		
	DEED BOOK 2085 PG-193		FD224 Avoca Fire District			37,800 TO		
	FULL MARKET VALUE	39,375						
***** 099.20-01-018.000 *****								
099.20-01-018.000	34 Alexander St							0005336-000
Hammond Gary P	210 1 Family Res		VILLAGE TAXABLE VALUE			59,800		
Prinzi Michelle M	Avoca CSD 462201	13,800	COUNTY TAXABLE VALUE			59,800		
34 Alexander St	FRNT 82.50 DPTH 140.25	59,800	TOWN TAXABLE VALUE			59,800		
Avoca, NY 14809	ACRES 0.32		SCHOOL TAXABLE VALUE			59,800		
	EAST-0594844 NRTH-0880598		FD224 Avoca Fire District			59,800 TO		
	DEED BOOK 2297 PG-115							
	FULL MARKET VALUE	62,292						

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				
***** 099.20-01-019.000 *****							
099.20-01-019.000	36 Alexander St						0005338-000
Oliver Thomas G	210 1 Family Res		AGED C/T/S 41800	39,100	39,100	39,100	39,100
36 Alexander St	Avoca CSD 462201	5,600	ENH STAR 41834	0	0	0	39,100
Avoca, NY 14809	Swift Nash	78,200	VILLAGE TAXABLE VALUE		39,100		
	Alex St Wraight		COUNTY TAXABLE VALUE		39,100		
	FRNT 84.79 DPTH 164.90		TOWN TAXABLE VALUE		39,100		
	EAST-0594934 NRTH-0880608		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 3147 PG-183		FD224 Avoca Fire District		78,200 TO		
	FULL MARKET VALUE	81,458					
***** 099.20-01-020.000 *****							
099.20-01-020.000	38 Alexander St						0005340-000
Brewer Benjamin L	210 1 Family Res		VILLAGE TAXABLE VALUE		79,400		
Brewer Nina M	Avoca CSD 462201	8,500	COUNTY TAXABLE VALUE		79,400		
38 Alexander St	FRNT 53.39 DPTH 140.25	79,400	TOWN TAXABLE VALUE		79,400		
Avoca, NY 14809	BANK 450		SCHOOL TAXABLE VALUE		79,400		
	EAST-0595004 NRTH-0880598		FD224 Avoca Fire District		79,400 TO		
	DEED BOOK 2802 PG-115						
	FULL MARKET VALUE	82,708					
***** 099.20-01-021.000 *****							
099.20-01-021.000	40 Alexander St						0005342-000
Cobb Hill Regina	210 1 Family Res		VILLAGE TAXABLE VALUE		97,800		
PO Box 242	Avoca CSD 462201	13,300	COUNTY TAXABLE VALUE		97,800		
Corning, NY 14830	Evans Payne	97,800	TOWN TAXABLE VALUE		97,800		
	FRNT 82.50 DPTH 156.00		SCHOOL TAXABLE VALUE		97,800		
	EAST-0595064 NRTH-0880608		FD224 Avoca Fire District		97,800 TO		
	DEED BOOK 1295 PG-129						
	FULL MARKET VALUE	101,875					
***** 099.20-01-022.000 *****							
099.20-01-022.000	42 Alexander St						0005344-000
Payne Marlene M	210 1 Family Res		AGED C/T/S 41800	41,400	41,400	41,400	41,400
42 Alexander St	Avoca CSD 462201	17,400	ENH STAR 41834	0	0	0	41,400
Avoca, NY 14809	Evans Lespfrance	82,800	VILLAGE TAXABLE VALUE		41,400		
	Alex St Gay		COUNTY TAXABLE VALUE		41,400		
	FRNT 89.50 DPTH 279.00		TOWN TAXABLE VALUE		41,400		
	EAST-0595154 NRTH-0880608		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 2647 PG-141		FD224 Avoca Fire District		82,800 TO		
	FULL MARKET VALUE	86,250					
***** 099.20-01-023.000 *****							
099.20-01-023.000	44 Alexander St						0005346-000
Lesperance Charles	210 1 Family Res		VET WAR CT 41121	6,000	12,000	6,000	0
% Peter Lesperance	Avoca CSD 462201	12,000	AGED C 41802	0	4,950	0	0
44 Alexander St	Swift Lesperance	111,000	ENH STAR 41834	0	0	0	86,100
Avoca, NY 14809	Alex St Payne		VILLAGE TAXABLE VALUE		105,000		
	FRNT 75.00 DPTH 140.00		COUNTY TAXABLE VALUE		94,050		
	EAST-0595224 NRTH-0880598		TOWN TAXABLE VALUE		105,000		
	FULL MARKET VALUE	115,625	SCHOOL TAXABLE VALUE		24,900		
			FD224 Avoca Fire District		111,000 TO		

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE				
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS					

099.20-01-024.000	46 Alexander St							0005348-000
Oliver Todd E	220 2 Family Res		VILLAGE TAXABLE VALUE		51,800			
9166 County Route 7	Avoca CSD 462201	13,600	COUNTY TAXABLE VALUE		51,800			
Avoca, NY 14809	FRNT 82.00 DPTH 140.00	51,800	TOWN TAXABLE VALUE		51,800			
	ACRES 0.31		SCHOOL TAXABLE VALUE		51,800			
	EAST-0595294 NRTH-0880618		FD224 Avoca Fire District		51,800 TO			
	DEED BOOK 2880 PG-66							
	FULL MARKET VALUE	53,958						

099.20-01-028.000	49 Alexander St							0008910-000
Horton William	210 1 Family Res		ENH STAR 41834	0	0	0	86,100	
Horton Pamela	Avoca CSD 462201	12,000	VILLAGE TAXABLE VALUE		113,600			
49 Alexander St	Alex St Ward St	113,600	COUNTY TAXABLE VALUE		113,600			
PO Box 274	School Saltsman		TOWN TAXABLE VALUE		113,600			
Avoca, NY 14809	FRNT 82.50 DPTH 130.00		SCHOOL TAXABLE VALUE		27,500			
	EAST-0595464 NRTH-0880398		FD224 Avoca Fire District		113,600 TO			
	DEED BOOK 1366 PG-108							
	FULL MARKET VALUE	118,333						

099.20-01-030.000	47 Alexander St							0005347-000
Allen Brianna	210 1 Family Res		VILLAGE TAXABLE VALUE		69,000			
Golding Shane	Avoca CSD 462201	13,600	COUNTY TAXABLE VALUE		69,000			
47 Alexander St	Alex St Kisiah	69,000	TOWN TAXABLE VALUE		69,000			
Avoca, NY 14809	School Scott		SCHOOL TAXABLE VALUE		69,000			
	FRNT 82.00 DPTH 140.00		FD224 Avoca Fire District		69,000 TO			
	ACRES 0.31 BANK 450							
	EAST-0595384 NRTH-0880418							
	DEED BOOK 3077 PG-3							
	FULL MARKET VALUE	71,875						

099.20-01-033.000	34 East Ave							0005234-000
Wakeman Diane M	220 2 Family Res		ENH STAR 41834	0	0	0	86,100	
34 East Ave	Avoca CSD 462201	17,900	VILLAGE TAXABLE VALUE		107,000			
PO Box 695	Calkins School	107,000	COUNTY TAXABLE VALUE		107,000			
Avoca, NY 14809	East Ave Smith		TOWN TAXABLE VALUE		107,000			
	FRNT 132.00 DPTH 295.00		SCHOOL TAXABLE VALUE		20,900			
	EAST-0595164 NRTH-0880208		FD224 Avoca Fire District		107,000 TO			
	DEED BOOK 1082 PG-21							
	FULL MARKET VALUE	111,458						

099.20-01-034.000	32 East Ave							0005232-000
Galvan Frank J	210 1 Family Res		VILLAGE TAXABLE VALUE		86,300			
Galvan Jennifer Lynn	Avoca CSD 462201	13,600	COUNTY TAXABLE VALUE		86,300			
PO Box 484	FRNT 88.44 DPTH 165.00	86,300	TOWN TAXABLE VALUE		86,300			
Avoca, NY 14809	ACRES 0.31 BANK 450		SCHOOL TAXABLE VALUE		86,300			
	EAST-0595044 NRTH-0880108		FD224 Avoca Fire District		86,300 TO			
	DEED BOOK 2701 PG-302							
	FULL MARKET VALUE	89,896						

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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	ACCOUNT NO.	
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE					
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS						

099.20-01-035.000	30 East Ave				099.20-01-035.000			*****	
Wainwright Heather M	210 1 Family Res		BAS STAR 41854	0	0	0		0005230-000	
Wainwright Barry E	Avoca CSD 462201	14,000	VILLAGE TAXABLE VALUE		109,300			30,380	
30 East Ave	FRNT 88.00 DPTH 165.00	109,300	COUNTY TAXABLE VALUE		109,300				
Avoca, NY 14809	BANK 450		TOWN TAXABLE VALUE		109,300				
	EAST-0594954 NRTH-0880108		SCHOOL TAXABLE VALUE		78,920				
	DEED BOOK 2296 PG-125		FD224 Avoca Fire District		109,300 TO				
	FULL MARKET VALUE	113,854							

099.20-01-036.000	6 Mattice St				099.20-01-036.000			*****	
Spencer Shawn C	210 1 Family Res		BAS STAR 41854	0	0	0		0008407-000	
Spencer Debby L	Avoca CSD 462201	17,400	VILLAGE TAXABLE VALUE		132,300			30,380	
6 Mattice St	FRNT 141.13 DPTH 177.26	132,300	COUNTY TAXABLE VALUE		132,300				
PO Box 102	EAST-0595014 NRTH-0880258		TOWN TAXABLE VALUE		132,300				
Avoca, NY 14809	DEED BOOK 1747 PG-290		SCHOOL TAXABLE VALUE		101,920				
	FULL MARKET VALUE	137,813	FD224 Avoca Fire District		132,300 TO				

099.20-01-037.000	39 Alexander St				099.20-01-037.000			*****	
Flanders Louise	210 1 Family Res		AGED C/T/S 41800	60,400	60,400	60,400		0005339-008	
39 Alexander St	Avoca CSD 462201	12,700	ENH STAR 41834	0	0	0		60,400	
Avoca, NY 14809	FRNT 82.50 DPTH 140.25	120,800	VILLAGE TAXABLE VALUE		60,400				
	EAST-0595064 NRTH-0880408		COUNTY TAXABLE VALUE		60,400				
	DEED BOOK 1111 PG-123		TOWN TAXABLE VALUE		60,400				
	FULL MARKET VALUE	125,833	SCHOOL TAXABLE VALUE		0				
			FD224 Avoca Fire District		120,800 TO				

099.20-01-038.000	37 Alexander St				099.20-01-038.000			*****	
Murphy Vada M	210 1 Family Res		AGED C 41802	0	38,500	0		0005337-000	
37 Alexander St	Avoca CSD 462201	12,700	ENH STAR 41834	0	0	0		77,000	
Avoca, NY 14809	FRNT 82.00 DPTH 140.00	77,000	VILLAGE TAXABLE VALUE		77,000				
	EAST-0594984 NRTH-0880408		COUNTY TAXABLE VALUE		38,500				
	DEED BOOK 1054 PG-00227		TOWN TAXABLE VALUE		77,000				
	FULL MARKET VALUE	80,208	SCHOOL TAXABLE VALUE		0				
			FD224 Avoca Fire District		77,000 TO				

099.20-01-039.000	33 Alexander St				099.20-01-039.000			*****	
Cosler Jarrod	210 1 Family Res		VILLAGE TAXABLE VALUE		109,300			0005333-000	
Cosler Ashley	Avoca CSD 462201	16,100	COUNTY TAXABLE VALUE		109,300				
33 Alexander St	Alex St Mattice St	109,300	TOWN TAXABLE VALUE		109,300				
Avoca, NY 14809	Cemetery Eaton		SCHOOL TAXABLE VALUE		109,300				
	FRNT 170.00 DPTH 140.00		FD224 Avoca Fire District		109,300 TO				
	ACRES 0.44 BANK 450								
	EAST-0594854 NRTH-0880408								
	DEED BOOK 2907 PG-185								
	FULL MARKET VALUE	113,854							

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS					
***** 099.20-01-041.000 *****								
099.20-01-041.000	31 Alexander St						0005331-000	
Osmin Nathan	210 1 Family Res		VET COM CT 41131	10,000	20,000	10,000	0	
31 Alexander St	Avoca CSD 462201	12,700	VET DIS CT 41141	20,000	40,000	20,000	0	
Avoca, NY 14809	Alex St Buckley	146,000	VILLAGE TAXABLE VALUE		116,000			
	FRNT 82.00 DPTH 140.00		COUNTY TAXABLE VALUE		86,000			
	BANK 450		TOWN TAXABLE VALUE		116,000			
	EAST-0594764 NRTH-0880398		SCHOOL TAXABLE VALUE		146,000			
	DEED BOOK 3072 PG-164		FD224 Avoca Fire District		146,000 TO			
	FULL MARKET VALUE	152,083						
***** 099.20-01-042.000 *****								
099.20-01-042.000	27 Alexander St						0005327-000	
Groshner Philip	210 1 Family Res		VILLAGE TAXABLE VALUE		50,000			
27 Alexander St	Avoca CSD 462201	12,700	COUNTY TAXABLE VALUE		50,000			
Avoca, NY 14809	Alex St Lattimer	50,000	TOWN TAXABLE VALUE		50,000			
	Cemetary Stanley		SCHOOL TAXABLE VALUE		50,000			
	FRNT 82.00 DPTH 140.00		FD224 Avoca Fire District		50,000 TO			
	EAST-0594684 NRTH-0880398							
	DEED BOOK 3043 PG-289							
	FULL MARKET VALUE	52,083						
***** 099.20-01-043.000 *****								
099.20-01-043.000	25 Alexander St						0005325-000	
Stanley Lawrence E	210 1 Family Res		AGED C/T/S 41800	37,400	37,400	37,400	37,400	
PO Box 53	Avoca CSD 462201	17,300	ENH STAR 41834	0	0	0	37,400	
Avoca, NY 14809	Alex St Stryker	74,800	VILLAGE TAXABLE VALUE		37,400			
	Stanley Perkins		COUNTY TAXABLE VALUE		37,400			
	FRNT 82.50 DPTH 140.25		TOWN TAXABLE VALUE		37,400			
	ACRES 0.55		SCHOOL TAXABLE VALUE		0			
	EAST-0594604 NRTH-0880398		FD224 Avoca Fire District		74,800 TO			
	DEED BOOK 3032 PG-83							
	FULL MARKET VALUE	77,917						
***** 099.20-01-045.000 *****								
099.20-01-045.000	22 East Ave						0005222-000	
Johnson Erickalynn	210 1 Family Res		VILLAGE TAXABLE VALUE		53,000			
22 East Ave	Avoca CSD 462201	11,500	COUNTY TAXABLE VALUE		53,000			
Avoca, NY 14809	Stanley Cemetary	53,000	TOWN TAXABLE VALUE		53,000			
	East Ave Trembley		SCHOOL TAXABLE VALUE		53,000			
	FRNT 80.00 DPTH 126.00		FD224 Avoca Fire District		53,000 TO			
	EAST-0594634 NRTH-0880098							
	DEED BOOK 3053 PG-159							
	FULL MARKET VALUE	55,208						

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
T A X M A P N U M B E R S E Q U E N C E
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U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

099.20-01-046.000	20 East Ave				099.20-01-046.000		*****
Ferguson Daniel	210 1 Family Res		BAS STAR 41854	0	0	0	0005220-000
Ferguson Donna	Avoca CSD 462201	12,000	VILLAGE TAXABLE VALUE		109,300		30,380
20 East Ave	Heard Drake	109,300	COUNTY TAXABLE VALUE		109,300		
PO Box 188	East Ave Congdon		TOWN TAXABLE VALUE		109,300		
Avoca, NY 14809	FRNT 80.00 DPTH 130.00		SCHOOL TAXABLE VALUE		78,920		
	EAST-0594554 NRTH-0880098		FD224 Avoca Fire District		109,300 TO		
	DEED BOOK 1450 PG-297						
	FULL MARKET VALUE	113,854					

099.20-01-047.000	7 Lions St				099.20-01-047.000		*****
Rumsey Sean M	210 1 Family Res		VILLAGE TAXABLE VALUE		74,800		0005829-000
7 Lions Street	Avoca CSD 462201	12,900	COUNTY TAXABLE VALUE		74,800		
Avoca, NY 14809	FRNT 85.35 DPTH 136.53	74,800	TOWN TAXABLE VALUE		74,800		
	BANK 241		SCHOOL TAXABLE VALUE		74,800		
	EAST-0594544 NRTH-0880228		FD224 Avoca Fire District		74,800 TO		
	DEED BOOK 2771 PG-190						
	FULL MARKET VALUE	77,917					

099.20-01-048.000	23 Alexander St				099.20-01-048.000		*****
Horne Matthew	210 1 Family Res		VILLAGE TAXABLE VALUE		45,400		0005323-000
Horne Karen	Avoca CSD 462201	15,400	COUNTY TAXABLE VALUE		45,400		
8219 Wheaton Hill Rd	Alex St Stanley	45,400	TOWN TAXABLE VALUE		45,400		
Wayland, NY 14572	FRNT 123.75 DPTH 140.25		SCHOOL TAXABLE VALUE		45,400		
	EAST-0594514 NRTH-0880388		FD224 Avoca Fire District		45,400 TO		
	DEED BOOK 2975 PG-151						
	FULL MARKET VALUE	47,292					

099.20-01-050.000	5 Lions St				099.20-01-050.000		*****
Matwiejow Katie M	210 1 Family Res		VILLAGE TAXABLE VALUE		75,900		0005827-000
5 Lions St	Avoca CSD 462201	12,700	COUNTY TAXABLE VALUE		75,900		
Avoca, NY 14809	Lion St Eaton	75,900	TOWN TAXABLE VALUE		75,900		
	Ostrander Kocher		SCHOOL TAXABLE VALUE		75,900		
	FRNT 80.00 DPTH 140.00		FD224 Avoca Fire District		75,900 TO		
	BANK 241						
	EAST-0594464 NRTH-0880228						
	DEED BOOK 3067 PG-295						
	FULL MARKET VALUE	79,063					

099.20-01-051.000	18 East Ave				099.20-01-051.000		*****
Barsco LLC	210 1 Family Res		VILLAGE TAXABLE VALUE		86,300		0005218-000
5811 Unionville Rd	Avoca CSD 462201	13,300	COUNTY TAXABLE VALUE		86,300		
Bath, NY 14810	Habberfield Trembley	86,300	TOWN TAXABLE VALUE		86,300		
	East Ave Benjamin		SCHOOL TAXABLE VALUE		86,300		
	FRNT 80.00 DPTH 157.15		FD224 Avoca Fire District		86,300 TO		
	ACRES 0.29						
	EAST-0594464 NRTH-0880098						
	DEED BOOK 2668 PG-150						
	FULL MARKET VALUE	89,896					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 20
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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

099.20-01-052.000	14 East Ave			099.20-01-052.000			0005214-000
Federal Home Loan Mortgage Cor	210 1 Family Res		VILLAGE TAXABLE VALUE		132,300		
8950 Cypress Waters Blvd	Avoca CSD 462201	11,000	COUNTY TAXABLE VALUE		132,300		
Coppell, TX 75019	Kocher Ostrander	132,300	TOWN TAXABLE VALUE		132,300		
	East Ave Beasley		SCHOOL TAXABLE VALUE		132,300		
	FRNT 80.00 DPTH 121.00		FD224 Avoca Fire District		132,300 TO		
	BANK 450						
	EAST-0594384 NRTH-0880098						
	DEED BOOK 3045 PG-60						
	FULL MARKET VALUE	137,813					

099.20-01-053.000	12 East Ave			099.20-01-053.000			0005212-000
Walker Angela	210 1 Family Res		VILLAGE TAXABLE VALUE		96,600		
12 East Ave	Avoca CSD 462201	14,000	COUNTY TAXABLE VALUE		96,600		
Avoca, NY 14809	Kocher Benjamin	96,600	TOWN TAXABLE VALUE		96,600		
	East Ave Maple St		SCHOOL TAXABLE VALUE		96,600		
	FRNT 94.00 DPTH 126.00		FD224 Avoca Fire District		96,600 TO		
	ACRES 0.33						
	EAST-0594304 NRTH-0880098						
	DEED BOOK 2827 PG-278						
	FULL MARKET VALUE	100,625					

099.20-01-054.000	3 Lions St			099.20-01-054.000			0005825-000
Adam Michael	210 1 Family Res		VILLAGE TAXABLE VALUE		56,900		
Adam Suzanne	Avoca CSD 462201	17,300	COUNTY TAXABLE VALUE		56,900		
7732 County Route 70	FRNT 174.00 DPTH 135.00	56,900	TOWN TAXABLE VALUE		56,900		
Avoca, NY 14809	EAST-0594344 NRTH-0880228		SCHOOL TAXABLE VALUE		56,900		
	DEED BOOK 2528 PG-87		FD224 Avoca Fire District		56,900 TO		
	FULL MARKET VALUE	59,271					

099.20-01-055.000	19 Alexander St			099.20-01-055.000			0005319-000
Evarts Daryl S	483 Converted Re		VILLAGE TAXABLE VALUE		60,000		
Evarts Kristina	Avoca CSD 462201	15,400	COUNTY TAXABLE VALUE		60,000		
PO Box 138	Alex St Evart	60,000	TOWN TAXABLE VALUE		60,000		
Avoca, NY 14809	FRNT 123.75 DPTH 140.00		SCHOOL TAXABLE VALUE		60,000		
	EAST-0594398 NRTH-0880398		FD224 Avoca Fire District		60,000 TO		
	DEED BOOK 1641 PG-109						
	FULL MARKET VALUE	62,500					

099.20-01-057.000	13 Alexander St			099.20-01-057.000			0005430-000
Gay Frederick R	312 Vac w/imprv		VILLAGE TAXABLE VALUE		25,900		
Sullivan April F	Avoca CSD 462201	13,600	COUNTY TAXABLE VALUE		25,900		
13 Alexander St	Alex St Maple Ave	25,900	TOWN TAXABLE VALUE		25,900		
PO Box 283	Damon Caron		SCHOOL TAXABLE VALUE		25,900		
Avoca, NY 14809	FRNT 82.50 DPTH 165.00		FD224 Avoca Fire District		25,900 TO		
	EAST-0594144 NRTH-0880378						
	DEED BOOK 1630 PG-339						
	FULL MARKET VALUE	26,979					

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

099.20-01-058.000	11 Alexander St			099.20-01-058.000			0005311-000
Delio Joseph	210 1 Family Res		VILLAGE TAXABLE VALUE				
11 Alexander St	Avoca CSD 462201	12,900	COUNTY TAXABLE VALUE				
Avoca, NY 14809	FRNT 82.50 DPTH 140.79	97,800	TOWN TAXABLE VALUE				
	BANK 450		SCHOOL TAXABLE VALUE				
	EAST-0594064 NRTH-0880378		FD224 Avoca Fire District				
	DEED BOOK 2999 PG-288						
	FULL MARKET VALUE	101,875					

099.20-01-059.000	26 N Maple Ave			099.20-01-059.000			0005426-000
Ferran John J Jr	210 1 Family Res		VILLAGE TAXABLE VALUE				
Ferran Kweh hwa	Avoca CSD 462201	16,500	COUNTY TAXABLE VALUE				
157 Glenerie Blvd	FRNT 130.00 DPTH 153.00	62,500	TOWN TAXABLE VALUE				
Saugerties, NY 12477	EAST-0594132 NRTH-0880248		SCHOOL TAXABLE VALUE				
	DEED BOOK 1997 PG-341		FD224 Avoca Fire District				
	FULL MARKET VALUE	65,104					

099.20-01-060.100	24 N Maple Ave			099.20-01-060.100			00161
Roth Lisa	210 1 Family Res		VILLAGE TAXABLE VALUE				
24 N Maple St	Avoca CSD 462201	6,500	COUNTY TAXABLE VALUE				
Avoca, NY 14809	Damon Maple Ave	66,700	TOWN TAXABLE VALUE				
	FRNT 74.13 DPTH 78.00		SCHOOL TAXABLE VALUE				
	BANK 241		FD224 Avoca Fire District				
	EAST-0594175 NRTH-0880147						
	DEED BOOK 2908 PG-208						
	FULL MARKET VALUE	69,479					

099.20-01-060.200	10 East Ave			099.20-01-060.200			0005210-008
Gilbert Theresa A	210 1 Family Res		VILLAGE TAXABLE VALUE				
10 East Ave	Avoca CSD 462201	8,000	COUNTY TAXABLE VALUE				
Avoca, NY 14809	Harris Maple Ave	75,900	TOWN TAXABLE VALUE				
	East Ave Warner		SCHOOL TAXABLE VALUE				
	FRNT 78.00 DPTH 88.10		FD224 Avoca Fire District				
	EAST-0594164 NRTH-0880078						
	DEED BOOK 2874 PG-22						
	FULL MARKET VALUE	79,063					

099.20-01-061.000	8 East Ave			099.20-01-061.000			0005208-000
Mattoon Brian	210 1 Family Res		AGED C 41802	0	6,210	0	0
8 East Ave	Avoca CSD 462201	11,500	ENH STAR 41834	0	0	0	86,100
Avoca, NY 14809	Hammond Harris	124,200	VILLAGE TAXABLE VALUE				
	East Ave Smalt		COUNTY TAXABLE VALUE				
	FRNT 72.00 DPTH 141.00		TOWN TAXABLE VALUE				
	EAST-0594084 NRTH-0880098		SCHOOL TAXABLE VALUE				
	DEED BOOK 2238 PG-265		FD224 Avoca Fire District				
	FULL MARKET VALUE	129,375					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 22
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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

099.20-01-062.000	6 East Ave 210 1 Family Res		BAS STAR 41854	0	0	0	30,380
Smalt Randy	Avoca CSD 462201	16,100	VILLAGE TAXABLE VALUE		117,900		
6 East Ave	Bolton Mattoon	117,900	COUNTY TAXABLE VALUE		117,900		
Avoca, NY 14809	East Ave Gail Stowe		TOWN TAXABLE VALUE		117,900		
	FRNT 71.00 DPTH 272.00		SCHOOL TAXABLE VALUE		87,520		
	EAST-0594014 NRTH-0880198		FD224 Avoca Fire District		117,900 TO		
	DEED BOOK 1351 PG-92						
	FULL MARKET VALUE	122,813					

099.20-01-063.000	9 Alexander St 210 1 Family Res		VILLAGE TAXABLE VALUE		96,600		0005309-000
Fletcher Kim	Avoca CSD 462201	12,700	COUNTY TAXABLE VALUE		96,600		
9 Alexander St	Alex St Johnson	96,600	TOWN TAXABLE VALUE		96,600		
Avoca, NY 14809	G.stowe Fleet		SCHOOL TAXABLE VALUE		96,600		
	FRNT 82.00 DPTH 140.00		FD224 Avoca Fire District		96,600 TO		
	BANK 450						
	EAST-0593974 NRTH-0880368						
	DEED BOOK 2827 PG-332						
	FULL MARKET VALUE	100,625					

099.20-01-064.000	5-7 Alexander St 230 3 Family Res		VILLAGE TAXABLE VALUE		96,600		0005305-000
Fleet David	Avoca CSD 462201	12,700	COUNTY TAXABLE VALUE		96,600		
3217 County Route 3	Alex St Bolton	96,600	TOWN TAXABLE VALUE		96,600		
Addison, NY 14801	Haines Haines		SCHOOL TAXABLE VALUE		96,600		
	FRNT 82.50 DPTH 140.25		FD224 Avoca Fire District		96,600 TO		
	EAST-0593894 NRTH-0880368						
	DEED BOOK 2295 PG-143						
	FULL MARKET VALUE	100,625					

099.20-01-066.110	49 N Main St 210 1 Family Res		BAS STAR 41854	0	0	0	30,380
Keeney Guy H II	Avoca CSD 462201	17,700	VILLAGE TAXABLE VALUE		138,000		
Keeney Stacey	ACRES 0.74 BANK 450	138,000	COUNTY TAXABLE VALUE		138,000		
49 N Main St	EAST-0593825 NRTH-0880279		TOWN TAXABLE VALUE		138,000		
Avoca, NY 14809	DEED BOOK 2378 PG-34		SCHOOL TAXABLE VALUE		107,620		
	FULL MARKET VALUE	143,750	FD224 Avoca Fire District		138,000 TO		

099.20-01-066.120	51 N Main St 210 1 Family Res		BAS STAR 41854	0	0	0	30,380
Stamets John W	Avoca CSD 462201	17,100	VILLAGE TAXABLE VALUE		80,500		
Stamets Tasha L	ACRES 0.49 BANK 450	80,500	COUNTY TAXABLE VALUE		80,500		
51 N Main St	EAST-0593785 NRTH-0880405		TOWN TAXABLE VALUE		80,500		
Avoca, NY 14809	DEED BOOK 2372 PG-34		SCHOOL TAXABLE VALUE		50,120		
	FULL MARKET VALUE	83,854	FD224 Avoca Fire District		80,500 TO		

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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PAGE 23
 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.			

099.20-01-066.200	48 N Main St				099.20-01-066.200		*****
099.20-01-066.200	312 Vac w/imprv		VILLAGE TAXABLE VALUE	34,000			
Goodrich Robert A	Avoca CSD 462201	28,200	COUNTY TAXABLE VALUE	34,000			
Goodrich Barbara	ACRES 4.08	34,000	TOWN TAXABLE VALUE	34,000			
18 N Charlesworth Ave	EAST-0593564 NRTH-0880268		SCHOOL TAXABLE VALUE	34,000			
PO Box 24	DEED BOOK 2332 PG-290		FD224 Avoca Fire District	34,000 TO			
Avoca, NY 14809	FULL MARKET VALUE	35,417					

099.20-01-067.000	47 N Main St				099.20-01-067.000		*****
099.20-01-067.000	210 1 Family Res		VILLAGE TAXABLE VALUE	103,500			0007047-000
Salisbury Alexandra K	Avoca CSD 462201	13,600	COUNTY TAXABLE VALUE	103,500			
47 N Main St	Haines Gail Stowe	103,500	TOWN TAXABLE VALUE	103,500			
Avoca, NY 14809	Kellogg Main St		SCHOOL TAXABLE VALUE	103,500			
	FRNT 81.00 DPTH 125.00		FD224 Avoca Fire District	103,500 TO			
	BANK 241						
	EAST-0593854 NRTH-0880168						
	DEED BOOK 2869 PG-241						
	FULL MARKET VALUE	107,813					

099.20-01-068.000	4 East Ave				099.20-01-068.000		*****
099.20-01-068.000	210 1 Family Res		VILLAGE TAXABLE VALUE	95,300			0005204-000
Peck Melanie	Avoca CSD 462201	13,800	COUNTY TAXABLE VALUE	95,300			
4 East Ave	Schumacher Smalt	95,300	TOWN TAXABLE VALUE	95,300			
Avoca, NY 14809	East Kellogglife Use		SCHOOL TAXABLE VALUE	95,300			
	FRNT 72.00 DPTH 166.00		FD224 Avoca Fire District	95,300 TO			
	ACRES 0.32						
	EAST-0593944 NRTH-0880108						
	DEED BOOK 3134 PG-332						
	FULL MARKET VALUE	99,271					

099.20-01-069.000	43 N Main St				099.20-01-069.000		*****
099.20-01-069.000	210 1 Family Res		BAS STAR 41854	0			0007043-000
Wightman Dana L	Avoca CSD 462201	13,100	VILLAGE TAXABLE VALUE	120,800			
Wightman Leann M	Schumacher Gail Stowe	120,800	COUNTY TAXABLE VALUE	120,800			
PO Box 14	East Ave Main St		TOWN TAXABLE VALUE	120,800			
Avoca, NY 14809	FRNT 107.00 DPTH 115.00		SCHOOL TAXABLE VALUE	90,420			
	EAST-0593854 NRTH-0880068		FD224 Avoca Fire District	120,800 TO			
	DEED BOOK 2044 PG-111						
	FULL MARKET VALUE	125,833					

099.20-01-070.000	42 N Main St				099.20-01-070.000		*****
099.20-01-070.000	210 1 Family Res		VILLAGE TAXABLE VALUE	117,300			0007042-000
Goodrich Dorothy S	Avoca CSD 462201	17,500	COUNTY TAXABLE VALUE	117,300			
Goodrich Robert A	Haines Main St	117,300	TOWN TAXABLE VALUE	117,300			
42 N Main St	Stevens Dec		SCHOOL TAXABLE VALUE	117,300			
PO Box 24	FRNT 60.00 DPTH 465.00		FD224 Avoca Fire District	117,300 TO			
Avoca, NY 14809	EAST-0593554 NRTH-0880008						
	DEED BOOK 2465 PG-54						
	FULL MARKET VALUE	122,188					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 24
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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

099.20-01-071.000	40 N Main St				099.20-01-071.000		*****
Stevens Barbara	210 1 Family Res		BAS STAR 41854	0	0	0	0007040-000
40 N Main St	Avoca CSD 462201	5,400	VILLAGE TAXABLE VALUE		64,800		30,380
PO Box 27	FRNT 81.33 DPTH 405.00	64,800	COUNTY TAXABLE VALUE		64,800		
Avoca, NY 14809	ACRES 0.75		TOWN TAXABLE VALUE		64,800		
	EAST-0593574 NRTH-0879938		SCHOOL TAXABLE VALUE		34,420		
	DEED BOOK 1377 PG-11		FD224 Avoca Fire District		64,800 TO		
	FULL MARKET VALUE	67,500					

099.20-01-072.000	38 N Main St				099.20-01-072.000		*****
Ackerson David	210 1 Family Res		VILLAGE TAXABLE VALUE		77,000		0007038-000
% Lynda Kull	Avoca CSD 462201	17,500	COUNTY TAXABLE VALUE		77,000		
1117 State Route 21	Stevens North Main	77,000	TOWN TAXABLE VALUE		77,000		
Hornell, NY 14843	Nelson Dec		SCHOOL TAXABLE VALUE		77,000		
	FRNT 80.00 DPTH 340.00		FD224 Avoca Fire District		77,000 TO		
	EAST-0593624 NRTH-0879848						
	FULL MARKET VALUE	80,208					

099.20-01-073.000	36 N Main				099.20-01-073.000		*****
McFarland Michael S	210 1 Family Res		BAS STAR 41854	0	0	0	0007036-000
McFarland Marie L	Avoca CSD 462201	15,900	VILLAGE TAXABLE VALUE		184,000		30,380
36 N Main St	Ackerson Main St	184,000	COUNTY TAXABLE VALUE		184,000		
Avoca, NY 14809	Cleland Dec		TOWN TAXABLE VALUE		184,000		
	FRNT 75.10 DPTH 251.99		SCHOOL TAXABLE VALUE		153,620		
	EAST-0593654 NRTH-0879768		FD224 Avoca Fire District		184,000 TO		
	DEED BOOK 2069 PG-303						
	FULL MARKET VALUE	191,667					

099.20-01-074.000	34 N Main St				099.20-01-074.000		*****
Cleland David C	210 1 Family Res		VET WAR CT 41121	6,000	10,530	6,000	0007034-000
Cleland Robin	Avoca CSD 462201	16,100	VET DIS CT 41141	3,510	3,510	3,510	0
34 N Main St	Nelson Main St	70,200	ENH STAR 41834	0	0	0	70,200
Avoca, NY 14809	Julien Dec		VILLAGE TAXABLE VALUE		60,690		
	FRNT 98.00 DPTH 194.00		COUNTY TAXABLE VALUE		56,160		
	EAST-0593684 NRTH-0879698		TOWN TAXABLE VALUE		60,690		
	DEED BOOK 2984 PG-118		SCHOOL TAXABLE VALUE		0		
	FULL MARKET VALUE	73,125	FD224 Avoca Fire District		70,200 TO		

099.20-01-075.000	32 Main St				099.20-01-075.000		*****
Dockstader Carl P	210 1 Family Res		VET WAR CT 41121	6,000	12,000	6,000	0007032-000
Dockstader Candice L	Avoca CSD 462201	11,500	VILLAGE TAXABLE VALUE		114,800		0
32 Main St	FRNT 162.68 DPTH 124.64	120,800	COUNTY TAXABLE VALUE		108,800		
Avoca, NY 14809	ACRES 0.23		TOWN TAXABLE VALUE		114,800		
	EAST-0593744 NRTH-0879578		SCHOOL TAXABLE VALUE		120,800		
	DEED BOOK 2670 PG-199		FD224 Avoca Fire District		120,800 TO		
	FULL MARKET VALUE	125,833					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

PAGE 25
 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	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE				
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS					

099.20-01-081.100	52 Alexander St				099.20-01-081.100			0005352-000
Swift Richard G	210 1 Family Res		BAS STAR 41854	0	0	0		30,380
PO Box 472	Avoca CSD 462201	47,100	VILLAGE TAXABLE VALUE		167,300			
Avoca, NY 14809	Corp Line	167,300	COUNTY TAXABLE VALUE		167,300			
	Lesperance Payne		TOWN TAXABLE VALUE		167,300			
	ACRES 7.10		SCHOOL TAXABLE VALUE		136,920			
	EAST-0594734 NRTH-0880858		FD224 Avoca Fire District		167,300 TO			
	DEED BOOK 2623 PG-28							
	FULL MARKET VALUE	174,271						

099.20-01-085.000	E Genesee Exppressway				099.20-01-085.000			
Pilgrim Steven S	323 Vacant rural		VILLAGE TAXABLE VALUE		1,400			
PO Box 393	Avoca CSD 462201	1,400	COUNTY TAXABLE VALUE		1,400			
Savona, NY 14879	East Of Genesee Expresswa	1,400	TOWN TAXABLE VALUE		1,400			
	Woiczehowski Expressway		SCHOOL TAXABLE VALUE		1,400			
	FRNT 105.00 DPTH 110.00		FD224 Avoca Fire District		1,400 TO			
	EAST-0596379 NRTH-0880955							
	DEED BOOK 2349 PG-181							
	FULL MARKET VALUE	1,458						

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	66	TOTAL		6001,800		6001,800
AG003	Ag Dist #3	1	TOTAL		15,900		15,900

*** 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
462201	Avoca CSD	66	927,300	6001,800	189,218	5812,582	1383,900	4428,682
	S U B - T O T A L	66	927,300	6001,800	189,218	5812,582	1383,900	4428,682
	T O T A L	66	927,300	6001,800	189,218	5812,582	1383,900	4428,682

*** 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
41121	VET WAR CT	3	18,000	34,530	18,000	
41131	VET COM CT	1	10,000	20,000	10,000	
41141	VET DIS CT	2	23,510	43,510	23,510	
41720	AG DIST	1	10,918	10,918	10,918	10,918
41800	AGED C/T/S	4	178,300	178,300	178,300	178,300
41802	AGED C	5		135,335		
41834	ENH STAR	13				928,200
41854	BAS STAR	15				455,700
	T O T A L	44	240,728	422,593	240,728	1573,118

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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PAGE 27
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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	66	927,300	6001,800	5761,072	5579,207	5761,072	5812,582	4428,682

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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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
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

60134	State Route 415			113.07-01-002.100			0006020-000
113.07-01-002.100	449 Other Storag		VILLAGE TAXABLE VALUE	207,000			
Benton Wayne G	Avoca CSD 462201	89,200	COUNTY TAXABLE VALUE	207,000			
Benton Mechele L	-0.0 Acres Permanent Ease	207,000	TOWN TAXABLE VALUE	207,000			
4656 Fox Rd	ACRES 40.19		SCHOOL TAXABLE VALUE	207,000			
Avoca, NY 14809	EAST-0592674 NRTH-0879278		AG003 Ag Dist #3	207,000 TO			
	DEED BOOK 2918 PG-149		FD224 Avoca Fire District	207,000 TO			
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	215,625					
UNDER AGDIST LAW TIL 2031							

24	Main St			113.07-01-007.000			0007024-000
113.07-01-007.000	210 1 Family Res		VILLAGE TAXABLE VALUE	184,000			
Perez Arthur D	Avoca CSD 462201	28,000	COUNTY TAXABLE VALUE	184,000			
DeMarco Ronald H	E-L Main St	184,000	TOWN TAXABLE VALUE	184,000			
36 Kahdena Rd	Bond El Rr		SCHOOL TAXABLE VALUE	184,000			
Morristown, NJ 07960	ACRES 4.00		FD224 Avoca Fire District	184,000 TO			
	EAST-0593594 NRTH-0879458						
	DEED BOOK 2711 PG-112						
	FULL MARKET VALUE	191,667					

22	Main St			113.07-01-009.000			0007022-000
113.07-01-009.000	471 Funeral home		VILLAGE TAXABLE VALUE	135,000			
Bishop Irrevocable Trust Willi	Avoca CSD 462201	17,600	COUNTY TAXABLE VALUE	135,000			
285 Main St	Demarco Main St	135,000	TOWN TAXABLE VALUE	135,000			
Hornell, NY 14843	Loucks Scida		SCHOOL TAXABLE VALUE	135,000			
	FRNT 81.00 DPTH 369.00		FD224 Avoca Fire District	135,000 TO			
	EAST-0593694 NRTH-0879328						
	DEED BOOK 3119 PG-258						
	FULL MARKET VALUE	140,625					

20	Main St			113.07-01-010.000			0007020-000
113.07-01-010.000	411 Apartment		VILLAGE TAXABLE VALUE	102,400			
Keeler Matthew J	Avoca CSD 462201	17,300	COUNTY TAXABLE VALUE	102,400			
47 W Steuben St	FRNT 73.02 DPTH 300.63	102,400	TOWN TAXABLE VALUE	102,400			
Bath, NY 14810	EAST-0593724 NRTH-0879238		SCHOOL TAXABLE VALUE	102,400			
	DEED BOOK 2553 PG-184		FD224 Avoca Fire District	102,400 TO			
	FULL MARKET VALUE	106,667					

14	N Main St			113.07-01-012.000			0007008-000
113.07-01-012.000	481 Att row bldg		VILLAGE TAXABLE VALUE	63,500			
Horton Tammy	Avoca CSD 462201	6,500	COUNTY TAXABLE VALUE	63,500			
PO Box 72	Bank Main St	63,500	TOWN TAXABLE VALUE	63,500			
Avoca, NY 14809	Cornell Scida		SCHOOL TAXABLE VALUE	63,500			
	FRNT 29.00 DPTH 189.00		FD224 Avoca Fire District	63,500 TO			
	EAST-0593784 NRTH-0879118						
	DEED BOOK 2732 PG-51						
	FULL MARKET VALUE	66,146					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 29
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			ACCOUNT NO.	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS					

113.07-01-013.000	6 Main St				113.07-01-013.000		0007006-000	
481 Att row bldg			VILLAGE TAXABLE VALUE	75,000				
Avoca CSD 462201		9,000	COUNTY TAXABLE VALUE	75,000				
FRNT 46.00 DPTH 167.00		75,000	TOWN TAXABLE VALUE	75,000				
EAST-0593794 NRTH-0879088			SCHOOL TAXABLE VALUE	75,000				
DEED BOOK 3124 PG-21			FD224 Avoca Fire District	75,000 TO				
FULL MARKET VALUE		78,125						

113.07-01-015.000	2 Main St				113.07-01-015.000		0007002-000	
481 Att row bldg			VILLAGE TAXABLE VALUE	68,000				
Avoca CSD 462201		3,500	COUNTY TAXABLE VALUE	68,000				
Miller Main St		68,000	TOWN TAXABLE VALUE	68,000				
River St Scida			SCHOOL TAXABLE VALUE	68,000				
FRNT 30.00 DPTH 100.00			FD224 Avoca Fire District	68,000 TO				
EAST-0593814 NRTH-0879038								
DEED BOOK 3124 PG-23								
FULL MARKET VALUE		70,833						

113.07-01-017.000	15 River St				113.07-01-017.000		0009115-000	
210 1 Family Res			VET WAR CT 41121	6,000	10,335	6,000	0	
Avoca CSD 462201		20,500	ENH STAR 41834	0	0	0	68,900	
Reinhart Reinhart		68,900	VILLAGE TAXABLE VALUE	62,900				
River St Reinhart			COUNTY TAXABLE VALUE	58,565				
ACRES 1.50			TOWN TAXABLE VALUE	62,900				
EAST-0593294 NRTH-0879088			SCHOOL TAXABLE VALUE	0				
DEED BOOK 1000 PG-01070			FD224 Avoca Fire District	68,900 TO				
FULL MARKET VALUE		71,771						

113.07-01-019.000	21 River St				113.07-01-019.000		0009121-000	
312 Vac w/imprv			VILLAGE TAXABLE VALUE	17,900				
Avoca CSD 462201		16,300	COUNTY TAXABLE VALUE	17,900				
Alsheimer Reinhart		17,900	TOWN TAXABLE VALUE	17,900				
Reinhart River St			SCHOOL TAXABLE VALUE	17,900				
FRNT 110.00 DPTH 180.00			FD224 Avoca Fire District	17,900 TO				
ACRES 0.45								
EAST-0593144 NRTH-0879208								
DEED BOOK 3113 PG-302								
FULL MARKET VALUE		18,646						

113.07-01-022.000	28 River St				113.07-01-022.000		0009128-000	
312 Vac w/imprv			VILLAGE TAXABLE VALUE	37,000				
Avoca CSD 462201		23,200	COUNTY TAXABLE VALUE	37,000				
River St River St		37,000	TOWN TAXABLE VALUE	37,000				
FRNT 250.82 DPTH 363.35			SCHOOL TAXABLE VALUE	37,000				
ACRES 2.08			FD224 Avoca Fire District	37,000 TO				
EAST-0592954 NRTH-0879118								
DEED BOOK 1639 PG-12								
FULL MARKET VALUE		38,542						

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.			

113.07-01-023.000	26 River St				113.07-01-023.000		0009126-000
Flynn Scott C	210 1 Family Res		VILLAGE TAXABLE VALUE	115,000			
26 River St	Avoca CSD 462201	14,000	COUNTY TAXABLE VALUE	115,000			
Avoca, NY 14809	River St Fervan & Benton	115,000	TOWN TAXABLE VALUE	115,000			
	Fervan & Benton Oxx		SCHOOL TAXABLE VALUE	115,000			
	FRNT 62.63 DPTH 231.32		FD224 Avoca Fire District	115,000 TO			
	BANK 450						
	EAST-0593044 NRTH-0879018						
	DEED BOOK 2924 PG-160						
	FULL MARKET VALUE	119,792					

113.07-01-024.000	22 River St				113.07-01-024.000		0009124-000
Ruest Rena	210 1 Family Res		VET WAR CT 41121 6,000	12,000		6,000	0
Ruest Penny M	Avoca CSD 462201	12,700	ENH STAR 41834 0	0		0	86,100
22 River St	River St. Wakefield	97,800	VILLAGE TAXABLE VALUE	91,800			
Avoca, NY 14809	Fervan & Benton F & B		COUNTY TAXABLE VALUE	85,800			
	FRNT 68.00 DPTH 165.00		TOWN TAXABLE VALUE	91,800			
	EAST-0593114 NRTH-0878998		SCHOOL TAXABLE VALUE	11,700			
	DEED BOOK 2862 PG-69		FD224 Avoca Fire District	97,800 TO			
	FULL MARKET VALUE	101,875					

113.07-01-025.000	20 River St				113.07-01-025.000		0009120-000
Wakefield George E	210 1 Family Res		AGED C 41802 0	20,125		0	0
20 River St	Avoca CSD 462201	12,500	ENH STAR 41834 0	0		0	80,500
PO Box 268	R Street Cagle	80,500	VILLAGE TAXABLE VALUE	80,500			
Avoca, NY 14809	Shults Stewart		COUNTY TAXABLE VALUE	60,375			
	FRNT 64.10 DPTH 160.40		TOWN TAXABLE VALUE	80,500			
	EAST-0593164 NRTH-0878958		SCHOOL TAXABLE VALUE	0			
	DEED BOOK 979 PG-00139		FD224 Avoca Fire District	80,500 TO			
	FULL MARKET VALUE	83,854					

113.07-01-026.000	18 River St				113.07-01-026.000		0009118-000
Fleet Tracy L	270 Mfg housing		VILLAGE TAXABLE VALUE	22,400			
3217 County Route 3	Avoca CSD 462201	14,000	COUNTY TAXABLE VALUE	22,400			
Addison, NY 14801	FRNT 25.43 DPTH 253.67	22,400	TOWN TAXABLE VALUE	22,400			
	ACRES 0.33		SCHOOL TAXABLE VALUE	22,400			
	EAST-0593214 NRTH-0878878		FD224 Avoca Fire District	22,400 TO			
	DEED BOOK 2521 PG-44						
	FULL MARKET VALUE	23,333					

113.07-01-027.100	14 River St				113.07-01-027.100		0009114-000
Benton Michele L	311 Res vac land		VILLAGE TAXABLE VALUE	2,900			
PO Box 71	Avoca CSD 462201	2,900	COUNTY TAXABLE VALUE	2,900			
Avoca, NY 14809	River St Parcel 60 River	2,900	TOWN TAXABLE VALUE	2,900			
	Fervan & Benton Crooks		SCHOOL TAXABLE VALUE	2,900			
	FRNT 48.00 DPTH 168.00		FD224 Avoca Fire District	2,900 TO			
	EAST-0593344 NRTH-0878888						
	DEED BOOK 2525 PG-293						
	FULL MARKET VALUE	3,021					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
T A X M A P N U M B E R S E Q U E N C E
U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0
U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.07-01-027.200	16 River St			113.07-01-027.200			0009116-000
Goodrich Ryan A	311 Res vac land		VILLAGE TAXABLE VALUE		2,900		
PO Box 44	Avoca CSD 462201	2,900	COUNTY TAXABLE VALUE		2,900		
Avoca, NY 14809	FRNT 115.00 DPTH 165.00	2,900	TOWN TAXABLE VALUE		2,900		
	ACRES 0.19		SCHOOL TAXABLE VALUE		2,900		
	EAST-0593294 NRTH-0878888		FD224 Avoca Fire District		2,900 TO		
	DEED BOOK 2585 PG-94						
	FULL MARKET VALUE	3,021					

113.07-01-028.000	10 River St			113.07-01-028.000			0009110-000
Bacon Dylan	210 1 Family Res		VILLAGE TAXABLE VALUE		21,900		
10 River St	Avoca CSD 462201	9,000	COUNTY TAXABLE VALUE		21,900		
Avoca, NY 14809	River St Grundell	21,900	TOWN TAXABLE VALUE		21,900		
	Miller River Bend		SCHOOL TAXABLE VALUE		21,900		
	FRNT 75.00 DPTH 105.00		FD224 Avoca Fire District		21,900 TO		
	EAST-0593524 NRTH-0878928						
	DEED BOOK 2847 PG-342						
	FULL MARKET VALUE	22,813					

113.07-01-029.000	8 River St		BAS STAR 41854	0	0	0	0009108-000
Warner Damon L	210 1 Family Res		VILLAGE TAXABLE VALUE		50,000		
Warner Miller	Avoca CSD 462201	5,500	COUNTY TAXABLE VALUE		50,000		
8 River St	River St Miller	50,000	TOWN TAXABLE VALUE		50,000		
PO Box 609	Miller Fox		SCHOOL TAXABLE VALUE		19,620		
Avoca, NY 14809	FRNT 43.55 DPTH 110.82		FD224 Avoca Fire District		50,000 TO		
	EAST-0593594 NRTH-0878928						
	DEED BOOK 1626 PG-132						
	FULL MARKET VALUE	52,083					

113.07-01-033.000	39 S Main St			113.07-01-033.000			0009035-000
Pritting Robert	220 2 Family Res		VILLAGE TAXABLE VALUE		61,000		
Pritting Gail	Avoca CSD 462201	10,500	COUNTY TAXABLE VALUE		61,000		
9173 Wallace Rd	Legion Main St	61,000	TOWN TAXABLE VALUE		61,000		
Avoca, NY 14809	Koretz Ribble		SCHOOL TAXABLE VALUE		61,000		
	FRNT 41.75 DPTH 217.43		FD224 Avoca Fire District		61,000 TO		
	ACRES 0.24						
	EAST-0593825 NRTH-0878647						
	DEED BOOK 2806 PG-292						
	FULL MARKET VALUE	63,542					

113.07-01-034.000	41 S Main St			113.07-01-034.000			0009041-000
Coots James M	230 3 Family Res		VILLAGE TAXABLE VALUE		74,800		
7162 County Route 15	Avoca CSD 462201	10,000	COUNTY TAXABLE VALUE		74,800		
Bath, NY 14810	Miller Main St	74,800	TOWN TAXABLE VALUE		74,800		
	Koretz Ribble		SCHOOL TAXABLE VALUE		74,800		
	FRNT 45.00 DPTH 172.00		FD224 Avoca Fire District		74,800 TO		
	EAST-0593814 NRTH-0878598						
	DEED BOOK 2283 PG-124						
	FULL MARKET VALUE	77,917					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.07-01-035.000	43 S Main St			113.07-01-035.000			0009043-000
Hoose Jack	230 3 Family Res		VILLAGE TAXABLE VALUE		73,000		
Hoose Margene	Avoca CSD 462201	13,600	COUNTY TAXABLE VALUE		73,000		
PO Box 346	Koretz Main St	73,000	TOWN TAXABLE VALUE		73,000		
Avoca, NY 14809	Northrop Margeson		SCHOOL TAXABLE VALUE		73,000		
	FRNT 74.00 DPTH 182.00		FD224 Avoca Fire District		73,000 TO		
	EAST-0593814 NRTH-0878558						
	DEED BOOK 2137 PG-271						
	FULL MARKET VALUE	76,042					

113.07-01-038.000	37 S Main St			113.07-01-038.000			0009037-000
Morseman Larry	210 1 Family Res		VET WAR CT 41121	6,000	11,730	6,000	0
9 Exchange St	Avoca CSD 462201	12,400	VET DIS CT 41141	20,000	27,370	20,000	0
PO Box 105	Fervan & Benton	78,200	BAS STAR 41854	0	0	0	30,380
Avoca, NY 14809	Murrey Morseman		VILLAGE TAXABLE VALUE		52,200		
	FRNT 150.00 DPTH 222.00		COUNTY TAXABLE VALUE		39,100		
	EAST-0593634 NRTH-0878658		TOWN TAXABLE VALUE		52,200		
	DEED BOOK 1680 PG-260		SCHOOL TAXABLE VALUE		47,820		
	FULL MARKET VALUE	81,458	FD224 Avoca Fire District		78,200 TO		

113.07-01-039.000	3 Exchange St			113.07-01-039.000			0009203-000
Clymo Dustin C	210 1 Family Res		VILLAGE TAXABLE VALUE		63,300		
Clymo Melissa C	Avoca CSD 462201	9,000	COUNTY TAXABLE VALUE		63,300		
3 Exchange St	Ribble Margeson	63,300	TOWN TAXABLE VALUE		63,300		
Avoca, NY 14809	Exc St Bev Reinhart		SCHOOL TAXABLE VALUE		63,300		
	FRNT 103.00 DPTH 75.00		FD224 Avoca Fire District		63,300 TO		
	EAST-0593634 NRTH-0878528						
	DEED BOOK 3068 PG-257						
	FULL MARKET VALUE	65,938					

113.07-01-040.000	7 Exchange St			113.07-01-040.000			0009207-000
Johndro Rosemary	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
PO Box 252	Avoca CSD 462201	9,500	VILLAGE TAXABLE VALUE		32,800		
Avoca, NY 14809	Ribble Murray	32,800	COUNTY TAXABLE VALUE		32,800		
	Exc St Morseman		TOWN TAXABLE VALUE		32,800		
	FRNT 107.00 DPTH 77.23		SCHOOL TAXABLE VALUE		2,420		
	EAST-0593544 NRTH-0878528		FD224 Avoca Fire District		32,800 TO		
	DEED BOOK 2328 PG-6						
	FULL MARKET VALUE	34,167					

113.07-01-041.000	9 Exchange St			113.07-01-041.000			0009209-000
Morseman Luella	210 1 Family Res		VILLAGE TAXABLE VALUE		57,500		
PO Box 105	Avoca CSD 462201	17,800	COUNTY TAXABLE VALUE		57,500		
Avoca, NY 14809	Fervan & Benton Reinhart	57,500	TOWN TAXABLE VALUE		57,500		
	Rodbourn Fervan & Benton		SCHOOL TAXABLE VALUE		57,500		
	FRNT 260.00 DPTH 130.00		FD224 Avoca Fire District		57,500 TO		
	EAST-0593454 NRTH-0878578						
	DEED BOOK 999 PG-00208						
	FULL MARKET VALUE	59,896					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.07-01-042.100	11 Exchange St			113.07-01-042.100			0009211-000
Rodbourn Jeffrey L	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
11 Exchange St	Avoca CSD 462201	13,300	VILLAGE TAXABLE VALUE		78,200		
PO Box 245	Morseman Exchange St.	78,200	COUNTY TAXABLE VALUE		78,200		
Avoca, NY 14809-0245	Harris Fervan & Benton		TOWN TAXABLE VALUE		78,200		
	FRNT 90.00 DPTH 142.00		SCHOOL TAXABLE VALUE		47,820		
	BANK 450		FD224 Avoca Fire District		78,200 TO		
	EAST-0593414 NRTH-0878448						
	DEED BOOK 1385 PG-275						
	FULL MARKET VALUE	81,458					

113.07-01-042.200	13 Exchange St			113.07-01-042.200			00165
127 Homes LLC	270 Mfg housing		VILLAGE TAXABLE VALUE		22,700		
13 W Main St	Avoca CSD 462201	10,000	COUNTY TAXABLE VALUE		22,700		
Canisteo, NY 14823	Rodbourn Exchange St	22,700	TOWN TAXABLE VALUE		22,700		
	Wydner Fervan & Benton		SCHOOL TAXABLE VALUE		22,700		
	FRNT 50.00 DPTH 172.00		FD224 Avoca Fire District		22,700 TO		
	EAST-0593414 NRTH-0878378						
	DEED BOOK 2661 PG-251						
	FULL MARKET VALUE	23,646					

113.07-01-044.000	15 Exchange St			113.07-01-044.000			0009215-000
MacDougal Christopher T	210 1 Family Res		VFF & AMB 41632	0	10,120	0	0
15 Exchange St	Avoca CSD 462201	17,800	VOL FIRE T 41663	0	0	3,000	0
Avoca, NY 14809	FRNT 145.00 DPTH 200.00	101,200	VILLAGE TAXABLE VALUE		101,200		
	ACRES 0.84 BANK 241		COUNTY TAXABLE VALUE		91,080		
	EAST-0593394 NRTH-0878248		TOWN TAXABLE VALUE		98,200		
	DEED BOOK 2700 PG-135		SCHOOL TAXABLE VALUE		101,200		
	FULL MARKET VALUE	105,417	FD224 Avoca Fire District		98,200 TO		
			3,000 EX				

113.07-01-046.000	12 Mill St			113.07-01-046.000			0009312-000
McIntyre James M	210 1 Family Res		VILLAGE TAXABLE VALUE		109,300		
McIntyre Angela L	Avoca CSD 462201	17,900	COUNTY TAXABLE VALUE		109,300		
12 Mill St	Town Barn Mill St	109,300	TOWN TAXABLE VALUE		109,300		
PO Box 436	Speer Fervan & Benton		SCHOOL TAXABLE VALUE		109,300		
Avoca, NY 14809	FRNT 220.00 DPTH 310.00		FD224 Avoca Fire District		109,300 TO		
	ACRES 0.91 BANK 450						
	EAST-0593374 NRTH-0877898						
	DEED BOOK 3140 PG-149						
	FULL MARKET VALUE	113,854					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 34
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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.07-01-047.000	7 Mill St						0009307-000
Reynolds Melissa	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
VanSkiver Adam	Avoca CSD 462201	17,700	VILLAGE TAXABLE VALUE		80,000		
7 Mill St	Muller Brandow	80,000	COUNTY TAXABLE VALUE		80,000		
Avoca, NY 14809	Mill St Exc St		TOWN TAXABLE VALUE		80,000		
	FRNT 152.28 DPTH 218.91		SCHOOL TAXABLE VALUE		49,620		
	ACRES 0.70 BANK 450		FD224 Avoca Fire District		80,000 TO		
	EAST-0593584 NRTH-0878128						
	DEED BOOK 2305 PG-57						
	FULL MARKET VALUE	83,333					

113.07-01-048.000	5 Mill St						0009305-000
Hoffman Glenda S	210 1 Family Res		AGED C/T/S 41800	21,000	21,000	21,000	21,000
5 Mill St	Avoca CSD 462201	12,900	ENH STAR 41834	0	0	0	21,000
Avoca, NY 14809	Muller Galvan	42,000	VILLAGE TAXABLE VALUE		21,000		
	Mill St Brandow		COUNTY TAXABLE VALUE		21,000		
	FRNT 55.00 DPTH 216.00		TOWN TAXABLE VALUE		21,000		
	EAST-0593684 NRTH-0878128		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 1735 PG-180		FD224 Avoca Fire District		42,000 TO		
	FULL MARKET VALUE	43,750					

113.07-01-049.000	3 Mill St						0009303-000
Galvan Mark L	210 1 Family Res		VET COM CT 41131	10,000	20,000	10,000	0
Galvan Wendy L	Avoca CSD 462201	14,600	BAS STAR 41854	0	0	0	30,380
3 Mill St	Method Church Cooper	109,300	VILLAGE TAXABLE VALUE		99,300		
Avoca, NY 14809	Mill St Brandow		COUNTY TAXABLE VALUE		89,300		
	FRNT 93.00 DPTH 170.00		TOWN TAXABLE VALUE		99,300		
	ACRES 0.30		SCHOOL TAXABLE VALUE		78,920		
	EAST-0593754 NRTH-0878108		FD224 Avoca Fire District		109,300 TO		
	DEED BOOK 3098 PG-263						
	FULL MARKET VALUE	113,854					

113.07-01-050.000	1 Mill St						0009301-000
Pritting Robert Jr	210 1 Family Res		VILLAGE TAXABLE VALUE		86,300		
8761 Clark Rd	Avoca CSD 462201	8,000	COUNTY TAXABLE VALUE		86,300		
Avoca, NY 14809	U M Churchmiller	86,300	TOWN TAXABLE VALUE		86,300		
	Mill St Galvan		SCHOOL TAXABLE VALUE		86,300		
	FRNT 78.00 DPTH 90.29		FD224 Avoca Fire District		86,300 TO		
	EAST-0593844 NRTH-0878068						
	DEED BOOK 2554 PG-217						
	FULL MARKET VALUE	89,896					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 35
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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

	57 S Main St			113.07-01-051.000			0009057-000
113.07-01-051.000	210 1 Family Res		VILLAGE TAXABLE VALUE		56,400		
Partridge Jody L	Avoca CSD 462201	12,900	COUNTY TAXABLE VALUE		56,400		
215 W Washington St	Church Main St	56,400	TOWN TAXABLE VALUE		56,400		
Bath, NY 14810	Mill St Cooper		SCHOOL TAXABLE VALUE		56,400		
	FRNT 117.30 DPTH 101.51		FD224 Avoca Fire District		56,400 TO		
	ACRES 0.27 BANK 230						
	EAST-0593914 NRTH-0878068						
	DEED BOOK 2399 PG-88						
	FULL MARKET VALUE	58,750					

	49 S Main St			113.07-01-054.100			0009049-000
113.07-01-054.100	485 >luse sm bld		B STAR ADD 41864	0	0	0	16,900
Brennan Enterprises LLC.	Avoca CSD 462201	18,300	VILLAGE TAXABLE VALUE		80,500		
PO Box 379	Obrochta Main St	80,500	COUNTY TAXABLE VALUE		80,500		
Avoca, NY 14809	Church Exc St		TOWN TAXABLE VALUE		80,500		
	ACRES 1.05		SCHOOL TAXABLE VALUE		63,600		
	EAST-0593654 NRTH-0878318		FD224 Avoca Fire District		80,500 TO		
	DEED BOOK 1784 PG-113						
	FULL MARKET VALUE	83,854					

	14 Exchange St			113.07-01-054.100/1			*****
113.07-01-054.100/1	270 Mfg housing		VILLAGE TAXABLE VALUE		23,000		
Brockway Susannah	Avoca CSD 462201	0	COUNTY TAXABLE VALUE		23,000		
14 Exchange St		23,000	TOWN TAXABLE VALUE		23,000		
Avoca, NY 14809	FULL MARKET VALUE	23,958	SCHOOL TAXABLE VALUE		23,000		
			FD224 Avoca Fire District		23,000 TO		

	12 Exchange St			113.07-01-054.100/2			*****
113.07-01-054.100/2	270 Mfg housing		BAS STAR 41854	0	0	0	20,000
Brennan Enterprises	Avoca CSD 462201	1	VILLAGE TAXABLE VALUE		20,000		
PO Box 379		20,000	COUNTY TAXABLE VALUE		20,000		
Avoca, NY 14809	FULL MARKET VALUE	20,833	TOWN TAXABLE VALUE		20,000		
			SCHOOL TAXABLE VALUE		0		
			FD224 Avoca Fire District		20,000 TO		

	47 Main St			113.07-01-055.000			0009047-000
113.07-01-055.000	449 Other Storag		VILLAGE TAXABLE VALUE		93,000		
Obrochta Eric T	Avoca CSD 462201	8,500	COUNTY TAXABLE VALUE		93,000		
Obrochta Vanessa S	Muller Muller	93,000	TOWN TAXABLE VALUE		93,000		
PO Box 471	FRNT 80.00 DPTH 95.00		SCHOOL TAXABLE VALUE		93,000		
Avoca, NY 14809	EAST-0593864 NRTH-0878428		FD224 Avoca Fire District		93,000 TO		
	DEED BOOK 2444 PG-149						
	FULL MARKET VALUE	96,875					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

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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.			

113.07-01-056.000	2 Exchange St			113.07-01-056.000			0009202-000
Brennan Enterprises LLC	416 Mfg hsing pk		VILLAGE TAXABLE VALUE		45,900		
PO Box 379	Avoca CSD 462201	14,200	COUNTY TAXABLE VALUE		45,900		
Avoca, NY 14809	Exc St Obrochta	45,900	TOWN TAXABLE VALUE		45,900		
	Muller Bettinger		SCHOOL TAXABLE VALUE		45,900		
	FRNT 146.00 DPTH 101.00		FD224 Avoca Fire District		45,900 TO		
	EAST-0593744 NRTH-0878428						
	DEED BOOK 1782 PG-112						
	FULL MARKET VALUE	47,813					

113.07-01-057.000	4 Exchange St			113.07-01-057.000			0009204-000
Williams Linda L	210 1 Family Res		ENH STAR 41834	0	0	0	71,200
Harr Robin M	Avoca CSD 462201	9,500	VILLAGE TAXABLE VALUE		71,200		
4 Exchange St	Exch St Muller	71,200	COUNTY TAXABLE VALUE		71,200		
Avoca, NY 14809	Muller Exc St		TOWN TAXABLE VALUE		71,200		
	FRNT 125.41 DPTH 65.86		SCHOOL TAXABLE VALUE		0		
	BANK 20		FD224 Avoca Fire District		71,200 TO		
	EAST-0593592 NRTH-0878435						
	DEED BOOK 2970 PG-189						
	FULL MARKET VALUE	74,167					

113.07-01-059.000	River St			113.07-01-059.000			
Morseman Jane	311 Res vac land		VILLAGE TAXABLE VALUE		700		
PO Box 105	Avoca CSD 462201	700	COUNTY TAXABLE VALUE		700		
Avoca, NY 14809	Fox John Miller Store	700	TOWN TAXABLE VALUE		700		
	Morseman Old River Bed		SCHOOL TAXABLE VALUE		700		
	FRNT 50.00 DPTH 221.00		FD224 Avoca Fire District		700 TO		
	ACRES 0.50						
	EAST-0593454 NRTH-0878768						
	DEED BOOK 3148 PG-69						
	FULL MARKET VALUE	729					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
 M A P S E C T I O N - 1 1 3
 S U B - S E C T I O N - 0 0 7
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	41	TOTAL		2812,400	3,000	2809,400
AG003	Ag Dist #3	1	TOTAL		207,000		207,000

*** 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
462201	Avoca CSD	41	563,701	2812,400	21,000	2791,400	546,880	2244,520
	S U B - T O T A L	41	563,701	2812,400	21,000	2791,400	546,880	2244,520
	T O T A L	41	563,701	2812,400	21,000	2791,400	546,880	2244,520

*** 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
41121	VET WAR CT	3	18,000	34,065	18,000	
41131	VET COM CT	1	10,000	20,000	10,000	
41141	VET DIS CT	1	20,000	27,370	20,000	
41632	VFF & AMB	1		10,120		
41663	VOL FIRE T	1			3,000	
41800	AGED C/T/S	1	21,000	21,000	21,000	21,000
41802	AGED C	1		20,125		
41834	ENH STAR	5				327,700
41854	BAS STAR	7				202,280
41864	B STAR ADD	1				16,900
	T O T A L	22	69,000	132,680	72,000	567,880

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
 M A P S E C T I O N - 1 1 3
 S U B - S E C T I O N - 0 0 7
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

PAGE 38
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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	41	563,701	2812,400	2743,400	2679,720	2740,400	2791,400	2244,520

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.08-01-001.000	41 N Main St				113.08-01-001.000		0007041-000
Weldy Martin J	220 2 Family Res		VILLAGE TAXABLE VALUE	82,700			
5616 Stanton Rd	Avoca CSD 462201	17,300	COUNTY TAXABLE VALUE	82,700			
Avoca, NY 14809	East Ave Kocher	82,700	TOWN TAXABLE VALUE	82,700			
	Rogers Main St		SCHOOL TAXABLE VALUE	82,700			
	FRNT 150.00 DPTH 155.00		FD224 Avoca Fire District	82,700 TO			
	EAST-0593894 NRTH-0879918						
	DEED BOOK 2981 PG-280						
	FULL MARKET VALUE	86,146					

113.08-01-002.000	5 East Ave				113.08-01-002.000		0005205-000
Cooper Christopher M	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
5 East Ave	Avoca CSD 462201	6,500	VILLAGE TAXABLE VALUE	74,800			
Avoca, NY 14809	East Ave Beard	74,800	COUNTY TAXABLE VALUE	74,800			
	Weldy Weldy		TOWN TAXABLE VALUE	74,800			
	FRNT 50.00 DPTH 115.00		SCHOOL TAXABLE VALUE	44,420			
	EAST-0593984 NRTH-0879938		FD224 Avoca Fire District	74,800 TO			
	DEED BOOK 3065 PG-120						
	FULL MARKET VALUE	77,917					

113.08-01-003.000	37 N Main St				113.08-01-003.000		0007037-000
Fish-Gertz Bruce	210 1 Family Res		VET WAR CT 41121	6,000	12,000	6,000	0
Fish-Gertz Joni	Avoca CSD 462201	17,700	VILLAGE TAXABLE VALUE	201,600			
37 N Main St	Weldy Glick	207,600	COUNTY TAXABLE VALUE	195,600			
PO Box 637	Wright Main St		TOWN TAXABLE VALUE	201,600			
Avoca, NY 14809	FRNT 155.00 DPTH 205.00		SCHOOL TAXABLE VALUE	207,600			
	EAST-0593924 NRTH-0879778		FD224 Avoca Fire District	207,600 TO			
	DEED BOOK 1211 PG-201						
	FULL MARKET VALUE	216,250					

113.08-01-004.000	31 N Main St				113.08-01-004.000		0007031-000
Oliver Todd E	411 Apartment		VILLAGE TAXABLE VALUE	80,500			
9166 County Route 7	Avoca CSD 462201	15,500	COUNTY TAXABLE VALUE	80,500			
Avoca, NY 14809	Gertz Putnam	80,500	TOWN TAXABLE VALUE	80,500			
	Sager Main St		SCHOOL TAXABLE VALUE	80,500			
	FRNT 90.00 DPTH 200.00		FD224 Avoca Fire District	80,500 TO			
	EAST-0593944 NRTH-0879648						
	DEED BOOK 1944 PG-259						
	FULL MARKET VALUE	83,854					

113.08-01-005.000	29 N Main St				113.08-01-005.000		0007029-000
Comstock Anthony W	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
29 N Main St	Avoca CSD 462201	14,800	VILLAGE TAXABLE VALUE	86,300			
Avoca, NY 14809	Wright Hill	86,300	COUNTY TAXABLE VALUE	86,300			
	Jones Main St		TOWN TAXABLE VALUE	86,300			
	FRNT 80.00 DPTH 203.25		SCHOOL TAXABLE VALUE	55,920			
	BANK 450		FD224 Avoca Fire District	86,300 TO			
	EAST-0593944 NRTH-0879558						
	DEED BOOK 2217 PG-147						
	FULL MARKET VALUE	89,896					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.08-01-006.000	27 N Main St				113.08-01-006.000		*****
113.08-01-006.000	220 2 Family Res		VET WAR CT 41121	6,000	11,130	6,000	0007027-000
Wightman Judith	Avoca CSD 462201	7,500	AGED C 41802	0	31,535	0	0
Wightman Arthur	Sager Bauter	74,200	ENH STAR 41834	0	0	0	74,200
27 N Mian St	Griswold Smain St		VILLAGE TAXABLE VALUE		68,200		
Avoca, NY 14809	FRNT 90.00 DPTH 75.00		COUNTY TAXABLE VALUE		31,535		
	EAST-0593884 NRTH-0879488		TOWN TAXABLE VALUE		68,200		
	DEED BOOK 1457 PG-234		SCHOOL TAXABLE VALUE		0		
	FULL MARKET VALUE	77,292	FD224 Avoca Fire District		74,200 TO		

113.08-01-007.000	4 Griswold St				113.08-01-007.000		*****
113.08-01-007.000	210 1 Family Res		VILLAGE TAXABLE VALUE		75,300		0005104-000
Diederich Russell C	Avoca CSD 462201	10,500	COUNTY TAXABLE VALUE		75,300		
Diederich Sherry L	FRNT 102.95 DPTH 89.65	75,300	TOWN TAXABLE VALUE		75,300		
923 John Hill Rd	ACRES 0.21		SCHOOL TAXABLE VALUE		75,300		
Pine City, NY 14871	EAST-0593974 NRTH-0879478		FD224 Avoca Fire District		75,300 TO		
	DEED BOOK 2174 PG-329						
	FULL MARKET VALUE	78,438					

113.08-01-008.000	8 Griswold St				113.08-01-008.000		*****
113.08-01-008.000	210 1 Family Res		VILLAGE TAXABLE VALUE		74,000		0005106-000
Gardner Property Development L	Avoca CSD 462201	6,000	COUNTY TAXABLE VALUE		74,000		
4519 County Route 105	Hill Santacroce	74,000	TOWN TAXABLE VALUE		74,000		
Avoca, NY 14809	Griswold Sbauter		SCHOOL TAXABLE VALUE		74,000		
	FRNT 48.00 DPTH 103.00		FD224 Avoca Fire District		74,000 TO		
	ACRES 0.12						
	EAST-0594054 NRTH-0879478						
	DEED BOOK 2817 PG-337						
	FULL MARKET VALUE	77,083					

113.08-01-015.200	182 Cessna St				113.08-01-015.200		*****
113.08-01-015.200	440 Warehouse		VILLAGE TAXABLE VALUE		42,900		0005006-000
Nichols Steven	Avoca CSD 462201	17,800	COUNTY TAXABLE VALUE		42,900		
PO Box 1977	Griswoldstmacdougall	42,900	TOWN TAXABLE VALUE		42,900		
North Myrtle Beach, NC 29598	Chase St Haines		SCHOOL TAXABLE VALUE		42,900		
	FRNT 110.00 DPTH 300.00		FD224 Avoca Fire District		42,900 TO		
	EAST-0594094 NRTH-0879208						
	DEED BOOK 2497 PG-262						
	FULL MARKET VALUE	44,688					

113.08-01-016.000	6 Maple Ave				113.08-01-016.000		*****
113.08-01-016.000	210 1 Family Res		VILLAGE TAXABLE VALUE		111,600		0005406-000
Wells-Scott Raven	Avoca CSD 462201	19,800	COUNTY TAXABLE VALUE		111,600		
6 N Maple Ave	Church Maple Ave	111,600	TOWN TAXABLE VALUE		111,600		
Avoca, NY 14809	Haenisch Haenisch		SCHOOL TAXABLE VALUE		111,600		
	ACRES 1.35 BANK 450		FD224 Avoca Fire District		111,600 TO		
	EAST-0594204 NRTH-0879258						
	DEED BOOK 2931 PG-257						
	FULL MARKET VALUE	116,250					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.08-01-018.000	10 Griswold St				113.08-01-018.000		0005110-000
Groh Sheila	210 1 Family Res		VET WAR CT 41121	6,000	12,000	6,000	0
10 Griswold St	Avoca CSD 462201	12,700	VET DIS CT 41141	20,000	40,000	20,000	0
Avoca, NY 14809	Hill Sager	109,300	AGED C 41802	0	28,650	0	0
	Griswold Santacroce		ENH STAR 41834	0	0	0	86,100
	FRNT 102.32 DPTH 109.22		VILLAGE TAXABLE VALUE		83,300		
	EAST-0594124 NRTH-0879488		COUNTY TAXABLE VALUE		28,650		
	DEED BOOK 1667 PG-216		TOWN TAXABLE VALUE		83,300		
	FULL MARKET VALUE	113,854	SCHOOL TAXABLE VALUE		23,200		
			FD224 Avoca Fire District		109,300 TO		

113.08-01-019.000	12 Griswold St				113.08-01-019.000		0005112-000
Dickson Matthew P	210 1 Family Res		VILLAGE TAXABLE VALUE		63,300		
Attn: Vosburg Elliot	Avoca CSD 462201	6,500	COUNTY TAXABLE VALUE		63,300		
12 Griswold St	Hill Maple Ave	63,300	TOWN TAXABLE VALUE		63,300		
Avoca, NY 14809	Griswold Santacroce		SCHOOL TAXABLE VALUE		63,300		
	FRNT 65.00 DPTH 86.50		FD224 Avoca Fire District		63,300 TO		
	EAST-0594204 NRTH-0879488						
	DEED BOOK 1859 PG-178						
	FULL MARKET VALUE	65,938					

113.08-01-020.000	12 Maple Ave				113.08-01-020.000		0005412-000
Hill John	210 1 Family Res		VET WAR CT 41121	6,000	11,730	6,000	0
PO Box 77	Avoca CSD 462201	14,600	AGED C/T/S 41800	36,100	33,235	36,100	39,100
Avoca, NY 14809	Putnam Maple Ave	78,200	ENH STAR 41834	0	0	0	39,100
	Sager Sager		VILLAGE TAXABLE VALUE		36,100		
	FRNT 80.00 DPTH 195.00		COUNTY TAXABLE VALUE		33,235		
	EAST-0594144 NRTH-0879568		TOWN TAXABLE VALUE		36,100		
	DEED BOOK 2556 PG-295		SCHOOL TAXABLE VALUE		0		
	FULL MARKET VALUE	81,458	FD224 Avoca Fire District		78,200 TO		

113.08-01-021.000	14 N Maple Ave				113.08-01-021.000		0005414-000
Heale Kenneth J	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
Heale Amy C	Avoca CSD 462201	14,600	VILLAGE TAXABLE VALUE		106,400		
14 N Maple Ave	Boorman Maple Ave	106,400	COUNTY TAXABLE VALUE		106,400		
Avoca, NY 14809	Hill Benton		TOWN TAXABLE VALUE		106,400		
	FRNT 80.00 DPTH 195.00		SCHOOL TAXABLE VALUE		76,020		
	BANK 450		FD224 Avoca Fire District		106,400 TO		
	EAST-0594134 NRTH-0879648						
	DEED BOOK 2192 PG-260						
	FULL MARKET VALUE	110,833					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.08-01-022.000	16 N Maple Ave			113.08-01-022.000			0005416-000
Soles Rodney	210 1 Family Res		COLD WAR 1 41161	6,000	18,000	6,000	0
Soles Kari	Avoca CSD 462201	11,500	COLD WAR D 41171	20,000	41,400	20,000	0
16 N Maple St	Glick Maple Ave	138,000	BAS STAR 41854	0	0	0	30,380
Avoca, NY 14809	Putnam Hauser		VILLAGE TAXABLE VALUE		112,000		
	FRNT 56.00 DPTH 209.50		COUNTY TAXABLE VALUE		78,600		
	ACRES 0.23 BANK 450		TOWN TAXABLE VALUE		112,000		
	EAST-0594134 NRTH-0879718		SCHOOL TAXABLE VALUE		107,620		
	DEED BOOK 2188 PG-158		FD224 Avoca Fire District		138,000	TO	
	FULL MARKET VALUE	143,750					

113.08-01-023.000	18 Maple Ave			113.08-01-023.000			0005418-000
Axtell Amanda	210 1 Family Res		VILLAGE TAXABLE VALUE		61,500		
Axtell Elaine	Avoca CSD 462201	11,500	COUNTY TAXABLE VALUE		61,500		
18 Maple Ave	Margeson Maple Ave	61,500	TOWN TAXABLE VALUE		61,500		
Avoca, NY 14809	Boorman Roger		SCHOOL TAXABLE VALUE		61,500		
	FRNT 52.00 DPTH 185.00		FD224 Avoca Fire District		61,500	TO	
	EAST-0594134 NRTH-0879768						
	DEED BOOK 2635 PG-243						
	FULL MARKET VALUE	64,063					

113.08-01-024.000	20 N Maple Ave			113.08-01-024.000			0005420-000
Senka John J	210 1 Family Res		VILLAGE TAXABLE VALUE		44,900		
PO Box 408	Avoca CSD 462201	12,700	COUNTY TAXABLE VALUE		44,900		
Bath, NY 14810	Margeson Maple Ave	44,900	TOWN TAXABLE VALUE		44,900		
	Glick Rogers		SCHOOL TAXABLE VALUE		44,900		
	FRNT 54.00 DPTH 210.00		FD224 Avoca Fire District		44,900	TO	
	EAST-0594134 NRTH-0879828						
	DEED BOOK 2682 PG-203						
	FULL MARKET VALUE	46,771					

113.08-01-025.000	7 East Ave			113.08-01-025.000			0005207-000
Beard David	210 1 Family Res		AGED C/T/S 41800	50,600	50,600	50,600	50,600
Beard Carolyn	Avoca CSD 462201	13,100	ENH STAR 41834	0	0	0	50,600
7 East Ave	East Ave Margeson	101,200	VILLAGE TAXABLE VALUE		50,600		
PO Box 389	Margeson Kocmer		COUNTY TAXABLE VALUE		50,600		
Avoca, NY 14809	FRNT 86.00 DPTH 140.00		TOWN TAXABLE VALUE		50,600		
	EAST-0594054 NRTH-0879928		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 1885 PG-328		FD224 Avoca Fire District		101,200	TO	
	FULL MARKET VALUE	105,417					

113.08-01-026.000	22 Maple Ave			113.08-01-026.000			0005422-000
Wright Corey W	210 1 Family Res		VILLAGE TAXABLE VALUE		107,000		
7747 State Route 53	Avoca CSD 462201	11,500	COUNTY TAXABLE VALUE		107,000		
Bath, NY 14810	FRNT 74.00 DPTH 120.00	107,000	TOWN TAXABLE VALUE		107,000		
	ACRES 0.23 BANK 450		SCHOOL TAXABLE VALUE		107,000		
	EAST-0594154 NRTH-0879888		FD224 Avoca Fire District		107,000	TO	
	DEED BOOK 2901 PG-12						
	FULL MARKET VALUE	111,458					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 43
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.			

113.08-01-027.000	11 East Ave				113.08-01-027.000		0005211-000
Spencer Shawn	210 1 Family Res		VILLAGE TAXABLE VALUE	46,000			
Spencer Debby	Avoca CSD 462201	8,000	COUNTY TAXABLE VALUE	46,000			
6 Mattice St	East Ave Maple St	46,000	TOWN TAXABLE VALUE	46,000			
PO Box 102	Margeson Fha		SCHOOL TAXABLE VALUE	46,000			
Avoca, NY 14809	FRNT 65.00 DPTH 110.00		FD224 Avoca Fire District	46,000 TO			
	EAST-0594154 NRTH-0879968						
	DEED BOOK 2377 PG-148						
	FULL MARKET VALUE	47,917					

113.08-01-028.000	21 Maple Ave				113.08-01-028.000		0005421-000
Suarez Rosa E	210 1 Family Res		AGED C 41802	0	46,600	0	0
21 N Maple Ave	Avoca CSD 462201	17,100	ENH STAR 41834	0	0	0	86,100
Avoca, NY 14809	FRNT 165.50 DPTH 127.75	93,200	VILLAGE TAXABLE VALUE		93,200		
	EAST-0594314 NRTH-0879938		COUNTY TAXABLE VALUE		46,600		
	DEED BOOK 2494 PG-119		TOWN TAXABLE VALUE		93,200		
	FULL MARKET VALUE	97,083	SCHOOL TAXABLE VALUE		7,100		
			FD224 Avoca Fire District		93,200 TO		

113.08-01-029.000	15 East Ave				113.08-01-029.000		0005215-000
Peterson Alleene P	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
15 East Ave	Avoca CSD 462201	17,100	VILLAGE TAXABLE VALUE		65,600		
Avoca, NY 14809	East Ave Cleland	65,600	COUNTY TAXABLE VALUE		65,600		
	Shults Smith		TOWN TAXABLE VALUE		65,600		
	FRNT 132.54 DPTH 163.60		SCHOOL TAXABLE VALUE		35,220		
	ACRES 0.49 BANK 359		FD224 Avoca Fire District		65,600 TO		
	EAST-0594434 NRTH-0879938						
	DEED BOOK 2889 PG-313						
	FULL MARKET VALUE	68,333					

113.08-01-030.000	19 Maple Ave				113.08-01-030.000		0005419-000
Northrop William T	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
19 N Maple Ave	Avoca CSD 462201	10,500	VILLAGE TAXABLE VALUE		100,600		
Avoca, NY 14809	Loucks Shults	100,600	COUNTY TAXABLE VALUE		100,600		
	Wright Maple Ave		TOWN TAXABLE VALUE		100,600		
	127.75x10 Ft R.o.w 10/01		SCHOOL TAXABLE VALUE		70,220		
	FRNT 70.00 DPTH 130.00		FD224 Avoca Fire District		100,600 TO		
	ACRES 0.25						
	EAST-0594334 NRTH-0879828						
	DEED BOOK 2186 PG-247						
	FULL MARKET VALUE	104,792					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

PAGE 44
 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	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE				
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS					

113.08-01-031.000	17 Maple Ave			113.08-01-031.000				0005417-000
Wright Irrevocable Trust	210 1 Family Res		VET COM CT 41131	10,000	20,000	10,000		0
% Donna Wright	Avoca CSD 462201	14,600	ENH STAR 41834	0	0	0		86,100
17 N Maple Ave	Arnold Murphy	115,800	VILLAGE TAXABLE VALUE		105,800			
PO Box 48	Jackson Maple Ave		COUNTY TAXABLE VALUE		95,800			
Avoca, NY 14809	FRNT 70.00 DPTH 227.00		TOWN TAXABLE VALUE		105,800			
	EAST-0594394 NRTH-0879758		SCHOOL TAXABLE VALUE		29,700			
	DEED BOOK 3027 PG-310		FD224 Avoca Fire District		115,800 TO			
	FULL MARKET VALUE	120,625						

113.08-01-032.000	15 Maple Ave			113.08-01-032.000				0005415-000
Larsen Richard S	210 1 Family Res		VET WAR CT 41121	6,000	12,000	6,000		0
Larsen Ruth E	Avoca CSD 462201	15,500	BAS STAR 41854	0	0	0		30,380
15 N Maple St	FRNT 70.00 DPTH 254.74	126,500	VILLAGE TAXABLE VALUE		120,500			
Avoca, NY 14809	ACRES 0.41		COUNTY TAXABLE VALUE		114,500			
	EAST-0594404 NRTH-0879688		TOWN TAXABLE VALUE		120,500			
	DEED BOOK 2379 PG-111		SCHOOL TAXABLE VALUE		96,120			
	FULL MARKET VALUE	131,771	FD224 Avoca Fire District		126,500 TO			

113.08-01-033.000	13 Maple Ave			113.08-01-033.000				0000005413
DWT & GLT Living Trust	210 1 Family Res		VILLAGE TAXABLE VALUE		141,500			
Loucks Roger J	Avoca CSD 462201	14,400	COUNTY TAXABLE VALUE		141,500			
4316 Belknap Hill Rd	Jackson Cleeves	141,500	TOWN TAXABLE VALUE		141,500			
Branchport, NY 14418	Tyner Maple Ave		SCHOOL TAXABLE VALUE		141,500			
	FRNT 68.00 DPTH 225.00		FD224 Avoca Fire District		141,500 TO			
	EAST-0594404 NRTH-0879618							
	DEED BOOK 2606 PG-134							
	FULL MARKET VALUE	147,396						

113.08-01-034.000	11 Maple Ave			113.08-01-034.000				0005411-000
Tyner Eric A	210 1 Family Res		VETERANS 41101	5,000	5,000	5,000		0
11 N Maple Ave	Avoca CSD 462201	14,400	VILLAGE TAXABLE VALUE		157,700			
Avoca, NY 14809	Loucks Fisher	162,700	COUNTY TAXABLE VALUE		157,700			
	Hogan Maple Ave		TOWN TAXABLE VALUE		157,700			
	FRNT 68.00 DPTH 225.00		SCHOOL TAXABLE VALUE		162,700			
	EAST-0594414 NRTH-0879548		FD224 Avoca Fire District		162,700 TO			
	DEED BOOK 1841 PG-44							
	FULL MARKET VALUE	169,479						

113.08-01-035.000	9 Maple Ave			113.08-01-035.000				0005409-000
Spencer Carolyn R	210 1 Family Res		VILLAGE TAXABLE VALUE		126,500			
9 North Maple Avenue	Avoca CSD 462201	15,000	COUNTY TAXABLE VALUE		126,500			
Avoca, NY 14809	Tyner Lynch	126,500	TOWN TAXABLE VALUE		126,500			
	Mitchell Maple Ave		SCHOOL TAXABLE VALUE		126,500			
	FRNT 69.96 DPTH 234.96		FD224 Avoca Fire District		126,500 TO			
	BANK 241							
	EAST-0594424 NRTH-0879478							
	DEED BOOK 2754 PG-105							
	FULL MARKET VALUE	131,771						

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE				
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS					

113.08-01-036.000	7 Maple Ave				113.08-01-036.000			0005407-000
Horton Justin D	230 3 Family Res		VILLAGE TAXABLE VALUE	48,000				
9115 State Route 415	Avoca CSD 462201	17,300	COUNTY TAXABLE VALUE	48,000				
Campbell, NY 14821	FRNT 100.00 DPTH 221.00	48,000	TOWN TAXABLE VALUE	48,000				
	EAST-0594424 NRTH-0879388		SCHOOL TAXABLE VALUE	48,000				
	DEED BOOK 2970 PG-288		FD224 Avoca Fire District	48,000 TO				
	FULL MARKET VALUE	50,000						

113.08-01-037.000	5 Maple Ave				113.08-01-037.000			0005405-000
Clarkson Zachary	210 1 Family Res		VILLAGE TAXABLE VALUE	171,400				
5 N Maple Ave	Avoca CSD 462201	16,700	COUNTY TAXABLE VALUE	171,400				
Avoca, NY 14809	FRNT 80.00 DPTH 181.00	171,400	TOWN TAXABLE VALUE	171,400				
	ACRES 0.47 BANK 450		SCHOOL TAXABLE VALUE	171,400				
	EAST-0594424 NRTH-0879298		FD224 Avoca Fire District	171,400 TO				
	DEED BOOK 3027 PG-307							
	FULL MARKET VALUE	178,542						

113.08-01-039.000	3 N Maple				113.08-01-039.000			0005403-000
Faulkner Timothy J	311 Res vac land		VILLAGE TAXABLE VALUE	10,500				
1 N Maple St	Avoca CSD 462201	10,500	COUNTY TAXABLE VALUE	10,500				
Avoca, NY 14809	FRNT 51.58 DPTH 173.80	10,500	TOWN TAXABLE VALUE	10,500				
	EAST-0594434 NRTH-0879198		SCHOOL TAXABLE VALUE	10,500				
	DEED BOOK 2826 PG-280		FD224 Avoca Fire District	10,500 TO				
	FULL MARKET VALUE	10,938						

113.08-01-040.200	1 N Maple Ave				113.08-01-040.200			0005401-000
Faulkner Timothy J	210 1 Family Res		VILLAGE TAXABLE VALUE	26,300				
PO Box 38	Avoca CSD 462201	12,500	COUNTY TAXABLE VALUE	26,300				
Avoca, NY 14809	Stryer Tadder	26,300	TOWN TAXABLE VALUE	26,300				
	Chase St Mapleave		SCHOOL TAXABLE VALUE	26,300				
	FRNT 126.00 DPTH 88.00		FD224 Avoca Fire District	26,300 TO				
	EAST-0594384 NRTH-0879088							
	DEED BOOK 2662 PG-39							
	FULL MARKET VALUE	27,396						

113.08-01-042.000	14 Chase St				113.08-01-042.000			0005014-000
McDonald Tadder Karen	210 1 Family Res		ENH STAR 41834	0	0	0	86,100	
14 Chase Street	Avoca CSD 462201	16,500	VILLAGE TAXABLE VALUE	98,900				
Avoca, NY 14809	Bauter Hunt	98,900	COUNTY TAXABLE VALUE	98,900				
	Chase St Tadder		TOWN TAXABLE VALUE	98,900				
	FRNT 160.00 DPTH 126.00		SCHOOL TAXABLE VALUE	12,800				
	BANK 450		FD224 Avoca Fire District	98,900 TO				
	EAST-0594505 NRTH-0879091							
	DEED BOOK 2771 PG-327							
	FULL MARKET VALUE	103,021						

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
 T A X M A P N U M B E R S E Q U E N C E
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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.			

113.08-01-043.000	2 Charlesworth Ave 210 1 Family Res		BAS STAR 41854	0	0	0	30,380
Pratt Richmond P V	Avoca CSD 462201	12,700	VILLAGE TAXABLE VALUE		109,300		
Pratt Carrie E	Shanley Chas Ave	109,300	COUNTY TAXABLE VALUE		109,300		
2 Charlesworth Ave	Chase St Tadder		TOWN TAXABLE VALUE		109,300		
Avoca, NY 14809	FRNT 90.00 DPTH 126.00		SCHOOL TAXABLE VALUE		78,920		
	BANK 450		FD224 Avoca Fire District		109,300 TO		
	EAST-0594624 NRTH-0879088						
	DEED BOOK 1805 PG-114						
	FULL MARKET VALUE	113,854					

113.08-01-044.000	4 Charlesworth Ave 210 1 Family Res		VILLAGE TAXABLE VALUE		94,900		0005504-000
Stowe Jodie L	Avoca CSD 462201	12,000	COUNTY TAXABLE VALUE		94,900		
4 Charlesworth Ave	FRNT 60.00 DPTH 174.00	94,900	TOWN TAXABLE VALUE		94,900		
Avoca, NY 14809	EAST-0594584 NRTH-0879188		SCHOOL TAXABLE VALUE		94,900		
	DEED BOOK 3092 PG-87		FD224 Avoca Fire District		94,900 TO		
	FULL MARKET VALUE	98,854					

113.08-01-045.000	6 Charlesworth Ave 210 1 Family Res		VET WAR CT 41121	6,000	12,000	6,000	0005506-000
Castro Gilbert	Avoca CSD 462201	12,000	COLD WAR 1 41161	6,000	18,000	6,000	0
Castro Donna	Bauter Stryker	138,000	COLD WAR D 41171	20,000	60,000	20,000	0
6 Charlesworth Ave	FRNT 60.00 DPTH 174.00		BAS STAR 41854	0	0	0	30,380
Avoca, NY 14809	BANK 450		VILLAGE TAXABLE VALUE		106,000		
	EAST-0594584 NRTH-0879248		COUNTY TAXABLE VALUE		48,000		
	DEED BOOK 2263 PG-328		TOWN TAXABLE VALUE		106,000		
	FULL MARKET VALUE	143,750	SCHOOL TAXABLE VALUE		107,620		
			FD224 Avoca Fire District		138,000 TO		

113.08-01-046.000	8 Charlesworth Ave 220 2 Family Res		VILLAGE TAXABLE VALUE		63,800		0005508-000
Pritting Robert J	Avoca CSD 462201	12,000	COUNTY TAXABLE VALUE		63,800		
Pritting Gail M	Mcfeaters Chase St	63,800	TOWN TAXABLE VALUE		63,800		
9173 Wallace Rd	Rocchi Faucett		SCHOOL TAXABLE VALUE		63,800		
Avoca, NY 14809	FRNT 81.24 DPTH 138.14		FD224 Avoca Fire District		63,800 TO		
	ACRES 0.24						
	EAST-0594604 NRTH-0879318						
	DEED BOOK 2900 PG-62						
	FULL MARKET VALUE	66,458					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.			

113.08-01-047.000	10 Charlesworth Ave			113.08-01-047.000			0005510-000
McFeaters Living Trust	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
10 Charlesworth Ave	Avoca CSD 462201	12,500	VILLAGE TAXABLE VALUE		109,800		
Avoca, NY 14809	Lynch Chas Ave	109,800	COUNTY TAXABLE VALUE		109,800		
	Kromer Hoag		TOWN TAXABLE VALUE		109,800		
	FRNT 78.00 DPTH 142.00		SCHOOL TAXABLE VALUE		79,420		
	EAST-0594604 NRTH-0879398		FD224 Avoca Fire District		109,800 TO		
	DEED BOOK 3044 PG-23						
	FULL MARKET VALUE	114,375					

113.08-01-048.000	12 Charlesworth Ave			113.08-01-048.000			0005512-000
Schwanke Stacia	210 1 Family Res		VILLAGE TAXABLE VALUE		60,300		
PO Box 1267	Avoca CSD 462201	12,700	COUNTY TAXABLE VALUE		60,300		
Craig, AK 9921	Fisher Chas Ave	60,300	TOWN TAXABLE VALUE		60,300		
	Mcfeaters Tyner		SCHOOL TAXABLE VALUE		60,300		
	FRNT 81.00 DPTH 142.00		FD224 Avoca Fire District		60,300 TO		
	EAST-0594594 NRTH-0879478						
	DEED BOOK 3046 PG-179						
	FULL MARKET VALUE	62,813					

113.08-01-049.000	14 Charlesworth Ave			113.08-01-049.000			0005514-000
Fisher Joy R	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
14 Charlesworth Avenue	Avoca CSD 462201	9,000	VILLAGE TAXABLE VALUE		83,400		
Avoca, NY 14809	Cleeves Chas Ave	83,400	COUNTY TAXABLE VALUE		83,400		
	Lynch Loucks		TOWN TAXABLE VALUE		83,400		
	FRNT 54.00 DPTH 146.00		SCHOOL TAXABLE VALUE		53,020		
	EAST-0594594 NRTH-0879538		FD224 Avoca Fire District		83,400 TO		
	DEED BOOK 2766 PG-62						
	FULL MARKET VALUE	86,875					

113.08-01-050.000	16 Charlesworth Ave			113.08-01-050.000			0005516-000
Travis Rosanna C	210 1 Family Res		VILLAGE TAXABLE VALUE		126,500		
Price Hunter M	Avoca CSD 462201	13,100	COUNTY TAXABLE VALUE		126,500		
16 Charlesworth Ave	Fisher Loucks	126,500	TOWN TAXABLE VALUE		126,500		
Avoca, NY 14809	FRNT 81.00 DPTH 150.00		SCHOOL TAXABLE VALUE		126,500		
	BANK 450		FD224 Avoca Fire District		126,500 TO		
	EAST-0594594 NRTH-0879608						
	DEED BOOK 2898 PG-295						
	FULL MARKET VALUE	131,771					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
 T A X M A P N U M B E R S E Q U E N C E
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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.			

113.08-01-051.000	18 Charlesworth Ave				113.08-01-051.000		0005518-000
Goodrich Robert A	210 1 Family Res		VFF & AMB 41632	0	12,250	0	0
Goodrich Barbara Y	Avoca CSD 462201	9,500	VOL FIRE T 41663	3,000	0	3,000	0
18 Charlesworth Ave	Murphy Chas Ave	122,500	BAS STAR 41854	0	0	0	30,380
PO Box 24	Cleeves Jackson		VILLAGE TAXABLE VALUE		119,500		
Avoca, NY 14809	FRNT 55.00 DPTH 154.00		COUNTY TAXABLE VALUE		110,250		
	EAST-0594594 NRTH-0879678		TOWN TAXABLE VALUE		119,500		
	DEED BOOK 1023 PG-00211		SCHOOL TAXABLE VALUE		92,120		
	FULL MARKET VALUE	127,604	FD224 Avoca Fire District		119,500 TO		
			3,000 EX				

113.08-01-052.000	20 Charlesworth Ave				113.08-01-052.000		0005520-000
Goodrich Barbara Y	210 1 Family Res		VILLAGE TAXABLE VALUE		140,000		
PO Box 24	Avoca CSD 462201	13,500	COUNTY TAXABLE VALUE		140,000		
Avoca, NY 14809	FRNT 81.00 DPTH 160.00	140,000	TOWN TAXABLE VALUE		140,000		
	EAST-0594594 NRTH-0879748		SCHOOL TAXABLE VALUE		140,000		
	DEED BOOK 2564 PG-127		FD224 Avoca Fire District		140,000 TO		
	FULL MARKET VALUE	145,833					

113.08-01-053.000	22 Charlesworth Ave				113.08-01-053.000		0005522-000
Dennis Zachary M	210 1 Family Res		VET COM CT 41131	10,000	20,000	10,000	0
22 Charlesworth Ave	Avoca CSD 462201	14,600	VET DIS CT 41141	20,000	40,000	20,000	0
Avoca, NY 14809	Shults Chas Ave	147,200	VILLAGE TAXABLE VALUE		117,200		
	Murphy Shults		COUNTY TAXABLE VALUE		87,200		
	FRNT 53.75 DPTH 165.00		TOWN TAXABLE VALUE		117,200		
	ACRES 0.36 BANK 450		SCHOOL TAXABLE VALUE		147,200		
	EAST-0594584 NRTH-0879818		FD224 Avoca Fire District		147,200 TO		
	DEED BOOK 2639 PG-184						
	FULL MARKET VALUE	153,333					

113.08-01-054.100	24 Charlesworth Ave				113.08-01-054.100		0005524-000
Hagadone Curtis P	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
Hagadone Courtney A	Avoca CSD 462201	15,700	VILLAGE TAXABLE VALUE		138,000		
24 Charlesworth Ave	FRNT 110.00 DPTH 165.00	138,000	COUNTY TAXABLE VALUE		138,000		
Avoca, NY 14809	BANK 241		TOWN TAXABLE VALUE		138,000		
	EAST-0594584 NRTH-0879898		SCHOOL TAXABLE VALUE		107,620		
	DEED BOOK 1904 PG-234		FD224 Avoca Fire District		138,000 TO		
	FULL MARKET VALUE	143,750					

113.08-01-055.000	21 East Ave				113.08-01-055.000		0005521-000
Cleland Dennis W	210 1 Family Res		AGED C 41802	0	39,400	0	0
PO Box 121	Avoca CSD 462201	11,000	ENH STAR 41834	0	0	0	78,800
Avoca, NY 14809	East Ave Chas Ave	78,800	VILLAGE TAXABLE VALUE		78,800		
	Shults Miller		COUNTY TAXABLE VALUE		39,400		
	FRNT 172.00 DPTH 55.00		TOWN TAXABLE VALUE		78,800		
	BANK 450		SCHOOL TAXABLE VALUE		0		
	EAST-0594584 NRTH-0879978		FD224 Avoca Fire District		78,800 TO		
	DEED BOOK 1455 PG-81						
	FULL MARKET VALUE	82,083					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 49
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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.08-01-056.000	25 Charlesworth Ave				113.08-01-056.000		0005525-000
Brandow James R	210 1 Family Res		VILLAGE TAXABLE VALUE	193,000			
25 Charlesworth Ave	Avoca CSD 462201	17,300	COUNTY TAXABLE VALUE	193,000			
Avoca, NY 14809	East Ave Arnold	193,000	TOWN TAXABLE VALUE	193,000			
	Arnold Chas Ave		SCHOOL TAXABLE VALUE	193,000			
	FRNT 132.00 DPTH 165.00		FD224 Avoca Fire District	193,000 TO			
	BANK 450						
	EAST-0594804 NRTH-0879938						
	DEED BOOK 2823 PG-99						
	FULL MARKET VALUE	201,042					

113.08-01-057.000	23 Charlesworth Ave				113.08-01-057.000		0005523-000
Wightman Christopher J	210 1 Family Res		BAS STAR 41854 0	0		0	30,380
23 Charlesworth Ave	Avoca CSD 462201	10,500	VILLAGE TAXABLE VALUE	120,800			
Avoca, NY 14809	Arnold Hogan	120,800	COUNTY TAXABLE VALUE	120,800			
	Bowen Chas Ave		TOWN TAXABLE VALUE	120,800			
	FRNT 52.57 DPTH 165.05		SCHOOL TAXABLE VALUE	90,420			
	ACRES 0.20 BANK 450		FD224 Avoca Fire District	120,800 TO			
	EAST-0594804 NRTH-0879848						
	DEED BOOK 1969 PG-211						
	FULL MARKET VALUE	125,833					

113.08-01-058.000	21 Charlesworth Ave				113.08-01-058.000		0005521-000
Hopkins William Marc	210 1 Family Res		BAS STAR 41854 0	0		0	30,380
Hopkins Tina M	Avoca CSD 462201	10,500	VILLAGE TAXABLE VALUE	116,200			
21 Charlesworth Ave	Shanley Knapp	116,200	COUNTY TAXABLE VALUE	116,200			
Avoca, NY 14809	Pietsch Chas Ave		TOWN TAXABLE VALUE	116,200			
	FRNT 55.00 DPTH 165.00		SCHOOL TAXABLE VALUE	85,820			
	BANK 450		FD224 Avoca Fire District	116,200 TO			
	EAST-0594804 NRTH-0879788						
	DEED BOOK 1586 PG-316						
	FULL MARKET VALUE	121,042					

113.08-01-059.000	19 Charlesworth Ave				113.08-01-059.000		0005519-000
Easton Housing LLC	210 1 Family Res		VILLAGE TAXABLE VALUE	41,400			
15153 W Lake Rd	Avoca CSD 462201	13,600	COUNTY TAXABLE VALUE	41,400			
Branchport, NY 14418	FRNT 82.00 DPTH 165.00	41,400	TOWN TAXABLE VALUE	41,400			
	EAST-0594814 NRTH-0879718		SCHOOL TAXABLE VALUE	41,400			
	DEED BOOK 3067 PG-63		FD224 Avoca Fire District	41,400 TO			
	FULL MARKET VALUE	43,125					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
 T A X M A P N U M B E R S E Q U E N C E
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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.			

113.08-01-065.000	7 Charlesworth Ave 633 Aged - home				113.08-01-065.000		0005507-000
Easton Housing LLC	Avoca CSD 462201	13,600	VILLAGE TAXABLE VALUE				188,600
6 Wheeler Ave	Sager Repport	188,600	COUNTY TAXABLE VALUE				188,600
Hammondsport, NY 14840	Muth Chas Ave		TOWN TAXABLE VALUE				188,600
	FRNT 82.00 DPTH 165.00		SCHOOL TAXABLE VALUE				188,600
	EAST-0594804 NRTH-0879318		FD224 Avoca Fire District				188,600 TO
	DEED BOOK 3067 PG-70						
	FULL MARKET VALUE	196,458					

113.08-01-066.000	5 Charlesworth Ave 210 1 Family Res		BAS STAR 41854	0	0	0	30,380
Carian Gregory J Jr	Avoca CSD 462201	13,500	VILLAGE TAXABLE VALUE				143,000
Pietsch Sarah	Pinecrest Partridge	143,000	COUNTY TAXABLE VALUE				143,000
5 Charlesworth Ave	Muth Chas Ave		TOWN TAXABLE VALUE				143,000
Avoca, NY 14809	FRNT 80.63 DPTH 164.50		SCHOOL TAXABLE VALUE				112,620
	ACRES 0.30 BANK 450		FD224 Avoca Fire District				143,000 TO
	EAST-0594804 NRTH-0879228						
	DEED BOOK 2370 PG-118						
	FULL MARKET VALUE	148,958					

113.08-01-067.000	3 Charlesworth Ave 210 1 Family Res		AGED C 41802	0	35,880	0	0
Muth Audrey G	Avoca CSD 462201	5,000	ENH STAR 41834	0	0	0	86,100
Muth David W	Muth Troy	89,700	VILLAGE TAXABLE VALUE				89,700
3 Charlesworth Ave	Taylor Chas Ave		COUNTY TAXABLE VALUE				53,820
Avoca, NY 14809	FRNT 55.00 DPTH 82.00		TOWN TAXABLE VALUE				89,700
	EAST-0594764 NRTH-0879158		SCHOOL TAXABLE VALUE				3,600
	DEED BOOK 1485 PG-111		FD224 Avoca Fire District				89,700 TO
	FULL MARKET VALUE	93,438					

113.08-01-068.000	20 Chase St 210 1 Family Res						0005020-000
Bly Patrick	Avoca CSD 462201	11,000	VILLAGE TAXABLE VALUE				172,500
20 Chase St	Muth Troy	172,500	COUNTY TAXABLE VALUE				172,500
Avoca, NY 14809	Chase St Chas Ave		TOWN TAXABLE VALUE				172,500
	FRNT 83.00 DPTH 114.00		SCHOOL TAXABLE VALUE				172,500
	ACRES 0.21		FD224 Avoca Fire District				172,500 TO
	EAST-0594764 NRTH-0879078						
	DEED BOOK 3107 PG-301						
	FULL MARKET VALUE	179,688					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.08-01-069.000	22 Chase St				113.08-01-069.000		0005022-000
Nevius John A	210 1 Family Res		VILLAGE TAXABLE VALUE		220,000		
22 Chase St	Avoca CSD 462201	13,800	COUNTY TAXABLE VALUE		220,000		
Avoca, NY 14809	Muth Pinecrest	220,000	TOWN TAXABLE VALUE		220,000		
	FRNT 82.50 DPTH 165.00		SCHOOL TAXABLE VALUE		220,000		
	ACRES 0.32 BANK 450		FD224 Avoca Fire District		220,000 TO		
	EAST-0594844 NRTH-0879108						
	DEED BOOK 3129 PG-96						
	FULL MARKET VALUE	229,167					

113.08-01-070.000	24 Chase St				113.08-01-070.000		0005024-000
Noble Debra A	210 1 Family Res		ENH STAR 41834	0	0	0	79,400
24 Chase St	Avoca CSD 462201	13,800	VILLAGE TAXABLE VALUE		79,400		
Avoca, NY 14809	Partridge Keeney	79,400	COUNTY TAXABLE VALUE		79,400		
	Chase St Troy		TOWN TAXABLE VALUE		79,400		
	FRNT 82.00 DPTH 170.00		SCHOOL TAXABLE VALUE		0		
	EAST-0594934 NRTH-0879108		FD224 Avoca Fire District		79,400 TO		
	DEED BOOK 1256 PG-152						
	FULL MARKET VALUE	82,708					

113.08-01-071.000	28 Chase St				113.08-01-071.000		0005028-000
Towner Douglas	210 1 Family Res		CLERGY 41400	0	1,500	1,500	1,500
Towner Lori A	Avoca CSD 462201	13,600	ENH STAR 41834	0	0	0	86,100
28 Chase St	Partridge Oliver St	146,900	VILLAGE TAXABLE VALUE		146,900		
Avoca, NY 14809	Chase St Pinecrest		COUNTY TAXABLE VALUE		145,400		
	FRNT 82.00 DPTH 170.00		TOWN TAXABLE VALUE		145,400		
	ACRES 0.31		SCHOOL TAXABLE VALUE		59,300		
	EAST-0595014 NRTH-0879118		FD224 Avoca Fire District		146,900 TO		
	DEED BOOK 2249 PG-210						
	FULL MARKET VALUE	153,021					

113.08-01-072.000	2 Oliver St				113.08-01-072.000		0005602-000
Maldonado Tony M	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
2 Oliver St	Avoca CSD 462201	10,000	VILLAGE TAXABLE VALUE		78,200		
Avoca, NY 14809	Klose Oliver St	78,200	COUNTY TAXABLE VALUE		78,200		
	Bartoo Muth		TOWN TAXABLE VALUE		78,200		
	FRNT 53.75 DPTH 165.10		SCHOOL TAXABLE VALUE		47,820		
	ACRES 0.20		FD224 Avoca Fire District		78,200 TO		
	EAST-0594974 NRTH-0879218						
	DEED BOOK 2078 PG-192						
	FULL MARKET VALUE	81,458					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.08-01-073.000	4 Oliver St				113.08-01-073.000		0005604-000
Willy Wogholler LLC	210 1 Family Res		VILLAGE TAXABLE VALUE	188,000			
8280 Kanona Rd	Avoca CSD 462201	10,500	COUNTY TAXABLE VALUE	188,000			
Avoca, NY 14809	Reppert Oliver St	188,000	TOWN TAXABLE VALUE	188,000			
	Davis Pinecrest		SCHOOL TAXABLE VALUE	188,000			
	FRNT 55.00 DPTH 165.00		FD224 Avoca Fire District	188,000 TO			
	BANK 450						
	EAST-0594974 NRTH-0879278						
	DEED BOOK 3080 PG-328						
	FULL MARKET VALUE	195,833					

113.08-01-074.000	6 Oliver St				113.08-01-074.000		0005606-000
Maldonado Seth R	210 1 Family Res		VILLAGE TAXABLE VALUE	97,200			
6 Oliver St	Avoca CSD 462201	10,000	COUNTY TAXABLE VALUE	97,200			
Avoca, NY 14809	Brockway Oliver St	97,200	TOWN TAXABLE VALUE	97,200			
	Klose Pinecrest		SCHOOL TAXABLE VALUE	97,200			
	FRNT 55.00 DPTH 165.00		FD224 Avoca Fire District	97,200 TO			
	ACRES 0.20 BANK 241						
	EAST-0594974 NRTH-0879328						
	DEED BOOK 2862 PG-270						
	FULL MARKET VALUE	101,250					

113.08-01-075.000	8 Oliver St				113.08-01-075.000		0005608-000
Gronski Walter	210 1 Family Res		VET COM CT 41131 10,000	20,000		10,000	0
Gronski Ellen	Avoca CSD 462201	10,500	BAS STAR 41854 0	0		0	30,380
8 Oliver St	Kellogg Oliver St	88,400	VILLAGE TAXABLE VALUE	78,400			
Avoca, NY 14809	Brockway Johnson		COUNTY TAXABLE VALUE	68,400			
	FRNT 55.00 DPTH 165.00		TOWN TAXABLE VALUE	78,400			
	EAST-0594984 NRTH-0879388		SCHOOL TAXABLE VALUE	58,020			
	DEED BOOK 1564 PG-197		FD224 Avoca Fire District	88,400 TO			
	FULL MARKET VALUE	92,083					

113.08-01-076.000	10 Oliver St				113.08-01-076.000		0005610-000
Aucoin Paulette J	210 1 Family Res		VILLAGE TAXABLE VALUE	80,500			
Mattoon Brian D	Avoca CSD 462201	10,000	COUNTY TAXABLE VALUE	80,500			
10 Oliver St	FRNT 53.75 DPTH 165.00	80,500	TOWN TAXABLE VALUE	80,500			
Avoca, NY 14809	EAST-0594974 NRTH-0879438		SCHOOL TAXABLE VALUE	80,500			
	DEED BOOK 3091 PG-258		FD224 Avoca Fire District	80,500 TO			
	FULL MARKET VALUE	83,854					

113.08-01-077.000	12 Oliver St				113.08-01-077.000		0005612-000
Nicholson Joshua	210 1 Family Res		VILLAGE TAXABLE VALUE	63,300			
12 Oliver St	Avoca CSD 462201	10,000	COUNTY TAXABLE VALUE	63,300			
Avoca, NY 14809	Margeson Oliver St	63,300	TOWN TAXABLE VALUE	63,300			
	FRNT 53.00 DPTH 165.00		SCHOOL TAXABLE VALUE	63,300			
	BANK 359		FD224 Avoca Fire District	63,300 TO			
	EAST-0594974 NRTH-0879488						
	DEED BOOK 2710 PG-246						
	FULL MARKET VALUE	65,938					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.08-01-078.000	14 Oliver St				113.08-01-078.000		0005614-000
Lester Kyla M	210 1 Family Res		ENH STAR 41834	0	0	0	86,100
Lester Donald	Avoca CSD 462201	13,600	VILLAGE TAXABLE VALUE		86,300		
14 Oliver St	FRNT 80.63 DPTH 165.00	86,300	COUNTY TAXABLE VALUE		86,300		
Avoca, NY 14809	EAST-0594974 NRTH-0879558		TOWN TAXABLE VALUE		86,300		
	DEED BOOK 1818 PG-267		SCHOOL TAXABLE VALUE		200		
	FULL MARKET VALUE	89,896	FD224 Avoca Fire District		86,300 TO		

113.08-01-079.000	16 Oliver St				113.08-01-079.000		0005616-000
Spaulding Marilee A	210 1 Family Res		VET COM CT 41131	10,000	19,400	10,000	0
16 Oliver St	Avoca CSD 462201	10,500	ENH STAR 41834	0	0	0	77,600
Avoca, NY 14809	Saltsman Oliver St	77,600	VILLAGE TAXABLE VALUE		67,600		
	Margeson Wall		COUNTY TAXABLE VALUE		58,200		
	FRNT 55.00 DPTH 165.00		TOWN TAXABLE VALUE		67,600		
	EAST-0594974 NRTH-0879628		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 2643 PG-97		FD224 Avoca Fire District		77,600 TO		
	FULL MARKET VALUE	80,833					

113.08-01-080.000	18 Oliver St				113.08-01-080.000		0005618-000
Saltsman Stephen E	210 1 Family Res		ENH STAR 41834	0	0	0	86,100
Saltsman Geraldine	Avoca CSD 462201	17,500	VILLAGE TAXABLE VALUE		136,900		
18 Oliver St	Hogan Pietsch	136,900	COUNTY TAXABLE VALUE		136,900		
Avoca, NY 14809	Spaulding Jackson		TOWN TAXABLE VALUE		136,900		
	FRNT 165.00 DPTH 165.00		SCHOOL TAXABLE VALUE		50,800		
	EAST-0594974 NRTH-0879708		FD224 Avoca Fire District		136,900 TO		
	DEED BOOK 1079 PG-339						
	FULL MARKET VALUE	142,604					

113.08-01-082.000	24 Oliver St				113.08-01-082.000		0005624-000
Haar Stephen	210 1 Family Res		VILLAGE TAXABLE VALUE		92,000		
Rosekrans Bailey L	Avoca CSD 462201	10,500	COUNTY TAXABLE VALUE		92,000		
24 Oliver St	FRNT 54.37 DPTH 165.25	92,000	TOWN TAXABLE VALUE		92,000		
Avoca, NY 14809	ACRES 0.21 BANK 450		SCHOOL TAXABLE VALUE		92,000		
	EAST-0594974 NRTH-0879848		FD224 Avoca Fire District		92,000 TO		
	DEED BOOK 2527 PG-98						
	FULL MARKET VALUE	95,833					

113.08-01-083.100	28 East Ave				113.08-01-083.100		0005628000
Longwell Bradley R	312 Vac w/imprv		VILLAGE TAXABLE VALUE		10,000		
26 Oliver St	Avoca CSD 462201	5,500	COUNTY TAXABLE VALUE		10,000		
Avoca, NY 14809	Longwell Shanley	10,000	TOWN TAXABLE VALUE		10,000		
	FRNT 93.00 DPTH 51.25		SCHOOL TAXABLE VALUE		10,000		
	EAST-0594934 NRTH-0879968		FD224 Avoca Fire District		10,000 TO		
	DEED BOOK 2991 PG-346						
	FULL MARKET VALUE	10,417					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.08-01-083.200	26 Oliver St			113.08-01-083.200			0005626-000
Longwell Jessica	210 1 Family Res		VILLAGE TAXABLE VALUE		102,400		
26 Oliver St	Avoca CSD 462201	17,300	COUNTY TAXABLE VALUE		102,400		
Avoca, NY 14809	East Ave Oliver St	102,400	TOWN TAXABLE VALUE		102,400		
	Hammond Arnold		SCHOOL TAXABLE VALUE		102,400		
	FRNT 137.50 DPTH 165.00		FD224 Avoca Fire District		102,400 TO		
	BANK 450						
	EAST-0594994 NRTH-0879908						
	DEED BOOK 2613 PG-283						
	FULL MARKET VALUE	106,667					

113.08-02-001.000	2 Main St			113.08-02-001.000			0009002-000
127 Homes Real Estate LLC	481 Att row bldg		VILLAGE TAXABLE VALUE		49,900		
13 West Main St Ste 102	Avoca CSD 462201	5,500	COUNTY TAXABLE VALUE		49,900		
Canisteo, NY 14823	Chase St F&am	49,900	TOWN TAXABLE VALUE		49,900		
	Fervin Main St		SCHOOL TAXABLE VALUE		49,900		
	FRNT 49.00 DPTH 110.00		FD224 Avoca Fire District		49,900 TO		
	EAST-0593954 NRTH-0878968						
	DEED BOOK 2813 PG-224						
	FULL MARKET VALUE	51,979					

113.08-02-002.000	12 Main St			113.08-02-002.000			0009012-000
Miller Joshua	481 Att row bldg		VILLAGE TAXABLE VALUE		46,000		
PO Box 2	Avoca CSD 462201	4,500	COUNTY TAXABLE VALUE		46,000		
Avoca, NY 14809	Hogan Main Street	46,000	TOWN TAXABLE VALUE		46,000		
	FRNT 37.95 DPTH 100.44		SCHOOL TAXABLE VALUE		46,000		
	EAST-0593974 NRTH-0878918		FD224 Avoca Fire District		46,000 TO		
	DEED BOOK 2733 PG-219						
	FULL MARKET VALUE	47,917					

113.08-02-003.000	18 Main St			113.08-02-003.000			0009018-000
Hogan William J	411 Apartment		VILLAGE TAXABLE VALUE		35,500		
% Janet Towner	Avoca CSD 462201	3,000	COUNTY TAXABLE VALUE		35,500		
4526 County Route 105	Hogan Village	35,500	TOWN TAXABLE VALUE		35,500		
Avoca, NY 14809	Anderson Main St		SCHOOL TAXABLE VALUE		35,500		
	FRNT 35.00 DPTH 100.00		FD224 Avoca Fire District		35,500 TO		
	EAST-0593954 NRTH-0878828						
	DEED BOOK 1948 PG-89						
	FULL MARKET VALUE	36,979					

113.08-02-009.000	3 Grant St			113.08-02-009.000			0008204-000
Fervan Daniel S	312 Vac w/imprv		VILLAGE TAXABLE VALUE		24,000		
PO Box 310	Avoca CSD 462201	17,500	COUNTY TAXABLE VALUE		24,000		
Avoca, NY 14809	FRNT 171.00 DPTH 160.00	24,000	TOWN TAXABLE VALUE		24,000		
	EAST-0594044 NRTH-0878748		SCHOOL TAXABLE VALUE		24,000		
	DEED BOOK 2480 PG-226		FD224 Avoca Fire District		24,000 TO		
	FULL MARKET VALUE	25,000					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.08-02-010.000	Main St			113.08-02-010.000			0009032-000
Fervan Jack	449 Other Storag		VILLAGE TAXABLE VALUE		14,000		
Fervan Shirley	Avoca CSD 462201	8,300	COUNTY TAXABLE VALUE		14,000		
% Daniel Fervan	Scida Scida	14,000	TOWN TAXABLE VALUE		14,000		
PO Box 310	Grant St Main St		SCHOOL TAXABLE VALUE		14,000		
Avoca, NY 14809	FRNT 125.00 DPTH 110.00		FD224 Avoca Fire District		14,000 TO		
	EAST-0593964 NRTH-0878638						
	DEED BOOK 1517 PG-31						
	FULL MARKET VALUE	14,583					

113.08-02-014.000	9 Church St			113.08-02-014.000			0008509-000
YLime LLC	210 1 Family Res		VILLAGE TAXABLE VALUE		47,000		
5811 Unionville Rd	Avoca CSD 462201	4,000	COUNTY TAXABLE VALUE		47,000		
Bath, NY 14810	Church Church St	47,000	TOWN TAXABLE VALUE		47,000		
	E-L E-L		SCHOOL TAXABLE VALUE		47,000		
	Life Use W Fairbrother		FD224 Avoca Fire District		47,000 TO		
	FRNT 70.00 DPTH 59.00						
	EAST-0594536 NRTH-0878745						
	DEED BOOK 2271 PG-33						
	FULL MARKET VALUE	48,958					

113.08-02-016.000	2 Church St			113.08-02-016.000			0008502-000
Gledhill Peter	210 1 Family Res		AGED C 41802		79,300	0	0
Gledhill Donna	Avoca CSD 462201	15,000	ENH STAR 41834		0	0	86,100
2 Church St	Chase St Sick	158,600	VILLAGE TAXABLE VALUE		158,600		
PO Box 223	Gledhill Church St		COUNTY TAXABLE VALUE		79,300		
Avoca, NY 14809	FRNT 92.00 DPTH 178.00		TOWN TAXABLE VALUE		158,600		
	EAST-0594654 NRTH-0878888		SCHOOL TAXABLE VALUE		72,500		
	DEED BOOK 1710 PG-317		FD224 Avoca Fire District		158,600 TO		
	FULL MARKET VALUE	165,208					

113.08-02-017.000	4 Church St			113.08-02-017.000			0008506-000
Hamilton David M	210 1 Family Res		VILLAGE TAXABLE VALUE		102,680		
Dickson Angela	Avoca CSD 462201	10,000	COUNTY TAXABLE VALUE		102,680		
4 Church St	FRNT 108.74 DPTH 79.94	102,680	TOWN TAXABLE VALUE		102,680		
Avoca, NY 14809	EAST-0594634 NRTH-0878758		SCHOOL TAXABLE VALUE		102,680		
	DEED BOOK 2848 PG-288		FD224 Avoca Fire District		102,680 TO		
	FULL MARKET VALUE	106,958					

113.08-02-019.000	19 Chase St			113.08-02-019.000			0005019-000
Mehlenbacher Jason L	210 1 Family Res		VILLAGE TAXABLE VALUE		134,400		
19 Chase St	Avoca CSD 462201	13,600	COUNTY TAXABLE VALUE		134,400		
Avoca, NY 14809	Chase St Rodbourn	134,400	TOWN TAXABLE VALUE		134,400		
	Gledhill Simonson		SCHOOL TAXABLE VALUE		134,400		
	FRNT 70.00 DPTH 190.00		FD224 Avoca Fire District		134,400 TO		
	BANK 450						
	EAST-0594734 NRTH-0878878						
	DEED BOOK 3125 PG-262						
	FULL MARKET VALUE	140,000					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 57
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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.08-02-020.000	21 Chase St				113.08-02-020.000		*****
Rodbourn Donald	210 1 Family Res		BAS STAR 41854	0	0	0	0005021-000
Rodbourn Kelly J	Avoca CSD 462201	17,800	VILLAGE TAXABLE VALUE		125,000		30,380
PO Box 361	Chase St Healy	125,000	COUNTY TAXABLE VALUE		125,000		
Avoca, NY 14809	Horn Sick		TOWN TAXABLE VALUE		125,000		
	FRNT 70.00 DPTH 190.00		SCHOOL TAXABLE VALUE		94,620		
	ACRES 0.77		FD224 Avoca Fire District		125,000 TO		
	EAST-0594804 NRTH-0878878						
	DEED BOOK 1285 PG-85						
	FULL MARKET VALUE	130,208					

113.08-02-021.000	23 Chase St				113.08-02-021.000		*****
Mattison Diana L	210 1 Family Res		VILLAGE TAXABLE VALUE		100,000		0005023-000
23 Chase St	Avoca CSD 462201	13,600	COUNTY TAXABLE VALUE		100,000		
Avoca, NY 14809	Chase St Brennan	100,000	TOWN TAXABLE VALUE		100,000		
	Copeland Rodbourn		SCHOOL TAXABLE VALUE		100,000		
	FRNT 70.00 DPTH 190.00		FD224 Avoca Fire District		100,000 TO		
	BANK 450						
	EAST-0594874 NRTH-0878868						
	DEED BOOK 2938 PG-135						
	FULL MARKET VALUE	104,167					

113.08-02-022.000	16 Grant St				113.08-02-022.000		*****
Willy Wogholler LLC	210 1 Family Res		VILLAGE TAXABLE VALUE		149,500		0008216-000
5480 Michigan Hollow Rd	Avoca CSD 462201	16,500	COUNTY TAXABLE VALUE		149,500		
Avoca, NY 14809	Healy Kempenski	149,500	TOWN TAXABLE VALUE		149,500		
	Grant St Horn		SCHOOL TAXABLE VALUE		149,500		
	FRNT 105.11 DPTH 214.50		FD224 Avoca Fire District		149,500 TO		
	ACRES 0.46						
	EAST-0594854 NRTH-0878688						
	DEED BOOK 3101 PG-145						
	FULL MARKET VALUE	155,729					

113.08-02-023.000	18 Grant St				113.08-02-023.000		*****
Courtney Brian T	210 1 Family Res		BAS STAR 41854	0	0	0	0008218-000
18 Grant St	Avoca CSD 462201	13,600	VILLAGE TAXABLE VALUE		92,000		30,380
PO Box 620	Mattoon Bellenger	92,000	COUNTY TAXABLE VALUE		92,000		
Avoca, NY 14809	Grant St Lynch		TOWN TAXABLE VALUE		92,000		
	FRNT 70.00 DPTH 190.00		SCHOOL TAXABLE VALUE		61,620		
	EAST-0594944 NRTH-0878698		FD224 Avoca Fire District		92,000 TO		
	DEED BOOK 1660 PG-54						
	FULL MARKET VALUE	95,833					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.08-02-024.000	25 Chase St				113.08-02-024.000		*****
Brennan William Patrick III	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
PO Box 379	Avoca CSD 462201	13,600	VILLAGE TAXABLE VALUE		107,000		
Avoca, NY 14809	Chase St Haines	107,000	COUNTY TAXABLE VALUE		107,000		
	Kempinski Healey		TOWN TAXABLE VALUE		107,000		
	FRNT 70.00 DPTH 190.00		SCHOOL TAXABLE VALUE		76,620		
	EAST-0594944 NRTH-0878878		FD224 Avoca Fire District		107,000 TO		
	DEED BOOK 1219 PG-10						
	FULL MARKET VALUE	111,458					

113.08-02-025.000	27 Chase St				113.08-02-025.000		*****
Brennan Enterprises, LLC	416 Mfg hsing pk		VILLAGE TAXABLE VALUE		105,800		0005029-000
PO Box 379	Avoca CSD 462201	19,000	COUNTY TAXABLE VALUE		105,800		
Avoca, NY 14809	Chase St Steuben St	105,800	TOWN TAXABLE VALUE		105,800		
	Mccord Mattoon		SCHOOL TAXABLE VALUE		105,800		
	FRNT 209.00 DPTH 189.00		FD224 Avoca Fire District		105,800 TO		
	ACRES 1.02						
	EAST-0595084 NRTH-0878878						
	DEED BOOK 2237 PG-35						
	FULL MARKET VALUE	110,208					

113.08-02-026.000	20 Grant St				113.08-02-026.000		*****
The Wantuch Family Revocabl Tr	210 1 Family Res		VET COM CT 41131	10,000	20,000	10,000	0008220-000
PO Box 657	Avoca CSD 462201	13,600	VET DIS CT 41141	13,800	13,800	13,800	0
Avoca, NY 14809	Haines Mccord	92,000	ENH STAR 41834	0	0	0	86,100
	Grant St Kempinski		VILLAGE TAXABLE VALUE		68,200		
	FRNT 70.00 DPTH 190.00		COUNTY TAXABLE VALUE		58,200		
PRIOR OWNER ON 3/01/2025	EAST-0595014 NRTH-0878698		TOWN TAXABLE VALUE		68,200		
The Wantuch Family Revocabl Tr	DEED BOOK 3143 PG-32		SCHOOL TAXABLE VALUE		5,900		
	FULL MARKET VALUE	95,833	FD224 Avoca Fire District		92,000 TO		

113.08-02-027.000	24 Grant St				113.08-02-027.000		*****
Cooley John	210 1 Family Res		VET WAR CT 41121	6,000	12,000	6,000	0008224-000
PO Box 18	Avoca CSD 462201	13,600	VET DIS CT 41141	20,000	36,495	20,000	0
Avoca, NY 14809	FRNT 70.00 DPTH 190.00	81,100	VILLAGE TAXABLE VALUE		55,100		
	BANK 450		COUNTY TAXABLE VALUE		32,605		
	EAST-0595084 NRTH-0878698		TOWN TAXABLE VALUE		55,100		
	DEED BOOK 2545 PG-114		SCHOOL TAXABLE VALUE		81,100		
	FULL MARKET VALUE	84,479	FD224 Avoca Fire District		81,100 TO		

113.08-02-028.000	5 Steuben St				113.08-02-028.000		*****
Avoca Farms Ltd	311 Res vac land		VILLAGE TAXABLE VALUE		5,500		0008605-000
PO Box C	Avoca CSD 462201	5,500	COUNTY TAXABLE VALUE		5,500		
Avoca, NY 14809	FRNT 69.00 DPTH 69.96	5,500	TOWN TAXABLE VALUE		5,500		
	EAST-0595154 NRTH-0878738		SCHOOL TAXABLE VALUE		5,500		
	DEED BOOK 1619 PG-393		FD224 Avoca Fire District		5,500 TO		
	FULL MARKET VALUE	5,729					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 59
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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				
***** 113.08-02-029.000 *****							
26 Grant St							0008226-000
113.08-02-029.000	210 1 Family Res		COLD WAR 1 41161	6,000	8,715	6,000	0
Miller Chester	Avoca CSD 462201	9,500	VFF & AMB 41632	0	5,810	0	0
Miller Linda	Gardner Steuben St	58,100	VOL FIRE T 41663	3,000	0	3,000	0
26 Grant St	Grant St Mccord		AGED C 41802	0	13,073	0	0
PO Box 376	FRNT 70.00 DPTH 120.00		ENH STAR 41834	0	0	0	58,100
Avoca, NY 14809	EAST-0595154 NRTH-0878648		VILLAGE TAXABLE VALUE		49,100		
	FULL MARKET VALUE	60,521	COUNTY TAXABLE VALUE		30,502		
			TOWN TAXABLE VALUE		49,100		
			SCHOOL TAXABLE VALUE		0		
			FD224 Avoca Fire District		55,100 TO		
			3,000 EX				
***** 113.08-02-030.000 *****							
29 Grant St							0008229-000
113.08-02-030.000	220 2 Family Res		VILLAGE TAXABLE VALUE		71,300		
Gardner Property Dev LLC	Avoca CSD 462201	13,600	COUNTY TAXABLE VALUE		71,300		
4519 County Route 105	FRNT 70.00 DPTH 190.00	71,300	TOWN TAXABLE VALUE		71,300		
Avoca, NY 14809	BANK 230		SCHOOL TAXABLE VALUE		71,300		
	EAST-0595154 NRTH-0878438		FD224 Avoca Fire District		71,300 TO		
	DEED BOOK 2778 PG-292						
	FULL MARKET VALUE	74,271					
***** 113.08-02-031.000 *****							
27 Grant St							0008227-000
113.08-02-031.000	311 Res vac land		VILLAGE TAXABLE VALUE		13,600		
Robinson Beverly	Avoca CSD 462201	13,600	COUNTY TAXABLE VALUE		13,600		
135 Clinton St 4V	Grant St Coots	13,600	TOWN TAXABLE VALUE		13,600		
Hempstead, NY 11550	Haines Robinson		SCHOOL TAXABLE VALUE		13,600		
	FRNT 69.96 DPTH 189.75		FD224 Avoca Fire District		13,600 TO		
	EAST-0595084 NRTH-0878448						
	DEED BOOK 2703 PG-200						
	FULL MARKET VALUE	14,167					
***** 113.08-02-032.000 *****							
25 Grant St							0008225-000
113.08-02-032.000	210 1 Family Res		VILLAGE TAXABLE VALUE		97,800		
Robinson Alice F	Avoca CSD 462201	11,500	COUNTY TAXABLE VALUE		97,800		
Robinson Beverly	Grant St Simons	97,800	TOWN TAXABLE VALUE		97,800		
135 Clinton St Apt 4-V	Robords Gordon		SCHOOL TAXABLE VALUE		97,800		
Hempstead, NY 11550	FRNT 52.00 DPTH 190.00		FD224 Avoca Fire District		97,800 TO		
	EAST-0595014 NRTH-0878448						
	DEED BOOK 1570 PG-126						
	FULL MARKET VALUE	101,875					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 60
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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				
***** 113.08-02-033.000 *****							
23 Grant St							0008223-000
113.08-02-033.000	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
Gordon Michael	Avoca CSD 462201	14,600	VILLAGE TAXABLE VALUE		74,800		
Gordon Lois	FRNT 85.00 DPTH 185.00	74,800	COUNTY TAXABLE VALUE		74,800		
23 Grant St	EAST-0594954 NRTH-0878458		TOWN TAXABLE VALUE		74,800		
PO Box 351	DEED BOOK 1347 PG-30		SCHOOL TAXABLE VALUE		44,420		
Avoca, NY 14809	FULL MARKET VALUE	77,917	FD224 Avoca Fire District		74,800 TO		
***** 113.08-02-034.000 *****							
21 Grant St							0008221-000
113.08-02-034.000	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
Wakefield Jonathan	Avoca CSD 462201	13,300	VILLAGE TAXABLE VALUE		51,600		
Wakefield Amy	Grant St Gordon	51,600	COUNTY TAXABLE VALUE		51,600		
PO Box 384	Haines Robords		TOWN TAXABLE VALUE		51,600		
Avoca, NY 14809	FRNT 70.00 DPTH 180.00		SCHOOL TAXABLE VALUE		21,220		
	EAST-0594874 NRTH-0878448		FD224 Avoca Fire District		51,600 TO		
	DEED BOOK 2414 PG-203						
	FULL MARKET VALUE	53,750					
***** 113.08-02-035.000 *****							
19 Grant St							0008219-000
113.08-02-035.000	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
Cooper Robert	Avoca CSD 462201	5,500	VILLAGE TAXABLE VALUE		89,700		
Cooper Robin	Grant St Fha	89,700	COUNTY TAXABLE VALUE		89,700		
19 Grant St	Haines Cooley		TOWN TAXABLE VALUE		89,700		
Avoca, NY 14809	FRNT 48.00 DPTH 100.00		SCHOOL TAXABLE VALUE		59,320		
	EAST-0594820 NRTH-0878492		FD224 Avoca Fire District		89,700 TO		
	DEED BOOK 1014 PG-00806						
	FULL MARKET VALUE	93,438					
***** 113.08-02-036.000 *****							
17 Grant St							0008217-000
113.08-02-036.000	210 1 Family Res		VILLAGE TAXABLE VALUE		97,800		
Cooley Rita	Avoca CSD 462201	10,500	COUNTY TAXABLE VALUE		97,800		
Cooley John G	Grant St Cooper	97,800	TOWN TAXABLE VALUE		97,800		
PO Box 18	Haines Haines		SCHOOL TAXABLE VALUE		97,800		
Avoca, NY 14809	FRNT 90.00 DPTH 100.00		FD224 Avoca Fire District		97,800 TO		
	EAST-0594754 NRTH-0878508						
	DEED BOOK 2670 PG-21						
	FULL MARKET VALUE	101,875					
***** 113.08-02-038.000 *****							
7 Steuben St							0008607-000
113.08-02-038.000	210 1 Family Res		AGED C 41802	0	25,900	0	0
Storm Deborah L	Avoca CSD 462201	15,200	ENH STAR 41834	0	0	0	51,800
7 Steuben St	Coots Steuben	51,800	VILLAGE TAXABLE VALUE		51,800		
Avoca, NY 14809	Miller Haines		COUNTY TAXABLE VALUE		25,900		
	FRNT 66.00 DPTH 255.00		TOWN TAXABLE VALUE		51,800		
	EAST-0595064 NRTH-0878318		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 1131 PG-148		FD224 Avoca Fire District		51,800 TO		
	FULL MARKET VALUE	53,958					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
T A X M A P N U M B E R S E Q U E N C E
U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0
U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.08-02-039.000	9 Steuben St				113.08-02-039.000		*****
Cornerstone Homes Inc.	210 1 Family Res		BAS STAR 41854	0	0	0	0008609-000
% Candlelight Properties	Avoca CSD 462201	13,300	VILLAGE TAXABLE VALUE		61,500		30,380
PO Box 471	Robords Steuben St	61,500	COUNTY TAXABLE VALUE		61,500		
Bath, NY 14810	Miller Haines		TOWN TAXABLE VALUE		61,500		
	FRNT 66.00 DPTH 190.00		SCHOOL TAXABLE VALUE		31,120		
	EAST-0595084 NRTH-0878248		FD224 Avoca Fire District		61,500 TO		
	DEED BOOK 2024 PG-22						
	FULL MARKET VALUE	64,063					

113.08-02-040.000	11 Steuben St				113.08-02-040.000		*****
Horan Edward	210 1 Family Res		VILLAGE TAXABLE VALUE		69,000		0008611-000
Horan Margaret	Avoca CSD 462201	14,200	COUNTY TAXABLE VALUE		69,000		
PO Box 245	Miller Steuben St	69,000	TOWN TAXABLE VALUE		69,000		
Arkport, NY 14807	FRNT 75.00 DPTH 129.00		SCHOOL TAXABLE VALUE		69,000		
	ACRES 0.34		FD224 Avoca Fire District		69,000 TO		
	EAST-0595114 NRTH-0878168						
	DEED BOOK 2955 PG-226						
	FULL MARKET VALUE	71,875					

113.08-02-041.000	Steuben Street				113.08-02-041.000		*****
Avoca Farms LTD	330 Vacant comm		VILLAGE TAXABLE VALUE		5,400		0008417-016
20 Carrington St	Avoca CSD 462201	5,400	COUNTY TAXABLE VALUE		5,400		
PO Box C	Utility Vacant Land	5,400	TOWN TAXABLE VALUE		5,400		
Avoca, NY 14809	Avoca Substation		SCHOOL TAXABLE VALUE		5,400		
	ACRES 0.30		FD224 Avoca Fire District		5,400 TO		
	EAST-0595154 NRTH-0878088						
	DEED BOOK 1983 PG-77						
	FULL MARKET VALUE	5,625					

113.08-02-042.000	30 Carrington St				113.08-02-042.000		*****
Warner Jeffrey	210 1 Family Res		BAS STAR 41854	0	0	0	0008330-000
Warner Michele	Avoca CSD 462201	7,200	VILLAGE TAXABLE VALUE		57,500		
PO Box 261	Haines Haines	57,500	COUNTY TAXABLE VALUE		57,500		
Avoca, NY 14809	Carr St Haines		TOWN TAXABLE VALUE		57,500		
	FRNT 118.00 DPTH 130.00		SCHOOL TAXABLE VALUE		27,120		
	EAST-0595054 NRTH-0877998		FD224 Avoca Fire District		57,500 TO		
	DEED BOOK 1494 PG-79						
	FULL MARKET VALUE	59,896					

113.08-02-044.100	20 Carrington St				113.08-02-044.100		*****
Avoca Farms LTD	710 Manufacture		AG DIST 41730	17,815	17,815	17,815	17,815
PO Box C	Avoca CSD 462201	79,000	VILLAGE TAXABLE VALUE		530,485		
Avcoa, NY 14809	ACRES 39.31	548,300	COUNTY TAXABLE VALUE		530,485		
	EAST-0594664 NRTH-0878248		TOWN TAXABLE VALUE		530,485		
	FULL MARKET VALUE	571,146	SCHOOL TAXABLE VALUE		530,485		
			FD224 Avoca Fire District		548,300 TO		

MAY BE SUBJECT TO PAYMENT
UNDER AGDIST LAW TIL 2032

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
T A X M A P N U M B E R S E Q U E N C E
U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0
U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

PAGE 62
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.

	Church St						
113.08-02-044.200	311 Res vac land		VILLAGE TAXABLE VALUE				11,300
FBCA Land Holdings Inc	Avoca CSD 462201	11,300	COUNTY TAXABLE VALUE				11,300
PO Box Q	ACRES 0.94	11,300	TOWN TAXABLE VALUE				11,300
Avoca, NY 14809	EAST-0594430 NRTH-0878820		SCHOOL TAXABLE VALUE				11,300
	DEED BOOK 2967 PG-197		FD224 Avoca Fire District				11,300 TO
	FULL MARKET VALUE	11,771					

	26 S Maple Ave						0009426-000
113.08-02-045.000	210 1 Family Res		VILLAGE TAXABLE VALUE				120,800
Remchuk Samantha	Avoca CSD 462201	11,000	COUNTY TAXABLE VALUE				120,800
26 S Maple St	Scida Scida	120,800	TOWN TAXABLE VALUE				120,800
Avoca, NY 14809	Carr St Maple Ave		SCHOOL TAXABLE VALUE				120,800
	FRNT 70.00 DPTH 140.00		FD224 Avoca Fire District				120,800 TO
	EAST-0594514 NRTH-0877988						
	DEED BOOK 2744 PG-130						
	FULL MARKET VALUE	125,833					

	12 S Maple Ave						0009412-000
113.08-02-047.000	210 1 Family Res		VILLAGE TAXABLE VALUE				84,000
Ferrara Angelo	Avoca CSD 462201	13,300	COUNTY TAXABLE VALUE				84,000
55 Harrison Pl	Larsen Haines	84,000	TOWN TAXABLE VALUE				84,000
Massapequa, NY 11758	Taft Maple Ave		SCHOOL TAXABLE VALUE				84,000
	FRNT 100.00 DPTH 127.00		FD224 Avoca Fire District				84,000 TO
	BANK 450						
	EAST-0594454 NRTH-0878388						
	DEED BOOK 1967 PG-132						
	FULL MARKET VALUE	87,500					

	9 Grant St						0008209-000
113.08-02-048.000	210 1 Family Res		VILLAGE TAXABLE VALUE				44,700
Gardner Property Dev LLC	Avoca CSD 462201	3,000	COUNTY TAXABLE VALUE				44,700
4519 County Route 105	Grant St Haines	44,700	TOWN TAXABLE VALUE				44,700
Avoca, NY 14809	Larsen Larsen		SCHOOL TAXABLE VALUE				44,700
	FRNT 53.00 DPTH 49.00		FD224 Avoca Fire District				44,700 TO
	BANK 230						
	EAST-0594474 NRTH-0878508						
	DEED BOOK 2982 PG-104						
	FULL MARKET VALUE	46,563					

	7 Grant St						0008207-000
113.08-02-049.000	210 1 Family Res		VILLAGE TAXABLE VALUE				116,000
Hammond Mark A	Avoca CSD 462201	13,100	COUNTY TAXABLE VALUE				116,000
Hammond Heather M	Grant St Larsen	116,000	TOWN TAXABLE VALUE				116,000
7 Grant St	Sabins Maple Ave		SCHOOL TAXABLE VALUE				116,000
Avoca, NY 14809	FRNT 99.25 DPTH 122.25		FD224 Avoca Fire District				116,000 TO
	BANK 241						
	EAST-0594434 NRTH-0878478						
	DEED BOOK 2601 PG-284						
	FULL MARKET VALUE	120,833					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 63
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	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE				
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS					

113.08-02-050.000	1 Grant St				113.08-02-050.000			0008201-000
Payne Kevin	312 Vac w/imprv		VILLAGE TAXABLE VALUE	4,000				
Payne Karen	Avoca CSD 462201	2,000	COUNTY TAXABLE VALUE	4,000				
PO Box 423	Grant Scida	4,000	TOWN TAXABLE VALUE	4,000				
Avoca, NY 14809	Emery Post Office		SCHOOL TAXABLE VALUE	4,000				
	ACRES 0.40		AG003 Ag Dist #3	4,000 TO				
	EAST-0594194 NRTH-0878398		FD224 Avoca Fire District	4,000 TO				
	DEED BOOK 2606 PG-92							
	FULL MARKET VALUE	4,167						

113.08-02-051.000	17 S Maple Ave				113.08-02-051.000			0009417-000
Payne Kevin	210 1 Family Res		BAS STAR 41854	0	0	0	30,380	
Payne Karen	Avoca CSD 462201	9,500	VILLAGE TAXABLE VALUE	113,700				
17 S Maple Ave	Calton Maple Ave	113,700	COUNTY TAXABLE VALUE	113,700				
PO Box 423	ACRES 0.24		TOWN TAXABLE VALUE	113,700				
Avoca, NY 14809	EAST-0594244 NRTH-0878288		SCHOOL TAXABLE VALUE	83,320				
	DEED BOOK 2009 PG-183		FD224 Avoca Fire District	113,700 TO				
	FULL MARKET VALUE	118,438						

113.08-02-052.000	19 Maple Ave				113.08-02-052.000			0009419-000
Clymo David	210 1 Family Res		VILLAGE TAXABLE VALUE	43,100				
Clymo Misty B	Avoca CSD 462201	5,300	COUNTY TAXABLE VALUE	43,100				
19 S Maple Ave	FRNT 79.00 DPTH 186.00	43,100	TOWN TAXABLE VALUE	43,100				
Avoca, NY 14809	ACRES 0.36		SCHOOL TAXABLE VALUE	43,100				
	EAST-0594254 NRTH-0878218		FD224 Avoca Fire District	43,100 TO				
	DEED BOOK 2884 PG-94							
	FULL MARKET VALUE	44,896						

113.08-02-053.100	19 S Maple Ave				113.08-02-053.100			0009421-000
Emery John D III	312 Vac w/imprv		VILLAGE TAXABLE VALUE	5,700				
Emery Crystal E	Avoca CSD 462201	900	COUNTY TAXABLE VALUE	5,700				
PO Box 385	Exception On 1433/225	5,700	TOWN TAXABLE VALUE	5,700				
Avoca, NY 14809	FRNT 9.00 DPTH 110.00		SCHOOL TAXABLE VALUE	5,700				
	ACRES 0.17		FD224 Avoca Fire District	5,700 TO				
	EAST-0594187 NRTH-0878151							
	DEED BOOK 2591 PG-71							
	FULL MARKET VALUE	5,938						

113.08-02-053.200	21 S Maple Ave				113.08-02-053.200			0009421-000
Emery John D III	210 1 Family Res		BAS STAR 41854	0	0	0	30,380	
Emery Crystal F	Avoca CSD 462201	10,500	VILLAGE TAXABLE VALUE	84,000				
21 S Maple Ave	Taft Maple Avenue	84,000	COUNTY TAXABLE VALUE	84,000				
Avoca, NY 14809	Chissom Thorsen		TOWN TAXABLE VALUE	84,000				
	FRNT 66.00 DPTH 140.00		SCHOOL TAXABLE VALUE	53,620				
	BANK 241		FD224 Avoca Fire District	84,000 TO				
	EAST-0594298 NRTH-0878157							
	DEED BOOK 1884 PG-40							
	FULL MARKET VALUE	87,500						

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 64
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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.08-02-054.000	23 S Maple Ave				113.08-02-054.000		*****
Romanyshyn Chase A	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
23 S Maple St	Avoca CSD 462201	12,000	VILLAGE TAXABLE VALUE		80,500		
Avoca, NY 14809	FRNT 70.00 DPTH 149.00	80,500	COUNTY TAXABLE VALUE		80,500		
	EAST-0594294 NRTH-0878058		TOWN TAXABLE VALUE		80,500		
	DEED BOOK 2295 PG-205		SCHOOL TAXABLE VALUE		50,120		
	FULL MARKET VALUE	83,854	FD224 Avoca Fire District		80,500 TO		

113.08-02-055.000	25 S Maple Ave				113.08-02-055.000		*****
Allison Jasper S	210 1 Family Res		VILLAGE TAXABLE VALUE		107,500		0009425-000
Smalt Nathen	Avoca CSD 462201	12,500	COUNTY TAXABLE VALUE		107,500		
25 S Maple Ave	Chissom Maple Ave	107,500	TOWN TAXABLE VALUE		107,500		
Avoca, NY 14809	Carr St Pritting		SCHOOL TAXABLE VALUE		107,500		
	FRNT 64.50 DPTH 153.00		FD224 Avoca Fire District		107,500 TO		
	ACRES 0.25 BANK 450						
	EAST-0594294 NRTH-0877988						
	DEED BOOK 2990 PG-9						
	FULL MARKET VALUE	111,979					

113.08-02-056.000	8 Carrington St				113.08-02-056.000		*****
Pritting Justin L	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
8 Carrington St	Avoca CSD 462201	17,300	VILLAGE TAXABLE VALUE		92,000		
Avoca, NY 14809	FRNT 90.00 DPTH 255.00	92,000	COUNTY TAXABLE VALUE		92,000		
	EAST-0594174 NRTH-0877998		TOWN TAXABLE VALUE		92,000		
	DEED BOOK 2476 PG-52		SCHOOL TAXABLE VALUE		61,620		
	FULL MARKET VALUE	95,833	FD224 Avoca Fire District		92,000 TO		

113.08-02-057.000	60 S Main St				113.08-02-057.000		*****
Harris Christopher	210 1 Family Res		VILLAGE TAXABLE VALUE		74,800		0009060-000
DuBois Bianca	Avoca CSD 462201	13,800	COUNTY TAXABLE VALUE		74,800		
60 S Main St	FRNT 73.00 DPTH 125.00	74,800	TOWN TAXABLE VALUE		74,800		
Avoca, NY 14809	ACRES 0.32		SCHOOL TAXABLE VALUE		74,800		
	EAST-0594054 NRTH-0877998		FD224 Avoca Fire District		74,800 TO		
	DEED BOOK 2836 PG-207						
	FULL MARKET VALUE	77,917					

113.08-02-058.000	58 S Main St				113.08-02-058.000		*****
Belanger Terry J	210 1 Family Res		VILLAGE TAXABLE VALUE		132,300		0009058-000
Robbins-Belanger Stacey L	Avoca CSD 462201	12,500	COUNTY TAXABLE VALUE		132,300		
58 S Main St	FRNT 57.00 DPTH 190.00	132,300	TOWN TAXABLE VALUE		132,300		
Avoca, NY 14809	BANK 450		SCHOOL TAXABLE VALUE		132,300		
	EAST-0594074 NRTH-0878068		FD224 Avoca Fire District		132,300 TO		
	DEED BOOK 2728 PG-43						
	FULL MARKET VALUE	137,813					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

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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.			

113.08-02-059.000	56 S Main St				113.08-02-059.000		*****
Eaton Eric	210 1 Family Res		BAS STAR 41854	0	0	0	0009056-000
Eaton Carol	Avoca CSD 462201	13,100	VILLAGE TAXABLE VALUE		117,300		30,380
56 S Main St	Fervan Pritting	117,300	COUNTY TAXABLE VALUE		117,300		
PO Box 143	Calkins Main St		TOWN TAXABLE VALUE		117,300		
Avoca, NY 14809	FRNT 80.00 DPTH 155.00		SCHOOL TAXABLE VALUE		86,920		
	EAST-0594064 NRTH-0878128		FD224 Avoca Fire District		117,300 TO		
	DEED BOOK 1315 PG-135						
	FULL MARKET VALUE	122,188					

113.08-02-060.000	54 S Main St				113.08-02-060.000		*****
Fervan Daniel S	210 1 Family Res		BAS STAR 41854	0	0	0	0009054-000
54 S Main St	Avoca CSD 462201	14,800	VILLAGE TAXABLE VALUE		166,800		30,380
PO Box 310	Utter Taft	166,800	COUNTY TAXABLE VALUE		166,800		
Avoca, NY 14809	Eaton Main St		TOWN TAXABLE VALUE		166,800		
	FRNT 82.00 DPTH 197.00		SCHOOL TAXABLE VALUE		136,420		
	EAST-0594064 NRTH-0878218		FD224 Avoca Fire District		166,800 TO		
	DEED BOOK 1200 PG-109						
	FULL MARKET VALUE	173,750					

113.08-02-061.000	52 S Main St				113.08-02-061.000		*****
Martin Colleen A	210 1 Family Res		AGED C 41802	0	31,350	0	0009052-000
52 S Main St	Avoca CSD 462201	13,800	ENH STAR 41834	0	0	0	62,700
PO Box 124	Muller Losey	62,700	VILLAGE TAXABLE VALUE		62,700		
Avoca, NY 14809	Fervan Main St.		COUNTY TAXABLE VALUE		31,350		
	FRNT 70.00 DPTH 197.00		TOWN TAXABLE VALUE		62,700		
	EAST-0594054 NRTH-0878298		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 1478 PG-224		FD224 Avoca Fire District		62,700 TO		
	FULL MARKET VALUE	65,313					

113.08-02-062.000	48 S Main St				113.08-02-062.000		*****
Stanford Susan A	210 1 Family Res		BAS STAR 41854	0	0	0	0009048-000
48 S Main St	Avoca CSD 462201	13,600	VILLAGE TAXABLE VALUE		77,600		30,380
Avoca, NY 14809	Raches Anderson	77,600	COUNTY TAXABLE VALUE		77,600		
	Hall Main St		TOWN TAXABLE VALUE		77,600		
	FRNT 70.00 DPTH 175.00		SCHOOL TAXABLE VALUE		47,220		
	BANK 450		FD224 Avoca Fire District		77,600 TO		
	EAST-0594052 NRTH-0878386						
	DEED BOOK 1871 PG-274						
	FULL MARKET VALUE	80,833					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 66
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.			

113.08-02-063.000	46 S Main St				113.08-02-063.000		*****
Ackerson Terry	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
Falco Beth	Avoca CSD 462201	8,500	VILLAGE TAXABLE VALUE		67,700		
46 S Main St	FRNT 50.00 DPTH 150.00	67,700	COUNTY TAXABLE VALUE		67,700		
Avoca, NY 14809	EAST-0594044 NRTH-0878428		TOWN TAXABLE VALUE		67,700		
	DEED BOOK 1645 PG-145		SCHOOL TAXABLE VALUE		37,320		
	FULL MARKET VALUE	70,521	FD224 Avoca Fire District		67,700 TO		

113.08-02-064.000	40 S Main St				113.08-02-064.000		*****
Trust, Harold G Nixon	652 Govt bldgs		VILLAGE TAXABLE VALUE		93,500		0009040-000
3 Club View Dr	Avoca CSD 462201	13,100	COUNTY TAXABLE VALUE		93,500		
Bath, NY 14810	Grant St Calton	93,500	TOWN TAXABLE VALUE		93,500		
	Raches Main St		SCHOOL TAXABLE VALUE		93,500		
	FRNT 97.00 DPTH 127.00		FD224 Avoca Fire District		93,500 TO		
	EAST-0594024 NRTH-0878498						
	DEED BOOK 2585 PG-343						
	FULL MARKET VALUE	97,396					

113.08-02-066.000	20 Main St				113.08-02-066.000		*****
Barrett Linda L	485 >luse sm bld		VILLAGE TAXABLE VALUE		44,000		0009020-000
PO Box 246	Avoca CSD 462201	5,500	COUNTY TAXABLE VALUE		44,000		
Avoca, NY 14809	Fervan Village	44,000	TOWN TAXABLE VALUE		44,000		
	Hogan Main St		SCHOOL TAXABLE VALUE		44,000		
	FRNT 50.00 DPTH 100.00		FD224 Avoca Fire District		44,000 TO		
	ACRES 0.15						
	EAST-0593974 NRTH-0878878						
	DEED BOOK 2416 PG-179						
	FULL MARKET VALUE	45,833					

113.08-02-071.000	5 Grant St				113.08-02-071.000		*****
Oliver Todd E	423 Snack bar		VILLAGE TAXABLE VALUE		28,000		9409
PO Box 45	Avoca CSD 462201	17,300	COUNTY TAXABLE VALUE		28,000		
Avoca, NY 14809	Grant S Maple	28,000	TOWN TAXABLE VALUE		28,000		
	Ida Ida		SCHOOL TAXABLE VALUE		28,000		
	FRNT 221.47 DPTH 196.56		FD224 Avoca Fire District		28,000 TO		
	ACRES 0.50						
	EAST-0594294 NRTH-0878488						
	DEED BOOK 2859 PG-73						
	FULL MARKET VALUE	29,167					

113.08-03-003.000	13 Oliver St				113.08-03-003.000		*****
Barrett Charles	210 1 Family Res		ENH STAR 41834	0	0	0	0005613-000
Barrett Linda	Avoca CSD 462201	10,500	VILLAGE TAXABLE VALUE		76,900		76,900
13 Oliver St	I 03	76,900	COUNTY TAXABLE VALUE		76,900		
PO Box 246	FRNT 55.00 DPTH 165.00		TOWN TAXABLE VALUE		76,900		
Avoca, NY 14809	EAST-0595194 NRTH-0879468		SCHOOL TAXABLE VALUE		0		
	FULL MARKET VALUE	80,104	FD224 Avoca Fire District		76,900 TO		

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 67
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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

11 Oliver St	210 1 Family Res		VET WAR CT 41121	6,000	11,220	6,000	0005611-000
113.08-03-004.000	Avoca CSD 462201	10,500	AGED C 41802	0	25,432	0	0
Fox Bruce	Barrett School	74,800	ENH STAR 41834	0	0	0	74,800
Fox Christine	Stowe Oliver St		VILLAGE TAXABLE VALUE		68,800		
11 Oliver St	FRNT 55.00 DPTH 165.00		COUNTY TAXABLE VALUE		38,148		
PO Box 192	EAST-0595194 NRTH-0879408		TOWN TAXABLE VALUE		68,800		
Avoca, NY 14809	DEED BOOK 1359 PG-169		SCHOOL TAXABLE VALUE		0		
	FULL MARKET VALUE	77,917	FD224 Avoca Fire District		74,800 TO		

9 Oliver St	210 1 Family Res		VILLAGE TAXABLE VALUE		109,300		0005609-000
113.08-03-005.000	Avoca CSD 462201	10,500	COUNTY TAXABLE VALUE		109,300		
Aul Jennifer L	Partridge School	109,300	TOWN TAXABLE VALUE		109,300		
9 Oliver St	Warner Oliver St		SCHOOL TAXABLE VALUE		109,300		
Avoca, NY 14809	FRNT 55.00 DPTH 165.00		FD224 Avoca Fire District		109,300 TO		
	BANK 450						
	EAST-0595194 NRTH-0879358						
	DEED BOOK 3121 PG-134						
	FULL MARKET VALUE	113,854					

7 Oliver St	210 1 Family Res		VILLAGE TAXABLE VALUE		121,300		0005607-000
113.08-03-006.000	Avoca CSD 462201	17,300	COUNTY TAXABLE VALUE		121,300		
Barkley Paul W	FRNT 133.00 DPTH 165.00	121,300	TOWN TAXABLE VALUE		121,300		
Covell Michelle L	ACRES 0.51 BANK 450		SCHOOL TAXABLE VALUE		121,300		
7 Oliver St	EAST-0595204 NRTH-0879268		FD224 Avoca Fire District		121,300 TO		
Avoca, NY 14809	DEED BOOK 2932 PG-289						
	FULL MARKET VALUE	126,354					

30 Chase St	210 1 Family Res		VILLAGE TAXABLE VALUE		69,000		0005601-000
113.08-03-007.000	Avoca CSD 462201	11,500	COUNTY TAXABLE VALUE		69,000		
Hoey Michael	Warner Parsonage	69,000	TOWN TAXABLE VALUE		69,000		
Hoey Rosemary	Chase St Oliver St		SCHOOL TAXABLE VALUE		69,000		
2899 Loon Lake Rd	FRNT 60.00 DPTH 165.00		FD224 Avoca Fire District		69,000 TO		
Cohocton, NY 14826	EAST-0595134 NRTH-0879118						
	DEED BOOK 3103 PG-90						
	FULL MARKET VALUE	71,875					

32 Chase St	210 1 Family Res		BAS STAR 41854	0	0	0	0005032-008
113.08-03-008.000	Avoca CSD 462201	13,500	VILLAGE TAXABLE VALUE		109,300		30,380
Partridge Daniel M	Warner Mccarthy	109,300	COUNTY TAXABLE VALUE		109,300		
32 Chase St	Chase St Margeson		TOWN TAXABLE VALUE		109,300		
Avoca, NY 14809	FRNT 80.00 DPTH 165.00		SCHOOL TAXABLE VALUE		78,920		
	BANK 450		FD224 Avoca Fire District		109,300 TO		
	EAST-0595204 NRTH-0879118						
	DEED BOOK 2313 PG-20						
	FULL MARKET VALUE	113,854					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.08-03-009.000	34 Chase St				113.08-03-009.000		0005034-000
Oliver Jason R	210 1 Family Res		VILLAGE TAXABLE VALUE				
Oliver Cynthia M	Avoca CSD 462201	10,500	COUNTY TAXABLE VALUE				
PO Box 407	Warner Meese	174,800	TOWN TAXABLE VALUE				
Avoca, NY 14809	Chase St Parsonage		SCHOOL TAXABLE VALUE				
	FRNT 55.00 DPTH 165.00		FD224 Avoca Fire District			174,800 TO	
	BANK 241						
	EAST-0595274 NRTH-0879108						
	DEED BOOK 2677 PG-211						
	FULL MARKET VALUE	182,083					

113.08-03-010.000	36 Chase St				113.08-03-010.000		0005036-000
Meese Lanny	210 1 Family Res		AGED C/T/S 41800	29,350		29,350	29,350
Meese Marilyn	Avoca CSD 462201	10,500	ENH STAR 41834	0		0	29,350
36 Chase St	Macdougall Ackley	58,700	VILLAGE TAXABLE VALUE				
PO Box 332	Chase St Mccarthy		COUNTY TAXABLE VALUE				
Avoca, NY 14809	FRNT 55.00 DPTH 165.00		TOWN TAXABLE VALUE				
	EAST-0595334 NRTH-0879118		SCHOOL TAXABLE VALUE				
	FULL MARKET VALUE	61,146	FD224 Avoca Fire District			58,700 TO	

113.08-03-011.000	38 Chase St				113.08-03-011.000		0005038-000
Jones Donald	210 1 Family Res		ENH STAR 41834	0		0	86,100
Jones Sandra	Avoca CSD 462201	13,500	VILLAGE TAXABLE VALUE				
38 Chase St	Macdougall Morgan St	132,300	COUNTY TAXABLE VALUE				
PO Box 64	Chase St Meese		TOWN TAXABLE VALUE				
Avoca, NY 14809	I 03		SCHOOL TAXABLE VALUE				
	FRNT 80.00 DPTH 165.00		FD224 Avoca Fire District			132,300 TO	
	EAST-0595394 NRTH-0879118						
	DEED BOOK 1665 PG-131						
	FULL MARKET VALUE	137,813					

113.08-03-012.000	2 Morgan St				113.08-03-012.000		0005702-000
Evans James	210 1 Family Res		VILLAGE TAXABLE VALUE				
Evans Tonya M	Avoca CSD 462201	10,500	COUNTY TAXABLE VALUE				
2 Morgan St	Wilson Morgan St	109,300	TOWN TAXABLE VALUE				
Avoca, NY 14809	Ackley Warner		SCHOOL TAXABLE VALUE				
	FRNT 56.75 DPTH 165.00		FD224 Avoca Fire District			109,300 TO	
	BANK 450						
	EAST-0595354 NRTH-0879218						
	DEED BOOK 2977 PG-115						
	FULL MARKET VALUE	113,854					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE				
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS					

113.08-03-013.100	4 Morgan St							0005704-000
Gniewecki Jason R	210 1 Family Res		VILLAGE TAXABLE VALUE		125,200			
Gniewecki Miranda J	Avoca CSD 462201	9,500	COUNTY TAXABLE VALUE		125,200			
4 Morgan Street	FRNT 52.00 DPTH 165.00	125,200	TOWN TAXABLE VALUE		125,200			
Avoca, NY 14809	ACRES 0.19		SCHOOL TAXABLE VALUE		125,200			
	EAST-0595354 NRTH-0879278		FD224 Avoca Fire District		125,200 TO			
	DEED BOOK 2772 PG-1							
	FULL MARKET VALUE	130,417						

113.08-03-014.000	6 Morgan St							0005706-000
Crooks Deborah E	210 1 Family Res		BAS STAR 41854	0	0	0	30,380	
6 Morgan St	Avoca CSD 462201	10,000	VILLAGE TAXABLE VALUE		64,400			
PO Box 200	School Morgan St	64,400	COUNTY TAXABLE VALUE		64,400			
Avoca, NY 14809	FRNT 53.75 DPTH 165.00		TOWN TAXABLE VALUE		64,400			
	EAST-0595354 NRTH-0879328		SCHOOL TAXABLE VALUE		34,020			
	DEED BOOK 1642 PG-108		FD224 Avoca Fire District		64,400 TO			
	FULL MARKET VALUE	67,083						

113.08-03-016.000	5 Morgan St							0005705-000
Davis Glenn	210 1 Family Res		ENH STAR 41834	0	0	0	84,900	
5 Morgan St	Avoca CSD 462201	17,700	VILLAGE TAXABLE VALUE		84,900			
PO Box 91	FRNT 192.00 DPTH 165.00	84,900	COUNTY TAXABLE VALUE		84,900			
Avoca, NY 14809	EAST-0595564 NRTH-0879284		TOWN TAXABLE VALUE		84,900			
	DEED BOOK 1059 PG-00945		SCHOOL TAXABLE VALUE		0			
	FULL MARKET VALUE	88,438	FD224 Avoca Fire District		84,900 TO			

113.08-03-017.000	40 Chase St							0005040-000
Cartwright Irrev Living Trust	210 1 Family Res		ENH STAR 41834	0	0	0	62,300	
Cartwright Irrev Living Trust	Avoca CSD 462201	8,500	VILLAGE TAXABLE VALUE		62,300			
PO Box 312	Davis Loza	62,300	COUNTY TAXABLE VALUE		62,300			
Avoca, NY 14809	Chase St Morgan		TOWN TAXABLE VALUE		62,300			
	FRNT 55.00 DPTH 135.00		SCHOOL TAXABLE VALUE		0			
	EAST-0595514 NRTH-0879098		FD224 Avoca Fire District		62,300 TO			
	DEED BOOK 2627 PG-320							
	FULL MARKET VALUE	64,896						

113.08-03-018.000	42 Chase St							0005042-000
Loza Michael O	210 1 Family Res		VILLAGE TAXABLE VALUE		51,800			
Loza Kathryn	Avoca CSD 462201	8,500	COUNTY TAXABLE VALUE		51,800			
PO Box 663	Davis School	51,800	TOWN TAXABLE VALUE		51,800			
Bath, NY 14810	Chase St Cartwright		SCHOOL TAXABLE VALUE		51,800			
	FRNT 55.00 DPTH 135.00		FD224 Avoca Fire District		51,800 TO			
	EAST-0595574 NRTH-0879098							
	FULL MARKET VALUE	53,958						

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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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.
***** 113.08-03-025.000 *****							
47 Chase St							
113.08-03-025.000	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
Houser Susan	Avoca CSD 462201	17,300	VILLAGE TAXABLE VALUE		63,300		
47 Chase St	FRNT 115.00 DPTH 189.00	63,300	COUNTY TAXABLE VALUE		63,300		
Avoca, NY 14809	EAST-0595644 NRTH-0878888		TOWN TAXABLE VALUE		63,300		
	DEED BOOK 1438 PG-143		SCHOOL TAXABLE VALUE		32,920		
	FULL MARKET VALUE	65,938	FD224 Avoca Fire District		63,300 TO		
***** 113.08-03-026.000 *****							
42 Grant St							0008242-000
113.08-03-026.000	210 1 Family Res		VET WAR CT 41121	6,000	12,000	6,000	0
Haar Stephen	Avoca CSD 462201	14,800	VET DIS CT 41141	9,090	9,090	9,090	0
Haar Robin	Mattison Brown St	90,900	BAS STAR 41854	0	0	0	30,380
42 Grant St	Grant St Stewart		VILLAGE TAXABLE VALUE		75,810		
Avoca, NY 14809	FRNT 85.00 DPTH 190.00		COUNTY TAXABLE VALUE		69,810		
	EAST-0595834 NRTH-0878708		TOWN TAXABLE VALUE		75,810		
	DEED BOOK 1439 PG-273		SCHOOL TAXABLE VALUE		60,520		
	FULL MARKET VALUE	94,688	FD224 Avoca Fire District		90,900 TO		
***** 113.08-03-027.000 *****							
38 Grant St							0008238-000
113.08-03-027.000	210 1 Family Res		VET WAR CT 41121	6,000	12,000	6,000	0
Hoose Jack R	Avoca CSD 462201	16,300	ENH STAR 41834	0	0	0	86,100
Hoose Margene	FRNT 104.00 DPTH 190.00	87,400	VILLAGE TAXABLE VALUE		81,400		
PO Box 346	EAST-0595584 NRTH-0878698		COUNTY TAXABLE VALUE		75,400		
Avoca, NY 14809	DEED BOOK 1377 PG-288		TOWN TAXABLE VALUE		81,400		
	FULL MARKET VALUE	91,042	SCHOOL TAXABLE VALUE		1,300		
			FD224 Avoca Fire District		87,400 TO		
***** 113.08-03-028.000 *****							
36 Grant St							0008236-000
113.08-03-028.000	210 1 Family Res		VILLAGE TAXABLE VALUE		224,000		
Cermak Christopher	Avoca CSD 462201	13,500	COUNTY TAXABLE VALUE		224,000		
Cermak Jill	FRNT 69.00 DPTH 214.50	224,000	TOWN TAXABLE VALUE		224,000		
36 Grant St	ACRES 0.35		SCHOOL TAXABLE VALUE		224,000		
Avoca, NY 14809	EAST-0595674 NRTH-0878698		FD224 Avoca Fire District		224,000 TO		
	DEED BOOK 3059 PG-100						
	FULL MARKET VALUE	233,333					
***** 113.08-03-029.000 *****							
34 Grant St							0008234-000
113.08-03-029.000	210 1 Family Res		VILLAGE TAXABLE VALUE		99,800		
Morales Matthew P	Avoca CSD 462201	13,600	COUNTY TAXABLE VALUE		99,800		
Morales Tara L	Peard O'toole	99,800	TOWN TAXABLE VALUE		99,800		
34 Grant St	Grant St Stewart		SCHOOL TAXABLE VALUE		99,800		
Avoca, NY 14809	FRNT 70.00 DPTH 190.00		FD224 Avoca Fire District		99,800 TO		
	BANK 450						
	EAST-0595414 NRTH-0878688						
	DEED BOOK 2841 PG-175						
	FULL MARKET VALUE	103,958					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.08-03-030.000	32 Grant St			113.08-03-030.000			0008232-000
Spears Stacy	210 1 Family Res		VILLAGE TAXABLE VALUE		53,500		
Spears Rebecca	Avoca CSD 462201	13,800	COUNTY TAXABLE VALUE		53,500		
32 Grant St	Hill Samuelson	53,500	TOWN TAXABLE VALUE		53,500		
Avoca, NY 14809	Ts10/1/93		SCHOOL TAXABLE VALUE		53,500		
	FRNT 74.00 DPTH 189.00		FD224 Avoca Fire District		53,500 TO		
	EAST-0595344 NRTH-0878698						
	DEED BOOK 1452 PG-154						
	FULL MARKET VALUE	55,729					

113.08-03-031.000	30 Grant St			113.08-03-031.000			0008230-000
Canisteo Valley Rentals LLC	220 2 Family Res		VILLAGE TAXABLE VALUE		40,000		
17 S Elm St	Avoca CSD 462201	14,000	COUNTY TAXABLE VALUE		40,000		
Canisteo, NY 14823	Hill Hoose	40,000	TOWN TAXABLE VALUE		40,000		
	Grant St Steuben St		SCHOOL TAXABLE VALUE		40,000		
	FRNT 66.84 DPTH 215.50		FD224 Avoca Fire District		40,000 TO		
	EAST-0595274 NRTH-0878688						
	DEED BOOK 3071 PG-226						
	FULL MARKET VALUE	41,667					

113.08-03-032.100	Steuben St			113.08-03-032.100			*****
Storm Melissa	312 Vac w/imprv		VILLAGE TAXABLE VALUE		9,200		
7 Steuben St	Avoca CSD 462201	4,100	COUNTY TAXABLE VALUE		9,200		
Avoca, NY 14809	Fleet Tyner	9,200	TOWN TAXABLE VALUE		9,200		
	Miller Steuben St		SCHOOL TAXABLE VALUE		9,200		
	FRNT 100.00 DPTH 149.25		FD224 Avoca Fire District		9,200 TO		
	EAST-0595324 NRTH-0878408						
	DEED BOOK 1854 PG-130						
	FULL MARKET VALUE	9,583					

113.08-03-032.200	31 Grant St			113.08-03-032.200			0008231-000
Brennan William	230 3 Family Res		VILLAGE TAXABLE VALUE		82,800		
Brennan Minnie	Avoca CSD 462201	13,600	COUNTY TAXABLE VALUE		82,800		
PO Box 379	Grant St Tyner	82,800	TOWN TAXABLE VALUE		82,800		
Avoca, NY 14809	Miller Steuben St		SCHOOL TAXABLE VALUE		82,800		
	Ts 10/98		FD224 Avoca Fire District		82,800 TO		
	FRNT 150.00 DPTH 89.75						
	EAST-0595324 NRTH-0878508						
	DEED BOOK 1737 PG-163						
	FULL MARKET VALUE	86,250					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.08-03-033.000	8 Steuben St				113.08-03-033.000		*****
Miller Greg	270 Mfg housing		VET COM CT 41131	10,000	12,500	10,000	0008608-000
1407 Pointview Ct	Avoca CSD 462201	15,200	VILLAGE TAXABLE VALUE		40,000		
Suwanee, GA 30024	Stewart Park	50,000	COUNTY TAXABLE VALUE		37,500		
	Park Steuben St		TOWN TAXABLE VALUE		40,000		
	FRNT 110.00 DPTH 156.00		SCHOOL TAXABLE VALUE		50,000		
	EAST-0595324 NRTH-0878288		FD224 Avoca Fire District		50,000 TO		
	DEED BOOK 1860 PG-301						
	FULL MARKET VALUE	52,083					

113.08-03-034.000	35 Grant St				113.08-03-034.000		*****
Powly Connie	210 1 Family Res		ENH STAR 41834	0	0	0	0008235-000
Powly William	Avoca CSD 462201	13,300	VILLAGE TAXABLE VALUE		90,300		
PO Box 262	FRNT 66.00 DPTH 190.00	90,300	COUNTY TAXABLE VALUE		90,300		
Avoca, NY 14809	ACRES 0.28 BANK 241		TOWN TAXABLE VALUE		90,300		
	EAST-0595424 NRTH-0878448		SCHOOL TAXABLE VALUE		4,200		
	DEED BOOK 3098 PG-260		FD224 Avoca Fire District		90,300 TO		
	FULL MARKET VALUE	94,063					

113.08-03-035.000	37 Grant St				113.08-03-035.000		*****
Carlberg Timothy J	210 1 Family Res		VILLAGE TAXABLE VALUE		111,400		0008237-000
Wise Sarah	Avoca CSD 462201	13,300	COUNTY TAXABLE VALUE		111,400		
37 Grant St	Grant St Glashauser	111,400	TOWN TAXABLE VALUE		111,400		
Avoca, NY 14809	Park Tyner		SCHOOL TAXABLE VALUE		111,400		
	FRNT 66.00 DPTH 190.00		FD224 Avoca Fire District		111,400 TO		
	BANK 450						
	EAST-0595484 NRTH-0878448						
	DEED BOOK 2717 PG-191						
	FULL MARKET VALUE	116,042					

113.08-03-036.000	39 Grant St				113.08-03-036.000		*****
Zigenfus Chris	210 1 Family Res		VILLAGE TAXABLE VALUE		86,300		0008239-000
Zigenfus Heidi	Avoca CSD 462201	16,500	COUNTY TAXABLE VALUE		86,300		
39 Grant St	Grant St Bille	86,300	TOWN TAXABLE VALUE		86,300		
Avoca, NY 14809	Park Buchanan		SCHOOL TAXABLE VALUE		86,300		
	FRNT 105.00 DPTH 189.00		FD224 Avoca Fire District		86,300 TO		
	EAST-0595584 NRTH-0878438						
	DEED BOOK 3104 PG-51						
	FULL MARKET VALUE	89,896					

113.08-03-037.000	41 Grant St				113.08-03-037.000		*****
Meade Elizabeth	210 1 Family Res		ENH STAR 41834	0	0	0	0008241-000
41 Grant St	Avoca CSD 462201	15,000	VILLAGE TAXABLE VALUE		100,000		
Avoca, NY 14809	Grant St Smith St	100,000	COUNTY TAXABLE VALUE		100,000		
	I 95 96 97 98		TOWN TAXABLE VALUE		100,000		
	FRNT 87.12 DPTH 188.50		SCHOOL TAXABLE VALUE		13,900		
	EAST-0595674 NRTH-0878448		FD224 Avoca Fire District		100,000 TO		
	DEED BOOK 3141 PG-313						
	FULL MARKET VALUE	104,167					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				
***** 113.08-03-038.000 *****							
43 Grant St							0008243-000
113.08-03-038.000	210 1 Family Res		AGED C 41802	0	44,300	0	0
Spears Katherine M	Avoca CSD 462201	13,600	ENH STAR 41834	0	0	0	86,100
Spears Stacy J	Corner Of Grant And Smith	88,600	VILLAGE TAXABLE VALUE		88,600		
43 Grant St	FRNT 77.00 DPTH 173.00		COUNTY TAXABLE VALUE		44,300		
Avoca, NY 14809	EAST-0595804 NRTH-0878458		TOWN TAXABLE VALUE		88,600		
	DEED BOOK 2893 PG-57		SCHOOL TAXABLE VALUE		2,500		
	FULL MARKET VALUE	92,292	FD224 Avoca Fire District		88,600 TO		
***** 113.08-03-039.000 *****							
47 Grant St							0008247-000
113.08-03-039.000	270 Mfg housing		ENH STAR 41834	0	0	0	42,000
Rundell Peggy	Avoca CSD 462201	17,400	VILLAGE TAXABLE VALUE		42,000		
PO Box 438	Grant St Lannoye	42,000	COUNTY TAXABLE VALUE		42,000		
Avoca, NY 14809	Crabtree Spears		TOWN TAXABLE VALUE		42,000		
	FRNT 147.00 DPTH 173.00		SCHOOL TAXABLE VALUE		0		
	EAST-0595924 NRTH-0878458		FD224 Avoca Fire District		42,000 TO		
	DEED BOOK 1007 PG-00749						
	FULL MARKET VALUE	43,750					
***** 113.08-03-040.000 *****							
6 Smith St							0008706-000
113.08-03-040.000	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
Blanchard Arthur L Jr	Avoca CSD 462201	13,100	VILLAGE TAXABLE VALUE		65,400		
Blanchard Cindy L	FRNT 84.70 DPTH 146.85	65,400	COUNTY TAXABLE VALUE		65,400		
6 Smith St	ACRES 0.28		TOWN TAXABLE VALUE		65,400		
Avoca, NY 14809	EAST-0595844 NRTH-0878308		SCHOOL TAXABLE VALUE		35,020		
	DEED BOOK 2877 PG-42		FD224 Avoca Fire District		65,400 TO		
	FULL MARKET VALUE	68,125					
***** 113.08-03-041.000 *****							
8 Smith St							0008708-000
113.08-03-041.000	210 1 Family Res		VILLAGE TAXABLE VALUE		115,000		
Abbott Jared W	Avoca CSD 462201	17,800	COUNTY TAXABLE VALUE		115,000		
Lead Crystal S	Pragle Warner	115,000	TOWN TAXABLE VALUE		115,000		
8 Smith St	Smith St Smith St		SCHOOL TAXABLE VALUE		115,000		
Avoca, NY 14809	FRNT 132.00 DPTH 266.00		FD224 Avoca Fire District		115,000 TO		
	BANK 450						
	EAST-0595844 NRTH-0878208						
	DEED BOOK 2857 PG-314						
	FULL MARKET VALUE	119,792					
***** 113.08-03-042.000 *****							
12 Smith St							0008712-000
113.08-03-042.000	210 1 Family Res		VET COM CT 41131	10,000	20,000	10,000	0
Whitehead Donald	Avoca CSD 462201	17,800	VET DIS CT 41141	20,000	40,000	20,000	0
Whitehead Deborah	Lannoye Dyke	156,900	VILLAGE TAXABLE VALUE		126,900		
PO Box 404	Smith St Crabtree		COUNTY TAXABLE VALUE		96,900		
Avoca, NY 14809	FRNT 165.00 DPTH 216.00		TOWN TAXABLE VALUE		126,900		
	EAST-0596084 NRTH-0878278		SCHOOL TAXABLE VALUE		156,900		
	DEED BOOK 3100 PG-105		FD224 Avoca Fire District		156,900 TO		
	FULL MARKET VALUE	163,438					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.08-03-043.000	49 Grant St			113.08-03-043.000			0008249-000
Lannoye David A	210 1 Family Res		ENH STAR 41834	0	0	0	86,100
Lannoye Linda G	Avoca CSD 462201	17,600	VILLAGE TAXABLE VALUE		120,800		
49 Grant St	Grant St Lannoye	120,800	COUNTY TAXABLE VALUE		120,800		
Avoca, NY 14809	Crabtree Rundell		TOWN TAXABLE VALUE		120,800		
	FRNT 162.00 DPTH 173.00		SCHOOL TAXABLE VALUE		34,700		
	ACRES 0.68		FD224 Avoca Fire District		120,800 TO		
	EAST-0596072 NRTH-0878479						
	DEED BOOK 1981 PG-97						
	FULL MARKET VALUE	125,833					

113.08-03-045.100	off Grant St			113.08-03-045.100			*****
Towner Kenneth	314 Rural vac<10		AG DIST 41730	6,826	6,826	6,826	6,826
3510 Saxton Rd	Avoca CSD 462201	9,500	VILLAGE TAXABLE VALUE		2,674		
Avoca, NY 14809-9500	ACRES 9.45	9,500	COUNTY TAXABLE VALUE		2,674		
	EAST-0596135 NRTH-0877402		TOWN TAXABLE VALUE		2,674		
	FULL MARKET VALUE	9,896	SCHOOL TAXABLE VALUE		2,674		
			AG003 Ag Dist #3		9,500 TO		
			FD224 Avoca Fire District		9,500 TO		

113.08-03-045.200	60 Grant St			113.08-03-045.200			*****
Willy Wogholler LLC	240 Rural res		AG DIST 41720	24,029	24,029	24,029	24,029
8280 Kanona Rd	Avoca CSD 462201	47,800	VILLAGE TAXABLE VALUE		62,271		
Avoca, NY 14809	ACRES 17.53	86,300	COUNTY TAXABLE VALUE		62,271		
	EAST-0597096 NRTH-0877096		TOWN TAXABLE VALUE		62,271		
	DEED BOOK 2777 PG-100		SCHOOL TAXABLE VALUE		62,271		
	FULL MARKET VALUE	89,896	AG003 Ag Dist #3		86,300 TO		
			FD224 Avoca Fire District		86,300 TO		

113.08-03-046.111	52 Grant St			113.08-03-046.111			0008252-000
DLF Equity LLC	270 Mfg housing		VILLAGE TAXABLE VALUE		37,100		
3217 County Route 3	Avoca CSD 462201	26,000	COUNTY TAXABLE VALUE		37,100		
Addison, NY 14801	Towner	37,100	TOWN TAXABLE VALUE		37,100		
	FRNT 209.52 DPTH 420.00		SCHOOL TAXABLE VALUE		37,100		
	ACRES 3.20		FD224 Avoca Fire District		37,100 TO		
	EAST-0596454 NRTH-0878858						
	DEED BOOK 3066 PG-240						
	FULL MARKET VALUE	38,646					

113.08-03-046.121	54 End Of Grant St			113.08-03-046.121			0008254-000
DLF Equity LLC	270 Mfg housing		VILLAGE TAXABLE VALUE		16,000		
3217 County Route 3	Avoca CSD 462201	14,800	COUNTY TAXABLE VALUE		16,000		
Addison, NY 14801	Beaver Towner	16,000	TOWN TAXABLE VALUE		16,000		
	Goodine Beaver		SCHOOL TAXABLE VALUE		16,000		
	16' Row		FD224 Avoca Fire District		16,000 TO		
	FRNT 153.00 DPTH 106.00						
	EAST-0596494 NRTH-0878668						
	DEED BOOK 3066 PG-240						
	FULL MARKET VALUE	16,667					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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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.			

113.08-03-046.122	54 Grant St				113.08-03-046.122		*****
DLF Equity LLC	270 Mfg housing		VILLAGE TAXABLE VALUE			8260	
3217 County Route 3	Avoca CSD 462201	14,800	COUNTY TAXABLE VALUE				
Addison, NY 14801	Jackson Towner	20,000	TOWN TAXABLE VALUE				
	Goodine Warren		SCHOOL TAXABLE VALUE				
	16' Row From Warren		FD224 Avoca Fire District				
	FRNT 153.00 DPTH 106.00						
	EAST-0596634 NRTH-0878668						
	DEED BOOK 3066 PG-240						
	FULL MARKET VALUE	20,833					

113.08-03-046.123	52 Grant St				113.08-03-046.123		*****
DLF Equity LLC	270 Mfg housing		VILLAGE TAXABLE VALUE			0008252-000	
3217 County Route 3	Avoca CSD 462201	19,500	COUNTY TAXABLE VALUE				
Addison, NY 14801	Towner	23,400	TOWN TAXABLE VALUE				
	ACRES 1.30		SCHOOL TAXABLE VALUE				
	EAST-0596641 NRTH-0878854		FD224 Avoca Fire District				
	DEED BOOK 3066 PG-240						
	FULL MARKET VALUE	24,375					

113.08-03-046.200	56 Grant St				113.08-03-046.200		*****
Goodine Evelyn	210 1 Family Res		ENH STAR 41834	0		0008256-000	
c/o Kim Jackson	Avoca CSD 462201	17,700	VILLAGE TAXABLE VALUE				
56 Grant St	Warren Towner	59,800	COUNTY TAXABLE VALUE				
Avoca, NY 14809	FRNT 150.00 DPTH 210.00		TOWN TAXABLE VALUE				
	ACRES 0.72		SCHOOL TAXABLE VALUE				
	EAST-0596594 NRTH-0878548		FD224 Avoca Fire District				
	FULL MARKET VALUE	62,292					

113.08-03-047.000	50 Grant St				113.08-03-047.000		*****
Dix Justin	210 1 Family Res		AGED C 41802	0	69,000	0008250-000	
Dix Diane	Avoca CSD 462201	17,400	ENH STAR 41834	0			
50 Grant St	Ostrander Dyke	138,000	VILLAGE TAXABLE VALUE				
Avoca, NY 14809	Grant St Fox		COUNTY TAXABLE VALUE				
	FRNT 162.89 DPTH 151.86		TOWN TAXABLE VALUE				
	ACRES 0.57		SCHOOL TAXABLE VALUE				
	EAST-0596074 NRTH-0878688		FD224 Avoca Fire District				
	DEED BOOK 1335 PG-341						
	FULL MARKET VALUE	143,750					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.

113.08-03-048.000	48 Grant St				113.08-03-048.000		*****
Shope Roy D	210 1 Family Res		VET WAR CT 41121	6,000	12,000	6,000	0008248-000
Shope Nancy J	Avoca CSD 462201	14,200	BAS STAR 41854	0	0	0	30,380
48 Grant St	Thomas Ostrander	86,300	VILLAGE TAXABLE VALUE		80,300		
Avoca, NY 14809	Grant St Thomas		COUNTY TAXABLE VALUE		74,300		
	FRNT 82.00 DPTH 132.00		TOWN TAXABLE VALUE		80,300		
	ACRES 0.34		SCHOOL TAXABLE VALUE		55,920		
	EAST-0595944 NRTH-0878658		FD224 Avoca Fire District		86,300 TO		
	DEED BOOK 1136 PG-201						
	FULL MARKET VALUE	89,896					

113.08-03-049.100	44 Grant St				113.08-03-049.100		*****
Keltz Charles R	210 1 Family Res		BAS STAR 41854	0	0	0	0008244-000
PO Box 337	Avoca CSD 462201	7,600	VET COM CT 41131	10,000	16,525	10,000	30,380
Avoca, NY 14809	Corner Of Grant St.	66,100	VILLAGE TAXABLE VALUE		56,100		
	FRNT 150.00 DPTH 150.00		COUNTY TAXABLE VALUE		49,575		
	EAST-0595484 NRTH-0878688		TOWN TAXABLE VALUE		56,100		
	DEED BOOK 2232 PG-107		SCHOOL TAXABLE VALUE		35,720		
	FULL MARKET VALUE	68,854	FD224 Avoca Fire District		66,100 TO		

113.08-03-050.000	1 Brown St				113.08-03-050.000		*****
Belmont Robert	210 1 Family Res		BAS STAR 41854	0	0	0	0008701-000
PO Box 313	Avoca CSD 462201	17,400	VILLAGE TAXABLE VALUE		102,400		
Painted Post, NY 14870-0313	FRNT 130.00 DPTH 150.00	102,400	COUNTY TAXABLE VALUE		102,400		
	ACRES 0.58 BANK 450		TOWN TAXABLE VALUE		102,400		
	EAST-0595844 NRTH-0878818		SCHOOL TAXABLE VALUE		72,020		
	DEED BOOK 2666 PG-130		FD224 Avoca Fire District		102,400 TO		
	FULL MARKET VALUE	106,667					

113.08-03-051.000	49 Chase St				113.08-03-051.000		*****
Allen Joyce	210 1 Family Res		BAS STAR 41854	0	0	0	0005049-000
49 Chase St	Avoca CSD 462201	15,500	VILLAGE TAXABLE VALUE		90,900		
PO Box 671	Chase St Ostrander	90,900	COUNTY TAXABLE VALUE		90,900		
Avoca, NY 14809	FRNT 183.00 DPTH 97.00		TOWN TAXABLE VALUE		90,900		
	BANK 241		SCHOOL TAXABLE VALUE		60,520		
	EAST-0595854 NRTH-0878938		FD224 Avoca Fire District		90,900 TO		
	DEED BOOK 1738 PG-277						
	FULL MARKET VALUE	94,688					

113.08-03-052.000	53 Chase St				113.08-03-052.000		*****
Hayes Daniel J	210 1 Family Res		BAS STAR 41854	0	0	0	0005053-000
Hayes Stacey	Avoca CSD 462201	17,800	VILLAGE TAXABLE VALUE		124,000		
53 Chase St	Chase St Mattoon	124,000	COUNTY TAXABLE VALUE		124,000		
Avoca, NY 14809	Ostrander Miller		TOWN TAXABLE VALUE		124,000		
	FRNT 134.96 DPTH 230.18		SCHOOL TAXABLE VALUE		93,620		
	ACRES 0.82 BANK 359		FD224 Avoca Fire District		124,000 TO		
	EAST-0595994 NRTH-0878868						
	DEED BOOK 1885 PG-55						
	FULL MARKET VALUE	129,167					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

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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.			

113.08-03-053.000	57 Chase St			113.08-03-053.000	*****		
Houghtaling Aaron	210 1 Family Res		VILLAGE TAXABLE VALUE				0005057-000
57 Chase St	Avoca CSD 462201	12,500	COUNTY TAXABLE VALUE				
Avoca, NY 14809	Chase St Dyke	115,000	TOWN TAXABLE VALUE				
	Ostrander Ostrander		SCHOOL TAXABLE VALUE				
	FRNT 48.24 DPTH 230.29		FD224 Avoca Fire District				
	ACRES 0.25 BANK 450						
	EAST-0596094 NRTH-0878858						
	DEED BOOK 2853 PG-128						
	FULL MARKET VALUE	119,792					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	183	TOTAL		16923,680	6,000	16917,680
AG003	Ag Dist #3	3	TOTAL		99,800		99,800

*** 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
462201	Avoca CSD	183	2398,800	16923,680	170,720	16752,960	4152,210	12600,750
	S U B - T O T A L	183	2398,800	16923,680	170,720	16752,960	4152,210	12600,750
	T O T A L	183	2398,800	16923,680	170,720	16752,960	4152,210	12600,750

*** 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	VETERANS	1	5,000	5,000	5,000	
41121	VET WAR CT	12	72,000	142,080	72,000	
41131	VET COM CT	8	80,000	148,425	80,000	
41141	VET DIS CT	7	122,890	219,385	122,890	
41161	COLD WAR 1	3	18,000	44,715	18,000	
41171	COLD WAR D	2	40,000	101,400	40,000	
41400	CLERGY	2		3,000	3,000	3,000
41632	VFF & AMB	2		18,060		
41663	VOL FIRE T	2	6,000		6,000	
41720	AG DIST	1	24,029	24,029	24,029	24,029
41730	AG DIST	2	24,641	24,641	24,641	24,641
41800	AGED C/T/S	3	116,050	113,185	116,050	119,050
41802	AGED C	13		525,620		

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

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

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
41834	ENH STAR	36				2724,350
41854	BAS STAR	47				1427,860
	T O T A L	141	508,610	1369,540	511,610	4322,930

*** 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	183	2398,800	16923,680	16415,070	15554,140	16412,070	16752,960	12600,750

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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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.			

60070	State Route 415 N			113.11-01-002.112			0004160-000
113.11-01-002.112	210 1 Family Res		VILLAGE TAXABLE VALUE		132,300		
Tillman Olivia C	Avoca CSD 462201	17,900	COUNTY TAXABLE VALUE		132,300		
60070 State Route 415 N	Saltsman Armstrong	132,300	TOWN TAXABLE VALUE		132,300		
Avoca, NY 14809	Hubbard Rt 415		SCHOOL TAXABLE VALUE		132,300		
	FRNT 258.43 DPTH 272.46		FD224 Avoca Fire District		132,300 TO		
	ACRES 0.89 BANK 450						
	EAST-0593414 NRTH-0877188						
	DEED BOOK 2918 PG-230						
	FULL MARKET VALUE	137,813					

60110	State Route 415 N			113.11-01-002.120			00169
113.11-01-002.120	210 1 Family Res		VILLAGE TAXABLE VALUE		126,500		
Biggins Mitchell	Avoca CSD 462201	17,600	COUNTY TAXABLE VALUE		126,500		
Turner Letitia	Scheck River Bed	126,500	TOWN TAXABLE VALUE		126,500		
130 Greenwood St	Saltsman Rt 415		SCHOOL TAXABLE VALUE		126,500		
Canisteo, NY 14823	ACRES 0.68 BANK 450		FD224 Avoca Fire District		126,500 TO		
	EAST-0593194 NRTH-0877738						
	DEED BOOK 2992 PG-13						
	FULL MARKET VALUE	131,771					

60100	State Route 415 N			113.11-01-002.121			0006010-000
113.11-01-002.121	210 1 Family Res		VET WAR CT 41121	6,000	12,000	6,000	0
Parsels Thomas S	Avoca CSD 462201	20,300	BAS STAR 41854	0	0	0	30,380
60100 State Route 415N	Ostrander River Bed	135,700	VET DIS CT 41141	20,000	40,000	20,000	0
Avoca, NY 14809	River Bed Rt 415		VILLAGE TAXABLE VALUE		109,700		
	ACRES 1.45		COUNTY TAXABLE VALUE		83,700		
	EAST-0593295 NRTH-0877543		TOWN TAXABLE VALUE		109,700		
	DEED BOOK 2367 PG-53		SCHOOL TAXABLE VALUE		105,320		
	FULL MARKET VALUE	141,354	FD224 Avoca Fire District		135,700 TO		

113.11-01-002.122	State Route 415			113.11-01-002.122			
Saltsman Gary L	311 Res vac land		VILLAGE TAXABLE VALUE		5,200		
61063 State Route 415	Avoca CSD 462201	5,200	COUNTY TAXABLE VALUE		5,200		
Avoca, NY 14809	ACRES 1.07	5,200	TOWN TAXABLE VALUE		5,200		
	EAST-0593379 NRTH-0877367		SCHOOL TAXABLE VALUE		5,200		
	FULL MARKET VALUE	5,417	FD224 Avoca Fire District		5,200 TO		

60106	State Route 415 N			113.11-01-002.200			00170
113.11-01-002.200	210 1 Family Res		ENH STAR 41834	0	0	0	86,100
Frey Mary K	Avoca CSD 462201	17,500	VILLAGE TAXABLE VALUE		119,600		
% Ed Frey	Mill St River Bed	119,600	COUNTY TAXABLE VALUE		119,600		
3596 County Route 70A	Ostrander Rt 415		TOWN TAXABLE VALUE		119,600		
Hornell, NY 14843	ACRES 0.62		SCHOOL TAXABLE VALUE		33,500		
	EAST-0593164 NRTH-0877888		FD224 Avoca Fire District		119,600 TO		
	DEED BOOK 2347 PG-91						
	FULL MARKET VALUE	124,583					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
 M A P S E C T I O N - 1 1 3
 S U B - S E C T I O N - 0 1 1
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	5	TOTAL		519,300		519,300

*** 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
462201	Avoca CSD	5	78,500	519,300		519,300	116,480	402,820
	S U B - T O T A L	5	78,500	519,300		519,300	116,480	402,820
	T O T A L	5	78,500	519,300		519,300	116,480	402,820

*** 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
41121	VET WAR CT	1	6,000	12,000	6,000	
41141	VET DIS CT	1	20,000	40,000	20,000	
41834	ENH STAR	1				86,100
41854	BAS STAR	1				30,380
	T O T A L	4	26,000	52,000	26,000	116,480

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
 M A P S E C T I O N - 1 1 3
 S U B - S E C T I O N - 0 1 1
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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	5	78,500	519,300	493,300	467,300	493,300	519,300	402,820

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
T A X M A P N U M B E R S E Q U E N C E
U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0
U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.12-01-001.000	10 Mill St				113.12-01-001.000		0009310-000
Gay Lannie J	210 1 Family Res		VILLAGE TAXABLE VALUE	108,100			
Gay Fonda J	Avoca CSD 462201	17,600	COUNTY TAXABLE VALUE	108,100			
10 Mill Street	Mill St Rook	108,100	TOWN TAXABLE VALUE	108,100			
Avoca, NY 14809	Armstrong Shults		SCHOOL TAXABLE VALUE	108,100			
	FRNT 56.30 DPTH 203.00		FD224 Avoca Fire District	108,100 TO			
	ACRES 0.68 BANK 359						
	EAST-0593524 NRTH-0877878						
	DEED BOOK 2760 PG-350						
	FULL MARKET VALUE	112,604					

113.12-01-002.000	8 Mill St				113.12-01-002.000		0009308-000
Comfort Susannah	210 1 Family Res		VILLAGE TAXABLE VALUE	50,600			
8 Mill St	Avoca CSD 462201	12,500	COUNTY TAXABLE VALUE	50,600			
Avoca, NY 14809	Mill St Lyke	50,600	TOWN TAXABLE VALUE	50,600			
	Armstrong Speer		SCHOOL TAXABLE VALUE	50,600			
	FRNT 53.00 DPTH 203.00		FD224 Avoca Fire District	50,600 TO			
	EAST-0593624 NRTH-0877908						
	DEED BOOK 2707 PG-179						
	FULL MARKET VALUE	52,708					

113.12-01-003.000	6 Mill St				113.12-01-003.000		0009306-000
Devine Kevin F	210 1 Family Res		VILLAGE TAXABLE VALUE	123,900			
6 Mill St	Avoca CSD 462201	6,100	COUNTY TAXABLE VALUE	123,900			
Avoca, NY 14809	FRNT 95.00 DPTH 218.68	123,900	TOWN TAXABLE VALUE	123,900			
	BANK 450		SCHOOL TAXABLE VALUE	123,900			
	EAST-0593704 NRTH-0877908		FD224 Avoca Fire District	123,900 TO			
	DEED BOOK 2508 PG-219						
	FULL MARKET VALUE	129,063					

113.12-01-004.000	4 Mill St				113.12-01-004.000		0009304-000
Edwards Robert	210 1 Family Res		VET WAR CT 41121	6,000	12,000	6,000	0
Edwards Shirley	Avoca CSD 462201	16,100	ENH STAR 41834	0	0	0	86,100
4 Mill St	FRNT 110.00 DPTH 174.00	117,300	VILLAGE TAXABLE VALUE		111,300		
Avoca, NY 14809	EAST-0593794 NRTH-0877878		COUNTY TAXABLE VALUE		105,300		
	DEED BOOK 2910 PG-185		TOWN TAXABLE VALUE		111,300		
	FULL MARKET VALUE	122,188	SCHOOL TAXABLE VALUE		31,200		
			FD224 Avoca Fire District		117,300 TO		

113.12-01-005.000	59 S Main St				113.12-01-005.000		0009059-000
Yale IRA Dianne	411 Apartment		VILLAGE TAXABLE VALUE	155,900			
Equity Trust Co Custodian FBO	Avoca CSD 462201	17,400	COUNTY TAXABLE VALUE	155,900			
7517 Tilton Rd	Mill St Main St	155,900	TOWN TAXABLE VALUE	155,900			
Bloomfield, NY 14469	Armstrong Harkin		SCHOOL TAXABLE VALUE	155,900			
	FRNT 190.00 DPTH 130.00		FD224 Avoca Fire District	155,900 TO			
	EAST-0593914 NRTH-0877938						
	DEED BOOK 2647 PG-229						
	FULL MARKET VALUE	162,396					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.12-01-008.000	69 Main St			113.12-01-008.000			*****
Armstrong John	210 1 Family Res		BAS STAR 41854	0	0	0	0009069-000
69 Main St	Avoca CSD 462201	25,900	VILLAGE TAXABLE VALUE		143,800		30,380
PO Box 65	FRNT 230.00 DPTH 600.00	143,800	COUNTY TAXABLE VALUE		143,800		
Avoca, NY 14809	ACRES 3.16 BANK 450		TOWN TAXABLE VALUE		143,800		
	EAST-0593704 NRTH-0877678		SCHOOL TAXABLE VALUE		113,420		
	DEED BOOK 2741 PG-193		FD224 Avoca Fire District		143,800 TO		
	FULL MARKET VALUE	149,792					

113.12-01-009.000	71 S Main St			113.12-01-009.000			*****
Stevens Grant	210 1 Family Res		VILLAGE TAXABLE VALUE		92,900		0009071-000
Goossen Amy	Avoca CSD 462201	17,100	COUNTY TAXABLE VALUE		92,900		
71 S Main St	Armstrong Main St	92,900	TOWN TAXABLE VALUE		92,900		
Avoca, NY 14809	Fletcher Armstrong		SCHOOL TAXABLE VALUE		92,900		
	FRNT 73.00 DPTH 291.00		FD224 Avoca Fire District		92,900 TO		
	EAST-0593894 NRTH-0877558						
	DEED BOOK 2822 PG-10						
	FULL MARKET VALUE	96,771					

113.12-01-011.000	73 S Main St			113.12-01-011.000			*****
Fletcher David C	210 1 Family Res		VET COM CT 41131	10,000	20,000	10,000	0009073-000
Fletcher Margaret	Avoca CSD 462201	18,600	AGED C 41802	0	44,650	0	0
73 S Main St	Conklin Main St	109,300	ENH STAR 41834	0	0	0	86,100
PO Box 119	Matthews Shults		VILLAGE TAXABLE VALUE		99,300		
Avoca, NY 14809	FRNT 84.47 DPTH 566.28		COUNTY TAXABLE VALUE		44,650		
	ACRES 1.11		TOWN TAXABLE VALUE		99,300		
	EAST-0593804 NRTH-0877488		SCHOOL TAXABLE VALUE		23,200		
	DEED BOOK 991 PG-00573		FD224 Avoca Fire District		109,300 TO		
	FULL MARKET VALUE	113,854					

113.12-01-012.000	75 S Main St			113.12-01-012.000			*****
Brinkhus William L	210 1 Family Res		ENH STAR 41834	0	0	0	0009075-000
Brinkhus Deborah	Avoca CSD 462201	17,900	VET WAR CT 41121	6,000	12,000	6,000	86,100
75 S Main St	FRNT 77.00 DPTH 495.00	115,000	VET WAR CT 41121	6,000	12,000	6,000	0
PO Box 401	EAST-0593834 NRTH-0877398		VILLAGE TAXABLE VALUE		103,000		
Avoca, NY 14809	DEED BOOK 1033 PG-00265		COUNTY TAXABLE VALUE		91,000		
	FULL MARKET VALUE	119,792	TOWN TAXABLE VALUE		103,000		
			SCHOOL TAXABLE VALUE		28,900		
			FD224 Avoca Fire District		115,000 TO		

113.12-01-013.000	79 S Main St			113.12-01-013.000			*****
Matthews Richard D	210 1 Family Res		ENH STAR 41834	0	0	0	0009079-000
Matthews Patricia	Avoca CSD 462201	17,600	VILLAGE TAXABLE VALUE		92,000		86,100
PO Box 394	FRNT 55.00 DPTH 518.00	92,000	COUNTY TAXABLE VALUE		92,000		
Avoca, NY 14809	EAST-0593834 NRTH-0877328		TOWN TAXABLE VALUE		92,000		
	DEED BOOK 1098 PG-173		SCHOOL TAXABLE VALUE		5,900		
	FULL MARKET VALUE	95,833	FD224 Avoca Fire District		92,000 TO		

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE				
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS					
***** 113.12-01-014.000 *****								
113.12-01-014.000	81 S Main St							0009081-000
Hubbard David J Jr	210 1 Family Res		AGED C 41802	0	19,000	0	0	
81 S Main St	Avoca CSD 462201	17,800	VILLAGE TAXABLE VALUE		38,000			
Avoca, NY 14809	FRNT 90.00 DPTH 189.95	38,000	COUNTY TAXABLE VALUE		19,000			
	ACRES 0.75		TOWN TAXABLE VALUE		38,000			
	EAST-0593990 NRTH-0877213		SCHOOL TAXABLE VALUE		38,000			
	DEED BOOK 2791 PG-222		FD224 Avoca Fire District		38,000 TO			
	FULL MARKET VALUE	39,583						
***** 113.12-01-015.000 *****								
113.12-01-015.000	83 S Main St							0009083-000
Parucki Daniel T	210 1 Family Res		VILLAGE TAXABLE VALUE		161,000			
Parucki Patricia C	Avoca CSD 462201	17,900	COUNTY TAXABLE VALUE		161,000			
83 S Main St	Wightman Main St	161,000	TOWN TAXABLE VALUE		161,000			
Avoca, NY 14809	Lyke Hubbard		SCHOOL TAXABLE VALUE		161,000			
	FRNT 179.50 DPTH 217.65		FD224 Avoca Fire District		161,000 TO			
	BANK 450							
	EAST-0594014 NRTH-0877098							
	DEED BOOK 2956 PG-230							
	FULL MARKET VALUE	167,708						
***** 113.12-01-017.000 *****								
113.12-01-017.000	85 S Main St							0009085-000
Lyke Helen E R	210 1 Family Res		ENH STAR 41834	0	0	0	86,100	
85 S Main St	Avoca CSD 462201	13,800	VILLAGE TAXABLE VALUE		92,000			
Avoca, NY 14809	FRNT 73.00 DPTH 118.00	92,000	COUNTY TAXABLE VALUE		92,000			
	ACRES 0.32		TOWN TAXABLE VALUE		92,000			
	EAST-0594072 NRTH-0876966		SCHOOL TAXABLE VALUE		5,900			
	DEED BOOK 1259 PG-290		FD224 Avoca Fire District		92,000 TO			
	FULL MARKET VALUE	95,833						
***** 113.12-01-018.000 *****								
113.12-01-018.000	84 S Main St							0009084-000
Abbott Stephen R	210 1 Family Res		BAS STAR 41854	0	0	0	30,380	
Thomas Cyndie R	Avoca CSD 462201	17,300	VILLAGE TAXABLE VALUE		144,400			
84 S Main St	Hunt Hubbard	144,400	COUNTY TAXABLE VALUE		144,400			
Avoca, NY 14809	Hubbard Main St		TOWN TAXABLE VALUE		144,400			
	FRNT 120.00 DPTH 181.00		SCHOOL TAXABLE VALUE		114,020			
	BANK 450		FD224 Avoca Fire District		144,400 TO			
	EAST-0594284 NRTH-0876968							
	DEED BOOK 1837 PG-233							
	FULL MARKET VALUE	150,417						

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS					

113.12-01-019.000	82 S Main St						113.12-01-019.000 *****	
Noteware Kristin S. Hunt	210 1 Family Res		ENH STAR 41834	0	0	0	0009082-000	
% Bonnie J. Hunt	Avoca CSD 462201	15,700	VET WAR CT 41121	6,000	12,000	6,000	86,100	
82 S Main St	Hunt Hubbard	138,000	VILLAGE TAXABLE VALUE		132,000		0	
Avoca, NY 14809	Schutz Main St		COUNTY TAXABLE VALUE		126,000			
	FRNT 100.00 DPTH 182.00		TOWN TAXABLE VALUE		132,000			
	EAST-0594274 NRTH-0877078		SCHOOL TAXABLE VALUE		51,900			
	DEED BOOK 2358 PG-283		FD224 Avoca Fire District		138,000 TO			
	FULL MARKET VALUE	143,750						

113.12-01-020.000	78 S Main St						113.12-01-020.000 *****	
Abbott Blake	210 1 Family Res		VILLAGE TAXABLE VALUE		161,000		0009080-000	
Matt Rebekah	Avoca CSD 462201	15,700	COUNTY TAXABLE VALUE		161,000			
78 S Main St	FRNT 100.00 DPTH 181.00	161,000	TOWN TAXABLE VALUE		161,000			
Avoca, NY 14809	BANK 230		SCHOOL TAXABLE VALUE		161,000			
	EAST-0594244 NRTH-0877158		FD224 Avoca Fire District		161,000 TO			
	DEED BOOK 3008 PG-45							
	FULL MARKET VALUE	167,708						

113.12-01-021.000	76 S Main St						113.12-01-021.000 *****	
Blusewicz Walter	210 1 Family Res		VILLAGE TAXABLE VALUE		161,000		0009078-000	
Blusewicz Jean	Avoca CSD 462201	18,400	COUNTY TAXABLE VALUE		161,000			
78 S Main St	Mcrae Hubbard	161,000	TOWN TAXABLE VALUE		161,000			
Avoca, NY 14809	Hunt Main St		SCHOOL TAXABLE VALUE		161,000			
	FRNT 262.77 DPTH 206.00		FD224 Avoca Fire District		161,000 TO			
	ACRES 0.98							
	EAST-0594214 NRTH-0877318							
	DEED BOOK 2971 PG-1							
	FULL MARKET VALUE	167,708						

113.12-01-023.000	74 S Main St						113.12-01-023.000 *****	
McRae John	312 Vac w/imprv		VILLAGE TAXABLE VALUE		10,800		0009074-000	
c/o D McRae	Avoca CSD 462201	8,500	COUNTY TAXABLE VALUE		10,800			
PO Box 390	Haskins Sthubard	10,800	TOWN TAXABLE VALUE		10,800			
Avoca, NY 14809	Fervan Vanpatton		SCHOOL TAXABLE VALUE		10,800			
	FRNT 92.94 DPTH 80.00		FD224 Avoca Fire District		10,800 TO			
	EAST-0594204 NRTH-0877428							
	DEED BOOK 1300 PG-59							
	FULL MARKET VALUE	11,250						

113.12-01-024.000	72 S Main St						113.12-01-024.000 *****	
McRae David J	210 1 Family Res		BAS STAR 41854	0	0	0	0009072-000	
McRae Mary Ann	Avoca CSD 462201	13,500	COLD WAR 1 41161	6,000	16,470	6,000	30,380	
72 S Main St	Shaver Hubbard	109,800	COLD WAR D 41171	20,000	32,940	20,000	0	
PO Box 33	Haskins Stmain St		VILLAGE TAXABLE VALUE		83,800			
Avoca, NY 14809	FRNT 82.00 DPTH 157.00		COUNTY TAXABLE VALUE		60,390			
	EAST-0594167 NRTH-0877536		TOWN TAXABLE VALUE		83,800			
	DEED BOOK 1311 PG-00337		SCHOOL TAXABLE VALUE		79,420			
	FULL MARKET VALUE	114,375	FD224 Avoca Fire District		109,800 TO			

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

113.12-01-025.000	70 S Main St				113.12-01-025.000		*****
113.12-01-025.000	210 1 Family Res		BAS STAR 41854	0	0	0	0009070-000
Walden Sean	Avoca CSD 462201	14,400	VILLAGE TAXABLE VALUE		126,500		
Walden Christina	Duquette Hall	126,500	COUNTY TAXABLE VALUE		126,500		
70 S Main St	Mcrae Main St		TOWN TAXABLE VALUE		126,500		
Avoca, NY 14809	FRNT 80.00 DPTH 189.00		SCHOOL TAXABLE VALUE		96,120		
	BANK 450		FD224 Avoca Fire District		126,500 TO		
	EAST-0594159 NRTH-0877611						
	DEED BOOK 2019 PG-268						
	FULL MARKET VALUE	131,771					

113.12-01-026.000	68 S Main St				113.12-01-026.000		*****
113.12-01-026.000	210 1 Family Res		BAS STAR 41854	0	0	0	0009068-000
Maddren Justin M	Avoca CSD 462201	12,500	VILLAGE TAXABLE VALUE		120,800		
68 S Main St	Ostrander Stanton	120,800	COUNTY TAXABLE VALUE		120,800		
Avoca, NY 14809	Shaver Main St		TOWN TAXABLE VALUE		120,800		
	FRNT 56.00 DPTH 195.00		SCHOOL TAXABLE VALUE		90,420		
	EAST-0594150 NRTH-0877681		FD224 Avoca Fire District		120,800 TO		
	DEED BOOK 2290 PG-76						
	FULL MARKET VALUE	125,833					

113.12-01-027.000	64 S Main St				113.12-01-027.000		*****
113.12-01-027.000	633 Aged - home		VILLAGE TAXABLE VALUE		115,000		0009064-000
Shaffer Gowanda	Avoca CSD 462201	17,400	COUNTY TAXABLE VALUE		115,000		
Attn: Gowanda Earley	Sharrfer Laverty	115,000	TOWN TAXABLE VALUE		115,000		
PO Box E	Mead Main St		SCHOOL TAXABLE VALUE		115,000		
Avoca, NY 14809	FRNT 152.00 DPTH 166.00		FD224 Avoca Fire District		115,000 TO		
	EAST-0594114 NRTH-0877788						
	DEED BOOK 1940 PG-29						
	FULL MARKET VALUE	119,792					

113.12-01-028.000	62 S Main St				113.12-01-028.000		*****
113.12-01-028.000	220 2 Family Res		VILLAGE TAXABLE VALUE		69,000		0009062-000
Brennan William	Avoca CSD 462201	13,800	COUNTY TAXABLE VALUE		69,000		
Brennan Minnie	Carr St Laverty	69,000	TOWN TAXABLE VALUE		69,000		
PO Box 379	FRNT 84.00 DPTH 166.00		SCHOOL TAXABLE VALUE		69,000		
Avoca, NY 14809	EAST-0594104 NRTH-0877908		FD224 Avoca Fire District		69,000 TO		
	DEED BOOK 1642 PG-285						
	FULL MARKET VALUE	71,875					

113.12-01-029.000	5 Carrington St				113.12-01-029.000		*****
113.12-01-029.000	210 1 Family Res		BAS STAR 41854	0	0	0	0008305-000
Laverty Jeffrey	Avoca CSD 462201	17,400	VILLAGE TAXABLE VALUE		120,800		
Laverty Crystal	Carrington St Frank St	120,800	COUNTY TAXABLE VALUE		120,800		
5 Carrington St	FRNT 155.44 DPTH 154.09		TOWN TAXABLE VALUE		120,800		
Avoca, NY 14809	EAST-0594264 NRTH-0877878		SCHOOL TAXABLE VALUE		90,420		
	DEED BOOK 1615 PG-275		FD224 Avoca Fire District		120,800 TO		
	FULL MARKET VALUE	125,833					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS					

113.12-01-030.000	5 Frank St				113.12-01-030.000		0008805-000	
Sherwood Earl C	270 Mfg housing		AGED C 41802	0	14,650	0	0	
Sherwood Mona A	Avoca CSD 462201	12,500	ENH STAR 41834	0	0	0	29,300	
5 Frank St	Lavery Frank St	29,300	VILLAGE TAXABLE VALUE		29,300			
Avoca, NY 14809	Hall Little		COUNTY TAXABLE VALUE		14,650			
	FRNT 114.00 DPTH 95.00		TOWN TAXABLE VALUE		29,300			
	EAST-0594294 NRTH-0877728		SCHOOL TAXABLE VALUE		0			
	DEED BOOK 1675 PG-307		FD224 Avoca Fire District		29,300 TO			
	FULL MARKET VALUE	30,521						

113.12-01-031.000	4 Frank St				113.12-01-031.000		0008806-000	
Spiller Jeffrey	210 1 Family Res		VILLAGE TAXABLE VALUE		63,300			
Spiller Karie	Avoca CSD 462201	12,000	COUNTY TAXABLE VALUE		63,300			
4 Frank St	FRNT 70.00 DPTH 150.00	63,300	TOWN TAXABLE VALUE		63,300			
Avoca, NY 14809	EAST-0594474 NRTH-0877708		SCHOOL TAXABLE VALUE		63,300			
	DEED BOOK 2383 PG-173		FD224 Avoca Fire District		63,300 TO			
	FULL MARKET VALUE	65,938						

113.12-01-032.000	2 Frank St				113.12-01-032.000		0008802-000	
Azzi Allan R	210 1 Family Res		ENH STAR 41834	0	0	0	86,100	
Azzi Randy S	Avoca CSD 462201	15,200	VILLAGE TAXABLE VALUE		131,100			
2 Frank St	Graf Hubbard	131,100	COUNTY TAXABLE VALUE		131,100			
Avoca, NY 14809	Krondahl Frank St		TOWN TAXABLE VALUE		131,100			
	FRNT 115.00 DPTH 148.00		SCHOOL TAXABLE VALUE		45,000			
	EAST-0594454 NRTH-0877798		FD224 Avoca Fire District		131,100 TO			
	DEED BOOK 2479 PG-339							
	FULL MARKET VALUE	136,563						

113.12-01-033.000	11 Carrington St				113.12-01-033.000		0008311-000	
Hannan Peter F	311 Res vac land		VILLAGE TAXABLE VALUE		12,900			
Hannan Judith K	Avoca CSD 462201	12,900	COUNTY TAXABLE VALUE		12,900			
15 Carrington St	Carrington Swift	12,900	TOWN TAXABLE VALUE		12,900			
PO Box 288	FRNT 81.00 DPTH 146.00		SCHOOL TAXABLE VALUE		12,900			
Avoca, NY 14809	EAST-0594414 NRTH-0877908		FD224 Avoca Fire District		12,900 TO			
	DEED BOOK 2806 PG-308							
	FULL MARKET VALUE	13,438						

113.12-01-034.000	15 Carrington St				113.12-01-034.000		0008315-000	
Hannan Peter F	210 1 Family Res		ENH STAR 41834	0	0	0	86,100	
Hannan Judith K	Avoca CSD 462201	13,100	VILLAGE TAXABLE VALUE		120,800			
15 Carrington St	Carrington Pyer	120,800	COUNTY TAXABLE VALUE		120,800			
PO Box 288	Benton Graf		TOWN TAXABLE VALUE		120,800			
Avoca, NY 14809	FRNT 94.00 DPTH 131.00		SCHOOL TAXABLE VALUE		34,700			
	EAST-0594494 NRTH-0877888		FD224 Avoca Fire District		120,800 TO			
	DEED BOOK 1261 PG-12							
	FULL MARKET VALUE	125,833						

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

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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			ACCOUNT NO.	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS					

113.12-01-036.000	19 Carrington St				113.12-01-036.000		0008319-000	
Hannan Peter	311 Res vac land		VILLAGE TAXABLE VALUE				12,900	
Hannan Judith	Avoca CSD 462201	12,900	COUNTY TAXABLE VALUE				12,900	
15 Carrington St	FRNT 80.00 DPTH 147.18	12,900	TOWN TAXABLE VALUE				12,900	
PO Box 288	EAST-0594574 NRTH-0877908		SCHOOL TAXABLE VALUE				12,900	
Avoca, NY 14809	DEED BOOK 1604 PG-304		FD224 Avoca Fire District				12,900 TO	
	FULL MARKET VALUE	13,438						

113.12-01-037.000	21 Carrington St				113.12-01-037.000		0008321-000	
Pritting Robert J Sr	270 Mfg housing		VILLAGE TAXABLE VALUE				33,800	
Pritting Gail M	Avoca CSD 462201	7,500	COUNTY TAXABLE VALUE				33,800	
9173 Wallace Rd	FRNT 50.00 DPTH 130.00	33,800	TOWN TAXABLE VALUE				33,800	
Avoca, NY 14809	EAST-0594664 NRTH-0877898		SCHOOL TAXABLE VALUE				33,800	
	DEED BOOK 2755 PG-60		FD224 Avoca Fire District				33,800 TO	
	FULL MARKET VALUE	35,208						

113.12-01-039.000	29 Carrington St				113.12-01-039.000		0008329-000	
West Holly W	210 1 Family Res		ENH STAR 41834	0		0	86,100	
29 Carrington St	Avoca CSD 462201	10,500	VILLAGE TAXABLE VALUE				112,500	
PO Box 99	Car St Simons	112,500	COUNTY TAXABLE VALUE				112,500	
Avoca, NY 14809	Haines Haines		TOWN TAXABLE VALUE				112,500	
	FRNT 77.00 DPTH 120.00		SCHOOL TAXABLE VALUE				26,400	
	ACRES 0.21		FD224 Avoca Fire District				112,500 TO	
	EAST-0595090 NRTH-0877869							
	DEED BOOK 2018 PG-193							
	FULL MARKET VALUE	117,188						

113.12-01-043.100	37 Carrington St				113.12-01-043.100		0008337-000	
Koehler Frank W	210 1 Family Res		VILLAGE TAXABLE VALUE				125,400	
37 Carrington St	Avoca CSD 462201	17,900	COUNTY TAXABLE VALUE				125,400	
Avoca, NY 14809	Playground Park	125,400	TOWN TAXABLE VALUE				125,400	
	Towner Hillman		SCHOOL TAXABLE VALUE				125,400	
	FRNT 126.00 DPTH 300.00		FD224 Avoca Fire District				125,400 TO	
	EAST-0595444 NRTH-0877908							
	DEED BOOK 2613 PG-346							
	FULL MARKET VALUE	130,625						

113.12-01-043.200	33 Carrington St				113.12-01-043.200		0008333-000	
Koehler Frank W	311 Res vac land		VILLAGE TAXABLE VALUE				6,700	
37 Carrington St	Avoca CSD 462201	6,700	COUNTY TAXABLE VALUE				6,700	
Avoca, NY 14809	Park Samuleson	6,700	TOWN TAXABLE VALUE				6,700	
	Haines Haines		SCHOOL TAXABLE VALUE				6,700	
	FRNT 124.00 DPTH 133.00		FD224 Avoca Fire District				6,700 TO	
	EAST-0595324 NRTH-0877928							
	DEED BOOK 2791 PG-128							
	FULL MARKET VALUE	6,979						

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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	ACCOUNT NO.
113.12-01-050.111	86A S Main St 120 Field crops	57,700	AG DIST	41720	23,870	23,870	23,870	0009086-000
Hubbard Andrew	Avoca CSD 462201	57,700	VILLAGE TAXABLE VALUE		33,830			
Hubbard Megan	ACRES 36.07	57,700	COUNTY TAXABLE VALUE		33,830			
86 S Main St	EAST-0594944 NRTH-0876758		TOWN TAXABLE VALUE		33,830			
Avoca, NY 14809	DEED BOOK 2523 PG-265		SCHOOL TAXABLE VALUE		33,830			
	FULL MARKET VALUE	60,104	AG003 Ag Dist #3		57,700 TO			
			FD224 Avoca Fire District		57,700 TO			
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029								
113.12-01-050.112	S Main St 312 Vac w/imprv	19,300	AG BLDG	41700	4,600	4,600	4,600	4,600
Hubbard David Jr	Avoca CSD 462201	19,300	AG DIST	41730	13,151	13,151	13,151	13,151
81 S Main St	ACRES 10.74	30,500	VILLAGE TAXABLE VALUE		12,749			
Avoca, NY 14809	EAST-0594091 NRTH-0876514		COUNTY TAXABLE VALUE		12,749			
	DEED BOOK 2791 PG-87		TOWN TAXABLE VALUE		12,749			
	FULL MARKET VALUE	31,771	SCHOOL TAXABLE VALUE		12,749			
			FD224 Avoca Fire District		30,500 TO			
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2032								
113.12-01-050.113	95 S Main St 456 Medium Retai	37,500			801,500			
MDC Coast 17, LLC	Avoca CSD 462201	37,500	COUNTY TAXABLE VALUE		801,500			
PM Dept 7650	ACRES 2.03 BANK 450	801,500	TOWN TAXABLE VALUE		801,500			
11995 El Camino Real	EAST-0594154 NRTH-0876014		SCHOOL TAXABLE VALUE		801,500			
San Diego, CA 92130	DEED BOOK 2870 PG-139		FD224 Avoca Fire District		801,500 TO			
	FULL MARKET VALUE	834,896						
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2032								
113.12-01-050.114	S Main St 105 Vac farmland	4,900	AG DIST	41730	3,016	3,016	3,016	3,016
Hubbard Daniel	Avoca CSD 462201	4,900	VILLAGE TAXABLE VALUE		1,884			
Hubbard Karron	ACRES 3.06	4,900	COUNTY TAXABLE VALUE		1,884			
91 S Main St	EAST-0594552 NRTH-0876389		TOWN TAXABLE VALUE		1,884			
Avoca, NY 14809	FULL MARKET VALUE	5,104	SCHOOL TAXABLE VALUE		1,884			
			AG003 Ag Dist #3		4,900 TO			
			FD224 Avoca Fire District		4,900 TO			
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2032								
113.12-01-050.200	86 S Main St 210 1 Family Res	18,300	BAS STAR	41854	0	0	0	0009086-000
Hubbard Andrew J	Avoca CSD 462201	18,300	VILLAGE TAXABLE VALUE		110,400			
Hubbard Megan E	FRNT 169.00 DPTH 271.00	110,400	COUNTY TAXABLE VALUE		110,400			
86 S Main St	ACRES 1.05		TOWN TAXABLE VALUE		110,400			
Avoca, NY 14809	EAST-0594297 NRTH-0876803		SCHOOL TAXABLE VALUE		80,020			
	DEED BOOK 2243 PG-258		AG003 Ag Dist #3		110,400 TO			
	FULL MARKET VALUE	115,000	FD224 Avoca Fire District		110,400 TO			

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE				
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS					

113.12-01-050.300	91 S Main St							113.12-01-050.300 *****
Hubbard Karron	210 1 Family Res		VILLAGE TAXABLE VALUE				78,200	
91 S Main St	Avoca CSD 462201	16,500	COUNTY TAXABLE VALUE				78,200	
Avoca, NY 14809	FRNT 130.00 DPTH 100.00	78,200	TOWN TAXABLE VALUE				78,200	
	ACRES 0.46		SCHOOL TAXABLE VALUE				78,200	
	EAST-0594344 NRTH-0876493		FD224 Avoca Fire District				78,200 TO	
	DEED BOOK 2789 PG-111							
	FULL MARKET VALUE	81,458						

113.12-01-051.000	92 S Main St							113.12-01-051.000 *****
English Dale E	210 1 Family Res		ENH STAR 41834	0	0	0		0009092-000
92 S Main St	Avoca CSD 462201	17,300	VET COM CT 41131	10,000	20,000	10,000		86,100
Avoca, NY 14809-9771	FRNT 150.00 DPTH 153.00	137,900	VILLAGE TAXABLE VALUE				127,900	
	EAST-0594424 NRTH-0876128		COUNTY TAXABLE VALUE				117,900	
	FULL MARKET VALUE	143,646	TOWN TAXABLE VALUE				127,900	
			SCHOOL TAXABLE VALUE				51,800	
			FD224 Avoca Fire District				137,900 TO	

113.12-01-052.000	94 S Main St							113.12-01-052.000 *****
Snyder Living	210 1 Family Res		ENH STAR 41834	0	0	0		0009094-000
94 S Main St	Avoca CSD 462201	17,300	VILLAGE TAXABLE VALUE				131,700	
Avoca, NY 14809	FRNT 160.00 DPTH 148.00	131,700	COUNTY TAXABLE VALUE				131,700	
	EAST-0594474 NRTH-0875948		TOWN TAXABLE VALUE				131,700	
	DEED BOOK 1602 PG-1		SCHOOL TAXABLE VALUE				45,600	
	FULL MARKET VALUE	137,188	FD224 Avoca Fire District				131,700 TO	

113.12-01-053.000	96 S Main St							113.12-01-053.000 *****
Monroe Jennifer J	210 1 Family Res		VET COM CT 41131	10,000	17,250	10,000		0009096-000
96 S Main St	Avoca CSD 462201	13,100	VET DIS CT 41141	20,000	20,700	20,000		0
Avoca, NY 14809	Snyder Snyder	69,000	VILLAGE TAXABLE VALUE				39,000	
	Bunting Highway		COUNTY TAXABLE VALUE				31,050	
	FRNT 140.00 DPTH 108.00		TOWN TAXABLE VALUE				39,000	
	ACRES 0.28 BANK 450		SCHOOL TAXABLE VALUE				69,000	
	EAST-0594474 NRTH-0875838		FD224 Avoca Fire District				69,000 TO	
	DEED BOOK 2856 PG-56							
	FULL MARKET VALUE	71,875						

113.12-01-055.000	90 S Main St							113.12-01-055.000 *****
Weldy Gary	210 1 Family Res		ENH STAR 41834	0	0	0		0009090-000
Weldy Mary	Avoca CSD 462201	14,400	VILLAGE TAXABLE VALUE				84,000	
PO Box 83	Lingenfelter Hubbard	84,000	COUNTY TAXABLE VALUE				84,000	
Avoca, NY 14809	English Main St		TOWN TAXABLE VALUE				84,000	
	FRNT 100.00 DPTH 153.00		SCHOOL TAXABLE VALUE				0	
	EAST-0594374 NRTH-0876258		FD224 Avoca Fire District				84,000 TO	
	DEED BOOK 1644 PG-49							
	FULL MARKET VALUE	87,500						

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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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.			

113.12-01-056.000	88 S Main St				113.12-01-056.000		*****
Muchler John M	210 1 Family Res		VET WAR CT 41121	6,000	12,000	6,000	0
88 S Main St	Avoca CSD 462201	14,400	ENH STAR 41834	0	0	0	86,100
Avoca, NY 14809	Hubbard Hubbard	113,900	VILLAGE TAXABLE VALUE		107,900		
	Thompson Main St		COUNTY TAXABLE VALUE		101,900		
	FRNT 100.00 DPTH 153.00		TOWN TAXABLE VALUE		107,900		
	EAST-0594344 NRTH-0876358		SCHOOL TAXABLE VALUE		27,800		
	DEED BOOK 1486 PG-196		FD224 Avoca Fire District		113,900 TO		
	FULL MARKET VALUE	118,646					

113.12-01-059.000	7 Frank St				113.12-01-059.000		*****
Park Amy S	270 Mfg housing		BAS STAR 41854	0	0	0	23,000
7 Frank St	Avoca CSD 462201	12,000	VILLAGE TAXABLE VALUE		23,000		
Avoca, NY 14809	Stanton Frank St	23,000	COUNTY TAXABLE VALUE		23,000		
	Hubbard Ostrander		TOWN TAXABLE VALUE		23,000		
	FRNT 97.00 DPTH 110.00		SCHOOL TAXABLE VALUE		0		
	ACRES 0.24		FD224 Avoca Fire District		23,000 TO		
	EAST-0594294 NRTH-0877618						
	DEED BOOK 2244 PG-74						
	FULL MARKET VALUE	23,958					

113.12-01-060.000	89 S Main St				113.12-01-060.000		*****
Taylor Donald	210 1 Family Res		VET WAR CT 41121	6,000	12,000	6,000	0
Taylor David S	Avoca CSD 462201	14,000	AGED C/T/S 41800	40,400	37,400	40,400	43,400
PO Box 11	Lyke Main St	86,800	ENH STAR 41834	0	0	0	43,400
Avoca, NY 14809	Hubbard Hubbard		VILLAGE TAXABLE VALUE		40,400		
	FRNT 110.00 DPTH 130.00		COUNTY TAXABLE VALUE		37,400		
	EAST-0594085 NRTH-0876875		TOWN TAXABLE VALUE		40,400		
	DEED BOOK 2161 PG-95		SCHOOL TAXABLE VALUE		0		
	FULL MARKET VALUE	90,417	FD224 Avoca Fire District		86,800 TO		

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	47	TOTAL		5055,100		5055,100
AG003	Ag Dist #3	3	TOTAL		173,000		173,000

*** 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
462201	Avoca CSD	47	758,800	5055,100	88,037	4967,063	1425,560	3541,503
	S U B - T O T A L	47	758,800	5055,100	88,037	4967,063	1425,560	3541,503
	T O T A L	47	758,800	5055,100	88,037	4967,063	1425,560	3541,503

*** 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
41121	VET WAR CT	5	36,000	72,000	36,000	
41131	VET COM CT	3	30,000	57,250	30,000	
41141	VET DIS CT	1	20,000	20,700	20,000	
41161	COLD WAR 1	1	6,000	16,470	6,000	
41171	COLD WAR D	1	20,000	32,940	20,000	
41700	AG BLDG	1	4,600	4,600	4,600	4,600
41720	AG DIST	1	23,870	23,870	23,870	23,870
41730	AG DIST	2	16,167	16,167	16,167	16,167
41800	AGED C/T/S	1	40,400	37,400	40,400	43,400
41802	AGED C	3		78,300		
41834	ENH STAR	15				1189,900
41854	BAS STAR	8				235,660
	T O T A L	42	197,037	359,697	197,037	1513,597

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
 M A P S E C T I O N - 1 1 3
 S U B - S E C T I O N - 0 1 2
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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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	47	758,800	5055,100	4858,063	4695,403	4858,063	4967,063	3541,503

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
T A X M A P N U M B E R S E Q U E N C E
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U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

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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.			

113.16-01-001.000	99 State Route 415				113.16-01-001.000		*****
Hawley Development Corp	486 Mini-mart		VILLAGE TAXABLE VALUE				0009099-000
100 W Genesee St	Avoca CSD 462201	17,400	COUNTY TAXABLE VALUE				
Lockport, NY 14094	FRNT 150.00 DPTH 160.00	454,000	TOWN TAXABLE VALUE				
	EAST-0594314 NRTH-0875708		SCHOOL TAXABLE VALUE				
	DEED BOOK 2931 PG-5		FD224 Avoca Fire District				
	FULL MARKET VALUE	472,917					

113.16-01-002.100	98 S Main St				113.16-01-002.100		*****
McBride Brian	210 1 Family Res		BAS STAR 41854	0			0009098-000
McBride Calista	Avoca CSD 462201	20,400	VILLAGE TAXABLE VALUE			0	30,380
98 S Main St	Dudley	80,500	COUNTY TAXABLE VALUE				
PO Box 163	Dudley Hwy 415		TOWN TAXABLE VALUE				
Avoca, NY 14809	FRNT 342.18 DPTH 284.07		SCHOOL TAXABLE VALUE				
	ACRES 1.48		FD224 Avoca Fire District				
	EAST-0594544 NRTH-0875538						
	DEED BOOK 1734 PG-202						
	FULL MARKET VALUE	83,854					

113.16-01-002.210	East of Route 415				113.16-01-002.210		*****
Hubbard Timothy W	105 Vac farmland		AG DIST 41720	3,089			
Hubbard Cynthia S	Avoca CSD 462201	8,300	VILLAGE TAXABLE VALUE			3,089	3,089
8202 State Route 415	ACRES 4.62	8,300	COUNTY TAXABLE VALUE				
Avoca, NY 14809	EAST-0594786 NRTH-0875539		TOWN TAXABLE VALUE				
	DEED BOOK 1690 PG-227		SCHOOL TAXABLE VALUE				
	FULL MARKET VALUE	8,646	AG003 Ag Dist #3				

113.16-01-002.220	State Route 415				113.16-01-002.220		*****
Hubbard Timothy N	105 Vac farmland		AG DIST 41720	21,822			
Hubbard Cynthia S	Avoca CSD 462201	46,000	VILLAGE TAXABLE VALUE			21,822	21,822
8202 State Route 415	ACRES 25.55	46,000	COUNTY TAXABLE VALUE				
Avoca, NY 14809	EAST-0595278 NRTH-0876109		TOWN TAXABLE VALUE				
	FULL MARKET VALUE	47,917	SCHOOL TAXABLE VALUE				

MAY BE SUBJECT TO PAYMENT
UNDER AGDIST LAW TIL 2029

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
 M A P S E C T I O N - 1 1 3
 S U B - S E C T I O N - 0 1 6
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	2	TOTAL		534,500		534,500
AG003	Ag Dist #3	1	TOTAL		8,300		8,300

*** 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
462201	Avoca CSD	4	92,100	588,800	24,911	563,889	30,380	533,509
	S U B - T O T A L	4	92,100	588,800	24,911	563,889	30,380	533,509
	T O T A L	4	92,100	588,800	24,911	563,889	30,380	533,509

*** 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
41720	AG DIST	2	24,911	24,911	24,911	24,911
41854	BAS STAR	1				30,380
	T O T A L	3	24,911	24,911	24,911	55,291

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
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 CURRENT DATE 4/25/2025

*** 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	4	92,100	588,800	563,889	563,889	563,889	563,889	533,509

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
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 CURRENT DATE 4/25/2025

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
FD224	Avoca Fire Dis	372	TOTAL		33560,080	9,000	33551,080
AG003	Ag Dist #3	12	TOTAL		679,000		679,000

*** 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
462201	Avoca CSD	374	5366,201	33614,380	587,313	33027,067	8283,330	24743,737
	S U B - T O T A L	374	5366,201	33614,380	587,313	33027,067	8283,330	24743,737
	T O T A L	374	5366,201	33614,380	587,313	33027,067	8283,330	24743,737

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

N O S Y S T E M E X E M P T I O N S A T T H I S L E V E L

*** 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	VETERANS	1	5,000	5,000	5,000	
41121	VET WAR CT	27	168,000	330,675	168,000	
41131	VET COM CT	13	130,000	245,675	130,000	
41141	VET DIS CT	14	246,400	428,585	246,400	
41161	COLD WAR 1	5	30,000	79,185	30,000	
41171	COLD WAR D	3	60,000	134,340	60,000	
41400	CLERGY	2		3,000	3,000	3,000
41632	VFF & AMB	3		28,180		
41663	VOL FIRE T	3	6,000		9,000	
41700	AG BLDG	1	4,600	4,600	4,600	4,600
41720	AG DIST	8	141,730	141,730	141,730	141,730
41730	AG DIST	5	62,208	62,208	62,208	62,208
41800	AGED C/T/S	10	369,775	363,910	369,775	375,775

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

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	VILLAGE	COUNTY	TOWN	SCHOOL
41802	AGED C	22		759,380		
41834	ENH STAR	76				5762,650
41854	BAS STAR	83				2503,780
41864	B STAR ADD	1				16,900
	T O T A L	277	1223,713	2586,468	1229,713	8870,643

*** 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	374	5366,201	33614,380	32390,667	31027,912	32384,667	33027,067	24743,737

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00

PAGE 101
 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.			
***** 545.00-05-002.000 *****							
	Avoca						0008809-005
545.00-05-002.000	861 Elec & gas		VILLAGE TAXABLE VALUE				669,973
NYS Electric & Gas Corp	Avoca CSD 462201	0	COUNTY TAXABLE VALUE				669,973
c/o Avangrid Mgmt Co-Local Tax	BANK 545	669,973	TOWN TAXABLE VALUE				669,973
One City Center Fl 5	FULL MARKET VALUE	697,889	SCHOOL TAXABLE VALUE				669,973
Portland, ME 04101			FD224 Avoca Fire District				669,973 TO

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	546.00-05-001.000			*****
*****	Avoca						0008806-005
546.00-05-001.000	866 Telephone		VILLAGE TAXABLE VALUE	69,732			
Verizon New York Inc	Avoca CSD 462201	0	COUNTY TAXABLE VALUE	69,732			
C/O Duff & Phelps	BANK 546	69,732	TOWN TAXABLE VALUE	69,732			
PO Box 2749	FULL MARKET VALUE	72,638	SCHOOL TAXABLE VALUE	69,732			
Addison, TX 75001			FD224 Avoca Fire District	69,732 TO			
*****	*****						*****

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

PAGE 105
 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.			
***** 548.00-05-003.000 *****							
548.00-05-003.000	Outside Plant						0008404-016
Time Warner Dansville	836 Telecom. eq.		VILLAGE TAXABLE VALUE				16,193
PO Box 7467	Avoca CSD 462201	0	COUNTY TAXABLE VALUE				16,193
Charlotte, NC 28241-7467	BANK 548	16,193	TOWN TAXABLE VALUE				16,193
	FULL MARKET VALUE	16,868	SCHOOL TAXABLE VALUE				16,193
			FD224 Avoca Fire District				16,193 TO

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

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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.			
***** 550.00-05-004.000 *****							
550.00-05-004.000	Special Franchise						
First Light Fiber, Inc.	831 Tele Comm		VILLAGE TAXABLE VALUE				51,586
685 Watervliet Shaker Rd	Avoca CSD 462201	0	COUNTY TAXABLE VALUE				51,586
PO Box 1290	BANK 550	51,586	TOWN TAXABLE VALUE				51,586
Latham, NY 12110-1290	FULL MARKET VALUE	53,735	SCHOOL TAXABLE VALUE				51,586
			FD224 Avoca Fire District				51,586 TO

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.			
***** 551.00-05-011.000 *****							
Special Franchise							
551.00-05-011.000	831 Tele Comm		VILLAGE TAXABLE VALUE				3,916
Empire Long Distance	Avoca CSD 462201	0	COUNTY TAXABLE VALUE				3,916
34 Main St	BANK 551	3,916	TOWN TAXABLE VALUE				3,916
Prattsburgh, NY 14873	FULL MARKET VALUE	4,079	SCHOOL TAXABLE VALUE				3,916
							FD224 Avoca Fire District 3,916 TO

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00

PAGE 112
 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.			
***** 113.08-01-038.000 *****							
113.08-01-038.000	4 Maple Ave						0008422-016
Verizon New York Inc	831 Tele Comm		VILLAGE TAXABLE VALUE				
C/O Duff & Phelps	Avoca CSD 462201	5,000	COUNTY TAXABLE VALUE				
PO Box 2749	Avoca Co	58,500	TOWN TAXABLE VALUE				
Addison, TX 75001	FRNT 55.00 DPTH 77.00		SCHOOL TAXABLE VALUE				
	BANK 546		FD224 Avoca Fire District				
	EAST-0594354 NRTH-0879228						
	FULL MARKET VALUE	60,938					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

PAGE 114
 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.			

545.00-06-005.000	Elec Trans			545.00	06	005.000	*****
	882 Elec Trans Imp						0008418-016
NYS Electric & Gas Corp	Avoca CSD 462201	0	VILLAGE TAXABLE VALUE	63,763			
c/o Avangrid Mgmt Co-Local Tax	622.001-9999-131.600/1001	63,763	COUNTY TAXABLE VALUE	63,763			
One City Center Fl 5	RGE-Quaker Rd Trans Line		TOWN TAXABLE VALUE	63,763			
Portland, ME 04101	BANK 545		SCHOOL TAXABLE VALUE	63,763			
	FULL MARKET VALUE	66,420	FD224 Avoca Fire District	63,763	TO		

545.00-06-006.000	Outside Plant			545.00	06	006.000	*****
	884 Elec Dist Out						0008419-016
NYS Electric & Gas Corp	Avoca CSD 462201	0	VILLAGE TAXABLE VALUE	219,774			
c/o Avangrid Mgmt Co-Local Tax	622.001-9999-131.600/1881	219,774	COUNTY TAXABLE VALUE	219,774			
One City Center Fl 5	Poles Wires Cables		TOWN TAXABLE VALUE	219,774			
Portland, ME 04101	BANK 545		SCHOOL TAXABLE VALUE	219,774			
	FULL MARKET VALUE	228,931	FD224 Avoca Fire District	219,774	TO		

545.00-06-007.000	Gas Dist			545.00	06	007.000	*****
	885 Gas Outside Pla						
NYS Electric & Gas Corp	Avoca CSD 462201	0	VILLAGE TAXABLE VALUE	14,536			
c/o Avangrid Mgmt Co-Local Tax	622.001-9999-131.600/2881	14,536	COUNTY TAXABLE VALUE	14,536			
One City Center Fl 5	Gas Dist Mains		TOWN TAXABLE VALUE	14,536			
Portland, ME 04101	BANK 545		SCHOOL TAXABLE VALUE	14,536			
	FULL MARKET VALUE	15,142	FD224 Avoca Fire District	14,536	TO		

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	546.00-06-004.000			*****

546.00-06-004.000	Outside Plant						0008404-016
Verizon New York Inc	836 Telecom. eq.		VILLAGE TAXABLE VALUE				59,135
C/O Duff & Phelps	Avoca CSD 462201	0	COUNTY TAXABLE VALUE				59,135
PO Box 2749	622.001-9999-631.900/1881	59,135	TOWN TAXABLE VALUE				59,135
Addison, TX 75001	Poles Wires Cables		SCHOOL TAXABLE VALUE				59,135
	BANK 546		FD224 Avoca Fire District				59,135 TO
	FULL MARKET VALUE	61,599					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00

PAGE 119
 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.			
***** 094.00-19-008.000 *****							
094.00-19-008.000	Village Water Pipe						0009419-008
Avoca Village	822 Water supply		VIL OWNED 13650	64,900	64,900	64,900	64,900
PO Box 462	Avoca CSD 462201	0	VILLAGE TAXABLE VALUE		0		
Avoca, NY 14809	Transmission Pipe	64,900	COUNTY TAXABLE VALUE		0		
	Trans. Pipe to outside @		TOWN TAXABLE VALUE		0		
	No Land		SCHOOL TAXABLE VALUE		0		
	FULL MARKET VALUE	67,604	FD224 Avoca Fire District		0 TO		
			64,900 EX				

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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
 M A P S E C T I O N - 094
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

PAGE 120
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	1	TOTAL		64,900	64,900	

*** 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
462201	Avoca CSD	1		64,900	64,900			
	S U B - T O T A L	1		64,900	64,900			
	T O T A L	1		64,900	64,900			

*** 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
13650	VIL OWNED	1	64,900	64,900	64,900	64,900
	T O T A L	1	64,900	64,900	64,900	64,900

*** 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	1		64,900					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

PAGE 121
 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.			
***** 099.19-01-006.000 *****							
099.19-01-006.000	Sw Of Main St						00160
New York State People Of	821 Flood contrl		NYS OWNED 12100	18,000	18,000	18,000	18,000
D O T/d E C Joint	Avoca CSD 462201	18,000	VILLAGE TAXABLE VALUE		0		
Attn: Control	See Also	18,000	COUNTY TAXABLE VALUE		0		
Avoca Channel Cohocton R Flood	99-20-1-84		TOWN TAXABLE VALUE		0		
50 Wolf Rd	ACRES 1.00		SCHOOL TAXABLE VALUE		0		
Albany, NY 12207	EAST-0592924 NRTH-0880108		FD224 Avoca Fire District		0 TO		
	DEED BOOK 434 PG-307		18,000 EX				
	FULL MARKET VALUE	18,750					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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
 M A P S E C T I O N - 099
 S U B - S E C T I O N - 019
 UNIFORM PERCENT OF VALUE IS 096.00

PAGE 122
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	1	TOTAL		18,000	18,000	

*** 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
462201	Avoca CSD	1	18,000	18,000	18,000			
	S U B - T O T A L	1	18,000	18,000	18,000			
	T O T A L	1	18,000	18,000	18,000			

*** 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	VILLAGE	COUNTY	TOWN	SCHOOL
12100	NYS OWNED	1	18,000	18,000	18,000	18,000
	T O T A L	1	18,000	18,000	18,000	18,000

*** 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	1	18,000	18,000					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

PAGE 123
 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.			
***** 099.20-01-026.000 *****							
40 Alexander St							0005240-000
099.20-01-026.000	323 Vacant rural		VIL OWNED 13650	15,900	15,900	15,900	15,900
Avoca Village	Avoca CSD 462201	15,900	VILLAGE TAXABLE VALUE			0	
PO Box 462	Xway Xway	15,900	COUNTY TAXABLE VALUE			0	
Avoca, NY 14809	Cemetery Dyke		TOWN TAXABLE VALUE			0	
	ACRES 5.77		SCHOOL TAXABLE VALUE			0	
	EAST-0595964 NRTH-0880688		FD224 Avoca Fire District			0 TO	
	DEED BOOK 1782 PG-75		15,900 EX				
	FULL MARKET VALUE	16,563					
***** 099.20-01-027.000 *****							
End Of East Ave							0005250-008
099.20-01-027.000	695 Cemetery		VIL OWNED 13650	43,000	43,000	43,000	43,000
Highland Cemetary	Avoca CSD 462201	34,500	VILLAGE TAXABLE VALUE			0	
Avoca Village Cemetery	Xway School	43,000	COUNTY TAXABLE VALUE			0	
% Avoca Village	Dyke Woiczehow		TOWN TAXABLE VALUE			0	
PO Box 462	ACRES 7.50		SCHOOL TAXABLE VALUE			0	
Avoca, NY 14809	EAST-0596034 NRTH-0880278		FD224 Avoca Fire District			0 TO	
	FULL MARKET VALUE	44,792	43,000 EX				
***** 099.20-01-029.000 *****							
7 Ward St							
099.20-01-029.000	612 School		SCH DIST 13800	0	1465,000	1465,000	1465,000
Avoca Central School District	Avoca CSD 462201	36,000	VILLAGE TAXABLE VALUE			0	
17 Oliver St	ACRES 2.00	1465,000	COUNTY TAXABLE VALUE			0	
Avoca, NY 14809	EAST-0595384 NRTH-0880208		TOWN TAXABLE VALUE			0	
	FULL MARKET VALUE	1526,042	SCHOOL TAXABLE VALUE			0	
			FD224 Avoca Fire District			0 TO	
			1465,000 EX				
***** 099.20-01-031.000 *****							
43 Alexander St							0005343-000
099.20-01-031.000	311 Res vac land		SCH DIST 13800	17,500	17,500	17,500	17,500
Avoca Central School	Avoca CSD 462201	17,500	VILLAGE TAXABLE VALUE			0	
17 Oliver St	FRNT 165.00 DPTH 140.00	17,500	COUNTY TAXABLE VALUE			0	
PO Box G	ACRES 0.62		TOWN TAXABLE VALUE			0	
Avoca, NY 14809	EAST-0595264 NRTH-0880418		SCHOOL TAXABLE VALUE			0	
	DEED BOOK 2067 PG-191		FD224 Avoca Fire District			0 TO	
	FULL MARKET VALUE	18,229	17,500 EX				
***** 099.20-01-032.000 *****							
41 Alexander St							0005341-000
099.20-01-032.000	311 Res vac land		SCH DIST 13800	12,700	12,700	12,700	12,700
Avoca Central School District	Avoca CSD 462201	12,700	VILLAGE TAXABLE VALUE			0	
17 Oliver St	FRNT 82.50 DPTH 140.25	12,700	COUNTY TAXABLE VALUE			0	
Avoca, NY 14809	EAST-0595144 NRTH-0880418		TOWN TAXABLE VALUE			0	
	DEED BOOK 2174 PG-17		SCHOOL TAXABLE VALUE			0	
	FULL MARKET VALUE	13,229	FD224 Avoca Fire District			0 TO	
			12,700 EX				

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 124
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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				
***** 099.20-01-040.000 *****							
099.20-01-040.000	East Ave 695 Cemetery		TOWN OWNED 13500	20,000	20,000	20,000	0005224-008
East Avenue Cemetary	Avoca CSD 462201	20,000	VILLAGE TAXABLE VALUE	0	0	0	
Town Avoca	Mattoon Et Mattice St	20,000	COUNTY TAXABLE VALUE	0	0	0	
PO Box 468	East Ave Drake		TOWN TAXABLE VALUE	0	0	0	
Avoca, NY 14809	ACRES 1.40		SCHOOL TAXABLE VALUE	0	0	0	
	EAST-0594784 NRTH-0880198		FD224 Avoca Fire District	0 TO	0 TO	0 TO	
	FULL MARKET VALUE	20,833	20,000 EX				
***** 099.20-01-056.000 *****							
099.20-01-056.000	15 Alexander St 210 1 Family Res		RELIGIOUS 25110	172,500	172,500	172,500	0005315-008
Family Life Ministries	Avoca CSD 462201	12,700	VILLAGE TAXABLE VALUE	0	0	0	
7634 Campbell Creek Rd	Alex St Alsheimer	172,500	COUNTY TAXABLE VALUE	0	0	0	
PO Box 506	Lyon St Maple Ave		TOWN TAXABLE VALUE	0	0	0	
Bath, NY 14810	FRNT 82.00 DPTH 140.00		SCHOOL TAXABLE VALUE	0	0	0	
	EAST-0594274 NRTH-0880388		FD224 Avoca Fire District	0 TO	0 TO	0 TO	
	DEED BOOK 1334 PG-71		172,500 EX				
	FULL MARKET VALUE	179,688					
***** 099.20-01-076.000 *****							
099.20-01-076.000	Main St 311 Res vac land		NYS OWNED 12100	24,500	24,500	24,500	00162
New York State DEC	Avoca CSD 462201	24,500	VILLAGE TAXABLE VALUE	0	0	0	
50 Wolf Rd	Old Erie Road Bed	24,500	COUNTY TAXABLE VALUE	0	0	0	
Albany, NY 12207	North Of Main St		TOWN TAXABLE VALUE	0	0	0	
	ACRES 2.60		SCHOOL TAXABLE VALUE	0	0	0	
	EAST-0593424 NRTH-0879828		FD224 Avoca Fire District	0 TO	0 TO	0 TO	
	DEED BOOK 1033 PG-00975		24,500 EX				
	FULL MARKET VALUE	25,521					
***** 099.20-01-081.200 *****							
099.20-01-081.200	1 Ward St 827 Water Dist		VIL OWNED 13650	428,600	428,600	428,600	428,600
Avoca Village	Avoca CSD 462201	25,200	VILLAGE TAXABLE VALUE	0	0	0	
3 Chase St	Alexander St Swift	428,600	COUNTY TAXABLE VALUE	0	0	0	
Avoca, NY 14809	Wagner Hill Family Life		TOWN TAXABLE VALUE	0	0	0	
	ACRES 2.87		SCHOOL TAXABLE VALUE	0	0	0	
	EAST-0595134 NRTH-0880938		FD224 Avoca Fire District	0 TO	0 TO	0 TO	
	DEED BOOK 1576 PG-58		428,600 EX				
	FULL MARKET VALUE	446,458					
***** 099.20-01-084.000 *****							
099.20-01-084.000	Sw Of Main St 821 Flood contrl		NYS OWNED 12100	16,400	16,400	16,400	00163
New York State People of	Avoca CSD 462201	16,400	VILLAGE TAXABLE VALUE	0	0	0	
D O T / D E C Joint	See Also	16,400	COUNTY TAXABLE VALUE	0	0	0	
Attn: /292/30	99.19-1-06		TOWN TAXABLE VALUE	0	0	0	
Add M24 P31 Flood Control 434B	Tax Map Artificial Split		SCHOOL TAXABLE VALUE	0	0	0	
50 Wolf Rd	ACRES 6.40		FD224 Avoca Fire District	0 TO	0 TO	0 TO	
Albany, NY 12207	EAST-0593694 NRTH-0881018		16,400 EX				
	DEED BOOK 434 PG-292						
	FULL MARKET VALUE	17,083					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	099.20-01-086.000			*****
099.20-01-086.000	Alexander St						
Village Of Avoca	330 Vacant comm		VIL OWNED 13650	3,000	3,000	3,000	3,000
3 Chase St	Avoca CSD 462201	3,000	VILLAGE TAXABLE VALUE			0	
Avoca, NY 14809	Swift Alexander	3,000	COUNTY TAXABLE VALUE			0	
	Cobb Family Life Minister		TOWN TAXABLE VALUE			0	
	ACRES 0.06		SCHOOL TAXABLE VALUE			0	
	EAST-0594982 NRTH-0880692		FD224 Avoca Fire District			0 TO	
	DEED BOOK 1576 PG-54		3,000 EX				
	FULL MARKET VALUE	3,125					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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
 M A P S E C T I O N - 099
 S U B - S E C T I O N - 020
 UNIFORM PERCENT OF VALUE IS 096.00

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	11	TOTAL		2219,100	2219,100	

*** 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
462201	Avoca CSD	11	218,400	2219,100	2219,100			
	S U B - T O T A L	11	218,400	2219,100	2219,100			
	T O T A L	11	218,400	2219,100	2219,100			

*** 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
12100	NYS OWNED	2	40,900	40,900	40,900	40,900
13500	TOWN OWNED	1	20,000	20,000	20,000	20,000
13650	VIL OWNED	4	490,500	490,500	490,500	490,500
13800	SCH DIST	3	30,200	1495,200	1495,200	1495,200
25110	RELIGIOUS	1	172,500	172,500	172,500	172,500
	T O T A L	11	754,100	2219,100	2219,100	2219,100

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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
 M A P S E C T I O N - 099
 S U B - S E C T I O N - 020
 UNIFORM PERCENT OF VALUE IS 096.00

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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	11	218,400	2219,100					

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 128
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.			
***** 113.07-01-002.200 *****							
113.07-01-002.200	State Route 415 438 Parking lot		TOWN OWNED 13500	17,400	17,400	17,400	17,400
Town of Avoca	Avoca CSD 462201	17,400	VILLAGE TAXABLE VALUE	0	0	0	0
PO Box 468	ACRES 0.55	17,400	COUNTY TAXABLE VALUE	0	0	0	0
Avoca, NY 14809	EAST-0593148 NRTH-0878126		TOWN TAXABLE VALUE	0	0	0	0
	DEED BOOK 2768 PG-302		SCHOOL TAXABLE VALUE	0	0	0	0
	FULL MARKET VALUE	18,125	FD224 Avoca Fire District	0 TO	0 TO	0 TO	0 TO
			17,400 EX				
***** 113.07-01-003.000 *****							
113.07-01-003.000	State Route 415, Perm Eas 651 Highway gar		NYS OWNED 12100	69,100	69,100	69,100	0000602-108 69,100
New York State	Avoca CSD 462201	12,500	VILLAGE TAXABLE VALUE	0	0	0	0
Department Of Transportat	Rt 415 Rt 415	69,100	COUNTY TAXABLE VALUE	0	0	0	0
Attn: Office 6	Shults Us Engineer Corps		TOWN TAXABLE VALUE	0	0	0	0
Map 8 No 10 35 District	FRNT 169.00 DPTH 140.00		SCHOOL TAXABLE VALUE	0	0	0	0
107 Broadway	ACRES 0.25		FD224 Avoca Fire District	0 TO	0 TO	0 TO	0 TO
Hornell, NY 14843	EAST-0592614 NRTH-0879438		69,100 EX				
	FULL MARKET VALUE	71,979					
***** 113.07-01-003.000/8 *****							
113.07-01-003.000/8	State Route 415 749 Other pipeln		IND DEV AG 18020	5,000	5,000	5,000	5,000
Steuben Co Ida/angs	Avoca CSD 462201	4,500	VILLAGE TAXABLE VALUE	0	0	0	0
7234 Rt 54	Rt 415 Rt 415	5,000	COUNTY TAXABLE VALUE	0	0	0	0
PO Box 393	Benton Us Engineer Corp		TOWN TAXABLE VALUE	0	0	0	0
Bath, NY 14810	FRNT 81.00 DPTH 51.00		SCHOOL TAXABLE VALUE	0	0	0	0
	FULL MARKET VALUE	5,208	FD224 Avoca Fire District	0 TO	0 TO	0 TO	0 TO
			5,000 EX				
***** 113.07-01-004.000 *****							
113.07-01-004.000	Hees Park 591 Playground		VIL OWNED 13650	73,500	73,500	73,500	0009130-008 73,500
Village of Avoca	Avoca CSD 462201	31,000	VILLAGE TAXABLE VALUE	0	0	0	0
3 Chase St	River Dykee-L	73,500	COUNTY TAXABLE VALUE	0	0	0	0
Avoca, NY 14809	Bliss Hwy 415		TOWN TAXABLE VALUE	0	0	0	0
	FRNT 440.00 DPTH 330.00		SCHOOL TAXABLE VALUE	0	0	0	0
	ACRES 5.20		FD224 Avoca Fire District	0 TO	0 TO	0 TO	0 TO
	EAST-0592894 NRTH-0879588		73,500 EX				
	DEED BOOK 2243 PG-304						
	FULL MARKET VALUE	76,563					
***** 113.07-01-011.000 *****							
113.07-01-011.000	18 Main St 611 Library		VIL OWNED 13650	103,000	103,000	103,000	0007018-000 103,000
Avoca Free Library Trustee	Avoca CSD 462201	13,800	VILLAGE TAXABLE VALUE	0	0	0	0
PO Box S	FRNT 55.00 DPTH 225.00	103,000	COUNTY TAXABLE VALUE	0	0	0	0
Avoca, NY 14809	ACRES 0.32		TOWN TAXABLE VALUE	0	0	0	0
	EAST-0593754 NRTH-0879158		SCHOOL TAXABLE VALUE	0	0	0	0
	DEED BOOK 1992 PG-113		FD224 Avoca Fire District	0 TO	0 TO	0 TO	0 TO
	FULL MARKET VALUE	107,292	103,000 EX				

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
VILLAGE - Avoca
SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 129
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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				
***** 113.07-01-020.000 *****							
113.07-01-020.000	27 River St						0009127-000
Village of Avoca	330 Vacant comm		VIL OWNED 13650	6,000	6,000	6,000	6,000
PO Box 468	Avoca CSD 462201	6,000	VILLAGE TAXABLE VALUE		0		
Avoca, NY 14809	Hees Park Payne	6,000	COUNTY TAXABLE VALUE		0		
	River St. Hees Park		TOWN TAXABLE VALUE		0		
	FRNT 150.00 DPTH 145.00		SCHOOL TAXABLE VALUE		0		
	EAST-0593024 NRTH-0879278		FD224 Avoca Fire District		0 TO		
	DEED BOOK 2567 PG-111		6,000 EX				
	FULL MARKET VALUE	6,250					
***** 113.07-01-030.000 *****							
113.07-01-030.000	19 S Main St						0009019-000
Erie Lackawanna Railroad Histo	681 Culture bldg		ALLOTHERNP 25300	100,000	100,000	100,000	100,000
PO Box 431	Avoca CSD 462201	18,500	VILLAGE TAXABLE VALUE		0		
Avoca, NY 14809	FRNT 110.00 DPTH 235.00	100,000	COUNTY TAXABLE VALUE		0		
	ACRES 1.10		TOWN TAXABLE VALUE		0		
	EAST-0593694 NRTH-0878888		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 3043 PG-132		FD224 Avoca Fire District		0 TO		
	FULL MARKET VALUE	104,167	100,000 EX				
***** 113.07-01-032.000 *****							
113.07-01-032.000	31 Main St						0009031-000
Avoca Mem Post 1315	632 Benevolent		VETORG CTS 26100	69,900	69,900	69,900	69,900
Main St	Avoca CSD 462201	18,000	VILLAGE TAXABLE VALUE		0		
PO Box 465	Miller Main St	69,900	COUNTY TAXABLE VALUE		0		
Avoca, NY 14809	Potter Potter		TOWN TAXABLE VALUE		0		
	FRNT 115.00 DPTH 365.00		SCHOOL TAXABLE VALUE		0		
	EAST-0593814 NRTH-0878688		FD224 Avoca Fire District		0 TO		
	DEED BOOK 997 PG-00699		69,900 EX				
	FULL MARKET VALUE	72,813					
***** 113.07-01-045.000 *****							
113.07-01-045.000	17 Exchange St						0009217-008
Avoca Town	651 Highway gar		TOWN OWNED 13500	210,800	210,800	210,800	210,800
PO Box 468	Avoca CSD 462201	20,400	VILLAGE TAXABLE VALUE		0		
Avoca, NY 14809	Town Barns	210,800	COUNTY TAXABLE VALUE		0		
	ACRES 1.47		TOWN TAXABLE VALUE		0		
	EAST-0593364 NRTH-0878128		SCHOOL TAXABLE VALUE		0		
	FULL MARKET VALUE	219,583	FD224 Avoca Fire District		0 TO		
			210,800 EX				
***** 113.07-01-052.000 *****							
113.07-01-052.000	53 S Main St						0009055-008
Avoca Methodist Church Inc.	620 Religious		PARSONAGES 21600	114,400	114,400	114,400	114,400
8593 Jacobs Ladder Rd	Avoca CSD 462201	5,000	VILLAGE TAXABLE VALUE		0		
Avoca, NY 14809	FRNT 73.00 DPTH 140.00	114,400	COUNTY TAXABLE VALUE		0		
	EAST-0593844 NRTH-0878168		TOWN TAXABLE VALUE		0		
	DEED BOOK 3086 PG-48		SCHOOL TAXABLE VALUE		0		
	FULL MARKET VALUE	119,167	FD224 Avoca Fire District		114,400 TO		

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				
***** 113.07-01-053.000 *****							
	53 Main St						0009053-008
113.07-01-053.000	311 Res vac land		RELIGIOUS 25110	17,900	17,900	17,900	17,900
Avoca Methodist Church Inc.	Avoca CSD 462201	17,900	VILLAGE TAXABLE VALUE		0		
8593 Jacobs Ladder Rd	Shaeffer S Main St	17,900	COUNTY TAXABLE VALUE		0		
Avoca, NY 14809	Parsonage Shaeffer		TOWN TAXABLE VALUE		0		
	FRNT 121.06 DPTH 340.00		SCHOOL TAXABLE VALUE		0		
	EAST-0593784 NRTH-0878248		FD224 Avoca Fire District		0 TO		
	DEED BOOK 3086 PG-48		17,900 EX				
	FULL MARKET VALUE	18,646					
***** 113.07-01-058.000 *****							
	60213 W of Route 415						00166
113.07-01-058.000	821 Flood contrl		NYS OWNED 12100	13,300	13,300	13,300	13,300
New York State People Of	Avoca CSD 462201	13,300	VILLAGE TAXABLE VALUE		0		
D O T /D E C Joint	ACRES 9.00	13,300	COUNTY TAXABLE VALUE		0		
Attn: Hocton	EAST-0592506 NRTH-0878925		TOWN TAXABLE VALUE		0		
L434b M12 P12 Flood Control Co	FULL MARKET VALUE	13,854	SCHOOL TAXABLE VALUE		0		
50 Wolf Rd			FD224 Avoca Fire District		0 TO		
Albany, NY 12207			13,300 EX				
***** 113.07-01-060.000 *****							
	Off River St						
113.07-01-060.000	311 Res vac land		NYS OWNED 12100	5,500	5,500	5,500	5,500
New York State People Of	Avoca CSD 462201	5,500	VILLAGE TAXABLE VALUE		0		
D O T /D E C Joint	River St/fox, W.shults,mo	5,500	COUNTY TAXABLE VALUE		0		
Attn: Control	Town Barns/benton		TOWN TAXABLE VALUE		0		
Avoca Channel Cohocton R Flood	ACRES 1.20		SCHOOL TAXABLE VALUE		0		
50 Wolf Rd	EAST-0593341 NRTH-0878576		FD224 Avoca Fire District		0 TO		
Albany, NY 12207	FULL MARKET VALUE	5,729	5,500 EX				

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
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2 0 2 5 T E N T A T I V E 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
 M A P S E C T I O N - 113
 S U B - S E C T I O N - 007
 UNIFORM PERCENT OF VALUE IS 096.00

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
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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
FD224	Avoca Fire Dis	13	TOTAL		805,800	691,400	114,400

*** 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
462201	Avoca CSD	13	183,800	805,800	805,800			
	S U B - T O T A L	13	183,800	805,800	805,800			
	T O T A L	13	183,800	805,800	805,800			

*** 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
12100	NYS OWNED	3	87,900	87,900	87,900	87,900
13500	TOWN OWNED	2	228,200	228,200	228,200	228,200
13650	VIL OWNED	3	182,500	182,500	182,500	182,500
18020	IND DEV AG	1	5,000	5,000	5,000	5,000
21600	PARSONAGES	1	114,400	114,400	114,400	114,400
25110	RELIGIOUS	1	17,900	17,900	17,900	17,900
25300	ALLOTHERNP	1	100,000	100,000	100,000	100,000
26100	VETORG CTS	1	69,900	69,900	69,900	69,900
	T O T A L	13	805,800	805,800	805,800	805,800

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
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2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 113
S U B - S E C T I O N - 007
UNIFORM PERCENT OF VALUE IS 096.00

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
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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	13	183,800	805,800					

STATE OF NEW YORK
 COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

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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.			
***** 113.08-01-009.000 *****							
5	Griswold St						0005105-008
113.08-01-009.000	615 Educatn fac		VIL OWNED 13650	54,000	54,000	54,000	54,000
Village Of Avoca	Avoca CSD 462201	13,300	VILLAGE TAXABLE VALUE		0		
Avoca Free Library	Griswold St Assembly Of G	54,000	COUNTY TAXABLE VALUE		0		
5 Griswold Street	Haenisch 15.1(Library)		TOWN TAXABLE VALUE		0		
PO Box 462	FRNT 97.00 DPTH 130.00		SCHOOL TAXABLE VALUE		0		
Avoca, NY 14809	EAST-0594034 NRTH-0879368		FD224 Avoca Fire District		0 TO		
	DEED BOOK 1024 PG-00650		54,000 EX				
	FULL MARKET VALUE	56,250					
***** 113.08-01-017.000 *****							
11	Griswold St						0005109-008
113.08-01-017.000	620 Religious		RELIGIOUS 25110	119,000	119,000	119,000	119,000
Gateway Community Church	Avoca CSD 462201	13,600	VILLAGE TAXABLE VALUE		0		
PO Box 55	Griswold St Maple Ave	119,000	COUNTY TAXABLE VALUE		0		
Avoca, NY 14809	Macdougall Library		TOWN TAXABLE VALUE		0		
	FRNT 174.00 DPTH 76.50		SCHOOL TAXABLE VALUE		0		
	EAST-0594154 NRTH-0879368		FD224 Avoca Fire District		0 TO		
	DEED BOOK 2799 PG-204		119,000 EX				
	FULL MARKET VALUE	123,958					
***** 113.08-02-004.000 *****							
	Behind Masonic Temple						0005001-058
113.08-02-004.000	438 Parking lot		VIL OWNED 13650	52,000	52,000	52,000	52,000
Village Parking Lot	Avoca CSD 462201	6,600	VILLAGE TAXABLE VALUE		0		
3 Chase St	So Of Avocfaam	52,000	COUNTY TAXABLE VALUE		0		
PO Box 462	FRNT 113.00 DPTH 93.00		TOWN TAXABLE VALUE		0		
Avoca, NY 14809	EAST-0594144 NRTH-0878798		SCHOOL TAXABLE VALUE		0		
	FULL MARKET VALUE	54,167	FD224 Avoca Fire District		0 TO		
			52,000 EX				
***** 113.08-02-005.000 *****							
3	Chase St						0005003-000
113.08-02-005.000	534 Social org.		TOWN OWNED 13500	83,500	83,500	83,500	83,500
Town of Avoca	Avoca CSD 462201	5,500	VILLAGE TAXABLE VALUE		0		
Village of Avoca	Chase St Nielsen	83,500	COUNTY TAXABLE VALUE		0		
Village of Avoca	Village Benton		TOWN TAXABLE VALUE		0		
3 Chase St	FRNT 70.00 DPTH 140.00		SCHOOL TAXABLE VALUE		0		
PO Box 462	ACRES 0.20		FD224 Avoca Fire District		0 TO		
Avoca, NY 14809	EAST-0594044 NRTH-0878928		83,500 EX				
	DEED BOOK 2222 PG-293						
	FULL MARKET VALUE	86,979					

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				
***** 113.08-02-006.000 *****							
5 Chase St							0005005-000
113.08-02-006.000	311 Res vac land		VIL OWNED 13650	16,000	16,000	16,000	16,000
Avoca Town of	Avoca CSD 462201	16,000	VILLAGE TAXABLE VALUE		0		
Avoca Village of	Chase St Fire House	16,000	COUNTY TAXABLE VALUE		0		
3 Chase St	Village F A A M		TOWN TAXABLE VALUE		0		
PO Box 468	FRNT 65.00 DPTH 110.00		SCHOOL TAXABLE VALUE		0		
Avoca, NY 14809	EAST-0594114 NRTH-0878928		FD224 Avoca Fire District		0 TO		
	DEED BOOK 1748 PG-230		16,000 EX				
	FULL MARKET VALUE	16,667					
***** 113.08-02-007.000 *****							
7 Chase St							0005000-008
113.08-02-007.000	662 Police/fire		INC VOL FR 26400	150,900	150,900	150,900	150,900
Avoca Fire District	Avoca CSD 462201	17,600	VILLAGE TAXABLE VALUE		0		
PO Box 447	Fire House	150,900	COUNTY TAXABLE VALUE		0		
Avoca, NY 14809	Black Top		TOWN TAXABLE VALUE		0		
	FRNT 132.00 DPTH 218.80		SCHOOL TAXABLE VALUE		0		
	EAST-0594204 NRTH-0878908		FD224 Avoca Fire District		0 TO		
	DEED BOOK 3107 PG-180		150,900 EX				
	FULL MARKET VALUE	157,188					
***** 113.08-02-008.000 *****							
3 S Maple St							0009403-008
113.08-02-008.000	651 Highway gar		VIL OWNED 13650	92,000	92,000	92,000	92,000
Avoca Village	Avoca CSD 462201	13,500	VILLAGE TAXABLE VALUE		0		
Maintenance Garage	Carlson Village	92,000	COUNTY TAXABLE VALUE		0		
3 South Maple Ave	FRNT 111.00 DPTH 116.25		TOWN TAXABLE VALUE		0		
PO Box 462	EAST-0594244 NRTH-0878788		SCHOOL TAXABLE VALUE		0		
Avoca, NY 14809	FULL MARKET VALUE	95,833	FD224 Avoca Fire District		0 TO		
			92,000 EX				
***** 113.08-02-011.000 *****							
5 Maple Ave							0009405-000
113.08-02-011.000	311 Res vac land		RELIGIOUS 25110	13,300	13,300	13,300	13,300
First Baptist Church of Avoca	Avoca CSD 462201	13,300	VILLAGE TAXABLE VALUE		0		
1 Church St	Village Maple Ave	13,300	COUNTY TAXABLE VALUE		0		
PO Box Q	French Calton		TOWN TAXABLE VALUE		0		
Avoca, NY 14809	FRNT 60.00 DPTH 207.00		SCHOOL TAXABLE VALUE		0		
	EAST-0594214 NRTH-0878688		FD224 Avoca Fire District		0 TO		
	DEED BOOK 3002 PG-116		13,300 EX				
	FULL MARKET VALUE	13,854					
***** 113.08-02-012.000 *****							
7 Maple Ave							0009407-000
113.08-02-012.000	311 Res vac land		RELIGIOUS 25110	15,000	15,000	15,000	15,000
First Baptist Church of Avoca	Avoca CSD 462201	15,000	VILLAGE TAXABLE VALUE		0		
PO Box Q	FRNT 74.67 DPTH 222.75	15,000	COUNTY TAXABLE VALUE		0		
Avoca, NY 14809	EAST-0594224 NRTH-0878628		TOWN TAXABLE VALUE		0		
	DEED BOOK 3002 PG-108		SCHOOL TAXABLE VALUE		0		
	FULL MARKET VALUE	15,625	FD224 Avoca Fire District		0 TO		
			15,000 EX				

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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			ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				
***** 113.08-02-013.000 *****							
113.08-02-013.000	6 Maple Ave						0009406-000
First Baptist Church	311 Res vac land		RELIGIOUS 25110	17,400	17,400	17,400	17,400
Avoca	Avoca CSD 462201	17,400	VILLAGE TAXABLE VALUE		0		
Church & Chase St	Haines Haines	17,400	COUNTY TAXABLE VALUE		0		
PO Box Q	Grant St Maple Ave		TOWN TAXABLE VALUE		0		
Avoca, NY 14809-0507	FRNT 147.00 DPTH 170.00		SCHOOL TAXABLE VALUE		0		
	EAST-0594424 NRTH-0878658		FD224 Avoca Fire District		0 TO		
	DEED BOOK 1528 PG-219		17,400 EX				
	FULL MARKET VALUE	18,125					
***** 113.08-02-015.000 *****							
113.08-02-015.000	1 Church St						0008501-008
First Baptist Church	620 Religious		RELIGIOUS 25110	452,000	452,000	452,000	452,000
PO Box Q	Avoca CSD 462201	14,000	VILLAGE TAXABLE VALUE		0		
Avoca, NY 14809-0507	Chase St Church St	452,000	COUNTY TAXABLE VALUE		0		
	Old Erie Old Erie		TOWN TAXABLE VALUE		0		
	ACRES 0.33		SCHOOL TAXABLE VALUE		0		
	EAST-0594504 NRTH-0878918		FD224 Avoca Fire District		0 TO		
	FULL MARKET VALUE	470,833	452,000 EX				
***** 113.08-02-068.100 *****							
113.08-02-068.100	1 Main St						0007001-000
Avoca Village	330 Vacant comm		VIL OWNED 13650	19,400	19,400	19,400	19,400
PO Box 462	Avoca CSD 462201	19,400	VILLAGE TAXABLE VALUE		0		
Avoca, NY 14809	Bank Of Avoca Haines	19,400	COUNTY TAXABLE VALUE		0		
	Chase St Main St		TOWN TAXABLE VALUE		0		
	FRNT 105.00 DPTH 74.00		SCHOOL TAXABLE VALUE		0		
	ACRES 1.28		FD224 Avoca Fire District		0 TO		
	EAST-0593904 NRTH-0879078		19,400 EX				
	DEED BOOK 1802 PG-99						
	FULL MARKET VALUE	20,208					
***** 113.08-02-068.200 *****							
113.08-02-068.200	N Main St						
Avoca Fire District	330 Vacant comm		INC VOL FR 26400	1,700	1,700	1,700	1,700
PO Box 447	Avoca CSD 462201	1,700	VILLAGE TAXABLE VALUE		0		
Avoca, NY 14809	ACRES 0.14	1,700	COUNTY TAXABLE VALUE		0		
	EAST-0593904 NRTH-0879078		TOWN TAXABLE VALUE		0		
	DEED BOOK 3107 PG-180		SCHOOL TAXABLE VALUE		0		
	FULL MARKET VALUE	1,771					
***** 113.08-03-001.000 *****							
113.08-03-001.000	17 Oliver St						0005625-008
Avoca Central School	612 School		SCH DIST 13800	15753,000	15753,000	15753,000	15753,000
Oliver St	Avoca CSD 462201	64,400	VILLAGE TAXABLE VALUE		0		
PO Box G	ACRES 28.60	15753,000	COUNTY TAXABLE VALUE		0		
Avoca, NY 14809	EAST-0595344 NRTH-0879638		TOWN TAXABLE VALUE		0		
	FULL MARKET VALUE	16409,375	SCHOOL TAXABLE VALUE		0		
			FD224 Avoca Fire District		0 TO		
			15753,000 EX				

STATE OF NEW YORK
 COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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
 M A P S E C T I O N - 113
 S U B - S E C T I O N - 008
 UNIFORM PERCENT OF VALUE IS 096.00

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
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 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	13	TOTAL		16837,500	16837,500	

*** 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
462201	Avoca CSD	14	231,300	16839,200	16839,200			
	S U B - T O T A L	14	231,300	16839,200	16839,200			
	T O T A L	14	231,300	16839,200	16839,200			

*** 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
13500	TOWN OWNED	1	83,500	83,500	83,500	83,500
13650	VIL OWNED	5	233,400	233,400	233,400	233,400
13800	SCH DIST	1	15753,000	15753,000	15753,000	15753,000
25110	RELIGIOUS	5	616,700	616,700	616,700	616,700
26400	INC VOL FR	2	152,600	152,600	152,600	152,600
	T O T A L	14	16839,200	16839,200	16839,200	16839,200

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 113
S U B - S E C T I O N - 008
UNIFORM PERCENT OF VALUE IS 096.00

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 4/25/2025

*** 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	14	231,300	16839,200					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

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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.			
***** 113.11-01-003.000 *****							
113.11-01-003.000	West Of 415						00171
New York State People Of	821 Flood contrl		NYS OWNED 12100	9,500	9,500	9,500	9,500
D O T /D E C Joint	Avoca CSD 462201	9,500	VILLAGE TAXABLE VALUE		0		
Flood Control Cohocton	See Also	9,500	COUNTY TAXABLE VALUE		0		
50 Wolf Rd	113.07-01-58		TOWN TAXABLE VALUE		0		
Albany, NY 12207	ACRES 2.78		SCHOOL TAXABLE VALUE		0		
	EAST-0593090 NRTH-0877487		FD224 Avoca Fire District		0 TO		
	DEED BOOK 434 PG-285		9,500 EX				
	FULL MARKET VALUE	9,896					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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
 M A P S E C T I O N - 113
 S U B - S E C T I O N - 011
 UNIFORM PERCENT OF VALUE IS 096.00

PAGE 139
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	1	TOTAL		9,500	9,500	

*** 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
462201	Avoca CSD	1	9,500	9,500	9,500			
	S U B - T O T A L	1	9,500	9,500	9,500			
	T O T A L	1	9,500	9,500	9,500			

*** 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
12100	NYS OWNED	1	9,500	9,500	9,500	9,500
	T O T A L	1	9,500	9,500	9,500	9,500

*** 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	1	9,500	9,500					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

PAGE 140
 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	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE				
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS					
***** 113.12-01-044.000 *****								
113.12-01-044.000	14 Steuben St							0008614-008
Avoca Village	591 Playground		VIL OWNED 13650	75,000	75,000	75,000	75,000	75,000
PO Box 462	Avoca CSD 462201	36,600	VILLAGE TAXABLE VALUE		0			
Avoca, NY 14809	Village Pk	75,000	COUNTY TAXABLE VALUE		0			
	East Of Steuben St		TOWN TAXABLE VALUE		0			
	ACRES 9.60		SCHOOL TAXABLE VALUE		0			
	EAST-0595854 NRTH-0877978		FD224 Avoca Fire District		0 TO			
	FULL MARKET VALUE	78,125	75,000 EX					
***** 113.12-01-049.000 *****								
113.12-01-049.000	Grant St							0008402-018
Steuben County IDA	843 Non-ceil. rr		IND DEV AG 18020	27,400	27,400	27,400	27,400	27,400
(old Erie)	Avoca CSD 462201	27,400	VILLAGE TAXABLE VALUE		0			
Bath, NY 14810	Single Track	27,400	COUNTY TAXABLE VALUE		0			
	Erie Lackawanna (Prev.)		TOWN TAXABLE VALUE		0			
	ACRES 19.50		SCHOOL TAXABLE VALUE		0			
	EAST-0595654 NRTH-0876978		FD224 Avoca Fire District		0 TO			
	DEED BOOK 994 PG-564		27,400 EX					
	FULL MARKET VALUE	28,542						
***** 113.12-01-054.000 *****								
113.12-01-054.000	S Main St							
Buchanan Cemetery	695 Cemetery		TN CEMTERY 13510	3,500	3,500	3,500	3,500	3,500
3 Chase St	Avoca CSD 462201	3,500	VILLAGE TAXABLE VALUE		0			
PO Box 468	Whiting Whiting	3,500	COUNTY TAXABLE VALUE		0			
Avoca, NY 14809	Bunting S Main		TOWN TAXABLE VALUE		0			
	FRNT 50.00 DPTH 64.00		SCHOOL TAXABLE VALUE		0			
	EAST-0594434 NRTH-0875778		FD224 Avoca Fire District		0 TO			
	FULL MARKET VALUE	3,646	3,500 EX					
***** 113.12-01-058.000 *****								
113.12-01-058.000	Grant St							
New York State People Of	821 Flood contrl		NYS OWNED 12100	13,800	13,800	13,800	13,800	13,800
D O T / D E C Joint	Avoca CSD 462201	13,800	VILLAGE TAXABLE VALUE		0			
Flood Control Cohocton	Flood Control Village	13,800	COUNTY TAXABLE VALUE		0			
50 Wolf Rd	Former Army Corp Of Engin		TOWN TAXABLE VALUE		0			
Albany, NY 12207	ACRES 4.50		SCHOOL TAXABLE VALUE		0			
	EAST-0596364 NRTH-0877288		FD224 Avoca Fire District		0 TO			
	FULL MARKET VALUE	14,375	13,800 EX					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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
 M A P S E C T I O N - 113
 S U B - S E C T I O N - 012
 UNIFORM PERCENT OF VALUE IS 096.00

PAGE 141
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	4	TOTAL		119,700	119,700	

*** 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
462201	Avoca CSD	4	81,300	119,700	119,700			
	S U B - T O T A L	4	81,300	119,700	119,700			
	T O T A L	4	81,300	119,700	119,700			

*** 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
12100	NYS OWNED	1	13,800	13,800	13,800	13,800
13510	TN CEMTERY	1	3,500	3,500	3,500	3,500
13650	VIL OWNED	1	75,000	75,000	75,000	75,000
18020	IND DEV AG	1	27,400	27,400	27,400	27,400
	T O T A L	4	119,700	119,700	119,700	119,700

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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
 M A P S E C T I O N - 113
 S U B - S E C T I O N - 012
 UNIFORM PERCENT OF VALUE IS 096.00

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
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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	4	81,300	119,700					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

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
FD224	Avoca Fire Dis	44	TOTAL		20074,500	19960,100	114,400

*** 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
462201	Avoca CSD	45	742,300	20076,200	20076,200			
	S U B - T O T A L	45	742,300	20076,200	20076,200			
	T O T A L	45	742,300	20076,200	20076,200			

*** 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
12100	NYS OWNED	8	170,100	170,100	170,100	170,100
13500	TOWN OWNED	4	331,700	331,700	331,700	331,700
13510	TN CEMTERY	1	3,500	3,500	3,500	3,500
13650	VIL OWNED	14	1046,300	1046,300	1046,300	1046,300
13800	SCH DIST	4	15783,200	17248,200	17248,200	17248,200
18020	IND DEV AG	2	32,400	32,400	32,400	32,400
21600	PARSONAGES	1	114,400	114,400	114,400	114,400
25110	RELIGIOUS	7	807,100	807,100	807,100	807,100
25300	ALLOTHERNP	1	100,000	100,000	100,000	100,000
26100	VETORG CTS	1	69,900	69,900	69,900	69,900
26400	INC VOL FR	2	152,600	152,600	152,600	152,600
	T O T A L	45	18611,200	20076,200	20076,200	20076,200

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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

PAGE 144
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

UNIFORM PERCENT OF VALUE IS 096.00

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 VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
8	WHOLLY EXEMPT	45	742,300	20076,200					

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L

PAGE 145

THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
 S W I S T O T A L S
 UNIFORM PERCENT OF VALUE IS 096.00

VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	426	TOTAL		54861,688	19969,100	34892,588
AG003	Ag Dist #3	12	TOTAL		679,000		679,000

*** 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
462201	Avoca CSD	429	6113,501	54917,688	20663,513	34254,175	8283,330	25970,845
	S U B - T O T A L	429	6113,501	54917,688	20663,513	34254,175	8283,330	25970,845
	T O T A L	429	6113,501	54917,688	20663,513	34254,175	8283,330	25970,845

*** 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
12100	NYS OWNED	8	170,100	170,100	170,100	170,100
13500	TOWN OWNED	4	331,700	331,700	331,700	331,700
13510	TN CEMTERY	1	3,500	3,500	3,500	3,500
13650	VIL OWNED	14	1046,300	1046,300	1046,300	1046,300
13800	SCH DIST	4	15783,200	17248,200	17248,200	17248,200
18020	IND DEV AG	2	32,400	32,400	32,400	32,400
21600	PARSONAGES	1	114,400	114,400	114,400	114,400
25110	RELIGIOUS	7	807,100	807,100	807,100	807,100
25300	ALLOTHERNP	1	100,000	100,000	100,000	100,000
26100	VETORG CTS	1	69,900	69,900	69,900	69,900
26400	INC VOL FR	2	152,600	152,600	152,600	152,600
41101	VETERANS	1	5,000	5,000	5,000	
41121	VET WAR CT	27	168,000	330,675	168,000	

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 VILLAGE - Avoca
 SWIS - 462201

2 0 2 5 T E N T A T I V E 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 096.00

PAGE 146
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

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

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
41131	VET COM CT	13	130,000	245,675	130,000	
41141	VET DIS CT	14	246,400	428,585	246,400	
41161	COLD WAR 1	5	30,000	79,185	30,000	
41171	COLD WAR D	3	60,000	134,340	60,000	
41400	CLERGY	2		3,000	3,000	3,000
41632	VFF & AMB	3		28,180		
41663	VOL FIRE T	3	6,000		9,000	
41700	AG BLDG	1	4,600	4,600	4,600	4,600
41720	AG DIST	8	141,730	141,730	141,730	141,730
41730	AG DIST	5	62,208	62,208	62,208	62,208
41800	AGED C/T/S	10	369,775	363,910	369,775	375,775
41802	AGED C	22		759,380		
41834	ENH STAR	76				5762,650
41854	BAS STAR	83				2503,780
41864	B STAR ADD	1				16,900
	T O T A L	322	19834,913	22662,668	21305,913	28946,843

*** 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	374	5366,201	33614,380	32390,667	31027,912	32384,667	33027,067	24743,737
5	SPECIAL FRANCHISE	5		811,400	811,400	811,400	811,400	811,400	811,400
6	UTILITIES & N.C.	5	5,000	415,708	415,708	415,708	415,708	415,708	415,708
8	WHOLLY EXEMPT	45	742,300	20076,200					
*	SUB TOTAL	429	6113,501	54917,688	33617,775	32255,020	33611,775	34254,175	25970,845
**	GRAND TOTAL	429	6113,501	54917,688	33617,775	32255,020	33611,775	34254,175	25970,845

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
SWIS - 462289

2 0 2 5 T E N T A T I V E 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 096.00

PAGE 147
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.		
***** 057.00-01-002.200 *****						
057.00-01-002.200	9976 Wagner Gully Rd					
McDowell Living Trust	210 1 Family Res		COUNTY TAXABLE VALUE	57,500		
McDowell Doris	Avoca CSD 462201	15,200	TOWN TAXABLE VALUE	57,500		
% Donald McDowell	ACRES 1.03	57,500	SCHOOL TAXABLE VALUE	57,500		
9826 Wagner Gully Rd	EAST-0586037 NRTH-0906946		FD222 Wallace fire dist	57,500 TO		
Cohocton, NY 14826	DEED BOOK 3027 PG-347					
	FULL MARKET VALUE	59,896				
***** 057.00-01-004.000 *****						
057.00-01-004.000	9955 Wagner Gully Rd					000005-9999
Button Douglas M	240 Rural res		AG DIST 41730	0	102,228	102,228
9669 Wagner Gully Rd	Avoca CSD 462201	223,800	COUNTY TAXABLE VALUE		352,772	
Cohocton, NY 14826	ACRES 142.89	455,000	TOWN TAXABLE VALUE		352,772	
	EAST-0587580 NRTH-0906339		SCHOOL TAXABLE VALUE		352,772	
	DEED BOOK 2509 PG-46		FD222 Wallace fire dist		455,000 TO	
	FULL MARKET VALUE	473,958				
***** 057.00-01-006.000 *****						
057.00-01-006.000	9916 County Route 9					000009-9990
Cragg Donald L	241 Rural res&ag		AG DIST 41730	0	91,996	91,996
Cragg Katherine	Avoca CSD 462201	217,600	ENH STAR 41834	0	0	86,100
9916 County Route 9	ACRES 172.00	313,900	COUNTY TAXABLE VALUE		221,904	
Cohocton, NY 14826	EAST-0590694 NRTH-0905128		TOWN TAXABLE VALUE		221,904	
	DEED BOOK 1361 PG-89		SCHOOL TAXABLE VALUE		135,804	
	FULL MARKET VALUE	326,979	AG005 Ag dist #5		313,900 TO	
			FD222 Wallace fire dist		313,900 TO	
***** 057.00-01-007.000 *****						
057.00-01-007.000	9922 County Route 9					000009-9922
Wingate James A	105 Vac farmland		COUNTY TAXABLE VALUE	208,500		
Cragg Howard	Avoca CSD 462201	177,500	TOWN TAXABLE VALUE	208,500		
14 Callingham Rd	ACRES 115.00	208,500	SCHOOL TAXABLE VALUE	208,500		
Pittsford, NY 14534	EAST-0592844 NRTH-0905988		FD222 Wallace fire dist	208,500 TO		
	DEED BOOK 2704 PG-279					
	FULL MARKET VALUE	217,188				
***** 057.00-01-009.000 *****						
057.00-01-009.000	9775 North Of Olmsted Rd					000004-9775
Slayton AG LLC	105 Vac farmland		AG DIST 41720	0	36,045	36,045
7201 County Route 27	Avoca CSD 462201	85,700	COUNTY TAXABLE VALUE		49,655	
Hornell, NY 14843	ACRES 80.40	85,700	TOWN TAXABLE VALUE		49,655	
	EAST-0592724 NRTH-0903848		SCHOOL TAXABLE VALUE		49,655	
	DEED BOOK 2318 PG-1		AG003 Ag Dist #3		85,700 TO	
	FULL MARKET VALUE	89,271	FD222 Wallace fire dist		85,700 TO	

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
SWIS - 462289

2 0 2 5 T E N T A T I V E 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 096.00

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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.		
***** 057.00-01-010.000 *****						
9875	County Route 9					000009-9875
057.00-01-010.000	105 Vac farmland		AG DIST 41720	0	40,156	40,156
Van Wormer Jay	Avoca CSD 462201	170,100	COUNTY TAXABLE VALUE		129,944	
Van Wormer Diane	ACRES 148.00	170,100	TOWN TAXABLE VALUE		129,944	
9592 County Route 9	EAST-0587948 NRTH-0903907		SCHOOL TAXABLE VALUE		129,944	
Cohocton, NY 14826-9438	DEED BOOK 1491 PG-121		AG005 Ag dist #5		170,100 TO	
	FULL MARKET VALUE	177,188	FD222 Wallace fire dist		170,100 TO	
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						
***** 057.00-01-012.100 *****						
9826	Wagner Rd					000005-9826
057.00-01-012.100	210 1 Family Res		ENH STAR 41834	0	0	86,100
McDowell Donald W	Avoca CSD 462201	20,800	COUNTY TAXABLE VALUE		103,500	
9826 Wagner Gully Rd	ACRES 2.30	103,500	TOWN TAXABLE VALUE		103,500	
Cohocton, NY 14826	EAST-0584885 NRTH-0904890		SCHOOL TAXABLE VALUE		17,400	
	DEED BOOK 1167 PG-79		AG005 Ag dist #5		103,500 TO	
	FULL MARKET VALUE	107,813	FD222 Wallace fire dist		103,500 TO	
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2028						
***** 057.00-01-012.200 *****						
	Wagner Gully Rd					
057.00-01-012.200	322 Rural vac>10		COUNTY TAXABLE VALUE		79,600	
McDowell Living Trust	Avoca CSD 462201	79,600	TOWN TAXABLE VALUE		79,600	
9826 Wagner Gully Rd	ACRES 63.00	79,600	SCHOOL TAXABLE VALUE		79,600	
Cohocton, NY 14826	EAST-0584885 NRTH-0904890		FD222 Wallace fire dist		79,600 TO	
	DEED BOOK 3027 PG-333					
	FULL MARKET VALUE	82,917				
***** 057.00-01-012.300 *****						
	Wagner Gully Rd					
057.00-01-012.300	322 Rural vac>10		AG DIST 41720	0	43,004	43,004
McDowell Living Trust	Avoca CSD 462201	80,400	COUNTY TAXABLE VALUE		37,396	
McDowell Donald W	ACRES 65.00	80,400	TOWN TAXABLE VALUE		37,396	
9826 Wagner Gully Rd	EAST-0583486 NRTH-0902942		SCHOOL TAXABLE VALUE		37,396	
Cohocton, NY 14826	DEED BOOK 3027 PG-333		FD222 Wallace fire dist		80,400 TO	
	FULL MARKET VALUE	83,750				
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						
***** 057.00-01-013.000 *****						
	Wagner Gully Road East					
057.00-01-013.000	323 Vacant rural		COUNTY TAXABLE VALUE		28,500	
McDowell Living Trust	Avoca CSD 462201	28,500	TOWN TAXABLE VALUE		28,500	
McDowell Doris	FRNT 2430.00 DPTH 375.00	28,500	SCHOOL TAXABLE VALUE		28,500	
% Donald McDowell	ACRES 23.78		AG005 Ag dist #5		28,500 TO	
9826 Wagner Gully Rd	EAST-0585444 NRTH-0904338		FD222 Wallace fire dist		28,500 TO	
Cohocton, NY 14826	DEED BOOK 3027 PG-347					
	FULL MARKET VALUE	29,688				

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 0 5 7
 S U B - S E C T I O N - 0 0 0
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
AG003	Ag Dist #3	1	TOTAL		85,700		85,700
AG005	Ag dist #5	4	TOTAL		616,000		616,000
FD222	Wallace fire d	10	TOTAL		1582,700		1582,700

*** 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
462201	Avoca CSD	10	1099,200	1582,700	313,429	1269,271	172,200	1097,071
	S U B - T O T A L	10	1099,200	1582,700	313,429	1269,271	172,200	1097,071
	T O T A L	10	1099,200	1582,700	313,429	1269,271	172,200	1097,071

*** 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
41720	AG DIST	3	119,205	119,205	119,205
41730	AG DIST	2	194,224	194,224	194,224
41834	ENH STAR	2			172,200
	T O T A L	7	313,429	313,429	485,629

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 057
S U B - S E C T I O N - 000
UNIFORM PERCENT OF VALUE IS 096.00

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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 COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
1	TAXABLE	10	1099,200	1582,700	1269,271	1269,271	1269,271	1097,071

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 151
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 071.00-01-001.000 *****						
4705 Wagner Gully Rd						000026-4705
071.00-01-001.000	105 Vac farmland		AG DIST 41720	0	38,115	38,115
Wallace John	Avoca CSD 462201	63,200	COUNTY TAXABLE VALUE		25,085	
Wallace Lynette R	ACRES 40.00	63,200	TOWN TAXABLE VALUE		25,085	
61279 W State Route 415	EAST-0582294 NRTH-0903188		SCHOOL TAXABLE VALUE		25,085	
Avoca, NY 14809	DEED BOOK 2795 PG-336		AG005 Ag dist #5		63,200 TO	
	FULL MARKET VALUE	65,833	FD222 Wallace fire dist		63,200 TO	
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						
***** 071.00-01-003.110 *****						
9705 County Route 9		30 PCT OF VALUE USED FOR EXEMPTION PURPOSES				000009-9705
071.00-01-003.110	241 Rural res&ag		AG DIST 41720	0	159,298	159,298
Button Arlan	Avoca CSD 462201	333,800	AGED C 41802	0	65,385	0
Button Carol	ACRES 279.70	435,900	ENH STAR 41834	0	0	86,100
9705 County Route 9	EAST-0585044 NRTH-0901088		COUNTY TAXABLE VALUE		211,217	
Cohocton, NY 14826-9453	DEED BOOK 1070 PG-276		TOWN TAXABLE VALUE		276,602	
	FULL MARKET VALUE	454,063	SCHOOL TAXABLE VALUE		190,502	
			AG005 Ag dist #5		435,900 TO	
			FD222 Wallace fire dist		435,900 TO	
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						
***** 071.00-01-003.120 *****						
9780 County Route 9						
071.00-01-003.120	210 1 Family Res		COUNTY TAXABLE VALUE		172,500	
Button Arlan D	Avoca CSD 462201	36,900	TOWN TAXABLE VALUE		172,500	
Button Carol J	ACRES 12.28	172,500	SCHOOL TAXABLE VALUE		172,500	
9780 County Route 9	EAST-0585570 NRTH-0903157		FD222 Wallace fire dist		172,500 TO	
Cohocton, NY 14826	DEED BOOK 3001 PG-244					
	FULL MARKET VALUE	179,688				
***** 071.00-01-003.130 *****						
9776 County Route 9						
071.00-01-003.130	210 1 Family Res		BAS STAR 41854	0	0	30,380
McMahon Darla M	Avoca CSD 462201	21,500	COUNTY TAXABLE VALUE		207,000	
9776 County Route 9	FRNT 375.00 DPTH 300.00	207,000	TOWN TAXABLE VALUE		207,000	
Cohocton, NY 14826	ACRES 2.60 BANK 241		SCHOOL TAXABLE VALUE		176,620	
	EAST-0584309 NRTH-0901944		FD222 Wallace fire dist		207,000 TO	
	DEED BOOK 1966 PG-142					
	FULL MARKET VALUE	215,625				
***** 071.00-01-003.140 *****						
9778 County Route 9						
071.00-01-003.140	210 1 Family Res		BAS STAR 41854	0	0	30,380
Strong Denelle	Avoca CSD 462201	21,500	COUNTY TAXABLE VALUE		270,000	
9778 County Route 9	ACRES 2.58	270,000	TOWN TAXABLE VALUE		270,000	
Cohocton, NY 14826	EAST-0584967 NRTH-0903292		SCHOOL TAXABLE VALUE		239,620	
	DEED BOOK 2277 PG-134		FD222 Wallace fire dist		270,000 TO	
	FULL MARKET VALUE	281,250				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 152
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 071.00-01-003.150 *****						
9669	County Route 9					
071.00-01-003.150	210 1 Family Res		BAS STAR 41854	0	0	30,380
Button Douglas	Avoca CSD 462201	19,900	COUNTY TAXABLE VALUE	74,800		
Gelder Colleen	ACRES 1.98	74,800	TOWN TAXABLE VALUE	74,800		
9669 Wagner Gully Rd	EAST-0583893 NRTH-0901424		SCHOOL TAXABLE VALUE	44,420		
Cohocton, NY 14826	DEED BOOK 2293 PG-77		FD222 Wallace fire dist	74,800 TO		
	FULL MARKET VALUE	77,917				
***** 071.00-01-003.210 *****						
	12 Mile Crk					00172
071.00-01-003.210	260 Seasonal res		COUNTY TAXABLE VALUE	59,700		
Button Michael E	Avoca CSD 462201	44,700	TOWN TAXABLE VALUE	59,700		
11485 State Route 739	A Button Creek Rd	59,700	SCHOOL TAXABLE VALUE	59,700		
Marion, OH 43302	Vanwormer A Button		FD222 Wallace fire dist	59,700 TO		
	1125x14 Undev Per A					
	ACRES 26.46					
	EAST-0586494 NRTH-0904038					
	DEED BOOK 2053 PG-344					
	FULL MARKET VALUE	62,188				
***** 071.00-01-005.122 *****						
9698	Hopkins Rd					000027-9657
071.00-01-005.122	260 Seasonal res		COUNTY TAXABLE VALUE	80,500		
Reynolds Russell E	Avoca CSD 462201	19,000	TOWN TAXABLE VALUE	80,500		
Reynolds Terry L	ACRES 1.80	80,500	SCHOOL TAXABLE VALUE	80,500		
1244 Hatch Rd	EAST-0589180 NRTH-0902485		FD222 Wallace fire dist	80,500 TO		
Webster, NY 14580	DEED BOOK 2513 PG-134					
	FULL MARKET VALUE	83,854				
***** 071.00-01-005.200 *****						
	Hopkins Rd					
071.00-01-005.200	105 Vac farmland		AG DIST 41720	0	137,374	137,374
Slayton AG LLC	Avoca CSD 462201	226,300	COUNTY TAXABLE VALUE	88,926		
7201 County Route 27	ACRES 160.68	226,300	TOWN TAXABLE VALUE	88,926		
Hornell, NY 14843	EAST-0587818 NRTH-0900777		SCHOOL TAXABLE VALUE	88,926		
	DEED BOOK 2318 PG-1		FD222 Wallace fire dist	226,300 TO		
	FULL MARKET VALUE	235,729				
***** 071.00-01-005.300 *****						
	Olmstead Hill Rd					
071.00-01-005.300	322 Rural vac>10		COUNTY TAXABLE VALUE	30,400		
Ratchford Andrew R	Avoca CSD 462201	30,400	TOWN TAXABLE VALUE	30,400		
Ratchford Rachel E	ACRES 36.20 BANK 241	30,400	SCHOOL TAXABLE VALUE	30,400		
9687 Hopkins Rd	EAST-0588815 NRTH-0899545		AG003 Ag Dist #3	30,400 TO		
Avoca, NY 14809	DEED BOOK 2874 PG-218		FD222 Wallace fire dist	30,400 TO		
	FULL MARKET VALUE	31,667				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		

071.00-01-006.110	9698 Hopkins Rd			071.00-01-006.110		000027-9730
Aleo Anthony	240 Rural res		ENH STAR 41834	0	0	86,100
Aleo Carol	Avoca CSD 462201	77,600	COUNTY TAXABLE VALUE	234,600		
9698 Hopkins Rd	ACRES 39.38 BANK 241	234,600	TOWN TAXABLE VALUE	234,600		
Avoca, NY 14809	EAST-0588908 NRTH-0902960		SCHOOL TAXABLE VALUE	148,500		
	DEED BOOK 2260 PG-139		FD222 Wallace fire dist	234,600 TO		
	FULL MARKET VALUE	244,375				

071.00-01-006.160	9653 Hopkins Rd			071.00-01-006.160		000027-9619
Crawford Austin	240 Rural res		COUNTY TAXABLE VALUE	202,400		
9653 Hopkins Rd	Avoca CSD 462201	52,500	TOWN TAXABLE VALUE	202,400		
Avoca, NY 14809	ACRES 22.67 BANK 450	202,400	SCHOOL TAXABLE VALUE	202,400		
	EAST-0590646 NRTH-0901626		FD222 Wallace fire dist	202,400 TO		
	DEED BOOK 2901 PG-189					
	FULL MARKET VALUE	210,833				

071.00-01-006.180	9637 Intersect Hopk & Oh Rd			071.00-01-006.180		000027-9637
Mebane Ernest	260 Seasonal res		COUNTY TAXABLE VALUE	33,900		
Mebane Maria	Avoca CSD 462201	24,000	TOWN TAXABLE VALUE	33,900		
214 Saunders Ave	FRNT 620.00 DPTH 540.00	33,900	SCHOOL TAXABLE VALUE	33,900		
Bridgeport, CT 06606	ACRES 5.60		AG003 Ag Dist #3	33,900 TO		
	EAST-0591284 NRTH-0902308		FD222 Wallace fire dist	33,900 TO		
	DEED BOOK 2241 PG-311					
	FULL MARKET VALUE	35,313				

071.00-01-006.210	9665 Olmstead Hill Rd			071.00-01-006.210		000004-9601
Bartholomew John C	210 1 Family Res		AGED C 41802	0	30,300	0
9665 Olmstead Hill Rd	Avoca CSD 462201	35,900	ENH STAR 41834	0	0	86,100
Avoca, NY 14809	ACRES 11.61	101,000	COUNTY TAXABLE VALUE	70,700		
	EAST-0590173 NRTH-0900024		TOWN TAXABLE VALUE	101,000		
	DEED BOOK 2251 PG-77		SCHOOL TAXABLE VALUE	14,900		
	FULL MARKET VALUE	105,208	FD222 Wallace fire dist	101,000 TO		

071.00-01-006.230	Olmstead Hill Rd			071.00-01-006.230		000004-9621
Selenchik Stephen A	314 Rural vac<10		COUNTY TAXABLE VALUE	15,100		
2063 Lake Ave Apt 2	Avoca CSD 462201	15,100	TOWN TAXABLE VALUE	15,100		
Rochester, NY 14615	ACRES 5.10	15,100	SCHOOL TAXABLE VALUE	15,100		
	EAST-0590533 NRTH-0900352		FD222 Wallace fire dist	15,100 TO		
	DEED BOOK 2398 PG-133					
	FULL MARKET VALUE	15,729				

071.00-01-006.240	9645 Olmstead Hill Rd			071.00-01-006.240		000004-9645
Selenchik Stephen A	260 Seasonal res		COUNTY TAXABLE VALUE	52,900		
2063 Lake Ave Apt 2	Avoca CSD 462201	29,200	TOWN TAXABLE VALUE	52,900		
Rochester, NY 14615	ACRES 5.68	52,900	SCHOOL TAXABLE VALUE	52,900		
	EAST-0590786 NRTH-0900615		FD222 Wallace fire dist	52,900 TO		
	DEED BOOK 2398 PG-136					
	FULL MARKET VALUE	55,104				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 154
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

071.00-01-006.260	9651 Olmstead Hill Rd			071.00-01-006.260		*****
Mascaro Anthony L	260 Seasonal res		COUNTY TAXABLE VALUE			000004-9651
Mascaro Vera M	Avoca CSD 462201	41,000	TOWN TAXABLE VALUE			
707 VanVoorhis Ave	Olmsted Rd Chrisler	126,500	SCHOOL TAXABLE VALUE			
Rochester, NY 14617	Bower J Olmsted Rd		FD222 Wallace fire dist			
	ACRES 15.00					
	EAST-0591116 NRTH-0901279					
	DEED BOOK 2903 PG-232					
	FULL MARKET VALUE	131,771				

071.00-01-006.290	9643 Olmstead Hill Rd			071.00-01-006.290		*****
Selenchik Edward J	260 Seasonal res		COUNTY TAXABLE VALUE			000004-9643
61 Smugglers Ln	Avoca CSD 462201	20,000	TOWN TAXABLE VALUE			
Rochester, NY 14617	ACRES 10.00	52,800	SCHOOL TAXABLE VALUE			
	EAST-0591154 NRTH-0900308		FD222 Wallace fire dist			
	DEED BOOK 2580 PG-321					
	FULL MARKET VALUE	55,000				

071.00-01-006.310	9687 Hopkins Rd			071.00-01-006.310		*****
Ratchford Andrew R	240 Rural res		COUNTY TAXABLE VALUE			000004-9687
Ratchford Rachel E	Avoca CSD 462201	51,100	TOWN TAXABLE VALUE			
9687 Hopkins Rd	ACRES 25.09 BANK 241	217,700	SCHOOL TAXABLE VALUE			
Avoca, NY 14809	EAST-0589794 NRTH-0900838		FD222 Wallace fire dist			
	DEED BOOK 2639 PG-337					
	FULL MARKET VALUE	226,771				

071.00-01-006.410	9740 Hopkins Rd			071.00-01-006.410		*****
Slaytons Family Farms	105 Vac farmland		AG DIST 41720 0	46,836	46,836	000027-9740
7201 County Route 27	Avoca CSD 462201	74,000	COUNTY TAXABLE VALUE			
Hornell, NY 14843	ACRES 47.00	74,000	TOWN TAXABLE VALUE			
	EAST-0590644 NRTH-0902558		SCHOOL TAXABLE VALUE			
	DEED BOOK 1607 PG-145		AG003 Ag Dist #3			
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	77,083	FD222 Wallace fire dist			
UNDER AGDIST LAW TIL 2029						

071.00-01-007.000	9580 Cook Rd			071.00-01-007.000		*****
Branch Jason P	312 Vac w/imprv		COUNTY TAXABLE VALUE			000003-9580
9590 Cook Rd	Avoca CSD 462201	18,900	TOWN TAXABLE VALUE			
Avoca, NY 14809	ACRES 8.90 BANK 450	44,000	SCHOOL TAXABLE VALUE			
	EAST-0593444 NRTH-0900948		FD222 Wallace fire dist			
	DEED BOOK 3019 PG-110					
	FULL MARKET VALUE	45,833				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		
***** 071.00-01-008.000 *****						
9745	Olmstead Hill Rd					000004-9745
071.00-01-008.000	120 Field crops		AG DIST 41720	0	97,956	97,956
Slayton's Family Farms, Inc	Avoca CSD 462201	159,100	COUNTY TAXABLE VALUE		65,044	
7201 County Route 27	ACRES 108.46	163,000	TOWN TAXABLE VALUE		65,044	
Hornell, NY 14843	EAST-0592364 NRTH-0901228		SCHOOL TAXABLE VALUE		65,044	
	DEED BOOK 2687 PG-292		AG003 Ag Dist #3		163,000 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	169,792	FD222 Wallace fire dist		163,000 TO	
UNDER AGDIST LAW TIL 2029						
***** 071.00-01-010.000 *****						
9375	Olmstead Hill Rd					000004-9375
071.00-01-010.000	240 Rural res		AG DIST 41730	0	82,514	82,514
Burns Family Irrevocable Trust	Avoca CSD 462201	474,500	ENH STAR 41834	0	0	86,100
9375 Olmstead Hill Rd	ACRES 356.00	550,000	COUNTY TAXABLE VALUE		467,486	
Avoca, NY 14809	EAST-0588634 NRTH-0896068		TOWN TAXABLE VALUE		467,486	
	DEED BOOK 2537 PG-186		SCHOOL TAXABLE VALUE		381,386	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	572,917	AG003 Ag Dist #3		550,000 TO	
UNDER AGDIST LAW TIL 2032			FD222 Wallace fire dist		550,000 TO	
***** 071.00-01-011.000 *****						
9444	Olmstead Hill Rd					000004-9444
071.00-01-011.000	210 1 Family Res		BAS STAR 41854	0	0	30,380
Comfort Phillip R Jr	Avoca CSD 462201	20,000	COUNTY TAXABLE VALUE		83,800	
9444 Olmsted Rd	FRNT 140.25 DPTH 530.00	83,800	TOWN TAXABLE VALUE		83,800	
Avoca, NY 14809	ACRES 2.00 BANK 241		SCHOOL TAXABLE VALUE		53,420	
	EAST-0588294 NRTH-0897298		FD222 Wallace fire dist		83,800 TO	
	DEED BOOK 2695 PG-95					
	FULL MARKET VALUE	87,292				
***** 071.00-01-013.100 *****						
9550	Hopkins Rd					000027-9550
071.00-01-013.100	120 Field crops		COUNTY TAXABLE VALUE		72,000	
Button Merlin	Avoca CSD 462201	72,000	TOWN TAXABLE VALUE		72,000	
Button Deborah	ACRES 116.50	72,000	SCHOOL TAXABLE VALUE		72,000	
3969 County Route 1	EAST-0585654 NRTH-0899438		FD222 Wallace fire dist		72,000 TO	
Campbell, NY 14821	DEED BOOK 2880 PG-163					
	FULL MARKET VALUE	75,000				
MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2025						
***** 071.00-01-014.110 *****						
9592/9594	County Route 9					000009-9592
071.00-01-014.110	241 Rural res&ag		AG DIST 41720	0	122,546	122,546
Van Wormer Jay	Avoca CSD 462201	362,100	ENH STAR 41834	0	0	86,100
9592 Co Rte 9	Button Button	486,500	B STAR ADD 41864	0	0	11,700
Cohocton, NY 14826	Vanwormer Tn Line		COUNTY TAXABLE VALUE		363,954	
	ACRES 284.80		TOWN TAXABLE VALUE		363,954	
MAY BE SUBJECT TO PAYMENT	EAST-0582554 NRTH-0899228		SCHOOL TAXABLE VALUE		266,154	
UNDER AGDIST LAW TIL 2029	DEED BOOK 2224 PG-136		AG005 Ag dist #5		486,500 TO	
	FULL MARKET VALUE	506,771	FD222 Wallace fire dist		486,500 TO	

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
SWIS - 462289

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 156
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.		
***** 071.00-01-014.120 *****						
071.00-01-014.120	9590 County Route 9					
Van Wormer James	210 1 Family Res		ENH STAR 41834	0	0	85,000
Van Wormer Sharon	Avoca CSD 462201	21,000	COUNTY TAXABLE VALUE		85,000	
9590 County Route 9	FRNT 220.00 DPTH 530.00	85,000	TOWN TAXABLE VALUE		85,000	
Cohocton, NY 14826	ACRES 2.40		SCHOOL TAXABLE VALUE		0	
	EAST-0582794 NRTH-0900338		FD222 Wallace fire dist		85,000 TO	
	DEED BOOK 1361 PG-227					
	FULL MARKET VALUE	88,542				
***** 071.00-01-014.200 *****						
071.00-01-014.200	9502 County Route 9					000009-9476
Sprague Shelayne L	240 Rural res		BAS STAR 41854	0	0	30,380
9502 County Route 9	Avoca CSD 462201	35,800	COUNTY TAXABLE VALUE		125,900	
Cohocton, NY 14826	ACRES 11.50	125,900	TOWN TAXABLE VALUE		125,900	
	EAST-0582874 NRTH-0897778		SCHOOL TAXABLE VALUE		95,520	
	DEED BOOK 1947 PG-297		FD222 Wallace fire dist		125,900 TO	
	FULL MARKET VALUE	131,146				
***** 071.00-01-015.000 *****						
071.00-01-015.000	61619 State Route 415					000415-9418
Jacobs Beth	270 Mfg housing		COUNTY TAXABLE VALUE		71,900	
61619 State Route 415	Avoca CSD 462201	22,000	TOWN TAXABLE VALUE		71,900	
Cohocton, NY 14826	Vanwarner Rt 415	71,900	SCHOOL TAXABLE VALUE		71,900	
	ACRES 2.78		FD222 Wallace fire dist		71,900 TO	
	EAST-0580124 NRTH-0898848					
	DEED BOOK 3008 PG-117					
	FULL MARKET VALUE	74,896				
***** 071.00-01-016.000 *****						
071.00-01-016.000	Olmstead Hill Rd					000004-9755
Slayton AG LLC	105 Vac farmland		AG DIST 41720	0	36,369	36,369
7201 County Route 27	Avoca CSD 462201	65,500	COUNTY TAXABLE VALUE		29,131	
Hornell, NY 14843	ACRES 41.90	65,500	TOWN TAXABLE VALUE		29,131	
	EAST-0592894 NRTH-0902838		SCHOOL TAXABLE VALUE		29,131	
	DEED BOOK 2318 PG-1		AG003 Ag Dist #3		65,500 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	68,229	FD222 Wallace fire dist		65,500 TO	
UNDER AGDIST LAW TIL 2029						
***** 071.00-01-017.000 *****						
071.00-01-017.000	West of Route 415					
Luckenbach Gary	314 Rural vac<10		COUNTY TAXABLE VALUE		400	
61711 State Route 415	Avoca CSD 462201	400	TOWN TAXABLE VALUE		400	
Cohocton, NY 14826	ACRES 0.45	400	SCHOOL TAXABLE VALUE		400	
	EAST-0580094 NRTH-0899638		FD222 Wallace fire dist		400 TO	
	DEED BOOK 1599 PG-62					
	FULL MARKET VALUE	417				

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 0 7 1
 S U B - S E C T I O N - 0 0 0
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
AG003	Ag Dist #3	6	TOTAL		916,800		916,800
AG005	Ag dist #5	3	TOTAL		985,600		985,600
FD222	Wallace fire d	31	TOTAL		4479,200		4479,200

*** 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
462201	Avoca CSD	31	2488,900	4479,200	721,008	3758,192	679,100	3079,092
	S U B - T O T A L	31	2488,900	4479,200	721,008	3758,192	679,100	3079,092
	T O T A L	31	2488,900	4479,200	721,008	3758,192	679,100	3079,092

*** 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
41720	AG DIST	7	638,494	638,494	638,494
41730	AG DIST	1	82,514	82,514	82,514
41802	AGED C	2	95,685		
41834	ENH STAR	6			515,500
41854	BAS STAR	5			151,900
41864	B STAR ADD	1			11,700
	T O T A L	22	816,693	721,008	1400,108

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
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2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 071
S U B - S E C T I O N - 000
UNIFORM PERCENT OF VALUE IS 096.00

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
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CURRENT DATE 4/25/2025

*** 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	31	2488,900	4479,200	3662,507	3758,192	3758,192	3079,092

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 159
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 083.00-02-001.000 *****						
9250	Fairbrother Rd					000030-9250
083.00-02-001.000	105 Vac farmland		COUNTY TAXABLE VALUE	10,400		
Slayton Forrest R	Wayland-Cohocto 467401	10,400	TOWN TAXABLE VALUE	10,400		
Slayton Kelly E	ACRES 9.63	10,400	SCHOOL TAXABLE VALUE	10,400		
3722 Slayton Rd	EAST-0571644 NRTH-0893668		AG003 Ag Dist #3	10,400	TO	
Cohocto, NY 14826	DEED BOOK 1968 PG-193		FD222 Wallace fire dist	10,400	TO	
	FULL MARKET VALUE	10,833				
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2026						
***** 083.00-02-002.000 *****						
	Fairbrother Rd					000030-9249
083.00-02-002.000	105 Vac farmland		AG DIST 41720	0	13,230	13,230 13,230
Brown Hill Farm LLC	Wayland-Cohocto 467401	29,400	COUNTY TAXABLE VALUE	16,170		
3925 Brown Hill Rd	ACRES 22.00	29,400	TOWN TAXABLE VALUE	16,170		
Avoca, NY 14809	EAST-0572664 NRTH-0893608		SCHOOL TAXABLE VALUE	16,170		
	DEED BOOK 3122 PG-188		FD222 Wallace fire dist	29,400	TO	
	FULL MARKET VALUE	30,625				
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						
***** 083.00-02-003.100 *****						
9170	Fairbrother Rd					000030-9170
083.00-02-003.100	241 Rural res&ag		AG DIST 41720	0	62,892	62,892 62,892
Harter Bradley C	Wayland-Cohocto 467401	129,300	BAS STAR 41854	0	0	0 30,380
Harter Kris	Obrien Walter	278,300	COUNTY TAXABLE VALUE	215,408		
3889 Brown Hill Rd	Fairbrother Cohocto		TOWN TAXABLE VALUE	215,408		
Avoca, NY 14809-9529	ACRES 103.00		SCHOOL TAXABLE VALUE	185,028		
	EAST-0572344 NRTH-0892278		AG005 Ag dist #5	278,300	TO	
	DEED BOOK 1199 PG-145		FD222 Wallace fire dist	278,300	TO	
	FULL MARKET VALUE	289,896				
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						
***** 083.00-02-003.200 *****						
9121	Fairbrother Rd					000030-9121
083.00-02-003.200	270 Mfg housing		BAS STAR 41854	0	0	0 30,380
Walker Maurice	Wayland-Cohocto 467401	17,500	COUNTY TAXABLE VALUE	49,900		
9121 Fairbrother	ACRES 1.50	49,900	TOWN TAXABLE VALUE	49,900		
Avoca, NY 14809-9531	EAST-0572454 NRTH-0891178		SCHOOL TAXABLE VALUE	19,520		
	DEED BOOK 1391 PG-196		FD222 Wallace fire dist	49,900	TO	
	FULL MARKET VALUE	51,979				
***** 083.00-02-004.100 *****						
9100	Fairbrother Rd					000030-9100
083.00-02-004.100	120 Field crops		AG DIST 41720	0	38,962	38,962 38,962
Harter Bradley C	Wayland-Cohocto 467401	80,800	COUNTY TAXABLE VALUE	46,038		
Harter Kris S	Harter Cassatt	85,000	TOWN TAXABLE VALUE	46,038		
3889 Brown Hill Rd	Yahr Harter		SCHOOL TAXABLE VALUE	46,038		
Avoca, NY 14809-9529	ACRES 48.00		AG005 Ag dist #5	85,000	TO	
	EAST-0572174 NRTH-0890278		FD222 Wallace fire dist	85,000	TO	
	DEED BOOK 1199 PG-145					
	FULL MARKET VALUE	88,542				
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		

083.00-02-004.200	9141 Fairbrother Rd			083.00-02-004.200		*****
Folts Corey	210 1 Family Res		COUNTY TAXABLE VALUE	80,500		000030-9100
14 Wayland St	Wayland-Cohocto 467401	14,800	TOWN TAXABLE VALUE	80,500		
Atlanta, NY 14808	FRNT 220.00 DPTH 190.00	80,500	SCHOOL TAXABLE VALUE	80,500		
	ACRES 0.96		FD222 Wallace fire dist	80,500 TO		
	EAST-0572504 NRTH-0890968					
	DEED BOOK 3132 PG-148					
	FULL MARKET VALUE	83,854				

083.00-02-005.111	9040 Fairbrother Rd			083.00-02-005.111		*****
Harter Alexander	321 Abandoned ag		COUNTY TAXABLE VALUE	55,700		000030-9040
Harter Melissa K	Avoca CSD 462201	55,700	TOWN TAXABLE VALUE	55,700		
3839 Gruber Rd	ACRES 33.28	55,700	SCHOOL TAXABLE VALUE	55,700		
Cohocton, NY 14826	EAST-0572294 NRTH-0889138		FD222 Wallace fire dist	55,700 TO		
	DEED BOOK 3113 PG-18					
	FULL MARKET VALUE	58,021				

083.00-02-005.112	3980 Fairbrother Rd			083.00-02-005.112		*****
Robbins Chad	322 Rural vac>10		AG DIST 41730	0	48,059	48,059 48,059
7884 Hamilton Rd	Avoca CSD 462201	70,400	COUNTY TAXABLE VALUE	22,341		
Avoca, NY 14809	ACRES 43.60	70,400	TOWN TAXABLE VALUE	22,341		
	EAST-0573604 NRTH-0890457		SCHOOL TAXABLE VALUE	22,341		
	DEED BOOK 2496 PG-78		FD222 Wallace fire dist	70,400 TO		
	FULL MARKET VALUE	73,333				

083.00-02-005.120	3881 Waterbury Hl			083.00-02-005.120		*****
Boorman Jason	312 Vac w/imprv		BAS STAR 41854	0	0	0 30,380
PO Box 143	Avoca CSD 462201	28,000	COUNTY TAXABLE VALUE	36,000		
Avoca, NY 14809	FRNT 777.00 DPTH 570.90	36,000	TOWN TAXABLE VALUE	36,000		
	ACRES 5.20		SCHOOL TAXABLE VALUE	5,620		
	EAST-0573894 NRTH-0889038		FD222 Wallace fire dist	36,000 TO		
	DEED BOOK 1420 PG-343					
	FULL MARKET VALUE	37,500				

083.00-02-005.200	8981 Fairbrother Rd		95 PCT OF VALUE USED FOR EXEMPTION PURPOSES	083.00-02-005.200		*****
Fairbrother Monte P	210 1 Family Res		VET COM CT 41131	0	20,000	10,000 0
O'Dell Mary Ann	Avoca CSD 462201	31,000	BAS STAR 41854	0	0	0 30,380
8981 Fairbrother Rd	ACRES 7.03	111,400	COUNTY TAXABLE VALUE	91,400		
Avoca, NY 14809	EAST-0573394 NRTH-0889538		TOWN TAXABLE VALUE	101,400		
	DEED BOOK 2962 PG-102		SCHOOL TAXABLE VALUE	81,020		
	FULL MARKET VALUE	116,042	FD222 Wallace fire dist	111,400 TO		

STATE OF NEW YORK
 COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 161
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
 UNIFORM PERCENT OF VALUE IS 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 083.00-02-006.000 *****						
3640	Van Auker Rd			083.00-02-006.000		000031-3640
083.00-02-006.000	210 1 Family Res		BAS STAR 41854	0	0	0 30,380
Prattsburgh Wind LLC	Avoca CSD 462201	72,500	COUNTY TAXABLE VALUE		132,300	
11455 El Camino Real Ste 160	ACRES 36.00	132,300	TOWN TAXABLE VALUE		132,300	
San Diego, CA 92130	EAST-0569504 NRTH-0888898		SCHOOL TAXABLE VALUE		101,920	
	DEED BOOK 3064 PG-108		FD222 Wallace fire dist		132,300 TO	
	FULL MARKET VALUE	137,813				
***** 083.00-02-007.000 *****						
3750	Van Aucker Rd			083.00-02-007.000		000031-3750
083.00-02-007.000	105 Vac farmland		AG DIST 41720	0	87,382	87,382 87,382
Harter Bradley C	Wayland-Cohocto 467401	151,400	COUNTY TAXABLE VALUE		64,018	
Harter Kris S	ACRES 127.51	151,400	TOWN TAXABLE VALUE		64,018	
3889 Brown Hill Rd	EAST-0570344 NRTH-0889908		SCHOOL TAXABLE VALUE		64,018	
Avoca, NY 14809-9529	DEED BOOK 1199 PG-145		AG005 Ag dist #5		151,400 TO	
	FULL MARKET VALUE	157,708	FD222 Wallace fire dist		151,400 TO	

MAY BE SUBJECT TO PAYMENT
 UNDER AGDIST LAW TIL 2029

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 0 8 3
 S U B - S E C T I O N - 0 0 0
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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
AG003	Ag Dist #3	1	TOTAL		10,400		10,400
AG005	Ag dist #5	3	TOTAL		514,700		514,700
FD222	Wallace fire d	12	TOTAL		1090,700		1090,700

*** 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
462201	Avoca CSD	5	257,600	405,800	48,059	357,741	91,140	266,601
467401	Wayland-Cohocton SD	7	433,600	684,900	202,466	482,434	60,760	421,674
	S U B - T O T A L	12	691,200	1090,700	250,525	840,175	151,900	688,275
	T O T A L	12	691,200	1090,700	250,525	840,175	151,900	688,275

*** 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
41131	VET COM CT	1	20,000	10,000	
41720	AG DIST	4	202,466	202,466	202,466
41730	AG DIST	1	48,059	48,059	48,059
41854	BAS STAR	5			151,900
	T O T A L	11	270,525	260,525	402,425

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
SWIS - 462289

2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 083
S U B - S E C T I O N - 000
UNIFORM PERCENT OF VALUE IS 096.00

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 4/25/2025

*** 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	12	691,200	1090,700	820,175	830,175	840,175	688,275

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 164
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 084.00-01-001.000 *****						
61279	State Route 415					000415-9400
084.00-01-001.000	120 Field crops		AG DIST 41720	0	1,663	1,663
Stevens Richard H	Avoca CSD 462201	36,500	COUNTY TAXABLE VALUE		37,337	
4254 Wentworth Rd	ACRES 31.50	39,000	TOWN TAXABLE VALUE		37,337	
Cohocton, NY 14826-9458	EAST-0581014 NRTH-0897388		SCHOOL TAXABLE VALUE		37,337	
	DEED BOOK 1224 PG-342		AG005 Ag dist #5		39,000 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	40,625	FD222 Wallace fire dist		39,000 TO	
UNDER AGDIST LAW TIL 2029						
***** 084.00-01-002.000 *****						
61656	State Route 415					000415-9415
084.00-01-002.000	322 Rural vac>10		COUNTY TAXABLE VALUE		18,000	
Carlberg Randy J	Avoca CSD 462201	18,000	TOWN TAXABLE VALUE		18,000	
2973 County Route 6	ACRES 16.72	18,000	SCHOOL TAXABLE VALUE		18,000	
Cohocton, NY 14826	EAST-0580762 NRTH-0898540		FD222 Wallace fire dist		18,000 TO	
	DEED BOOK 2407 PG-136					
	FULL MARKET VALUE	18,750				
***** 084.00-01-004.111 *****						
9200	State Route 415					000415-9200
084.00-01-004.111	105 Vac farmland		AG DIST 41720	0	86,638	86,638
Palmer Properties LLC	Avoca CSD 462201	210,500	COUNTY TAXABLE VALUE		123,862	
Attn: Randy Palmer	ACRES 183.20	210,500	TOWN TAXABLE VALUE		123,862	
7139 Palmer Rd	EAST-0581794 NRTH-0893238		SCHOOL TAXABLE VALUE		123,862	
Hornell, NY 14843-9451	DEED BOOK 1759 PG-348		AG003 Ag Dist #3		210,500 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	219,271	FD222 Wallace fire dist		210,500 TO	
UNDER AGDIST LAW TIL 2029			LD221 Wallace light		1,000 TO	
***** 084.00-01-004.112 *****						
61279	W State Route 415					000415-9410
084.00-01-004.112	210 1 Family Res		AG BLDG 41700	0	165,000	165,000
Wallace John	Avoca CSD 462201	33,700	AG DIST 41730	0	9,991	9,991
Wallace Lynette R	St. Rt 415	373,800	BAS STAR 41854	0	0	30,380
61279 W State Route 415	Reisen Spezio (Old Erie)		COUNTY TAXABLE VALUE		198,809	
Avoca, NY 14809	ACRES 9.70		TOWN TAXABLE VALUE		198,809	
	EAST-0582494 NRTH-0893488		SCHOOL TAXABLE VALUE		168,429	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2795 PG-336		FD222 Wallace fire dist		373,800 TO	
UNDER AGDIST LAW TIL 2032	FULL MARKET VALUE	389,375	LD221 Wallace light		1,000 TO	
***** 084.00-01-004.113 *****						
9386	W State Route 415 N					00000-9386
084.00-01-004.113	312 Vac w/imprv		AG DIST 41720	0	18,021	18,021
Giacomi Ralph J	Avoca CSD 462201	48,800	COUNTY TAXABLE VALUE		30,879	
Giacomi Katherine W	ACRES 20.79	48,900	TOWN TAXABLE VALUE		30,879	
61477 State Route 415	EAST-0581014 NRTH-0894748		SCHOOL TAXABLE VALUE		30,879	
Avoca, NY 14809-7402	DEED BOOK 1123 PG-78		AG005 Ag dist #5		48,900 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	50,938	FD222 Wallace fire dist		48,900 TO	
UNDER AGDIST LAW TIL 2029						

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

PAGE 165
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 084.00-01-005.100 *****						
61247	State Route 415					000415-9208
084.00-01-005.100	312 Vac w/imprv		AG DIST 41720	0	14,627	14,627
Healing Spirits Herb Farm LLC	Avoca CSD 462201	31,300	BAS STAR 41854	0	0	30,380
61247 State Route 415	FRNT 734.00 DPTH 612.76	82,600	COUNTY TAXABLE VALUE		67,973	
Avoca, NY 14809	ACRES 20.80		TOWN TAXABLE VALUE		67,973	
	EAST-0583094 NRTH-0892838		SCHOOL TAXABLE VALUE		37,593	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2901 PG-94		AG003 Ag Dist #3		82,600 TO	
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	86,042	FD222 Wallace fire dist		82,600 TO	
			LD221 Wallace light		1,000 TO	
***** 084.00-01-005.200 *****						
61247	State Route 415					000415-9231
084.00-01-005.200	210 1 Family Res		COUNTY TAXABLE VALUE		107,000	
Reisen William M	Avoca CSD 462201	13,200	TOWN TAXABLE VALUE		107,000	
Reisen Juanita A	ACRES 0.70	107,000	SCHOOL TAXABLE VALUE		107,000	
61247 State Route 415	EAST-0583045 NRTH-0893172		FD222 Wallace fire dist		107,000 TO	
Avoca, NY 14809	DEED BOOK 2759 PG-340		LD221 Wallace light		1,000 TO	
	FULL MARKET VALUE	111,458				
***** 084.00-01-006.110 *****						
61288	State Route 415					000415-9231
084.00-01-006.110	210 1 Family Res		COUNTY TAXABLE VALUE		189,800	
Wallace Joseph	Avoca CSD 462201	17,800	TOWN TAXABLE VALUE		189,800	
61288 State Route 415	ACRES 1.55	189,800	SCHOOL TAXABLE VALUE		189,800	
Avoca, NY 14809	EAST-0582784 NRTH-0893816		FD222 Wallace fire dist		189,800 TO	
	DEED BOOK 2733 PG-251		LD221 Wallace light		1,000 TO	
	FULL MARKET VALUE	197,708				
***** 084.00-01-006.120 *****						
9260	County Route 9					
084.00-01-006.120	210 1 Family Res		COUNTY TAXABLE VALUE		201,000	
Wallace John	Avoca CSD 462201	47,000	TOWN TAXABLE VALUE		201,000	
Wallace Stephania	ACRES 19.02	201,000	SCHOOL TAXABLE VALUE		201,000	
9260 County Route 9	EAST-0582554 NRTH-0894378		FD224 Avoca Fire District		201,000 TO	
Cohocton, NY 14826	DEED BOOK 2876 PG-87					
	FULL MARKET VALUE	209,375				
***** 084.00-01-006.200 *****						
9400	Twelve Mile Creek Rd					000009-9400
084.00-01-006.200	210 1 Family Res		BAS STAR 41854	0	0	30,380
Reppert Graden C	Avoca CSD 462201	20,300	COUNTY TAXABLE VALUE		229,700	
9400 County Route 9	FRNT 343.00 DPTH 249.00	229,700	TOWN TAXABLE VALUE		229,700	
Cohocton, NY 14826	ACRES 2.13 BANK 450		SCHOOL TAXABLE VALUE		199,320	
	EAST-0583434 NRTH-0895278		FD222 Wallace fire dist		229,700 TO	
	DEED BOOK 2380 PG-320					
	FULL MARKET VALUE	239,271				

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

PAGE 166
VALUATION DATE-JUL 01, 2024
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 084.00-01-007.100 *****						
61300	State Route 415					000415-9247
084.00-01-007.100	210 1 Family Res		ENH STAR 41834	0	0	86,100
Murphy John H Jr	Avoca CSD 462201	29,100	COUNTY TAXABLE VALUE		193,800	
Murphy Joyce G	ACRES 5.63	193,800	TOWN TAXABLE VALUE		193,800	
61300 State Route 415	EAST-0582420 NRTH-0894067		SCHOOL TAXABLE VALUE		107,700	
Avoca, NY 14809	DEED BOOK 2215 PG-291		FD222 Wallace fire dist		193,800 TO	
	FULL MARKET VALUE	201,875				
***** 084.00-01-007.200 *****						
084.00-01-007.200	County Route 9					
Wallace John	314 Rural vac<10		COUNTY TAXABLE VALUE		1,500	
Wallace Stephanie	Avoca CSD 462201	1,500	TOWN TAXABLE VALUE		1,500	
9260 County Route 9	FRNT 50.00 DPTH 250.00	1,500	SCHOOL TAXABLE VALUE		1,500	
Cohocton, NY 14826	EAST-0582877 NRTH-0894037		FD222 Wallace fire dist		1,500 TO	
	DEED BOOK 2876 PG-34					
	FULL MARKET VALUE	1,563				
***** 084.00-01-009.100 *****						
084.00-01-009.100	West of Hopkins Rd					000415-9179
Hopkins Steven D	322 Rural vac>10		COUNTY TAXABLE VALUE		34,500	
Hopkins Sadie L	Avoca CSD 462201	34,500	TOWN TAXABLE VALUE		34,500	
10268 Hopkins Rd	ACRES 42.60	34,500	SCHOOL TAXABLE VALUE		34,500	
Avoca, NY 14809	EAST-0584314 NRTH-0894258		FD222 Wallace fire dist		34,500 TO	
	DEED BOOK 2906 PG-28		LD221 Wallace light		1,000 TO	
	FULL MARKET VALUE	35,938				
***** 084.00-01-009.200 *****						
10268	Hopkins Rd					000415-9179
084.00-01-009.200	210 1 Family Res		BAS STAR 41854	0	0	30,380
Hopkins Steven D	Avoca CSD 462201	16,000	COUNTY TAXABLE VALUE		155,300	
Hopkins Sadie	ACRES 1.20	155,300	TOWN TAXABLE VALUE		155,300	
10268 Hopkins Rd	EAST-0584108 NRTH-0892817		SCHOOL TAXABLE VALUE		124,920	
Avoca, NY 14809	DEED BOOK 1805 PG-217		FD222 Wallace fire dist		155,300 TO	
	FULL MARKET VALUE	161,771	LD221 Wallace light		1,000 TO	
***** 084.00-01-009.300 *****						
084.00-01-009.300	61192 State Route 415					000415-9179
Hopkins Ryan	210 1 Family Res		BAS STAR 41854	0	0	30,380
61192 State Route 415	Avoca CSD 462201	20,000	COUNTY TAXABLE VALUE		97,200	
Avoca, NY 14809	Miller Hopkins Rd	97,200	TOWN TAXABLE VALUE		97,200	
	Rt 415 Hughes		SCHOOL TAXABLE VALUE		66,820	
	ACRES 2.00		FD222 Wallace fire dist		97,200 TO	
	EAST-0583977 NRTH-0892716		LD221 Wallace light		1,000 TO	
	DEED BOOK 2906 PG-24					
	FULL MARKET VALUE	101,250				

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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		

084.00-01-010.000	9072 N W Section			084.00-01-010.000		000415-9072
W R & L Associates	843 Non-ceil. rr		COUNTY TAXABLE VALUE	19,700		
% Dunn, Pedro & Butker CPAs	Avoca CSD 462201	19,700	TOWN TAXABLE VALUE	19,700		
2024 W Henrietta Rd Ste 3F	Old Erie	19,700	SCHOOL TAXABLE VALUE	19,700		
Rochester, NY 14623	Rd Bed		FD222 Wallace fire dist	19,700 TO		
	ACRES 15.40		LD221 Wallace light	1,000 TO		
	EAST-0582711 NRTH-0892681					
	DEED BOOK 1045 PG-00509					
	FULL MARKET VALUE	20,521				

084.00-01-012.000	4030 Waterbury Hl			084.00-01-012.000		000009-4030
Schumacher & Hall, LLC	120 Field crops		AG DIST 41720 0	229,619	229,619	229,619
9195 Atlanta-Garinghouse Rd	Avoca CSD 462201	488,000	COUNTY TAXABLE VALUE	337,381		
Naples, NY 14512	ACRES 342.00	567,000	TOWN TAXABLE VALUE	337,381		
	EAST-0578754 NRTH-0891428		SCHOOL TAXABLE VALUE	337,381		
	DEED BOOK 2698 PG-114		AG003 Ag Dist #3	567,000 TO		
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	590,625	FD222 Wallace fire dist	567,000 TO		
UNDER AGDIST LAW TIL 2029						

084.00-01-013.000	Fairbrother Rd			084.00-01-013.000		
Brown Hill Farm LLC	105 Vac farmland		AG DIST 41720 0	26,375	26,375	26,375
3925 Brown Hill Rd	Avoca CSD 462201	42,300	COUNTY TAXABLE VALUE	15,925		
Avoca, NY 14809	ACRES 29.00	42,300	TOWN TAXABLE VALUE	15,925		
	EAST-0574444 NRTH-0893438		SCHOOL TAXABLE VALUE	15,925		
	DEED BOOK 3122 PG-188		FD222 Wallace fire dist	42,300 TO		
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	44,063				
UNDER AGDIST LAW TIL 2029						

084.00-01-014.110	9368 Long Lane Rd		87 PCT OF VALUE USED FOR EXEMPTION PURPOSES			000415-9368
Towner Vernon	210 1 Family Res		AGED C 41802 0	30,015	0	0
9368 Long Lane Rd	Avoca CSD 462201	25,000	ENH STAR 41834 0	0	0	69,000
Avoca, NY 14809-9528	ACRES 4.00	69,000	COUNTY TAXABLE VALUE	38,985		
	EAST-0580657 NRTH-0895602		TOWN TAXABLE VALUE	69,000		
	DEED BOOK 970 PG-00866		SCHOOL TAXABLE VALUE	0		
	FULL MARKET VALUE	71,875	FD222 Wallace fire dist	69,000 TO		

084.00-01-014.200	9350 Long Lane Rd			084.00-01-014.200		000415-9368
Olmsted Sally E	210 1 Family Res		BAS STAR 41854 0	0	0	30,380
9350 Long lane Rd	Avoca CSD 462201	16,100	COUNTY TAXABLE VALUE	108,000		
Avoca, NY 14809	ACRES 1.21	108,000	TOWN TAXABLE VALUE	108,000		
	EAST-0581031 NRTH-0895763		SCHOOL TAXABLE VALUE	77,620		
	DEED BOOK 1818 PG-109		FD222 Wallace fire dist	108,000 TO		
	FULL MARKET VALUE	112,500				

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VALUATION DATE-JUL 01, 2024
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 084.00-01-015.000 *****						
61477	State Route 415					000415-9380
084.00-01-015.000	240 Rural res		AG DIST 41720	0	12,097	12,097
Giacomi Ralph J	Avoca CSD 462201	49,000	BAS STAR 41854	0	0	30,380
Giacomi Katherine W	ACRES 30.00	193,890	COUNTY TAXABLE VALUE		181,793	
61477 State Route 415	EAST-0581164 NRTH-0896698		TOWN TAXABLE VALUE		181,793	
Avoca, NY 14809-9402	DEED BOOK 982 PG-00789		SCHOOL TAXABLE VALUE		151,413	
	FULL MARKET VALUE	201,969	AG005 Ag dist #5		193,890 TO	
			FD222 Wallace fire dist		193,890 TO	
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						
***** 084.00-01-016.000 *****						
9235	County Route 9					000009-9235
084.00-01-016.000	210 1 Family Res		COUNTY TAXABLE VALUE		90,000	
Rounsville Amber	Avoca CSD 462201	14,500	TOWN TAXABLE VALUE		90,000	
Rounsville Megan	FRNT 200.00 DPTH 200.00	90,000	SCHOOL TAXABLE VALUE		90,000	
10 Mill St	ACRES 0.91 BANK 230		FD222 Wallace fire dist		90,000 TO	
Cohocton, NY 14826	EAST-0582954 NRTH-0893728		LD221 Wallace light		1,000 TO	
	DEED BOOK 3096 PG-285					
	FULL MARKET VALUE	93,750				
***** 084.00-01-017.000 *****						
9448	12 Mile Crk					000009-9410
084.00-01-017.000	210 1 Family Res		ENH STAR 41834	0	0	84,500
Vanskiver Richard C	Avoca CSD 462201	23,000	COUNTY TAXABLE VALUE		84,500	
Vanskiver Joan C	FRNT 470.00 DPTH 300.00	84,500	TOWN TAXABLE VALUE		84,500	
PO Box 141	ACRES 3.20		SCHOOL TAXABLE VALUE		0	
Bath, NY 14810	EAST-0583214 NRTH-0896498		FD222 Wallace fire dist		84,500 TO	
	DEED BOOK 2038 PG-58					
	FULL MARKET VALUE	88,021				
***** 084.00-01-018.110 *****						
9229	County Route 9					
084.00-01-018.110	210 1 Family Res		COUNTY TAXABLE VALUE		93,300	
Morris William	Avoca CSD 462201	15,100	TOWN TAXABLE VALUE		93,300	
Morris Kimberly	ACRES 1.02	93,300	SCHOOL TAXABLE VALUE		93,300	
9229 County Route 9	EAST-0582919 NRTH-0893567		FD222 Wallace fire dist		93,300 TO	
Cohocton, NY 14826	DEED BOOK 2820 PG-165		LD221 Wallace light		1,000 TO	
	FULL MARKET VALUE	97,188				
***** 084.00-01-018.120 *****						
61262	State Route 415					
084.00-01-018.120	210 1 Family Res		COUNTY TAXABLE VALUE		74,800	
Wellington Christopher	Avoca CSD 462201	13,300	TOWN TAXABLE VALUE		74,800	
PO Box 172	ACRES 0.72	74,800	SCHOOL TAXABLE VALUE		74,800	
Avoca, NY 14809	EAST-0583077 NRTH-0893478		FD222 Wallace fire dist		74,800 TO	
	DEED BOOK 2731 PG-258					
	FULL MARKET VALUE	77,917				

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

PAGE 169
VALUATION DATE-JUL 01, 2024
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 084.00-01-021.000 *****						
4165	Wentworth Rd					000415-9414
084.00-01-021.000	105 Vac farmland		COUNTY TAXABLE VALUE	600		
Oneil ETAL Shirley	Avoca CSD 462201	600	TOWN TAXABLE VALUE	600		
PO Box 328	ACRES 1.70	600	SCHOOL TAXABLE VALUE	600		
Cohocton, NY 14826	EAST-0580149 NRTH-0898309		AG005 Ag dist #5	600 TO		
	DEED BOOK 2086 PG-315		FD222 Wallace fire dist	600 TO		
	FULL MARKET VALUE	625				
***** 084.00-01-023.110 *****						
9323	Khorks Ave					000025-9187
084.00-01-023.110	416 Mfg hsing pk		COUNTY TAXABLE VALUE	58,500		
Baker Harvey E	Avoca CSD 462201	18,500	TOWN TAXABLE VALUE	58,500		
Baker Terri M	Creek Hopkins	58,500	SCHOOL TAXABLE VALUE	58,500		
9183 State Route 415 Lot 21	Wall Rd Creek		FD222 Wallace fire dist	58,500 TO		
Avoca, NY 14809	TS10/03					
	ACRES 1.10					
	EAST-0583936 NRTH-0893828					
	DEED BOOK 1937 PG-300					
	FULL MARKET VALUE	60,938				
***** 084.00-01-023.120 *****						
9346	Khorks Ave					
084.00-01-023.120	416 Mfg hsing pk		COUNTY TAXABLE VALUE	22,400		
Khork Daniel J	Avoca CSD 462201	18,000	TOWN TAXABLE VALUE	22,400		
Attn Khork Goldie	Ts10/12/00	22,400	SCHOOL TAXABLE VALUE	22,400		
6214 County Route 8	ACRES 1.00		FD222 Wallace fire dist	22,400 TO		
Avoca, NY 14809	EAST-0583920 NRTH-0894008					
	DEED BOOK 1896 PG-76					
	FULL MARKET VALUE	23,333				
***** 084.00-01-023.130 *****						
9367	Khorks Ave					
084.00-01-023.130	416 Mfg hsing pk		COUNTY TAXABLE VALUE	24,200		
Khork Daniel	Avoca CSD 462201	15,000	TOWN TAXABLE VALUE	24,200		
Attn: Khork Goldie	ACRES 1.20	24,200	SCHOOL TAXABLE VALUE	24,200		
6214 County Route 8	EAST-0584020 NRTH-0894171		FD222 Wallace fire dist	24,200 TO		
Avoca, NY 14809	FULL MARKET VALUE	25,208				
***** 084.00-01-023.200 *****						
9183	State Route 415					
084.00-01-023.200	416 Mfg hsing pk		COUNTY TAXABLE VALUE	22,000		
Khork Daniel J	Avoca CSD 462201	19,099	TOWN TAXABLE VALUE	22,000		
Attn Khork Goldie	Khork Khork	22,000	SCHOOL TAXABLE VALUE	22,000		
6214 County Route 8	Ellison Ellison		FD222 Wallace fire dist	22,000 TO		
Avoca, NY 14809	ACRES 1.29					
	EAST-0583850 NRTH-0893620					
	DEED BOOK 1896 PG-68					
	FULL MARKET VALUE	22,917				

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VALUATION DATE-JUL 01, 2024
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UNIFORM PERCENT OF VALUE IS 096.00
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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.		

084.00-01-023.300	9183 State Route 415			084.00-01-023.300		*****
Khork Goldie D	416 Mfg hsing pk		COUNTY TAXABLE VALUE	24,400		
6214 County Route 8	Avoca CSD 462201	19,200	TOWN TAXABLE VALUE	24,400		
Avoca, NY 14809	Young Khork	24,400	SCHOOL TAXABLE VALUE	24,400		
	Khork Ellison		FD222 Wallace fire dist	24,400 TO		
	ACRES 1.24		LD221 Wallace light	1,000 TO		
	EAST-0583842 NRTH-0893444					
	DEED BOOK 2952 PG-141					
	FULL MARKET VALUE	25,417				

084.00-01-024.100	9208-9240 Khorks Ave			084.00-01-024.100		000025-9185
Khork Goldie D	416 Mfg hsing pk		COUNTY TAXABLE VALUE	61,000		
6214 County Route 8	Avoca CSD 462201	34,800	TOWN TAXABLE VALUE	61,000		
Avoca, NY 14809	Creek Hopkins	61,000	SCHOOL TAXABLE VALUE	61,000		
	Ellison Creek		FD222 Wallace fire dist	61,000 TO		
	ACRES 1.95		LD221 Wallace light	1,000 TO		
	EAST-0583797 NRTH-0893073					
	DEED BOOK 2952 PG-141					
	FULL MARKET VALUE	63,542				

084.00-01-024.200	9247 Khorks Ave			084.00-01-024.200		*****
Khork Daniel J	416 Mfg hsing pk		COUNTY TAXABLE VALUE	24,000		
Attn Khork Goldie	Avoca CSD 462201	20,400	TOWN TAXABLE VALUE	24,000		
6214 County Route 8	ACRES 1.20	24,000	SCHOOL TAXABLE VALUE	24,000		
Avoca, NY 14809	EAST-0583725 NRTH-0893270		FD222 Wallace fire dist	24,000 TO		
	FULL MARKET VALUE	25,000				

084.00-01-025.110	9241 County Route 9			084.00-01-025.110		000009-4431
Kropp Janet	312 Vac w/imprv		COUNTY TAXABLE VALUE	26,000		
9241 County Route 9	Avoca CSD 462201	5,000	TOWN TAXABLE VALUE	26,000		
Cohocton, NY 14826	Hughes Hughes	26,000	SCHOOL TAXABLE VALUE	26,000		
	Loveland County Route 9		FD222 Wallace fire dist	26,000 TO		
	ACRES 1.84					
	EAST-0583210 NRTH-0893969					
	DEED BOOK 1008 PG-01199					
	FULL MARKET VALUE	27,083				

084.00-01-025.120	9247 County Route 9			084.00-01-025.120		*****
Belanger Terry	210 1 Family Res		BAS STAR 41854 0	0	0	30,380
9247 County Route 9	Avoca CSD 462201	14,600	COUNTY TAXABLE VALUE	115,900		
Cohocton, NY 14826	ACRES 0.94	115,900	TOWN TAXABLE VALUE	115,900		
	EAST-0583232 NRTH-0894106		SCHOOL TAXABLE VALUE	85,520		
	DEED BOOK 1639 PG-50		FD222 Wallace fire dist	115,900 TO		
	FULL MARKET VALUE	120,729				

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

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 084.00-01-025.200 *****						
9241	County Route 9 Rte					000009-9233
084.00-01-025.200	210 1 Family Res		AGED C 41802	0	79,350	0
Kropp Janet M	Avoca CSD 462201	13,000	ENH STAR 41834	0	0	86,100
9241 County Route 9	Rd 9 Zeh	158,700	COUNTY TAXABLE VALUE		79,350	
Cohocton, NY 14826	Hughes Loveland		TOWN TAXABLE VALUE		158,700	
	ACRES 0.67		SCHOOL TAXABLE VALUE		72,600	
	EAST-0583104 NRTH-0893888		FD222 Wallace fire dist		158,700 TO	
	DEED BOOK 1034 PG-00095		LD221 Wallace light		1,000 TO	
	FULL MARKET VALUE	165,313				
***** 084.00-01-026.100 *****						
9480	Trillium Rd					000009-9444
084.00-01-026.100	311 Res vac land		COUNTY TAXABLE VALUE		12,700	
Jones Raymond B Jr	Avoca CSD 462201	12,700	TOWN TAXABLE VALUE		12,700	
9480 Trillium Rd	ACRES 5.82	12,700	SCHOOL TAXABLE VALUE		12,700	
Cohocton, NY 14826	EAST-0582894 NRTH-0896731		FD222 Wallace fire dist		12,700 TO	
	DEED BOOK 2795 PG-342					
	FULL MARKET VALUE	13,229				
***** 084.00-01-027.000 *****						
4524	West Of 390,Access Waterb					000009-4524
084.00-01-027.000	323 Vacant rural		COUNTY TAXABLE VALUE		58,300	
Bussey Robert J	Avoca CSD 462201	58,300	TOWN TAXABLE VALUE		58,300	
5370 County Road 32	ACRES 113.00	58,300	SCHOOL TAXABLE VALUE		58,300	
Canandaigua, NY 14424	EAST-0579894 NRTH-0891038		FD222 Wallace fire dist		58,300 TO	
	DEED BOOK 2864 PG-342					
	FULL MARKET VALUE	60,729				
***** 084.00-01-028.000 *****						
9372	Long Ln					000032-9372
084.00-01-028.000	105 Vac farmland		AG DIST 41720	0	52,063	52,063
Slayton AG, LLC	Avoca CSD 462201	89,900	COUNTY TAXABLE VALUE		37,837	
7201 County Route 27	ACRES 56.20	89,900	TOWN TAXABLE VALUE		37,837	
Hornell, NY 14843	EAST-0579794 NRTH-0895488		SCHOOL TAXABLE VALUE		37,837	
	DEED BOOK 2577 PG-186		AG005 Ag dist #5		89,900 TO	
	FULL MARKET VALUE	93,646	FD222 Wallace fire dist		89,900 TO	
***** 084.00-01-030.000 *****						
084.00-01-030.000	West Of 390 Xway					000032-9225
Earley Mark	312 Vac w/imprv		COUNTY TAXABLE VALUE		34,400	
Earley Wanda	Avoca CSD 462201	31,900	TOWN TAXABLE VALUE		34,400	
9206 County Route 7	Wentworth ROW	34,400	SCHOOL TAXABLE VALUE		34,400	
Avoca, NY 14809	ACRES 28.41		FD222 Wallace fire dist		34,400 TO	
	EAST-0577664 NRTH-0895918					
	DEED BOOK 2951 PG-241					
	FULL MARKET VALUE	35,833				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		

084.00-01-031.000	9259 West Of Xway 390			084.00-01-031.000		*****
Rogers Donald S	314 Rural vac<10		COUNTY TAXABLE VALUE	13,500		000032-9259
Rogers Dianne M	Avoca CSD 462201	13,500	TOWN TAXABLE VALUE	13,500		
13 Brook Forest Path	Wentworth ROW	13,500	SCHOOL TAXABLE VALUE	13,500		
Rochester, NY 14626	ACRES 10.00		FD222 Wallace fire dist	13,500 TO		
	EAST-0578294 NRTH-0892878					
	DEED BOOK 2808 PG-305					
	FULL MARKET VALUE	14,063				

084.00-01-032.000	9253 West Of Xway 390			084.00-01-032.000		*****
Newbauer Chad	314 Rural vac<10		COUNTY TAXABLE VALUE	28,000		000032-9253
Newbauer Brendan	Avoca CSD 462201	28,000	TOWN TAXABLE VALUE	28,000		
205 Talnuck Dr	Wentworth ROW	28,000	SCHOOL TAXABLE VALUE	28,000		
Rochester, NY 14612	ACRES 24.50		FD222 Wallace fire dist	28,000 TO		
	EAST-0578104 NRTH-0893138					
	DEED BOOK 2923 PG-36					
	FULL MARKET VALUE	29,167				

084.00-01-033.000	9249 West Of 390 Xway			084.00-01-033.000		*****
Bouche David J	260 Seasonal res		COUNTY TAXABLE VALUE	46,000		000032-9249
1107 Peter Smith Rd	Avoca CSD 462201	10,600	TOWN TAXABLE VALUE	46,000		
Kent, NY 14477	Wentworth ROW	46,000	SCHOOL TAXABLE VALUE	46,000		
	ACRES 7.79		FD222 Wallace fire dist	46,000 TO		
	EAST-0577674 NRTH-0893808					
	DEED BOOK 2254 PG-86					
	FULL MARKET VALUE	47,917				

084.00-01-034.000	9251 West Of Xway 390			084.00-01-034.000		*****
Newbauer Franklin W	314 Rural vac<10		COUNTY TAXABLE VALUE	700		000032-9251
Newbauer Joanne H	Avoca CSD 462201	700	TOWN TAXABLE VALUE	700		
6269 Grimble Rd	FRNT 210.00 DPTH 228.60	700	SCHOOL TAXABLE VALUE	700		
Canandaigua, NY 14424	ACRES 0.50		FD222 Wallace fire dist	700 TO		
	EAST-0577244 NRTH-0894148					
	DEED BOOK 2553 PG-73					
	FULL MARKET VALUE	729				

084.00-01-035.000	9247 W Of Xway 390			084.00-01-035.000		*****
Abbott Thomas J	260 Seasonal res		COUNTY TAXABLE VALUE	24,200		000032-9247
129 Heather Ln	Avoca CSD 462201	15,600	TOWN TAXABLE VALUE	24,200		
Scottsville, NY 14546	ACRES 12.06	24,200	SCHOOL TAXABLE VALUE	24,200		
	EAST-0577004 NRTH-0893208		FD222 Wallace fire dist	24,200 TO		
	DEED BOOK 1702 PG-119					
	FULL MARKET VALUE	25,208				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 173
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.		

084.00-01-036.000	9245 W Of Xway 390			084.00-01-036.000		000032-9245
Eades Nathan	312 Vac w/imprv		COUNTY TAXABLE VALUE	20,000		
43 Sannita Dr	Avoca CSD 462201	8,600	TOWN TAXABLE VALUE	20,000		
Rochester, NY 14626-3611	Lot Number 36	20,000	SCHOOL TAXABLE VALUE	20,000		
	ACRES 6.20		FD222 Wallace fire dist	20,000 TO		
	EAST-0577114 NRTH-0893698					
	DEED BOOK 2524 PG-282					
	FULL MARKET VALUE	20,833				

084.00-01-037.000	9243 W Of Xway 390			084.00-01-037.000		000032-9243
Gump Orval E Jr	314 Rural vac<10		COUNTY TAXABLE VALUE	7,000		
Gump Deanna	Avoca CSD 462201	7,000	TOWN TAXABLE VALUE	7,000		
782 Wiler Rd	ACRES 5.00	7,000	SCHOOL TAXABLE VALUE	7,000		
Hilton, NY 14468	EAST-0576434 NRTH-0893278		FD222 Wallace fire dist	7,000 TO		
	DEED BOOK 1528 PG-120					
	FULL MARKET VALUE	7,292				

084.00-01-038.000	9237 W Of Xway 390			084.00-01-038.000		000032-9237
Newbauer Franklin W	312 Vac w/imprv		COUNTY TAXABLE VALUE	5,300		
Newbauer Joanne H	Avoca CSD 462201	4,200	TOWN TAXABLE VALUE	5,300		
6269 Grimbale Rd	Lot Number 38	5,300	SCHOOL TAXABLE VALUE	5,300		
Canandaigua, NY 14424	ACRES 3.00		FD222 Wallace fire dist	5,300 TO		
	EAST-0576434 NRTH-0893688					
	DEED BOOK 2553 PG-73					
	FULL MARKET VALUE	5,521				

084.00-01-039.000	9229 W Of Xway-390			084.00-01-039.000		000032-9229
Domville Craig	260 Seasonal res		COUNTY TAXABLE VALUE	60,400		
Domville Rochelle	Avoca CSD 462201	6,700	TOWN TAXABLE VALUE	60,400		
7404 Gauss Rd	Coh Town Line Lot 38	60,400	SCHOOL TAXABLE VALUE	60,400		
Bloomfield, NY 14469	Lot 41 Lot 42		FD222 Wallace fire dist	60,400 TO		
	ACRES 4.80					
	EAST-0575914 NRTH-0893638					
	DEED BOOK 2612 PG-170					
	FULL MARKET VALUE	62,917				

084.00-01-040.000	9235 W Of 390 Xway			084.00-01-040.000		000032-9235
Gump Orval E Jr	314 Rural vac<10		COUNTY TAXABLE VALUE	8,800		
Gump Deanna	Avoca CSD 462201	8,800	TOWN TAXABLE VALUE	8,800		
782 Wiler Rd	Lot 41&37 Lot 37	8,800	SCHOOL TAXABLE VALUE	8,800		
Hilton, NY 14468	ACRES 6.40		FD222 Wallace fire dist	8,800 TO		
	EAST-0576124 NRTH-0893078					
	DEED BOOK 01363 PG-00151					
	FULL MARKET VALUE	9,167				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 174
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

084.00-01-041.000	9233 W Of 390 Xway			084.00-01-041.000		000032-9233
Gump Orval E Jr	314 Rural vac<10		COUNTY TAXABLE VALUE	10,100		
Gump Deanna M	Avoca CSD 462201	10,100	TOWN TAXABLE VALUE	10,100		
782 Wiler Rd	ACRES 7.40	10,100	SCHOOL TAXABLE VALUE	10,100		
Hilton, NY 14468	EAST-0575574 NRTH-0893218		FD222 Wallace fire dist	10,100 TO		
	DEED BOOK 1015 PG-00578					
	FULL MARKET VALUE	10,521				

084.00-01-042.000	9227 W 390 X-Way			084.00-01-042.000		000032-9227
Gump Orval E Jr	314 Rural vac<10		COUNTY TAXABLE VALUE	4,500		
Gump Deanna M	Avoca CSD 462201	4,500	TOWN TAXABLE VALUE	4,500		
782 Wiler Rd	ACRES 3.20	4,500	SCHOOL TAXABLE VALUE	4,500		
Hilton, NY 14468	EAST-0575494 NRTH-0893658		FD222 Wallace fire dist	4,500 TO		
	DEED BOOK 1013 PG-00452					
	FULL MARKET VALUE	4,688				

084.00-01-043.000	9263 W Of 390 Xway			084.00-01-043.000		000032-9263
Newbauer Franklin W	314 Rural vac<10		COUNTY TAXABLE VALUE	3,400		
Newbauer Joanne	Avoca CSD 462201	3,400	TOWN TAXABLE VALUE	3,400		
6269 Grimble Rd	ACRES 2.40	3,400	SCHOOL TAXABLE VALUE	3,400		
Canandaigua, NY 14424	EAST-0577284 NRTH-0894468		FD222 Wallace fire dist	3,400 TO		
	DEED BOOK 2614 PG-187					
	FULL MARKET VALUE	3,542				

084.00-01-044.000	9269 W Of 390 Xway			084.00-01-044.000		000032-9269
Newbauer Franklin W	312 Vac w/imprv		COUNTY TAXABLE VALUE	17,000		
Newbauer Joanne	Avoca CSD 462201	13,500	TOWN TAXABLE VALUE	17,000		
6269 Grimble Rd	ACRES 10.00	17,000	SCHOOL TAXABLE VALUE	17,000		
Canadaigua, NY 14424	EAST-0577799 NRTH-0894318		FD222 Wallace fire dist	17,000 TO		
	DEED BOOK 2378 PG-334					
	FULL MARKET VALUE	17,708				

084.00-01-045.000	9267 W 390 Long Ln			084.00-01-045.000		000032-9267
Giacomi Ralph	323 Vacant rural		COUNTY TAXABLE VALUE	13,600		
Giacomi Katherine	Avoca CSD 462201	13,600	TOWN TAXABLE VALUE	13,600		
61477 State Route 415	ACRES 16.23	13,600	SCHOOL TAXABLE VALUE	13,600		
Avoca, NY 14809	EAST-0578414 NRTH-0894348		FD222 Wallace fire dist	13,600 TO		
	DEED BOOK 1382 PG-59					
	FULL MARKET VALUE	14,167				

084.00-01-047.000	9279 W Of Xway 390			084.00-01-047.000		000032-9279
Barnhart Edwin D	314 Rural vac<10		COUNTY TAXABLE VALUE	9,300		
348 North Ave	Avoca CSD 462201	9,300	TOWN TAXABLE VALUE	9,300		
Hilton, NY 14468-9501	ACRES 6.77	9,300	SCHOOL TAXABLE VALUE	9,300		
	EAST-0578074 NRTH-0895068		FD222 Wallace fire dist	9,300 TO		
	DEED BOOK 1418 PG-330					
	FULL MARKET VALUE	9,688				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 175
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 084.00-01-048.000 *****						
084.00-01-048.000	9271 W Of 390 Xway					000032-9271
Barnhart Daniel M	314 Rural vac<10		COUNTY TAXABLE VALUE	8,400		
Barnhart Cheryl A	Avoca CSD 462201	8,400	TOWN TAXABLE VALUE	8,400		
50 Temperance Hill Dr	ACRES 6.10	8,400	SCHOOL TAXABLE VALUE	8,400		
Northwood, NY 03261	EAST-0577454 NRTH-0894848		FD222 Wallace fire dist	8,400 TO		
	DEED BOOK 2564 PG-317					
	FULL MARKET VALUE	8,750				
***** 084.00-01-049.100 *****						
084.00-01-049.100	9283 W Of Xway 390					000032-9283
Housel Amie	314 Rural vac<10		COUNTY TAXABLE VALUE	200		
3 Skyview Dr	Avoca CSD 462201	200	TOWN TAXABLE VALUE	200		
Rochester, NY 14625	Coh Line L&m Parcel 30	200	SCHOOL TAXABLE VALUE	200		
	Lot 48 Town Line		FD222 Wallace fire dist	200 TO		
	ACRES 0.15					
	EAST-0577282 NRTH-0895562					
	DEED BOOK 3112 PG-174					
	FULL MARKET VALUE	208				
***** 084.00-01-049.200 *****						
084.00-01-049.200	9283 N Tranquil Ln					
Newbauer Chad	314 Rural vac<10		COUNTY TAXABLE VALUE	800		
Newbauer Franklin	Avoca CSD 462201	800	TOWN TAXABLE VALUE	800		
6269 Grimble Rd	ACRES 0.77	800	SCHOOL TAXABLE VALUE	800		
Canandaigua, NY 14424	EAST-0577294 NRTH-0895318		FD222 Wallace fire dist	800 TO		
	DEED BOOK 2339 PG-224					
	FULL MARKET VALUE	833				
***** 084.00-01-051.000 *****						
084.00-01-051.000	9416 Trillium Rd					000009-9416
Healing Spirits Herb Farm LLC	311 Res vac land		AG DIST 41730	0	4,815	4,815 4,815
61247 State Route 415	Avoca CSD 462201	7,000	COUNTY TAXABLE VALUE		2,185	
Avoca, NY 14809	ACRES 5.00	7,000	TOWN TAXABLE VALUE		2,185	
	EAST-0582374 NRTH-0895478		SCHOOL TAXABLE VALUE		2,185	
	DEED BOOK 2901 PG-94		FD222 Wallace fire dist		7,000 TO	
	FULL MARKET VALUE	7,292				
***** 084.00-01-053.000 *****						
084.00-01-053.000	Trillium Rd					000009-9408
Healing Spirits Herb Farm LLC	314 Rural vac<10		AG DIST 41730	0	8,437	8,437 8,437
61247 State Route 415	Avoca CSD 462201	11,200	COUNTY TAXABLE VALUE		2,763	
Avoca, NY 14809	ACRES 6.03	11,200	TOWN TAXABLE VALUE		2,763	
	EAST-0582184 NRTH-0894588		SCHOOL TAXABLE VALUE		2,763	
	DEED BOOK 2901 PG-94		FD222 Wallace fire dist		11,200 TO	
	FULL MARKET VALUE	11,667				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 176
VALUATION DATE-JUL 01, 2024
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 084.00-01-054.000 *****						
084.00-01-054.000	9426 Trillium Rd					000009-9426
Crawford Joe	314 Rural vac<10		COUNTY TAXABLE VALUE	17,400		
2130 Crawford Rd	Avoca CSD 462201	17,400	TOWN TAXABLE VALUE	17,400		
Bloomsburg, PA 17815	ACRES 15.78	17,400	SCHOOL TAXABLE VALUE	17,400		
	EAST-0581974 NRTH-0894828		FD222 Wallace fire dist	17,400 TO		
	DEED BOOK 2915 PG-218					
	FULL MARKET VALUE	18,125				
***** 084.00-01-055.000 *****						
084.00-01-055.000	9428 Trillium Rd					000009-9428
Boyer Steven E	260 Seasonal res		COUNTY TAXABLE VALUE	88,600		
Boyer Carol A	Avoca CSD 462201	20,800	TOWN TAXABLE VALUE	88,600		
4 Eagle Dr	ACRES 5.17	88,600	SCHOOL TAXABLE VALUE	88,600		
Painted Post, NY 14870	EAST-0581834 NRTH-0895138		FD222 Wallace fire dist	88,600 TO		
	DEED BOOK 2630 PG-148					
	FULL MARKET VALUE	92,292				
***** 084.00-01-056.000 *****						
084.00-01-056.000	Trillium Rd					000009-9430
Healing Spirits Herb Farm LLC	314 Rural vac<10		AG DIST 41730 0	15,732	15,732	15,732
61247 State Route 415	Avoca CSD 462201	20,600	COUNTY TAXABLE VALUE	4,868		
Avoca, NY 14809	ACRES 10.38	20,600	TOWN TAXABLE VALUE	4,868		
	EAST-0581684 NRTH-0895458		SCHOOL TAXABLE VALUE	4,868		
	DEED BOOK 2901 PG-94		AG003 Ag Dist #3	20,600 TO		
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	21,458	FD222 Wallace fire dist	20,600 TO		
UNDER AGDIST LAW TIL 2032						
***** 084.00-01-058.000 *****						
084.00-01-058.000	Trillium Rd					000009-9434
Healing Spirits Herb Farm LLC	314 Rural vac<10		AG DIST 41730 0	10,110	10,110	10,110
61247 State Route 415	Avoca CSD 462201	12,000	COUNTY TAXABLE VALUE	1,890		
Avoca, NY 14809	ACRES 5.03	12,000	TOWN TAXABLE VALUE	1,890		
	EAST-0581524 NRTH-0895918		SCHOOL TAXABLE VALUE	1,890		
	DEED BOOK 2901 PG-94		FD222 Wallace fire dist	12,000 TO		
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	12,500				
UNDER AGDIST LAW TIL 2032						
***** 084.00-01-059.000 *****						
084.00-01-059.000	9422 Trillium Rd					000009-9422
Scharett Robert W	260 Seasonal res		COUNTY TAXABLE VALUE	83,800		
5232 Decker Rd	Avoca CSD 462201	27,200	TOWN TAXABLE VALUE	83,800		
Marion, NY 14505	Van Wormer Lot 60	83,800	SCHOOL TAXABLE VALUE	83,800		
	Bower Lot 58		FD222 Wallace fire dist	83,800 TO		
	ACRES 10.00					
	EAST-0582281 NRTH-0896350					
	DEED BOOK 1461 PG-148					
	FULL MARKET VALUE	87,292				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 177
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

	9446 County Route 9			084.00-01-060.000		*****
084.00-01-060.000	314 Rural vac<10		COUNTY TAXABLE VALUE	16,900		000009-9446
Tuttle Luke J	Avoca CSD 462201	16,900	TOWN TAXABLE VALUE	16,900		
6806 County Rd 37	ACRES 6.86	16,900	SCHOOL TAXABLE VALUE	16,900		
Springwater, NY 14560	EAST-0582844 NRTH-0897098		FD222 Wallace fire dist	16,900 TO		
	DEED BOOK 1016 PG-01031					
	FULL MARKET VALUE	17,604				

	9418 Trillium Rd			084.00-01-061.000		*****
084.00-01-061.000	270 Mfg housing		COUNTY TAXABLE VALUE	34,000		000009-9418
Seufert Carmen	Avoca CSD 462201	20,600	TOWN TAXABLE VALUE	34,000		
Stefaniak Karen	Bower Road	34,000	SCHOOL TAXABLE VALUE	34,000		
3661 James St	Lot 51 Road		FD222 Wallace fire dist	34,000 TO		
Blasdell, NY 14219	ACRES 5.00					
	EAST-0582384 NRTH-0895918					
	DEED BOOK 3054 PG-235					
	FULL MARKET VALUE	35,417				

	Trillium Rd			084.00-01-062.000		*****
084.00-01-062.000	314 Rural vac<10		COUNTY TAXABLE VALUE	15,000		000009-0942
Farnsworth Wesley H	Avoca CSD 462201	15,000	TOWN TAXABLE VALUE	15,000		
Attn: Burnett Arthur L	ACRES 5.03	15,000	SCHOOL TAXABLE VALUE	15,000		
6030 Wager Rd	EAST-0582944 NRTH-0896458		FD222 Wallace fire dist	15,000 TO		
Wolcott, NY 14590	DEED BOOK 1016 PG-00782					
	FULL MARKET VALUE	15,625				

	9441 Trillium Rd			084.00-01-063.000		*****
084.00-01-063.000	312 Vac w/imprv		COUNTY TAXABLE VALUE	17,000		000009-0140
Kirwan Steven L	Avoca CSD 462201	7,000	TOWN TAXABLE VALUE	17,000		
Kirwan Deborah A	ACRES 5.00	17,000	SCHOOL TAXABLE VALUE	17,000		
357 Macedon Ctr Rd	EAST-0582834 NRTH-0895948		FD222 Wallace fire dist	17,000 TO		
Fairport, NY 14450	DEED BOOK 2288 PG-310					
	FULL MARKET VALUE	17,708				

	9430 12 Mile Creek Rd			084.00-01-064.000		*****
084.00-01-064.000	210 1 Family Res		COUNTY TAXABLE VALUE	196,700		000009-9430
Jones Kyle	Avoca CSD 462201	28,400	TOWN TAXABLE VALUE	196,700		
9430 County Route 9	FRNT 405.05 DPTH	196,700	SCHOOL TAXABLE VALUE	196,700		
Cohocton, NY 14826	ACRES 5.35 BANK 450		FD222 Wallace fire dist	196,700 TO		
	EAST-0583284 NRTH-0895838					
	DEED BOOK 2724 PG-345					
	FULL MARKET VALUE	204,896				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 178
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 084.00-01-065.000 *****						
084.00-01-065.000	9410 County Route 9					000000-9412
Brandow James	210 1 Family Res		VET WAR CT 41121	0	12,000	6,000
Brandow Deborah L	Avoca CSD 462201	31,200	ENH STAR 41834	0	0	86,100
PO Box 162	Road Road	131,100	COUNTY TAXABLE VALUE		119,100	
Avoca, NY 14809	Murphy Lot 50		TOWN TAXABLE VALUE		125,100	
	ACRES 7.20		SCHOOL TAXABLE VALUE		45,000	
	EAST-0583144 NRTH-0895438		FD222 Wallace fire dist		131,100 TO	
	DEED BOOK 1464 PG-80					
	FULL MARKET VALUE	136,563				
***** 084.00-01-067.111 *****						
084.00-01-067.111	9403 County Route 9					
Danielson Dennis	270 Mfg housing		VFF & AMB 41632	0	5,138	0
9403 County Route 9	Avoca CSD 462201	29,000	VOL FIRE T 41663	0	0	3,000
Cohocton, NY 14826	Colabaugh Khork	68,500	BAS STAR 41854	0	0	30,380
	Rt 415 Cty Rd 9		DISABILITY 41932	0	23,119	0
	ACRES 10.96		COUNTY TAXABLE VALUE		40,243	
	EAST-0583987 NRTH-0895020		TOWN TAXABLE VALUE		65,500	
	DEED BOOK 1592 PG-37		SCHOOL TAXABLE VALUE		38,120	
	FULL MARKET VALUE	71,354	FD222 Wallace fire dist		0 TO	
			LD221 Wallace light		0 TO	
			1,000 EX			
***** 084.00-01-067.113 *****						
084.00-01-067.113	9244 Ellison Ln					
Winegardner Bessie	311 Res vac land		COUNTY TAXABLE VALUE		19,500	
7967 Trinity Ln	Avoca CSD 462201	19,500	TOWN TAXABLE VALUE		19,500	
Bath, NY 14810	Reisen Khork	19,500	SCHOOL TAXABLE VALUE		19,500	
	Rt 415 Smith		FD222 Wallace fire dist		19,500 TO	
	ACRES 1.90					
	EAST-0583644 NRTH-0893688					
	DEED BOOK 2425 PG-111					
	FULL MARKET VALUE	20,313				
***** 084.00-01-067.114 *****						
084.00-01-067.114	9439 County Route 9					
Countryboy LLC	210 1 Family Res		COUNTY TAXABLE VALUE		105,000	
7927 Pauline Rd	Avoca CSD 462201	25,800	TOWN TAXABLE VALUE		105,000	
Dansville, NY 14437	Colabaugh	105,000	SCHOOL TAXABLE VALUE		105,000	
	FRNT 538.42 DPTH		FD222 Wallace fire dist		105,000 TO	
	ACRES 12.00					
	EAST-0583894 NRTH-0895838					
	DEED BOOK 3063 PG-348					
	FULL MARKET VALUE	109,375				

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2 0 2 5 T E N T A T I V E 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 179
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

084.00-01-067.115	9294 County Route 9			084.00	01-067.115	*****
Hershberger Telford E Jr	270 Mfg housing		ENH STAR 41834	0	0	49,100
9294 Hillside Ln	Avoca CSD 462201	15,500	COUNTY TAXABLE VALUE			49,100
Cohocton, NY 14826	Pritting Khork	49,100	TOWN TAXABLE VALUE			49,100
	Co Rd 9 Ellison		SCHOOL TAXABLE VALUE			0
	ACRES 1.10		FD222 Wallace fire dist			49,100 TO
	EAST-0583877 NRTH-0894238					
	DEED BOOK 3014 PG-172					
	FULL MARKET VALUE	51,146				

084.00-01-067.121	9295 County Route 9			084.00	01-067.121	*****
Witopf Sheri L	270 Mfg housing		COUNTY TAXABLE VALUE			23,000
9259 Hillside Ln	Avoca CSD 462201	15,000	TOWN TAXABLE VALUE			23,000
Cohocton, NY 14826	ACRES 1.00	23,000	SCHOOL TAXABLE VALUE			23,000
	EAST-0583754 NRTH-0894649		FD222 Wallace fire dist			23,000 TO
	DEED BOOK 2668 PG-63					
	FULL MARKET VALUE	23,958				

084.00-01-067.122	9233 County Route 9			084.00	01-067.122	*****
Swan Stanley E	270 Mfg housing		COUNTY TAXABLE VALUE			61,400
PO Box 224	Avoca CSD 462201	15,100	TOWN TAXABLE VALUE			61,400
Cohocton, NY 14826	ACRES 1.01 BANK 241	61,400	SCHOOL TAXABLE VALUE			61,400
	EAST-0583607 NRTH-0894725		FD222 Wallace fire dist			61,400 TO
	DEED BOOK 2857 PG-125					
	FULL MARKET VALUE	63,958				

084.00-01-067.200	12 Mile Crk			084.00	01-067.200	*****
Colabaugh Bruce Jr	120 Field crops		COUNTY TAXABLE VALUE			28,100
Colabaugh Robin Lee	Avoca CSD 462201	28,100	TOWN TAXABLE VALUE			28,100
552 Donna Dr	ACRES 17.67	28,100	SCHOOL TAXABLE VALUE			28,100
Bath, PA 18014	EAST-0583794 NRTH-0896738		FD222 Wallace fire dist			28,100 TO
	DEED BOOK 1291 PG-336					
	FULL MARKET VALUE	29,271				

084.00-01-068.000	4445 Thompson Ln			084.00	01-068.000	*****
Connor Brian C	270 Mfg housing		AGED C 41802	0	5,580	0
Connor Belinda	Avoca CSD 462201	15,000	ENH STAR 41834	0	0	55,800
4445 Thompson Ln	FRNT 250.19 DPTH 174.10	55,800	COUNTY TAXABLE VALUE			50,220
Cohocton, NY 14826	ACRES 1.00		TOWN TAXABLE VALUE			55,800
	EAST-0583344 NRTH-0894278		SCHOOL TAXABLE VALUE			0
	DEED BOOK 1365 PG-242		FD222 Wallace fire dist			55,800 TO
	FULL MARKET VALUE	58,125				

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2 0 2 5 T E N T A T I V E 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 180
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 084.00-01-069.000 *****						
084.00-01-069.000	4457 Thompson Ln					000009-9255
Palmer William	210 1 Family Res		BAS STAR 41854	0	0	30,380
Palmer Tonya	Avoca CSD 462201	15,000	COUNTY TAXABLE VALUE		105,500	
4457 Thompson Ln	FRNT 250.19 DPTH 174.10	105,500	TOWN TAXABLE VALUE		105,500	
Cohocton, NY 14826	ACRES 1.00 BANK 450		SCHOOL TAXABLE VALUE		75,120	
	EAST-0583494 NRTH-0894188		FD222 Wallace fire dist		105,500 TO	
	DEED BOOK 1632 PG-239					
	FULL MARKET VALUE	109,896				
***** 084.00-01-070.000 *****						
084.00-01-070.000	4463 12 Mile Creek Rd					000009-9259
Lee Rodney E	210 1 Family Res		BAS STAR 41854	0	0	30,380
Lee Stacey L	Avoca CSD 462201	15,000	COUNTY TAXABLE VALUE		101,200	
4463 Thompson Ln	Ellison Reisen	101,200	TOWN TAXABLE VALUE		101,200	
Cohocton, NY 14826	Thompson Brandow		SCHOOL TAXABLE VALUE		70,820	
	FRNT 250.19 DPTH 103.80		FD222 Wallace fire dist		101,200 TO	
	ACRES 1.00					
	EAST-0583614 NRTH-0894088					
	DEED BOOK 1365 PG-239					
	FULL MARKET VALUE	105,417				
***** 084.00-01-071.000 *****						
084.00-01-071.000	9263 12 Mile Creek Rd					
Hoover William T	210 1 Family Res		VET COM CT 41131	0	20,000	10,000 0
Hoover Rita	Avoca CSD 462201	19,500	VET DIS CT 41141	0	34,230	20,000 0
9263 County Route 9	FRNT 270.00 DPTH 176.27	97,800	ENH STAR 41834	0	0	0 86,100
Cohocton, NY 14826	ACRES 1.90 BANK 450		COUNTY TAXABLE VALUE		43,570	
	EAST-0583540 NRTH-0894483		TOWN TAXABLE VALUE		67,800	
	DEED BOOK 2270 PG-79		SCHOOL TAXABLE VALUE		11,700	
	FULL MARKET VALUE	101,875	FD222 Wallace fire dist		97,800 TO	
***** 084.00-01-073.000 *****						
084.00-01-073.000	9266 S Hillside Ln					
Adoui Larbi	270 Mfg housing		COUNTY TAXABLE VALUE		54,000	
Adoui Joseph B	Avoca CSD 462201	15,300	TOWN TAXABLE VALUE		54,000	
9266 Hillside Ln	Richard Ellison/matt Reis	54,000	SCHOOL TAXABLE VALUE		54,000	
Cohocton, NY 14826	Rodney Lee County Rd 9		FD222 Wallace fire dist		54,000 TO	
	FRNT 170.00 DPTH 270.00					
	ACRES 1.06					
	EAST-0583744 NRTH-0894338					
	DEED BOOK 2786 PG-300					
	FULL MARKET VALUE	56,250				

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

PAGE 181
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 084.00-01-074.000 *****						
084.00-01-074.000	9218 Ellison Ln					
Towner Joseph	270 Mfg housing		BAS STAR 41854	0	0	30,380
Towner Kimberly	Avoca CSD 462201	14,800	COUNTY TAXABLE VALUE		38,300	
9218 Ellison Ln	FRNT 367.31 DPTH 120.00	38,300	TOWN TAXABLE VALUE		38,300	
Avoca, NY 14809	ACRES 0.97		SCHOOL TAXABLE VALUE		7,920	
	EAST-0583450 NRTH-0893260		FD222 Wallace fire dist		38,300 TO	
	DEED BOOK 2428 PG-329		LD221 Wallace light		1,000 TO	
	FULL MARKET VALUE	39,896				
***** 084.00-01-075.000 *****						
084.00-01-075.000	9236 Ellison Ln					9215B
Scott Dawn	270 Mfg housing		COUNTY TAXABLE VALUE		25,000	
9236 Ellison Ln	Avoca CSD 462201	15,100	TOWN TAXABLE VALUE		25,000	
Avoca, NY 14809	FRNT 332.93 DPTH 143.00	25,000	SCHOOL TAXABLE VALUE		25,000	
	ACRES 1.02		FD222 Wallace fire dist		25,000 TO	
	EAST-0583554 NRTH-0893471		LD221 Wallace light		1,000 TO	
	DEED BOOK 2978 PG-152					
	FULL MARKET VALUE	26,042				
***** 084.00-01-076.000 *****						
084.00-01-076.000	9291 Hillside Ln					
Lorgan Diane B	210 1 Family Res		COUNTY TAXABLE VALUE		96,000	
103 Gardeau Rd	Avoca CSD 462201	16,700	TOWN TAXABLE VALUE		96,000	
Perry, NY 14530	1	96,000	SCHOOL TAXABLE VALUE		96,000	
	1		FD222 Wallace fire dist		96,000 TO	
	ACRES 1.70					
	EAST-0583929 NRTH-0894452					
	DEED BOOK 2828 PG-311					
	FULL MARKET VALUE	100,000				
***** 084.00-01-077.000 *****						
084.00-01-077.000	9228 Ellison Ln					
Fletcher James P	210 1 Family Res		BAS STAR 41854	0	0	30,380
9228 Ellison Ln	Avoca CSD 462201	15,900	COUNTY TAXABLE VALUE		90,500	
Avoca, NY 14809	Reisen Khork	90,500	TOWN TAXABLE VALUE		90,500	
	Rt 415 Smith		SCHOOL TAXABLE VALUE		60,120	
	ACRES 1.18 BANK 450		FD222 Wallace fire dist		90,500 TO	
	EAST-0583491 NRTH-0893402		LD221 Wallace light		1,000 TO	
	DEED BOOK 1453 PG-87					
	FULL MARKET VALUE	94,271				
***** 084.00-01-078.100 *****						
084.00-01-078.100	4458 Thompson Ln					
Connor Sean Patrick	270 Mfg housing		COUNTY TAXABLE VALUE		51,800	
3900 Smith Rd	Avoca CSD 462201	15,000	TOWN TAXABLE VALUE		51,800	
Camron Mills, NY 14820-9741	ACRES 1.00	51,800	SCHOOL TAXABLE VALUE		51,800	
	EAST-0583383 NRTH-0893972		FD222 Wallace fire dist		51,800 TO	
	DEED BOOK 2276 PG-200					
	FULL MARKET VALUE	53,958				

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2 0 2 5 T E N T A T I V E 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 182
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 084.00-01-078.200 *****						
084.00-01-078.200	9217-D County Route 9					
Brazie David A	270 Mfg housing		COUNTY TAXABLE VALUE	25,300		
Brazie Stacy L	Avoca CSD 462201	15,000	TOWN TAXABLE VALUE	25,300		
7232 Spaulding Dr	ACRES 1.00	25,300	SCHOOL TAXABLE VALUE	25,300		
Bath, NY 14810	EAST-0583540 NRTH-0893888		FD222 Wallace fire dist	25,300 TO		
	DEED BOOK 3141 PG-96					
	FULL MARKET VALUE	26,354				
***** 084.00-01-079.000 *****						
084.00-01-079.000	9217C State Route 415 East					
Fox Jeffrey	270 Mfg housing		BAS STAR 41854 0	0	0	30,380
Kerry Ann	Avoca CSD 462201	15,000	COUNTY TAXABLE VALUE	44,900		
9241 Ellison Ln	Reisen Khork	44,900	TOWN TAXABLE VALUE	44,900		
Avoca, NY 14809	Rt 415 Smith		SCHOOL TAXABLE VALUE	14,520		
	ACRES 1.00		FD222 Wallace fire dist	44,900 TO		
	EAST-0583363 NRTH-0893784		LD221 Wallace light	1,000 TO		
	DEED BOOK 1469 PG-333					
	FULL MARKET VALUE	46,771				
***** 084.00-01-080.110 *****						
084.00-01-080.110	9217 State Route 415					
Wellington Christopher	314 Rural vac<10		COUNTY TAXABLE VALUE	4,600		
PO Box 172	Avoca CSD 462201	4,600	TOWN TAXABLE VALUE	4,600		
Avoca, NY 14809	ACRES 0.92	4,600	SCHOOL TAXABLE VALUE	4,600		
	EAST-0583241 NRTH-0893355		FD222 Wallace fire dist	4,600 TO		
	DEED BOOK 2731 PG-258		LD221 Wallace light	1,000 TO		
	FULL MARKET VALUE	4,792				
***** 084.00-01-080.120 *****						
084.00-01-080.120	9217B State Route 415					
Sullivan Adam	270 Mfg housing		COUNTY TAXABLE VALUE	27,300		
9233 Ellison Ln	Avoca CSD 462201	14,600	TOWN TAXABLE VALUE	27,300		
Avoca, NY 14809	ACRES 0.94	27,300	SCHOOL TAXABLE VALUE	27,300		
	EAST-0583297 NRTH-0893687		FD222 Wallace fire dist	27,300 TO		
	DEED BOOK 2594 PG-271		LD221 Wallace light	1,000 TO		
	FULL MARKET VALUE	28,438				
***** 084.00-01-080.130 *****						
084.00-01-080.130	9227 Ellison Ln					
Clark Raymond	210 1 Family Res		BAS STAR 41854 0	0	0	30,380
9227 Ellison Ln	Avoca CSD 462201	14,500	COUNTY TAXABLE VALUE	74,600		
Avoca, NY 14809	Elllison Callahan	74,600	TOWN TAXABLE VALUE	74,600		
	Fletcher		SCHOOL TAXABLE VALUE	44,220		
	ACRES 0.92		FD222 Wallace fire dist	74,600 TO		
	EAST-0583228 NRTH-0893578		LD221 Wallace light	1,000 TO		
	DEED BOOK 1566 PG-276					
	FULL MARKET VALUE	77,708				

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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
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 S U B - S E C T I O N - 0 0 0
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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	1	TOTAL		201,000		201,000
AG003	Ag Dist #3	4	TOTAL		880,700		880,700
AG005	Ag dist #5	5	TOTAL		372,290		372,290
FD222	Wallace fire d	93	TOTAL		5968,290		5968,290
LD221	Wallace light	22	TOTAL		22,000	1,000	21,000

*** 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
462201	Avoca CSD	94	2426,999	6237,790	655,188	5582,602	1058,500	4524,102
	S U B - T O T A L	94	2426,999	6237,790	655,188	5582,602	1058,500	4524,102
	T O T A L	94	2426,999	6237,790	655,188	5582,602	1058,500	4524,102

*** 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
41121	VET WAR CT	1	12,000	6,000	
41131	VET COM CT	1	20,000	10,000	
41141	VET DIS CT	1	34,230	20,000	
41632	VFF & AMB	1	5,138		
41663	VOL FIRE T	1		3,000	
41700	AG BLDG	1	165,000	165,000	165,000
41720	AG DIST	8	441,103	441,103	441,103
41730	AG DIST	5	49,085	49,085	49,085
41802	AGED C	3	114,945		
41834	ENH STAR	8			602,800

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 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 0 8 4
 S U B - S E C T I O N - 0 0 0
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 VALUATION DATE-JUL 01, 2024
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 RPS150/V04/L015
 CURRENT DATE 4/25/2025

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

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
41854	BAS STAR	15			455,700
41932	DISABILITY	1	23,119		
	T O T A L	46	864,620	694,188	1713,688

*** 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	94	2426,999	6237,790	5373,170	5543,602	5582,602	4524,102

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2 0 2 5 T E N T A T I V E 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 185
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

084.12-01-001.000	61197 State Route 415			084.12-01-001.000		000415-9190
Towner Ryan J	210 1 Family Res		COUNTY TAXABLE VALUE	56,000		
Towner Dylan M	Avoca CSD 462201	12,700	TOWN TAXABLE VALUE	56,000		
62174 State Route 415	Boggis Hwy 415	56,000	SCHOOL TAXABLE VALUE	56,000		
Cohocton, NY 14826	Towner Boggis		FD222 Wallace fire dist	56,000 TO		
	FRNT 173.00 DPTH 90.00		LD221 Wallace light	1,000 TO		
	ACRES 0.61					
	EAST-0583604 NRTH-0892588					
	DEED BOOK 3078 PG-203					
	FULL MARKET VALUE	58,333				

084.12-01-004.000	61185 State Route 415			084.12-01-004.000		000415-9138
Vogt Belinda	210 1 Family Res		BAS STAR 41854 0	0	0	30,380
61185 State Route 415	Avoca CSD 462201	10,200	COUNTY TAXABLE VALUE	89,700		
Avoca, NY 14809	Towner Main St	89,700	TOWN TAXABLE VALUE	89,700		
	Towner Reisen		SCHOOL TAXABLE VALUE	59,320		
	FRNT 117.87 DPTH 150.00		FD222 Wallace fire dist	89,700 TO		
	EAST-0583674 NRTH-0892348		LD221 Wallace light	1,000 TO		
	DEED BOOK 1949 PG-282					
	FULL MARKET VALUE	93,438				

084.12-01-005.000	61181 State Route 415			084.12-01-005.000		000415-9134
Nunn William	210 1 Family Res		BAS STAR 41854 0	0	0	30,380
61181 State Route 415	Avoca CSD 462201	13,100	COUNTY TAXABLE VALUE	120,800		
Avoca, NY 14809	Wise Main St	120,800	TOWN TAXABLE VALUE	120,800		
	Towner Boggis		SCHOOL TAXABLE VALUE	90,420		
	Ts10/99		FD222 Wallace fire dist	120,800 TO		
	FRNT 193.00 DPTH 154.00		LD221 Wallace light	1,000 TO		
	EAST-0583694 NRTH-0892238					
	DEED BOOK 2656 PG-179					
	FULL MARKET VALUE	125,833				

084.12-01-007.000	61171 W State Route 415			084.12-01-007.000		000415-9128
Havens Gordon R Jr	210 1 Family Res		COUNTY TAXABLE VALUE	119,600		
61171 State Route 415	Avoca CSD 462201	13,700	TOWN TAXABLE VALUE	119,600		
Avoca, NY 14809	FRNT 170.45 DPTH 150.00	119,600	SCHOOL TAXABLE VALUE	119,600		
	ACRES 0.78		FD222 Wallace fire dist	119,600 TO		
	EAST-0583714 NRTH-0892048		LD221 Wallace light	1,000 TO		
	DEED BOOK 2283 PG-175					
	FULL MARKET VALUE	124,583				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 186
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 084.12-01-009.000 *****						
084.12-01-009.000	61161 State Route 415					000415-4215
Olmstead Melford A	210 1 Family Res		BAS STAR 41854	0	0	30,380
61161 State Route 415	Avoca CSD 462201	8,000	COUNTY TAXABLE VALUE		69,000	
Avoca, NY 14809	FRNT 66.00 DPTH 198.00	69,000	TOWN TAXABLE VALUE		69,000	
	EAST-0583744 NRTH-0891888		SCHOOL TAXABLE VALUE		38,620	
	DEED BOOK 1769 PG-159		FD222 Wallace fire dist		69,000 TO	
	FULL MARKET VALUE	71,875	LD221 Wallace light		1,000 TO	
***** 084.12-01-010.000 *****						
084.12-01-010.000	61157 State Route 415					000415-9118
Foley Susan W	210 1 Family Res		ENH STAR 41834	0	0	52,800
61157 State Route 415	Avoca CSD 462201	8,000	COUNTY TAXABLE VALUE		52,800	
Avoca, NY 14809-9403	Ryan Main St	52,800	TOWN TAXABLE VALUE		52,800	
	Burdin Boggis		SCHOOL TAXABLE VALUE		0	
	FRNT 66.00 DPTH 198.00		FD222 Wallace fire dist		52,800 TO	
	EAST-0583744 NRTH-0891838		LD221 Wallace light		1,000 TO	
	DEED BOOK 1703 PG-64					
	FULL MARKET VALUE	55,000				
***** 084.12-01-011.000 *****						
084.12-01-011.000	61153 State Route 415					000415-9116
Reisen Matthias E	210 1 Family Res		COUNTY TAXABLE VALUE		125,900	
Reisen Andrea L	Avoca CSD 462201	8,000	TOWN TAXABLE VALUE		125,900	
61247 State Route 415	Foley Main St	125,900	SCHOOL TAXABLE VALUE		125,900	
Avoca, NY 14809	Winters Boggis		FD222 Wallace fire dist		125,900 TO	
	FRNT 66.00 DPTH 198.00		LD221 Wallace light		1,000 TO	
	EAST-0583744 NRTH-0891758					
	DEED BOOK 3091 PG-111					
	FULL MARKET VALUE	131,146				
***** 084.12-01-012.100 *****						
084.12-01-012.100	61146 State Route 415					000415-9115
Cooper Richard	210 1 Family Res		ENH STAR 41834	0	0	86,100
Cooper Marilyn	Avoca CSD 462201	18,700	COUNTY TAXABLE VALUE		130,000	
61146 State Route 415	Havens Keeler	130,000	TOWN TAXABLE VALUE		130,000	
Avoca, NY 14809-9408	M Church Hwy 415		SCHOOL TAXABLE VALUE		43,900	
	ACRES 1.74		FD222 Wallace fire dist		130,000 TO	
	EAST-0584004 NRTH-0891748		LD221 Wallace light		1,000 TO	
	DEED BOOK 1061 PG-00549					
	FULL MARKET VALUE	135,417				

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2 0 2 5 T E N T A T I V E 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 187
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 084.12-01-012.200 *****						
084.12-01-012.200	61166 State Route 415					000415-9125
Havens Gordon	210 1 Family Res		VET WAR CT 41121	0	12,000	6,000 0
Havens Patricia	Avoca CSD 462201	15,400	VFF & AMB 41632	0	11,620	0 0
61166 State Route 415	Edwards Keeler	116,200	VOL FIRE T 41663	0	0	3,000 0
Avoca, NY 14809-9408	Danielson Hwy 415		ENH STAR 41834	0	0	0 86,100
	FRNT 125.00 DPTH 399.86		COUNTY TAXABLE VALUE		92,580	
	ACRES 1.08		TOWN TAXABLE VALUE		107,200	
	EAST-0584054 NRTH-0892008		SCHOOL TAXABLE VALUE		30,100	
	DEED BOOK 986 PG-00202		FD222 Wallace fire dist		113,200 TO	
	FULL MARKET VALUE	121,042	3,000 EX			
			LD221 Wallace light		0 TO	
			1,000 EX			
***** 084.12-01-013.000 *****						
084.12-01-013.000	61160 State Route 415					000415-9119
Danielson Tracey	210 1 Family Res		VFF & AMB 41632	0	5,640	0 0
61160 State Route 415	Avoca CSD 462201	12,100	VOL FIRE T 41663	0	0	3,000 0
Avoca, NY 14809	Havens Danielson	56,400	DISABILITY 41932	0	25,380	0 0
	Danielson Hwy 415		COUNTY TAXABLE VALUE		25,380	
	FRNT 100.00 DPTH 225.00		TOWN TAXABLE VALUE		53,400	
	EAST-0583964 NRTH-0891898		SCHOOL TAXABLE VALUE		56,400	
	DEED BOOK 2770 PG-303		FD222 Wallace fire dist		53,400 TO	
	FULL MARKET VALUE	58,750	3,000 EX			
			LD221 Wallace light		0 TO	
			1,000 EX			
***** 084.12-01-014.000 *****						
084.12-01-014.000	9170 Wallace Rd					000025-9170
Slayton's Family Farms, Inc.	210 1 Family Res		COUNTY TAXABLE VALUE		137,900	
7201 County Route 27	Avoca CSD 462201	21,300	TOWN TAXABLE VALUE		137,900	
Hornell, NY 14843	Hwy O H Farms	137,900	SCHOOL TAXABLE VALUE		137,900	
	Danielson Luckenbach		FD222 Wallace fire dist		137,900 TO	
	FRNT 400.00 DPTH 684.00		LD221 Wallace light		1,000 TO	
	ACRES 2.50					
	EAST-0584334 NRTH-0892078					
	DEED BOOK 2712 PG-187					
	FULL MARKET VALUE	143,646				
***** 084.12-01-015.000 *****						
084.12-01-015.000	61172 State Route 415					000415-9129
Zigenfus Timothy J	210 1 Family Res		BAS STAR 41854	0	0	0 30,380
Zigenfus Sherry M	Avoca CSD 462201	12,700	COUNTY TAXABLE VALUE		191,500	
61172 State Route 415	FRNT 124.99 DPTH 200.10	191,500	TOWN TAXABLE VALUE		191,500	
Avoca, NY 14809-9408	ACRES 0.62 BANK 450		SCHOOL TAXABLE VALUE		161,120	
	EAST-0583924 NRTH-0892138		FD222 Wallace fire dist		191,500 TO	
	DEED BOOK 2459 PG-131		LD221 Wallace light		1,000 TO	
	FULL MARKET VALUE	199,479				

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

PAGE 188
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 084.12-01-016.000 *****						
9180	Wallace Back Rd					000025-9180
084.12-01-016.000	210 1 Family Res		COUNTY TAXABLE VALUE			113,300
Young Alexis P	Avoca CSD 462201	21,800	TOWN TAXABLE VALUE			113,300
Slayton Michael R.	ACRES 2.70	113,300	SCHOOL TAXABLE VALUE			113,300
9180 Wallace Back Rd	EAST-0584074 NRTH-0892298		FD222 Wallace fire dist			113,300 TO
Avoca, NY 14809	DEED BOOK 2763 PG-203		LD221 Wallace light			1,000 TO
	FULL MARKET VALUE	118,021				
***** 084.12-01-020.000 *****						
9173	Wallace Back Rd					000025-9173
084.12-01-020.000	210 1 Family Res		ENH STAR 41834	0	0	86,100
Pritting Robert	Avoca CSD 462201	20,200	COUNTY TAXABLE VALUE			103,500
Pritting Gail	O H Farms O H Farms	103,500	TOWN TAXABLE VALUE			103,500
9173 Wallace Back Rd	Hwy 25 Rd 27		SCHOOL TAXABLE VALUE			17,400
Avoca, NY 14809-9525	ACRES 2.06		FD222 Wallace fire dist			103,500 TO
	EAST-0584194 NRTH-0892528		LD221 Wallace light			1,000 TO
	FULL MARKET VALUE	107,813				

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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 0 8 4
 S U B - S E C T I O N - 0 1 2
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

PAGE 189
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD222	Wallace fire d	14	TOTAL		1482,600	6,000	1476,600
LD221	Wallace light	14	TOTAL		14,000	2,000	12,000

*** 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
462201	Avoca CSD	14	195,900	1482,600		1482,600	432,620	1049,980
	S U B - T O T A L	14	195,900	1482,600		1482,600	432,620	1049,980
	T O T A L	14	195,900	1482,600		1482,600	432,620	1049,980

*** 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
41121	VET WAR CT	1	12,000	6,000	
41632	VFF & AMB	2	17,260		
41663	VOL FIRE T	2		6,000	
41834	ENH STAR	4			311,100
41854	BAS STAR	4			121,520
41932	DISABILITY	1	25,380		
	T O T A L	14	54,640	12,000	432,620

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2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 084
S U B - S E C T I O N - 012
UNIFORM PERCENT OF VALUE IS 096.00

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 4/25/2025

*** 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	14	195,900	1482,600	1427,960	1470,600	1482,600	1049,980

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2 0 2 5 T E N T A T I V E 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 191
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

085.00-01-001.000	9305 Hopkins Rd			085.00-01-001.000		000027-9305
Slayton Family Farms	105 Vac farmland		AG DIST 41720	57,561	57,561	57,561
7201 County Route 27	Avoca CSD 462201	114,200	COUNTY TAXABLE VALUE	56,639		
Hornell, NY 14843	Boos Camillas	114,200	TOWN TAXABLE VALUE	56,639		
	O H Farms Hwy		SCHOOL TAXABLE VALUE	56,639		
	ACRES 79.00		AG003 Ag Dist #3	114,200 TO		
MAY BE SUBJECT TO PAYMENT	EAST-0585714 NRTH-0893778		FD222 Wallace fire dist	114,200 TO		
UNDER AGDIST LAW TIL 2029	DEED BOOK 1607 PG-145					
	FULL MARKET VALUE	118,958				

085.00-01-002.000	9255-9285 Olmstead Hill Rd			085.00-01-002.000		000004-9255
Alethea Comella Rev. Trust	260 Seasonal res		AG DIST 41720	46,797	46,797	46,797
Comella-Newhart Rose Ann	Avoca CSD 462201	219,800	COUNTY TAXABLE VALUE	240,703		
35 Timber Creek Trl	Burns Morrell	287,500	TOWN TAXABLE VALUE	240,703		
Rochester, NY 14606	Kisiah Oh Farms		SCHOOL TAXABLE VALUE	240,703		
	ACRES 170.20		AG003 Ag Dist #3	287,500 TO		
MAY BE SUBJECT TO PAYMENT	EAST-0588154 NRTH-0893848		FD222 Wallace fire dist	287,500 TO		
UNDER AGDIST LAW TIL 2029	DEED BOOK 2318 PG-262					
	FULL MARKET VALUE	299,479				

085.00-01-003.110	9570 Cook Rd			085.00-01-003.110		000003-9240
Slayton Family Farms Inc	241 Rural res&ag		AG BLDG 41700	135,000	135,000	135,000
7201 County Route 27	Avoca CSD 462201	992,300	AG DIST 41720	470,364	470,364	470,364
Hornell, NY 14843	Morrell Cook Rd	1831,700	BAS STAR 41854	0	0	30,380
	Jones Morrell		COUNTY TAXABLE VALUE	1226,336		
	ACRES 708.17		TOWN TAXABLE VALUE	1226,336		
MAY BE SUBJECT TO PAYMENT	EAST-0591694 NRTH-0894388		SCHOOL TAXABLE VALUE	1195,956		
UNDER AGDIST LAW TIL 2030	DEED BOOK 1296 PG-176		AG003 Ag Dist #3	1831,700 TO		
	FULL MARKET VALUE	1908,021	FD222 Wallace fire dist	1831,700 TO		

085.00-01-003.120	9176 Cook Rd			085.00-01-003.120		000003-9240
Pickering Daniel	240 Rural res		ENH STAR 41834	0	0	86,100
Pickering Joyce	Avoca CSD 462201	37,700	COUNTY TAXABLE VALUE	230,000		
9176 Cook Rd	ACRES 12.80	230,000	TOWN TAXABLE VALUE	230,000		
Avoca, NY 14809	EAST-0592945 NRTH-0891931		SCHOOL TAXABLE VALUE	143,900		
	DEED BOOK 1458 PG-95		FD222 Wallace fire dist	230,000 TO		
	FULL MARKET VALUE	239,583				

085.00-01-003.200	9160 Cook Rd			085.00-01-003.200		000003-9160
Morrell Gloria	270 Mfg housing		ENH STAR 41834	0	0	86,100
9160 Cook Rd	Avoca CSD 462201	60,100	COUNTY TAXABLE VALUE	116,200		
Avoca, NY 14809-9520	ACRES 46.10	116,200	TOWN TAXABLE VALUE	116,200		
	EAST-0592894 NRTH-0893638		SCHOOL TAXABLE VALUE	30,100		
	DEED BOOK 1296 PG-173		AG003 Ag Dist #3	116,200 TO		
	FULL MARKET VALUE	121,042	FD222 Wallace fire dist	116,200 TO		

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

PAGE 192
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

085.00-01-005.000	9158 Cook Rd			085.00-01-005.000		*****
Warner Douglas	210 1 Family Res		COUNTY TAXABLE VALUE	44,900		000003-9158
9158 Cook Rd	Avoca CSD 462201	19,000	TOWN TAXABLE VALUE	44,900		
Avoca, NY 14809	Morrell Road	44,900	SCHOOL TAXABLE VALUE	44,900		
	Morrell Morrell		FD222 Wallace fire dist	44,900 TO		
	ACRES 1.84					
	EAST-0592534 NRTH-0892218					
	DEED BOOK 3032 PG-140					
	FULL MARKET VALUE	46,771				

085.00-01-006.111	9044 County Route 7			085.00-01-006.111		*****
Oliver Todd E	270 Mfg housing		COUNTY TAXABLE VALUE	130,500		
9166 County Route 7	Avoca CSD 462201	89,200	TOWN TAXABLE VALUE	130,500		
Avoca, NY 14809	ACRES 47.10	130,500	SCHOOL TAXABLE VALUE	130,500		
	EAST-0594504 NRTH-0891504		AG003 Ag Dist #3	130,500 TO		
	DEED BOOK 2880 PG-218		FD222 Wallace fire dist	130,500 TO		
	FULL MARKET VALUE	135,938				

085.00-01-006.112	County Route 7			085.00-01-006.112		*****
Klem Lisa	322 Rural vac>10		COUNTY TAXABLE VALUE	32,900		
9080 County Route 7	Avoca CSD 462201	32,900	TOWN TAXABLE VALUE	32,900		
Avoca, NY 14809	ACRES 29.40	32,900	SCHOOL TAXABLE VALUE	32,900		
	EAST-0594307 NRTH-0891026		FD222 Wallace fire dist	32,900 TO		
	DEED BOOK 2880 PG-214					
	FULL MARKET VALUE	34,271				

085.00-01-006.113	9055 County Route 7			085.00-01-006.113		*****
Oliver Matthew	312 Vac w/imprv		COUNTY TAXABLE VALUE	170,000		
64 Aspen Way	Avoca CSD 462201	169,600	TOWN TAXABLE VALUE	170,000		
Ithaca, NY 14850	ACRES 109.72	170,000	SCHOOL TAXABLE VALUE	170,000		
	EAST-0595832 NRTH-0891264		FD224 Avoca Fire District	170,000 TO		
	DEED BOOK 2880 PG-221					
	FULL MARKET VALUE	177,083				

085.00-01-006.120	9166 County Route 7			085.00-01-006.120		*****
Oliver Todd E	210 1 Family Res		BAS STAR 41854 0	0	0	30,380
Oliver Lisa A	Avoca CSD 462201	22,300	COUNTY TAXABLE VALUE	218,500		
9166 County Route 7	ACRES 2.91	218,500	TOWN TAXABLE VALUE	218,500		
Avoca, NY 14809	EAST-0594098 NRTH-0892007		SCHOOL TAXABLE VALUE	188,120		
	DEED BOOK 1812 PG-212		FD222 Wallace fire dist	218,500 TO		
	FULL MARKET VALUE	227,604				

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2 0 2 5 T E N T A T I V E 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 193
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

085.00-01-006.200	9080 West Creek Rd			085.00-01-006.200		000007-9180
Klem Lisa	210 1 Family Res		COUNTY TAXABLE VALUE			
9080 County Route 7	Avoca CSD 462201	29,300	TOWN TAXABLE VALUE			
Avoca, NY 14809	Tn Line Oliver	143,800	SCHOOL TAXABLE VALUE			
	Fox Morrell		AG003 Ag Dist #3			
	ACRES 5.73		FD222 Wallace fire dist			
MAY BE SUBJECT TO PAYMENT	EAST-0593644 NRTH-0890988					
UNDER AGDIST LAW TIL 2026	DEED BOOK 2880 PG-214					
	FULL MARKET VALUE	149,792				

085.00-01-010.111	9076 Cook Rd			085.00-01-010.111		
Cox Daniel	260 Seasonal res		COUNTY TAXABLE VALUE			
35 Pinewood Knl	Avoca CSD 462201	70,300	TOWN TAXABLE VALUE			
Rochester, NY 14624	ACRES 37.87	118,000	SCHOOL TAXABLE VALUE			
	EAST-0591514 NRTH-0890668		FD222 Wallace fire dist			
	DEED BOOK 2901 PG-226					
	FULL MARKET VALUE	122,917				

085.00-01-010.112	9071 Cook Rd			085.00-01-010.112		000003-9071
Brewton Dan	240 Rural res		COUNTY TAXABLE VALUE			
10 S Main St	Avoca CSD 462201	37,700	TOWN TAXABLE VALUE			
Cohocton, NY 14826	Morrell Fox	102,500	SCHOOL TAXABLE VALUE			
	Fox Jones		FD222 Wallace fire dist			
	ACRES 12.83					
	EAST-0593030 NRTH-0890102					
	DEED BOOK 2837 PG-67					
	FULL MARKET VALUE	106,771				

085.00-01-010.120	Cook Rd			085.00-01-010.120		
Shambo Peter	260 Seasonal res		COUNTY TAXABLE VALUE			
Shambo Gail	Avoca CSD 462201	50,000	TOWN TAXABLE VALUE			
1498 Crittenden Rd	ACRES 30.00	94,300	SCHOOL TAXABLE VALUE			
Rochester, NY 14623	EAST-0590811 NRTH-0890743		FD222 Wallace fire dist			
	DEED BOOK 2828 PG-92					
	FULL MARKET VALUE	98,229				

085.00-01-010.200	Cook Rd			085.00-01-010.200		
Pickering Daniel	322 Rural vac>10		COUNTY TAXABLE VALUE			
Pickering Joyce	Avoca CSD 462201	22,200	TOWN TAXABLE VALUE			
9176 Cook Rd	ACRES 13.11	22,200	SCHOOL TAXABLE VALUE			
Avoca, NY 14809	EAST-0592949 NRTH-0890861		FD222 Wallace fire dist			
	DEED BOOK 2823 PG-232					
	FULL MARKET VALUE	23,125				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 194
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.		

	175 N of County Route 105			085.00-01-011.110		*****
085.00-01-011.110	311 Res vac land		COUNTY TAXABLE VALUE	14,800		00175
Swanson Barry E	Avoca CSD 462201	14,800	TOWN TAXABLE VALUE	14,800		
Swanson Patricia A	Swanson Mattoon	14,800	SCHOOL TAXABLE VALUE	14,800		
177 Maritime Pl Unit 4-9	Cty Rd 105 Sherron		FD222 Wallace fire dist	14,800 TO		
Rockledge, FL 32955	FRNT 659.98 DPTH 561.70					
	ACRES 4.90					
	EAST-0588444 NRTH-0889388					
	DEED BOOK 1356 PG-202					
	FULL MARKET VALUE	15,417				

	County Route 105			085.00-01-011.210		*****
085.00-01-011.210	323 Vacant rural		COUNTY TAXABLE VALUE	46,400		
Swanson Barry	Avoca CSD 462201	46,400	TOWN TAXABLE VALUE	46,400		
Swanson Patricia	County Road 105 Swanson	46,400	SCHOOL TAXABLE VALUE	46,400		
177 Maritime Pl Unit 4-9	Swanson County Road 105		FD222 Wallace fire dist	46,400 TO		
Rockledge, FL 32955	ACRES 50.79					
	EAST-0588910 NRTH-0889482					
	DEED BOOK 1200 PG-222					
	FULL MARKET VALUE	48,333				

	County Route 105			085.00-01-011.220		*****
085.00-01-011.220	312 Vac w/imprv		COUNTY TAXABLE VALUE	50,000		000105-9005
Christopher Bilow	Avoca CSD 462201	41,800	TOWN TAXABLE VALUE	50,000		
489 Spring Meadow Ln	Oh Farms Crawford	50,000	SCHOOL TAXABLE VALUE	50,000		
Webster, NY 14580	Hubbard Sherron		FD222 Wallace fire dist	50,000 TO		
	ACRES 38.26					
	EAST-0589760 NRTH-0890804					
	DEED BOOK 2734 PG-268					
	FULL MARKET VALUE	52,083				

	County Route 105			085.00-01-011.230		*****
085.00-01-011.230	312 Vac w/imprv		COUNTY TAXABLE VALUE	13,900		
Swanson Barry E	Avoca CSD 462201	5,200	TOWN TAXABLE VALUE	13,900		
Swanson Patricia A	County Road 105 Miller	13,900	SCHOOL TAXABLE VALUE	13,900		
177 Maritime Pl Unit 4-9	Swanson Arrington		FD222 Wallace fire dist	13,900 TO		
Rockledge, FL 32955	ACRES 3.70					
	EAST-0589413 NRTH-0891516					
	DEED BOOK 2846 PG-121					
	FULL MARKET VALUE	14,479				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 195
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 085.00-01-012.112 *****						
177	County Route 105 N & S					00177
085.00-01-012.112	260 Seasonal res		AG DIST 41720	0	10,296	10,296 10,296
Brownlie Jason	Avoca CSD 462201	196,500	COUNTY TAXABLE VALUE		193,704	
120 W Hill Estates	Olmsted Farms Swanson	204,000	TOWN TAXABLE VALUE		193,704	
Rochester, NY 14626	River Keeler		SCHOOL TAXABLE VALUE		193,704	
	ACRES 132.67		AG003 Ag Dist #3		204,000 TO	
MAY BE SUBJECT TO PAYMENT	EAST-0588074 NRTH-0891038		FD222 Wallace fire dist		204,000 TO	
UNDER AGDIST LAW TIL 2029	DEED BOOK 3102 PG-341					
	FULL MARKET VALUE	212,500				
***** 085.00-01-012.200 *****						
9075	County Route 105					000105-9075
085.00-01-012.200	240 Rural res		BAS STAR 41854	0	0	0 30,380
Shuart Christopher	Avoca CSD 462201	33,600	COUNTY TAXABLE VALUE		155,000	
Shuart Amy	ACRES 9.64	155,000	TOWN TAXABLE VALUE		155,000	
9075 County Route 105	EAST-0586734 NRTH-0890598		SCHOOL TAXABLE VALUE		124,620	
Avoca, NY 14809-9706	DEED BOOK 2498 PG-299		FD222 Wallace fire dist		155,000 TO	
	FULL MARKET VALUE	161,458				
***** 085.00-01-012.312 *****						
County Route 105						
085.00-01-012.312	105 Vac farmland		AG DIST 41720	0	15,091	15,091 15,091
Slayton AG LLC	Avoca CSD 462201	26,600	COUNTY TAXABLE VALUE		11,509	
7201 County Route 27	County Road 105 Miller	26,600	TOWN TAXABLE VALUE		11,509	
Hornell, NY 14843	Miller Co Rd 105		SCHOOL TAXABLE VALUE		11,509	
	ACRES 16.60		AG003 Ag Dist #3		26,600 TO	
MAY BE SUBJECT TO PAYMENT	EAST-0586331 NRTH-0890032		FD222 Wallace fire dist		26,600 TO	
UNDER AGDIST LAW TIL 2029	DEED BOOK 2318 PG-1					
	FULL MARKET VALUE	27,708				
***** 085.00-01-012.313 *****						
4599	Henderson Rd					
085.00-01-012.313	210 1 Family Res		VET COM CT 41131	0	20,000	10,000 0
Shiloh Arthur R	Avoca CSD 462201	14,500	VET DIS CT 41141	0	40,000	20,000 0
Shiloh Linda R	ACRES 0.92	100,000	ENH STAR 41834	0	0	0 86,100
4585 County Route 105	EAST-0585663 NRTH-0890510		COUNTY TAXABLE VALUE		40,000	
Avoca, NY 14809	DEED BOOK 3100 PG-165		TOWN TAXABLE VALUE		70,000	
	FULL MARKET VALUE	104,167	SCHOOL TAXABLE VALUE		13,900	
			AG003 Ag Dist #3		100,000 TO	
			FD222 Wallace fire dist		100,000 TO	
			LD221 Wallace light		1,000 TO	
***** 085.00-01-012.314 *****						
4599	Henderson Rd					000105-4599
085.00-01-012.314	312 Vac w/imprv		COUNTY TAXABLE VALUE		34,000	
S J Kula Inc	Avoca CSD 462201	26,900	TOWN TAXABLE VALUE		34,000	
PO Box 26	ACRES 12.86	34,000	SCHOOL TAXABLE VALUE		34,000	
Prattsburgh, NY 14873	EAST-0585376 NRTH-0890293		AG003 Ag Dist #3		34,000 TO	
	DEED BOOK 1696 PG-128		FD222 Wallace fire dist		34,000 TO	
	FULL MARKET VALUE	35,417	LD221 Wallace light		1,000 TO	

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 196
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.		
***** 085.00-01-012.316 *****						
4599	County Route 105					
085.00-01-012.316	314 Rural vac<10		COUNTY TAXABLE VALUE	800		
Schumacher Robert	Avoca CSD 462201	800	TOWN TAXABLE VALUE	800		
Schumacher Beverly	ACRES 0.39	800	SCHOOL TAXABLE VALUE	800		
4597 County Route 105	EAST-0585787 NRTH-0890520		FD222 Wallace fire dist	800 TO		
Avoca, NY 14809	DEED BOOK 1697 PG-49		LD221 Wallace light	1,000 TO		
	FULL MARKET VALUE	833				
***** 085.00-01-012.320 *****						
4597	Henderson Rd					000105-4599
085.00-01-012.320	210 1 Family Res		BAS STAR 41854	0	0	30,380
Schumacher Robert	Avoca CSD 462201	15,000	COUNTY TAXABLE VALUE	155,300		
Schumacher Beverly	ACRES 1.00 BANK 450	155,300	TOWN TAXABLE VALUE	155,300		
4597 County Route 105	EAST-0585951 NRTH-0890536		SCHOOL TAXABLE VALUE	124,920		
Avoca, NY 14809	DEED BOOK 1571 PG-134		FD222 Wallace fire dist	155,300 TO		
	FULL MARKET VALUE	161,771	LD221 Wallace light	1,000 TO		
***** 085.00-01-012.400 *****						
1	Off Henderson					000105-0001
085.00-01-012.400	314 Rural vac<10		COUNTY TAXABLE VALUE	3,600		
Brownlie Jason	Avoca CSD 462201	3,600	TOWN TAXABLE VALUE	3,600		
120 W Hill Estates	Miller Miller	3,600	SCHOOL TAXABLE VALUE	3,600		
Rochester, NY 14626	River Bellinger		AG003 Ag Dist #3	3,600 TO		
	Wetland X 150		FD222 Wallace fire dist	3,600 TO		
	ACRES 7.19		LD221 Wallace light	1,000 TO		
	EAST-0585174 NRTH-0889938					
	DEED BOOK 3102 PG-341					
	FULL MARKET VALUE	3,750				
***** 085.00-01-012.500 *****						
	Olmstead Hill Rd					000105-9000
085.00-01-012.500	312 Vac w/imprv		AG DIST 41720	0	11,509	11,509
Keeler Robert L	Avoca CSD 462201	21,400	COUNTY TAXABLE VALUE	11,791		
Keeler Mary D	Comella Oh Farms	23,300	TOWN TAXABLE VALUE	11,791		
8565 Jacobs Ladder Rd	Rd 105 Oh Rd		SCHOOL TAXABLE VALUE	11,791		
Avoca, NY 14809	25ax360per Bar 91		AG003 Ag Dist #3	23,300 TO		
	ACRES 25.16		FD222 Wallace fire dist	23,300 TO		
MAY BE SUBJECT TO PAYMENT	EAST-0586594 NRTH-0891288					
UNDER AGDIST LAW TIL 2029	DEED BOOK 2889 PG-51					
	FULL MARKET VALUE	24,271				
***** 085.00-01-013.100 *****						
9195	Olmstead Hill Rd	84 PCT OF VALUE USED FOR EXEMPTION PURPOSES				000004-9195
085.00-01-013.100	210 1 Family Res		VET WAR CT 41121	0	12,000	6,000
Kisiah Michael S	Avoca CSD 462201	37,400	VET DIS CT 41141	0	6,086	6,086
9195 Olmstead Hill Rd	Comella O H Farms	144,900	ENH STAR 41834	0	0	86,100
Avoca, NY 14809-9524	Keeler Road 4		COUNTY TAXABLE VALUE	126,814		
	ACRES 12.60		TOWN TAXABLE VALUE	132,814		
	EAST-0587394 NRTH-0892888		SCHOOL TAXABLE VALUE	58,800		
	DEED BOOK 1224 PG-321		FD222 Wallace fire dist	144,900 TO		
	FULL MARKET VALUE	150,938				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 197
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

085.00-01-013.200	9155 Olmstead Hill Rd			085.00-01-013.200		*****
MacNamara William	210 1 Family Res		BAS STAR 41854	0	0	000004-9155
Macnamara Penny	Avoca CSD 462201	42,100	COUNTY TAXABLE VALUE		213,800	30,380
9155 Olmstead Hill Rd	Kisiah Oh Farms	213,800	TOWN TAXABLE VALUE		213,800	
Avoca, NY 14809-9524	Oh Farms Road 4		SCHOOL TAXABLE VALUE		183,420	
	ACRES 15.71		FD222 Wallace fire dist		213,800 TO	
	EAST-0587004 NRTH-0892258					
	DEED BOOK 1572 PG-339					
	FULL MARKET VALUE	222,708				

085.00-01-014.000	4605 County Route 105			085.00-01-014.000		*****
Schumacher Robert	210 1 Family Res		COUNTY TAXABLE VALUE		68,500	000105-4605
Schumacher Beverly	Avoca CSD 462201	13,800	TOWN TAXABLE VALUE		68,500	
4597 County Route 105	Hwy 105 Oh Farms	68,500	SCHOOL TAXABLE VALUE		68,500	
Avoca, NY 14809	O H Farms Creek		FD222 Wallace fire dist		68,500 TO	
	FRNT 250.00 DPTH 146.00					
	EAST-0586101 NRTH-0890440					
	DEED BOOK 3060 PG-115					
	FULL MARKET VALUE	71,354				

085.00-01-015.112	9179B Wallace Back Rd			085.00-01-015.112		*****
Paige Troy H	260 Seasonal res		COUNTY TAXABLE VALUE		119,600	000027-9205
46 Latchmere Dr	Avoca CSD 462201	71,200	TOWN TAXABLE VALUE		119,600	
Victor, NY 14564	ACRES 35.11	119,600	SCHOOL TAXABLE VALUE		119,600	
	EAST-0584594 NRTH-0893238		FD222 Wallace fire dist		119,600 TO	
	DEED BOOK 2566 PG-232					
	FULL MARKET VALUE	124,583				

085.00-01-015.113	178 W Of Olmsted Rd			085.00-01-015.113		*****
Kula Steve J	322 Rural vac>10		COUNTY TAXABLE VALUE		77,400	00178
PO Box 26	Avoca CSD 462201	77,400	TOWN TAXABLE VALUE		77,400	
Prattsburgh, NY 14873	Comella Olmsted Rd	77,400	SCHOOL TAXABLE VALUE		77,400	
	48.27 X 500 Per		AG003 Ag Dist #3		77,400 TO	
	ACRES 48.26		FD222 Wallace fire dist		77,400 TO	
	EAST-0586494 NRTH-0892688					
	DEED BOOK 1445 PG-45					
	FULL MARKET VALUE	80,625				

085.00-01-015.114	9179A Wallace Back Rd			085.00-01-015.114		*****
Kimmel Living Trust Douglas &	322 Rural vac>10		COUNTY TAXABLE VALUE		31,500	00179
627 Lake Shore Dr	Avoca CSD 462201	31,500	TOWN TAXABLE VALUE		31,500	
Hilton, NY 14468	Sherron Miller	31,500	SCHOOL TAXABLE VALUE		31,500	
	ACRES 17.64		AG003 Ag Dist #3		31,500 TO	
	EAST-0585294 NRTH-0891938		FD222 Wallace fire dist		31,500 TO	
	DEED BOOK 2792 PG-126					
	FULL MARKET VALUE	32,813				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 198
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 085.00-01-015.410 *****						
9092/9097	Wallace Back Rd					000025-9300
085.00-01-015.410	241 Rural res&ag		AG DIST 41720	0	26,559	26,559
Slaytons Family Farms Inc	Avoca CSD 462201	78,400	COUNTY TAXABLE VALUE		311,441	
Attn: Slayton Micheal	ACRES 40.64	338,000	TOWN TAXABLE VALUE		311,441	
7201 County Route 27	EAST-0584654 NRTH-0891258		SCHOOL TAXABLE VALUE		311,441	
Hornell, NY 14843	DEED BOOK 1523 PG-193		AG003 Ag Dist #3		338,000 TO	
	FULL MARKET VALUE	352,083	FD222 Wallace fire dist		338,000 TO	
			LD221 Wallace light		1,000 TO	
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						
***** 085.00-01-015.420 *****						
9121	Wallace Back Rd					
085.00-01-015.420	210 1 Family Res		BAS STAR 41854	0	0	30,380
Stowe Michael A	Avoca CSD 462201	16,300	COUNTY TAXABLE VALUE		220,000	
Stowe Kristine S	ACRES 1.26	220,000	TOWN TAXABLE VALUE		220,000	
9121 Wallace Back Rd	EAST-0585231 NRTH-0891456		SCHOOL TAXABLE VALUE		189,620	
Avoca, NY 14809	DEED BOOK 2150 PG-185		FD222 Wallace fire dist		220,000 TO	
	FULL MARKET VALUE	229,167				
***** 085.00-01-015.500 *****						
9111	Wallace Rd					000024-9111
085.00-01-015.500	210 1 Family Res		COUNTY TAXABLE VALUE		80,300	
Cooper Shane R	Avoca CSD 462201	18,000	TOWN TAXABLE VALUE		80,300	
Cooper Jessica N	1.605 Acres	80,300	SCHOOL TAXABLE VALUE		80,300	
9111 Wallace Back Rd	ACRES 1.60		FD222 Wallace fire dist		80,300 TO	
Avoca, NY 14809	EAST-0585474 NRTH-0891288					
	DEED BOOK 2929 PG-317					
	FULL MARKET VALUE	83,646				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 0 8 5
 S U B - S E C T I O N - 0 0 0
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	1	TOTAL		170,000		170,000
AG003	Ag Dist #3	15	TOTAL		3462,300		3462,300
FD222	Wallace fire d	36	TOTAL		5608,900		5608,900
LD221	Wallace light	6	TOTAL		6,000		6,000

*** 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
462201	Avoca CSD	37	2799,800	5778,900	773,177	5005,723	526,680	4479,043
	S U B - T O T A L	37	2799,800	5778,900	773,177	5005,723	526,680	4479,043
	T O T A L	37	2799,800	5778,900	773,177	5005,723	526,680	4479,043

*** 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
41121	VET WAR CT	1	12,000	6,000	
41131	VET COM CT	1	20,000	10,000	
41141	VET DIS CT	2	46,086	26,086	
41700	AG BLDG	1	135,000	135,000	135,000
41720	AG DIST	7	638,177	638,177	638,177
41834	ENH STAR	4			344,400
41854	BAS STAR	6			182,280
	T O T A L	22	851,263	815,263	1299,857

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 085
S U B - S E C T I O N - 000
UNIFORM PERCENT OF VALUE IS 096.00

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 4/25/2025

*** 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	37	2799,800	5778,900	4927,637	4963,637	5005,723	4479,043

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2 0 2 5 T E N T A T I V E 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 201
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

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UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

085.13-01-001.000	61149 State Route 415			085.13-01-001.000		000415-9114
Hall Nathan A	210 1 Family Res		COUNTY TAXABLE VALUE			
61149 State Route 415	Avoca CSD 462201	7,200	TOWN TAXABLE VALUE			
Avoca, NY 14809	FRNT 66.00 DPTH 174.00	126,200	SCHOOL TAXABLE VALUE			
	BANK 241		FD222 Wallace fire dist		126,200 TO	
	EAST-0583739 NRTH-0891688		LD221 Wallace light		1,000 TO	
	DEED BOOK 2771 PG-294					
	FULL MARKET VALUE	131,458				

085.13-01-003.000	61141 State Route 415			085.13-01-003.000		000415-9106
Force Dennis	210 1 Family Res		COUNTY TAXABLE VALUE			
Force Shenandoah	Avoca CSD 462201	12,200	TOWN TAXABLE VALUE			
61141 State Route 415	FRNT 134.00 DPTH 174.61	99,700	SCHOOL TAXABLE VALUE			
Avoca, NY 14809	ACRES 0.62 BANK 450		FD222 Wallace fire dist		99,700 TO	
	EAST-0583744 NRTH-0891538		LD221 Wallace light		1,000 TO	
	DEED BOOK 3089 PG-215					
	FULL MARKET VALUE	103,854				

085.13-01-004.000	61133 State Route 415			085.13-01-004.000		000415-9104
Eaton Daniel	210 1 Family Res		COUNTY TAXABLE VALUE			
38 Main St	Avoca CSD 462201	5,900	TOWN TAXABLE VALUE			
Savona, NY 14879	Schutz Main St	57,500	SCHOOL TAXABLE VALUE			
	FRNT 66.76 DPTH 141.54		FD222 Wallace fire dist		57,500 TO	
	EAST-0583778 NRTH-0891425		LD221 Wallace light		1,000 TO	
	DEED BOOK 3046 PG-171					
	FULL MARKET VALUE	59,896				

085.13-01-005.000	61129 State Route 415			085.13-01-005.000		000415-9100
VanHusen Chad W	210 1 Family Res		COUNTY TAXABLE VALUE			
61129 State Route 415	Avoca CSD 462201	17,200	TOWN TAXABLE VALUE			
Avoca, NY 14809	Boggis Main St	126,500	SCHOOL TAXABLE VALUE			
	ACRES 1.43 BANK 241		FD222 Wallace fire dist		126,500 TO	
	EAST-0583616 NRTH-0891425		LD221 Wallace light		1,000 TO	
	DEED BOOK 2618 PG-31					
	FULL MARKET VALUE	131,771				

085.13-01-006.000	61123 State Route 415			085.13-01-006.000		000415-9098
Gerych Norman J	210 1 Family Res		COUNTY TAXABLE VALUE			
Gerych Betty P	Avoca CSD 462201	10,400	TOWN TAXABLE VALUE			
4959 Chamberlain Rd	Schutz Main St	60,000	SCHOOL TAXABLE VALUE			
Bath, NY 14810	FRNT 66.00 DPTH 279.00		FD222 Wallace fire dist		60,000 TO	
	EAST-0583710 NRTH-0891263		LD221 Wallace light		1,000 TO	
	DEED BOOK 2859 PG-266					
	FULL MARKET VALUE	62,500				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 202
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

085.13-01-007.000	61119 State Route 415			085.13-01-007.000		*****
Kirkum Leonard E	210 1 Family Res		BAS STAR 41854	0	0	000415-9096
61121 State Route 415	Avoca CSD 462201	12,600	COUNTY TAXABLE VALUE		99,600	30,380
Avoca, NY 14809	Dockstadermain St	99,600	TOWN TAXABLE VALUE		99,600	
	FRNT 90.00 DPTH 310.00		SCHOOL TAXABLE VALUE		69,220	
	ACRES 0.60		FD222 Wallace fire dist		99,600 TO	
	EAST-0583764 NRTH-0891208		LD221 Wallace light		1,000 TO	
	DEED BOOK 1559 PG-13					
	FULL MARKET VALUE	103,750				

085.13-01-008.000	61115 State Route 415			085.13-01-008.000		*****
Cornerstone Homes Inc	210 1 Family Res		BAS STAR 41854	0	0	000415-9092
% Candlelight Properties	Avoca CSD 462201	8,600	COUNTY TAXABLE VALUE		75,300	30,380
PO Box 471	Kirkum Main	75,300	TOWN TAXABLE VALUE		75,300	
Bath, NY 14810	TS10/02		SCHOOL TAXABLE VALUE		44,920	
	FRNT 88.00 DPTH 200.00		FD222 Wallace fire dist		75,300 TO	
	EAST-0583792 NRTH-0891109		LD221 Wallace light		1,000 TO	
	DEED BOOK 1950 PG-160					
	FULL MARKET VALUE	78,438				

085.13-01-009.000	61109 State Route 415			085.13-01-009.000		*****
Babyak Michael	210 1 Family Res		ENH STAR 41834	0	0	000415-9088
Babyak Lynne	Avoca CSD 462201	14,000	COUNTY TAXABLE VALUE		65,000	65,000
61109 State Rte 415	FRNT 216.22 DPTH 167.46	65,000	TOWN TAXABLE VALUE		65,000	
Avoca, NY 14809	EAST-0583824 NRTH-0891018		SCHOOL TAXABLE VALUE		0	
	DEED BOOK 1298 PG-236		FD222 Wallace fire dist		65,000 TO	
	FULL MARKET VALUE	67,708	LD221 Wallace light		1,000 TO	

085.13-01-010.000	61099 State Route 415			085.13-01-010.000		*****
Wallace John	449 Other Storag		COUNTY TAXABLE VALUE		8,600	000415-9082
Wallace Lynette R	Avoca CSD 462201	5,000	TOWN TAXABLE VALUE		8,600	
61279 W State Route 415	FRNT 148.00 DPTH 30.00	8,600	SCHOOL TAXABLE VALUE		8,600	
Avoca, NY 14809	EAST-0583814 NRTH-0890928		FD222 Wallace fire dist		8,600 TO	
	DEED BOOK 2795 PG-336		LD221 Wallace light		1,000 TO	
	FULL MARKET VALUE	8,958				

085.13-01-013.000	State Route 415			085.13-01-013.000		*****
Wallace John	330 Vacant comm		COUNTY TAXABLE VALUE		2,400	000415-9078
Wallace Lynette R	Avoca CSD 462201	2,400	TOWN TAXABLE VALUE		2,400	
61279 W State Route 415	Erickson Carlin	2,400	SCHOOL TAXABLE VALUE		2,400	
Avoca, NY 14809	FRNT 110.00 DPTH 60.00		FD222 Wallace fire dist		2,400 TO	
	EAST-0583884 NRTH-0890828		LD221 Wallace light		1,000 TO	
	DEED BOOK 1494 PG-218					
	FULL MARKET VALUE	2,500				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 203
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.		
***** 085.13-01-014.110 *****						
085.13-01-014.110	CR 105 Rd N					000105-4525
W R & L Associates	330 Vacant comm		COUNTY TAXABLE VALUE	5,300		
% Dunn, Pedro & Butler CPAs	Avoca CSD 462201	5,300	TOWN TAXABLE VALUE	5,300		
2024 W Henrietta Rd Ste 3F	Rt 415 Reynolds	5,300	SCHOOL TAXABLE VALUE	5,300		
Rochester, NY 14623	FRNT 92.00 DPTH 536.00		FD222 Wallace fire dist	5,300 TO		
	EAST-0584094 NRTH-0890398		LD221 Wallace light	1,000 TO		
	DEED BOOK 1045 PG-00509					
	FULL MARKET VALUE	5,521				
***** 085.13-01-014.120 *****						
085.13-01-014.120	4513 Henderson St					
Gardner Darrell H	323 Vacant rural		COUNTY TAXABLE VALUE	5,900		
Gardner Patricia	Avoca CSD 462201	5,900	TOWN TAXABLE VALUE	5,900		
4513 County Route 105	FRNT 72.00 DPTH 350.00	5,900	SCHOOL TAXABLE VALUE	5,900		
Avoca, NY 14809	ACRES 1.35		FD222 Wallace fire dist	5,900 TO		
	EAST-0584393 NRTH-0889965		LD221 Wallace light	1,000 TO		
	DEED BOOK 1286 PG-299					
	FULL MARKET VALUE	6,146				
***** 085.13-01-014.210 *****						
085.13-01-014.210	State Rte 415					00183
Kirkum Leonard E	323 Vacant rural		COUNTY TAXABLE VALUE	800		
61121 State Route 415	Avoca CSD 462201	800	TOWN TAXABLE VALUE	800		
Avoca, NY 14809	Kirkum Erickson	800	SCHOOL TAXABLE VALUE	800		
	FRNT 115.00 DPTH 66.00		FD222 Wallace fire dist	800 TO		
	ACRES 0.16		LD221 Wallace light	1,000 TO		
	EAST-0583668 NRTH-0891094					
	DEED BOOK 1559 PG-13					
	FULL MARKET VALUE	833				
***** 085.13-01-014.220 *****						
085.13-01-014.220	State Rte 415					00184
Wallace John	311 Res vac land		COUNTY TAXABLE VALUE	1,900		
Wallace Lynette R	Avoca CSD 462201	1,900	TOWN TAXABLE VALUE	1,900		
61279 W State Route 415	Kirkum Carlin	1,900	SCHOOL TAXABLE VALUE	1,900		
Avoca, NY 14809	Rt 415 Reisen		FD222 Wallace fire dist	1,900 TO		
	149.13 Fft But Row Limits		LD221 Wallace light	1,000 TO		
	FRNT 66.00 DPTH 500.74					
	EAST-0583792 NRTH-0890871					
	DEED BOOK 2769 PG-334					
	FULL MARKET VALUE	1,979				
***** 085.13-01-015.000 *****						
085.13-01-015.000	61081 State Route 415					000415-9070
Rouse Elizabeth M	210 1 Family Res		ENH STAR 41834	0	0	32,200
61081 State Route 415	Avoca CSD 462201	13,500	COUNTY TAXABLE VALUE	32,200		
Avoca, NY 14809-9404	Hughes Main St	32,200	TOWN TAXABLE VALUE	32,200		
	FRNT 65.00 DPTH 135.00		SCHOOL TAXABLE VALUE	0		
	ACRES 0.75		FD222 Wallace fire dist	32,200 TO		
	EAST-0583854 NRTH-0890578		LD221 Wallace light	1,000 TO		
	DEED BOOK 826 PG-974					
	FULL MARKET VALUE	33,542				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 204
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.		

085.13-01-018.100	61073 State Route 415			085.13-01-018.100		000415-9056
Rivers Diane	482 Det row bldg		COUNTY TAXABLE VALUE			8,100
Rivers Douglas B	Avoca CSD 462201	3,200	TOWN TAXABLE VALUE			8,100
9347 Wager Rd	Mattoon Rt 415	8,100	SCHOOL TAXABLE VALUE			8,100
Cohocton, NY 14826	FRNT 18.00 DPTH 35.00		FD222 Wallace fire dist			8,100 TO
	ACRES 0.64		LD221 Wallace light			1,000 TO
	EAST-0583876 NRTH-0890443					
	DEED BOOK 1979 PG-97					
	FULL MARKET VALUE	8,438				

085.13-01-018.200	61069 State Route 415			085.13-01-018.200		000415-9052
Fassett Anthony R	482 Det row bldg		COUNTY TAXABLE VALUE			39,900
61069 State Route 415	Avoca CSD 462201	7,500	TOWN TAXABLE VALUE			39,900
Avoca, NY 14809	Tn House Main St	39,900	SCHOOL TAXABLE VALUE			39,900
	Parker Parker		FD222 Wallace fire dist			39,900 TO
	FRNT 141.52 DPTH 194.58		LD221 Wallace light			1,000 TO
	ACRES 0.15					
	EAST-0583896 NRTH-0890355					
	DEED BOOK 2745 PG-159					
	FULL MARKET VALUE	41,563				

085.13-01-019.000	61069 State Route 415			085.13-01-019.000		000415-9050
Ferrell Susan	210 1 Family Res		BAS STAR 41854	0	0	30,380
61077 State Route 415	Avoca CSD 462201	16,700	COUNTY TAXABLE VALUE			73,600
Avoca, NY 14809	Burnham Main St	73,600	TOWN TAXABLE VALUE			73,600
	ACRES 1.34		SCHOOL TAXABLE VALUE			43,220
	EAST-0583705 NRTH-0890374		FD222 Wallace fire dist			73,600 TO
	DEED BOOK 2468 PG-199		LD221 Wallace light			1,000 TO
	FULL MARKET VALUE	76,667				

085.13-01-020.000	61063 State Route 415	33 PCT OF VALUE USED FOR EXEMPTION PURPOSES		085.13-01-020.000		000415-9046
Saltsman Gary Lee	283 Res w/Comuse		AGED C 41802	0	10,346	0
61063 State Route 415	Avoca CSD 462201	13,100	ENH STAR 41834	0	0	62,700
Avoca, NY 14809	Parker Main St	62,700	COUNTY TAXABLE VALUE			52,354
	FRNT 175.00 DPTH 165.00		TOWN TAXABLE VALUE			62,700
	ACRES 0.28		SCHOOL TAXABLE VALUE			0
	EAST-0583874 NRTH-0890216		FD222 Wallace fire dist			62,700 TO
	DEED BOOK 1737 PG-144		LD221 Wallace light			1,000 TO
	FULL MARKET VALUE	65,313				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 205
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 085.13-01-022.000 *****						
61057	State Route 415					000415-9040
085.13-01-022.000	210 1 Family Res		AGED C/T/S 41800	0	29,750	29,750
Rosabianca Bernadette	Avoca CSD 462201	5,600	ENH STAR 41834	0	0	29,750
61057 State Route 415	ACRES 0.20	59,500	COUNTY TAXABLE VALUE		29,750	
Avoca, NY 14809	EAST-0583906 NRTH-0890102		TOWN TAXABLE VALUE		29,750	
	DEED BOOK 1617 PG-325		SCHOOL TAXABLE VALUE		0	
	FULL MARKET VALUE	61,979	FD222 Wallace fire dist		59,500 TO	
			LD221 Wallace light		1,000 TO	
***** 085.13-01-025.000 *****						
61031	State Route 415					000415-9016
085.13-01-025.000	210 1 Family Res		ENH STAR 41834	0	0	74,500
Hopkins David	Avoca CSD 462201	16,000	COUNTY TAXABLE VALUE		74,500	
Hopkins Cathleen	Xway Main St	74,500	TOWN TAXABLE VALUE		74,500	
61031 State Route 415	Hopkins Hopkins		SCHOOL TAXABLE VALUE		0	
Avoca, NY 14809	FRNT 320.00 DPTH 100.00		FD222 Wallace fire dist		74,500 TO	
	ACRES 1.20		LD221 Wallace light		1,000 TO	
	EAST-0583871 NRTH-0889691					
	DEED BOOK 1107 PG-26					
	FULL MARKET VALUE	77,604				
***** 085.13-01-028.000 *****						
61032	State Route 415					000415-9013
085.13-01-028.000	210 1 Family Res		VET COM CT 41131	0	20,000	10,000
Hargrave David L	Avoca CSD 462201	20,200	VET DIS CT 41141	0	35,000	20,000
Hargrave Luann	X-Way X-Way	100,000	BAS STAR 41854	0	0	0
PO Box 311	ACRES 2.08		COUNTY TAXABLE VALUE		45,000	30,380
Avoca, NY 14809	EAST-0584184 NRTH-0889618		TOWN TAXABLE VALUE		70,000	
	DEED BOOK 1564 PG-112		SCHOOL TAXABLE VALUE		69,620	
	FULL MARKET VALUE	104,167	FD222 Wallace fire dist		100,000 TO	
			LD221 Wallace light		1,000 TO	
***** 085.13-01-031.000 *****						
4519	County Route 105					000105-4519
085.13-01-031.000	210 1 Family Res		BAS STAR 41854	0	0	30,380
Gardner Benjamin J	Avoca CSD 462201	18,700	COUNTY TAXABLE VALUE		124,800	
Gardner Kristie L	Henderson Street	124,800	TOWN TAXABLE VALUE		124,800	
4519 County Route 105	FRNT 66.00 DPTH 140.25		SCHOOL TAXABLE VALUE		94,420	
Avoca, NY 14809	ACRES 1.73		FD222 Wallace fire dist		124,800 TO	
	EAST-0584524 NRTH-0890188		LD221 Wallace light		1,000 TO	
	DEED BOOK 2308 PG-48					
	FULL MARKET VALUE	130,000				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 206
VALUATION DATE-JUL 01, 2024
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

085.13-01-032.000	4517 County Route 105			085.13-01-032.000		000105-4517
Fairbrother Marcus E Jr	210 1 Family Res		BAS STAR 41854	0	0	30,380
4517 County Route 105	Avoca CSD 462201	6,400	COUNTY TAXABLE VALUE		88,000	
Avoca, NY 14809	FRNT 70.00 DPTH 140.00	88,000	TOWN TAXABLE VALUE		88,000	
	EAST-0584464 NRTH-0890130		SCHOOL TAXABLE VALUE		57,620	
	DEED BOOK 2107 PG-123		FD222 Wallace fire dist		88,000 TO	
	FULL MARKET VALUE	91,667	LD221 Wallace light		1,000 TO	

085.13-01-033.000	4513 Henderson Rd			085.13-01-033.000		000105-4513
Gardner Darrell H	210 1 Family Res		ENH STAR 41834	0	0	86,100
4513 County Route 105	Avoca CSD 462201	7,300	COUNTY TAXABLE VALUE		97,800	
Avoca, NY 14809	Hend St Fairbrothr	97,800	TOWN TAXABLE VALUE		97,800	
	FRNT 135.00 DPTH 104.00		SCHOOL TAXABLE VALUE		11,700	
	EAST-0584354 NRTH-0890088		FD222 Wallace fire dist		97,800 TO	
	DEED BOOK 1220 PG-281		LD221 Wallace light		1,000 TO	
	FULL MARKET VALUE	101,875				

085.13-01-037.000	State Rte 415			085.13-01-037.000		00185
Winchell Allan A	311 Res vac land		COUNTY TAXABLE VALUE		800	
Winchell Bambi L	Avoca CSD 462201	800	TOWN TAXABLE VALUE		800	
61054 State Route 415	Miller B. 390	800	SCHOOL TAXABLE VALUE		800	
Avoca, NY 14809	FRNT 51.50 DPTH 33.00		FD222 Wallace fire dist		800 TO	
	ACRES 0.03		LD221 Wallace light		1,000 TO	
	EAST-0584114 NRTH-0889988					
	DEED BOOK 1764 PG-154					
	FULL MARKET VALUE	833				

085.13-01-038.000	61054 State Route 415			085.13-01-038.000		000415-9037
Winchell Alan	210 1 Family Res		BAS STAR 41854	0	0	30,380
Winchell Bambi L	Avoca CSD 462201	9,000	COUNTY TAXABLE VALUE		45,300	
61054 State Route 415	Hend St Francis	45,300	TOWN TAXABLE VALUE		45,300	
Avoca, NY 14809	FRNT 94.00 DPTH 74.00		SCHOOL TAXABLE VALUE		14,920	
	ACRES 0.35		FD222 Wallace fire dist		45,300 TO	
	EAST-0584064 NRTH-0890038		LD221 Wallace light		1,000 TO	
	DEED BOOK 1147 PG-207					
	FULL MARKET VALUE	47,188				

085.13-01-039.000	4501 Henderson Rd			085.13-01-039.000		000105-4501
Willy Wogholler LLC	210 1 Family Res		COUNTY TAXABLE VALUE		95,300	
8280 Kanona Rd	Avoca CSD 462201	7,400	TOWN TAXABLE VALUE		95,300	
Avoca, NY 14809	Hend St Erie	95,300	SCHOOL TAXABLE VALUE		95,300	
	FRNT 100.00 DPTH 116.00		FD222 Wallace fire dist		95,300 TO	
	EAST-0584154 NRTH-0890058		LD221 Wallace light		1,000 TO	
	DEED BOOK 2969 PG-250					
	FULL MARKET VALUE	99,271				

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2 0 2 5 T E N T A T I V E 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 207
VALUATION DATE-JUL 01, 2024
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UNIFORM PERCENT OF VALUE IS 096.00

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.		

61064	State Route 415			085.13-01-042.000		000415-9045
085.13-01-042.000	482 Det row bldg		COUNTY TAXABLE VALUE		26,000	
Eaton Daniel	Avoca CSD 462201	17,400	TOWN TAXABLE VALUE		26,000	
38 Main St	Davis El	26,000	SCHOOL TAXABLE VALUE		26,000	
Savona, NY 14879	Cornell Main		FD222 Wallace fire dist		26,000 TO	
	FRNT 159.00 DPTH 150.00		LD221 Wallace light		1,000 TO	
	ACRES 0.40					
	EAST-0584064 NRTH-0890245					
	DEED BOOK 3124 PG-17					
	FULL MARKET VALUE	27,083				

61070	State Route 415			085.13-01-045.000		000415-9053
085.13-01-045.000	330 Vacant comm		COUNTY TAXABLE VALUE		2,700	
Mullen Aaron I	Avoca CSD 462201	2,700	TOWN TAXABLE VALUE		2,700	
Mullen Jennifer L	Erie Erie	2,700	SCHOOL TAXABLE VALUE		2,700	
9077 Reynolds St	FRNT 38.17 DPTH 85.00		FD222 Wallace fire dist		2,700 TO	
Avoca, NY 14809	EAST-0584034 NRTH-0890338		LD221 Wallace light		1,000 TO	
	DEED BOOK 2604 PG-318					
	FULL MARKET VALUE	2,813				

4514	Henderson Rd			085.13-01-046.100		000105-4514
085.13-01-046.100	210 1 Family Res		COUNTY TAXABLE VALUE		103,500	
Guthrie Jedidiah P	Avoca CSD 462201	12,300	TOWN TAXABLE VALUE		103,500	
Eckler Rachel A	FRNT 99.38 DPTH 190.43	103,500	SCHOOL TAXABLE VALUE		103,500	
4514 Henderson Rd	ACRES 0.55		FD222 Wallace fire dist		103,500 TO	
Avoca, NY 14809	EAST-0584294 NRTH-0890298		LD221 Wallace light		1,000 TO	
	DEED BOOK 3051 PG-157					
	FULL MARKET VALUE	107,813				

4518	Henderson Rd			085.13-01-047.000		000105-4518
085.13-01-047.000	210 1 Family Res		COUNTY TAXABLE VALUE		62,700	
Matarazzo Andrew Jr	Avoca CSD 462201	8,600	TOWN TAXABLE VALUE		62,700	
4518 Henderson Rd	Towner Church St	62,700	SCHOOL TAXABLE VALUE		62,700	
Avoca, NY 14809	FRNT 72.57 DPTH 198.33		FD222 Wallace fire dist		62,700 TO	
	BANK 450		LD221 Wallace light		1,000 TO	
	EAST-0584394 NRTH-0890338					
	DEED BOOK 2174 PG-106					
	FULL MARKET VALUE	65,313				

4522	Henderson Rd			085.13-01-048.000		000105-4522
085.13-01-048.000	210 1 Family Res		COUNTY TAXABLE VALUE		62,700	
Frawley Jacob A	Avoca CSD 462201	8,000	TOWN TAXABLE VALUE		62,700	
Frawley Jessica L	FRNT 87.00 DPTH 109.43	62,700	SCHOOL TAXABLE VALUE		62,700	
4522 County Route 105	ACRES 0.30 BANK 359		FD222 Wallace fire dist		62,700 TO	
Avoca, NY 14809	EAST-0584504 NRTH-0890338		LD221 Wallace light		1,000 TO	
	DEED BOOK 2527 PG-292					
	FULL MARKET VALUE	65,313				

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 208
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.		
***** 085.13-01-049.000 *****						
4526 Henderson Rd						000105-4526
085.13-01-049.000	210 1 Family Res		VET COM CT 41131	0	18,400	10,000 0
Towner Bernard	Avoca CSD 462201	10,000	VET DIS CT 41141	0	36,800	20,000 0
Towner Michael	O H Farms Preston	73,600	ENH STAR 41834	0	0	0 73,600
4526 County Route 105	FRNT 115.00 DPTH 140.25		COUNTY TAXABLE VALUE		18,400	
Avoca, NY 14809	EAST-0584604 NRTH-0890388		TOWN TAXABLE VALUE		43,600	
	DEED BOOK 2536 PG-72		SCHOOL TAXABLE VALUE		0	
	FULL MARKET VALUE	76,667	FD222 Wallace fire dist		73,600 TO	
			LD221 Wallace light		1,000 TO	
***** 085.13-01-050.000 *****						
4534 Henderson Rd						000105-4534
085.13-01-050.000	210 1 Family Res		COUNTY TAXABLE VALUE		57,500	
Gardner Property Dev. LLC	Avoca CSD 462201	13,300	TOWN TAXABLE VALUE		57,500	
4519 County Route 105	O H Farms Cooper	57,500	SCHOOL TAXABLE VALUE		57,500	
Avoca, NY 14809	FRNT 159.17 DPTH 195.12		FD222 Wallace fire dist		57,500 TO	
	ACRES 0.77		LD221 Wallace light		1,000 TO	
PRIOR OWNER ON 3/01/2025	EAST-0584694 NRTH-0890468					
Gardner Property Dev. LLC	DEED BOOK 3139 PG-78					
	FULL MARKET VALUE	59,896				
***** 085.13-01-052.000 *****						
4538 Henderson Rd						000105-4538
085.13-01-052.000	210 1 Family Res		AGED C/T/S 41800	0	20,400	20,400 20,400
Cooper Dorothy	Avoca CSD 462201	7,400	ENH STAR 41834	0	0	0 20,400
Simons Tammy A	O H Farms Davis	40,800	COUNTY TAXABLE VALUE		20,400	
4538 County Route 105	FRNT 75.00 DPTH 175.00		TOWN TAXABLE VALUE		20,400	
Avoca, NY 14809	EAST-0584844 NRTH-0890498		SCHOOL TAXABLE VALUE		0	
	DEED BOOK 2436 PG-175		FD222 Wallace fire dist		40,800 TO	
	FULL MARKET VALUE	42,500	LD221 Wallace light		1,000 TO	
***** 085.13-01-053.000 *****						
4542 Henderson Rd						000105-4542
085.13-01-053.000	210 1 Family Res		COUNTY TAXABLE VALUE		39,700	
Miller Calvin P Jr	Avoca CSD 462201	7,200	TOWN TAXABLE VALUE		39,700	
Miller Dawn M	O H Farms Burdin	39,700	SCHOOL TAXABLE VALUE		39,700	
4542 County Route 105	FRNT 66.00 DPTH 177.00		FD222 Wallace fire dist		39,700 TO	
Avoca, NY 14809	EAST-0584894 NRTH-0890548		LD221 Wallace light		1,000 TO	
	DEED BOOK 2766 PG-278					
	FULL MARKET VALUE	41,354				
***** 085.13-01-054.000 *****						
4546 Henderson Rd						000105-4546
085.13-01-054.000	210 1 Family Res		COUNTY TAXABLE VALUE		57,500	
Ty Key Homes	Avoca CSD 462201	5,600	TOWN TAXABLE VALUE		57,500	
5276 Route 64	O H Farms Evans	57,500	SCHOOL TAXABLE VALUE		57,500	
Canadaigua, NY 14424	FRNT 52.00 DPTH 170.00		FD222 Wallace fire dist		57,500 TO	
	EAST-0584944 NRTH-0890548		LD221 Wallace light		1,000 TO	
	DEED BOOK 2779 PG-80					
	FULL MARKET VALUE	59,896				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 209
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 085.13-01-055.000 *****						
	4550 Henderson Rd					000105-4550
085.13-01-055.000	210 1 Family Res		VET WAR CT 41121	0	5,175	5,175 0
Buck Lucille M	Avoca CSD 462201	10,600	ENH STAR 41834	0	0	0 34,500
Buck George G	FRNT 104.09 DPTH 178.00	34,500	COUNTY TAXABLE VALUE		29,325	
94 S Main St	EAST-0585024 NRTH-0890528		TOWN TAXABLE VALUE		29,325	
Pittsford, NY 14534	DEED BOOK 2757 PG-258		SCHOOL TAXABLE VALUE		0	
	FULL MARKET VALUE	35,938	FD222 Wallace fire dist		34,500 TO	
			LD221 Wallace light		1,000 TO	
***** 085.13-01-056.000 *****						
	4562 Henderson Rd					000105-4562
085.13-01-056.000	210 1 Family Res		COUNTY TAXABLE VALUE		38,500	
Clancy Edward Jr	Avoca CSD 462201	21,800	TOWN TAXABLE VALUE		38,500	
Burgess Susan	Oh Farms Rd 25	38,500	SCHOOL TAXABLE VALUE		38,500	
PO Box 411	ACRES 2.73		FD222 Wallace fire dist		38,500 TO	
Avoca, NY 14809-0411	EAST-0585354 NRTH-0890648		LD221 Wallace light		1,000 TO	
	DEED BOOK 1546 PG-190					
	FULL MARKET VALUE	40,104				
***** 085.13-01-057.000 *****						
	9061 Church St					000040-9061
085.13-01-057.000	210 1 Family Res		COUNTY TAXABLE VALUE		117,300	
Simms Adam D	Avoca CSD 462201	10,000	TOWN TAXABLE VALUE		117,300	
9061 Church St	FRNT 93.72 DPTH 188.76	117,300	SCHOOL TAXABLE VALUE		117,300	
Avoca, NY 14809-9789	BANK 450		FD222 Wallace fire dist		117,300 TO	
	EAST-0584484 NRTH-0890458		LD221 Wallace light		1,000 TO	
	DEED BOOK 2304 PG-217					
	FULL MARKET VALUE	122,188				
***** 085.13-01-058.000 *****						
	9065 Church St					000040-9065
085.13-01-058.000	210 1 Family Res		COUNTY TAXABLE VALUE		55,000	
Giglio Cameron	Avoca CSD 462201	12,000	TOWN TAXABLE VALUE		55,000	
9065 Church St	Sager O H Farms	55,000	SCHOOL TAXABLE VALUE		55,000	
Avoca, NY 14809	FRNT 103.62 DPTH 199.00		FD222 Wallace fire dist		55,000 TO	
	ACRES 0.50		LD221 Wallace light		1,000 TO	
	EAST-0584444 NRTH-0890548					
	DEED BOOK 3028 PG-200					
	FULL MARKET VALUE	57,292				
***** 085.13-01-060.000 *****						
	9069 Church St					000040-9069
085.13-01-060.000	210 1 Family Res		COUNTY TAXABLE VALUE		74,800	
Chissom Jennifer M	Avoca CSD 462201	12,400	TOWN TAXABLE VALUE		74,800	
9069 Church St	Slayton O H Farms	74,800	SCHOOL TAXABLE VALUE		74,800	
Avoca, NY 14809	FRNT 125.00 DPTH 198.00		FD222 Wallace fire dist		74,800 TO	
	ACRES 0.60 BANK 450		LD221 Wallace light		1,000 TO	
	EAST-0584394 NRTH-0890648					
	DEED BOOK 3101 PG-117					
	FULL MARKET VALUE	77,917				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 210
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

085.13-01-062.000	9073-9077 Reynolds St St E			085.13-01-062.000		000041-9077
Mullen Aaron I	210 1 Family Res		COUNTY TAXABLE VALUE	184,000		
9077 Reynolds St	Avoca CSD 462201	15,000	TOWN TAXABLE VALUE	184,000		
Avoca, NY 14809	-hurch St Burnham	184,000	SCHOOL TAXABLE VALUE	184,000		
	FRNT 99.44 DPTH 246.00		FD222 Wallace fire dist	184,000 TO		
	ACRES 1.00		LD221 Wallace light	1,000 TO		
	EAST-0584124 NRTH-0890578					
	DEED BOOK 2455 PG-292					
	FULL MARKET VALUE	191,667				

085.13-01-063.000	9074 Church St			085.13-01-063.000		000040-9074
King Lynn	210 1 Family Res		BAS STAR 41854 0	0	0	30,380
9074 Church St	Avoca CSD 462201	9,800	COUNTY TAXABLE VALUE	65,000		
Avoca, NY 14809	Church St Church St	65,000	TOWN TAXABLE VALUE	65,000		
	FRNT 98.91 DPTH 169.68		SCHOOL TAXABLE VALUE	34,620		
	EAST-0584204 NRTH-0890618		FD222 Wallace fire dist	65,000 TO		
	DEED BOOK 2265 PG-105		LD221 Wallace light	1,000 TO		
	FULL MARKET VALUE	67,708				

085.13-01-064.000	9075 Church St			085.13-01-064.000		000040-9075
Eaton Glenn A Sr	210 1 Family Res		ENH STAR 41834 0	0	0	52,900
Eaton Bonnie L	Avoca CSD 462201	12,200	COUNTY TAXABLE VALUE	52,900		
9075 Church St	Church O H Farms	52,900	TOWN TAXABLE VALUE	52,900		
Avoca, NY 14809	I02		SCHOOL TAXABLE VALUE	0		
	FRNT 116.80 DPTH 201.96		FD222 Wallace fire dist	52,900 TO		
	EAST-0584324 NRTH-0890748		LD221 Wallace light	1,000 TO		
	DEED BOOK 1715 PG-214					
	FULL MARKET VALUE	55,104				

085.13-01-068.000	61090 State Route 415			085.13-01-068.000		000415-9071
Coburn Bettye	210 1 Family Res		ENH STAR 41834 0	0	0	66,700
61090 State Route 415	Avoca CSD 462201	13,500	COUNTY TAXABLE VALUE	66,700		
Avoca, NY 14809	Reynolds Church	66,700	TOWN TAXABLE VALUE	66,700		
	Cook Main St		SCHOOL TAXABLE VALUE	0		
	ACRES 0.75		FD222 Wallace fire dist	66,700 TO		
	EAST-0584044 NRTH-0890808		LD221 Wallace light	1,000 TO		
	DEED BOOK 1712 PG-209					
	FULL MARKET VALUE	69,479				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

PAGE 211
 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.		
***** 085.13-01-071.000 *****						
085.13-01-071.000	61112 State Route 415					000415-9089
Avoca Fire District No. 1	311 Res vac land		TOWN OWNED 13500	0	7,000	7,000
PO Box 261	Avoca CSD 462201	7,000	COUNTY TAXABLE VALUE		0	
Avoca, NY 14809	Fox W Church	7,000	TOWN TAXABLE VALUE		0	
	Firehouse Main St		SCHOOL TAXABLE VALUE		0	
	FRNT 66.00 DPTH 132.00		FD222 Wallace fire dist		0 TO	
	ACRES 0.25		7,000 EX			
	EAST-0584004 NRTH-0891068		LD221 Wallace light		0 TO	
	DEED BOOK 2396 PG-60		1,000 EX			
	FULL MARKET VALUE	7,292				
***** 085.13-01-072.000 *****						
085.13-01-072.000	61118 State Route 415					000415-9093
Parker Steven F	210 1 Family Res		VET WAR CT 41121	0	7,650	6,000
61118 State Route 415	Avoca CSD 462201	10,000	COUNTY TAXABLE VALUE		43,350	
Avoca, NY 14809	Schutz O H Farms	51,000	TOWN TAXABLE VALUE		45,000	
	ACRES 0.40		SCHOOL TAXABLE VALUE		51,000	
	EAST-0583994 NRTH-0891138		FD222 Wallace fire dist		51,000 TO	
	DEED BOOK 2777 PG-232		LD221 Wallace light		1,000 TO	
	FULL MARKET VALUE	53,125				
***** 085.13-01-073.000 *****						
085.13-01-073.000	61122 State Route 415					000415-9097
Ross Alicia	210 1 Family Res		COUNTY TAXABLE VALUE		69,400	
Knoll Jared J	Avoca CSD 462201	8,000	TOWN TAXABLE VALUE		69,400	
61122 State Route 415	Ferringer O H Farms	69,400	SCHOOL TAXABLE VALUE		69,400	
Avoca, NY 14809	Fox Main St		FD222 Wallace fire dist		69,400 TO	
	FRNT 66.00 DPTH 197.00		LD221 Wallace light		1,000 TO	
	BANK 230					
	EAST-0584004 NRTH-0891228					
	DEED BOOK 2930 PG-224					
	FULL MARKET VALUE	72,292				
***** 085.13-01-074.000 *****						
085.13-01-074.000	61126 State Route 415					000415-9099
Rundell Franklyn H	210 1 Family Res		AGED C/S 41805	0	38,500	0
61126 State Route 415	Avoca CSD 462201	13,500	ENH STAR 41834	0	0	0
Avoca, NY 14809	FRNT 198.00 DPTH 165.00	77,000	COUNTY TAXABLE VALUE		38,500	38,500
	EAST-0583994 NRTH-0891388		TOWN TAXABLE VALUE		77,000	
	DEED BOOK 1837 PG-73		SCHOOL TAXABLE VALUE		0	
	FULL MARKET VALUE	80,208	FD222 Wallace fire dist		77,000 TO	
			LD221 Wallace light		1,000 TO	

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 212
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 085.13-01-075.100 *****						
085.13-01-075.100	61140 State Route 415					000000-9109
Rosen David A	210 1 Family Res		BAS STAR 41854	0	0	30,380
61140 State Route 415	Avoca CSD 462201	17,600	COUNTY TAXABLE VALUE		110,000	
Avoca, NY 14809	FRNT 215.00 DPTH 132.00	110,000	TOWN TAXABLE VALUE		110,000	
	ACRES 0.65		SCHOOL TAXABLE VALUE		79,620	
	EAST-0583974 NRTH-0891538		FD222 Wallace fire dist		110,000 TO	
	DEED BOOK 2534 PG-78		LD221 Wallace light		1,000 TO	
	FULL MARKET VALUE	114,583				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 0 8 5
 S U B - S E C T I O N - 0 1 3
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD222	Wallace fire d	52	TOTAL		3167,000	7,000	3160,000
LD221	Wallace light	52	TOTAL		52,000	1,000	51,000

*** 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
462201	Avoca CSD	52	520,700	3167,000	95,650	3071,350	910,270	2161,080
	S U B - T O T A L	52	520,700	3167,000	95,650	3071,350	910,270	2161,080
	T O T A L	52	520,700	3167,000	95,650	3071,350	910,270	2161,080

*** 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	1	7,000	7,000	7,000
41121	VET WAR CT	2	12,825	11,175	
41131	VET COM CT	2	38,400	20,000	
41141	VET DIS CT	2	71,800	40,000	
41800	AGED C/T/S	2	50,150	50,150	50,150
41802	AGED C	1	10,346		
41805	AGED C/S	1	38,500		38,500
41834	ENH STAR	12			636,850
41854	BAS STAR	9			273,420
	T O T A L	32	229,021	128,325	1005,920

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 085
S U B - S E C T I O N - 013
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 214
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 4/25/2025

*** 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	52	520,700	3167,000	2937,979	3038,675	3071,350	2161,080

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 215
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 098.00-01-001.200 *****						
098.00-01-001.200	Neils Creek Rd					
Stevens Scott D	321 Abandoned ag		COUNTY TAXABLE VALUE	38,000		
9148 Garlinghouse Rd	Avoca CSD 462201	38,000	TOWN TAXABLE VALUE	38,000		
Naples, NY 14512	ACRES 41.41	38,000	SCHOOL TAXABLE VALUE	38,000		
	EAST-0569825 NRTH-0887140		FD224 Avoca Fire District	38,000 TO		
	DEED BOOK 1911 PG-270					
	FULL MARKET VALUE	39,583				
***** 098.00-01-002.000 *****						
098.00-01-002.000	County Route 6					000006-3780
Bruch Fred P III	312 Vac w/imprv		COUNTY TAXABLE VALUE	49,600		
Bruch Marie	Avoca CSD 462201	44,400	TOWN TAXABLE VALUE	49,600		
797 Larue Rd	Burkholder Mitchell	49,600	SCHOOL TAXABLE VALUE	49,600		
Clifton Springs, NY 14432	Preston Preston		FD222 Wallace fire dist	49,600 TO		
	ACRES 33.70					
	EAST-0570844 NRTH-0887968					
	DEED BOOK 1314 PG-26					
	FULL MARKET VALUE	51,667				
***** 098.00-01-003.110 *****						
098.00-01-003.110	3785 County Route 6	74 PCT OF VALUE USED FOR EXEMPTION PURPOSES				000006-3785
Hughes Todd	240 Rural res		VET COM CT 41131	0	15,725	10,000
3785 County Route 6	Avoca CSD 462201	34,100	VET DIS CT 41141	0	9,435	9,435
Avoca, NY 14809-9411	Co 6 Mitchell	85,000	BAS STAR 41854	0	0	0
	Hammond Preston		COUNTY TAXABLE VALUE	59,840		30,380
	ACRES 25.60		TOWN TAXABLE VALUE	65,565		
	EAST-0571028 NRTH-0886482		SCHOOL TAXABLE VALUE	54,620		
	DEED BOOK 1602 PG-202		FD222 Wallace fire dist	85,000 TO		
	FULL MARKET VALUE	88,542				
***** 098.00-01-003.120 *****						
098.00-01-003.120	3741 County Route 6					000006-3785
Noragong Michael W	210 1 Family Res		VET COM CT 41131	0	20,000	10,000
Noragong Penny L	Avoca CSD 462201	23,000	COUNTY TAXABLE VALUE	101,900		0
3741 County Route 6	ACRES 6.93	121,900	TOWN TAXABLE VALUE	111,900		
Avoca, NY 14809	EAST-0570523 NRTH-0886592		SCHOOL TAXABLE VALUE	121,900		
	DEED BOOK 2982 PG-78		FD222 Wallace fire dist	121,900 TO		
	FULL MARKET VALUE	126,979				
***** 098.00-01-003.200 *****						
098.00-01-003.200	3773 Neils Creek Rd					000006-3773
Hughes Michael	210 1 Family Res		ENH STAR 41834	0	0	0
Hughes Todd M	Avoca CSD 462201	16,800	COUNTY TAXABLE VALUE	84,000		84,000
3773 County Route 6	ACRES 1.35	84,000	TOWN TAXABLE VALUE	84,000		
Avoca, NY 14809	EAST-0571074 NRTH-0887098		SCHOOL TAXABLE VALUE	0		
	DEED BOOK 2832 PG-65		FD222 Wallace fire dist	84,000 TO		
	FULL MARKET VALUE	87,500				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 216
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

098.00-01-004.110	3800 County Route 6	50 PCT OF VALUE USED FOR EXEMPTION PURPOSES		098.00-01-004.110		000006-3800
Mitchell Wayne A	283 Res w/Comuse		AGED C/T/S 41800	0	84,125	84,125
PO Box 319	Avoca CSD 462201	125,900	ENH STAR 41834	0	0	86,100
Avoca, NY 14809	ACRES 54.58	336,500	COUNTY TAXABLE VALUE		252,375	
	EAST-0572017 NRTH-0887452		TOWN TAXABLE VALUE		252,375	
	DEED BOOK 1479 PG-315		SCHOOL TAXABLE VALUE		166,275	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	350,521	AG003 Ag Dist #3		336,500 TO	
UNDER AGDIST LAW TIL 2025			FD222 Wallace fire dist		336,500 TO	

098.00-01-004.121	3756 Clymo Rd			098.00-01-004.121		*****
Monaghan Farrell M	210 1 Family Res		COUNTY TAXABLE VALUE		79,400	
Monaghan Michael D	Avoca CSD 462201	31,000	TOWN TAXABLE VALUE		79,400	
115 Hartshorn St	S Of Neils Creek	79,400	SCHOOL TAXABLE VALUE		79,400	
Hornell, NY 14843	Mcglynn Clymo		FD222 Wallace fire dist		79,400 TO	
	ACRES 7.00					
	EAST-0571805 NRTH-0883922					
	DEED BOOK 2884 PG-245					
	FULL MARKET VALUE	82,708				

098.00-01-004.122	Clymo Rd		AG DIST 41730	0	5,571	5,571
LaPierre Management LLC	322 Rural vac>10		COUNTY TAXABLE VALUE		82,629	
PO Box 80	Avoca CSD 462201	88,200	TOWN TAXABLE VALUE		82,629	
Colton, NY 13625	ACRES 55.49	88,200	SCHOOL TAXABLE VALUE		82,629	
	EAST-0571468 NRTH-0883587		FD222 Wallace fire dist		88,200 TO	
	DEED BOOK 2994 PG-23					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	91,875				
UNDER AGDIST LAW TIL 2032						

098.00-01-004.123	3815 Clymo Rd			098.00-01-004.123		*****
Ross Victor P	270 Mfg housing		COUNTY TAXABLE VALUE		84,900	
% Sonja Alfieri	Avoca CSD 462201	64,300	TOWN TAXABLE VALUE		84,900	
234 Joe Knox Ave Apt 104	ACRES 30.52	84,900	SCHOOL TAXABLE VALUE		84,900	
Mooreville, NC 28115	EAST-0572347 NRTH-0884314		FD222 Wallace fire dist		84,900 TO	
	DEED BOOK 1928 PG-140					
	FULL MARKET VALUE	88,438				

098.00-01-004.200	3803 County Route 6			098.00-01-004.200		*****
Mitchell Judy	312 Vac w/imprv		COUNTY TAXABLE VALUE		35,500	000006-3803
PO Box 319	Avoca CSD 462201	20,500	TOWN TAXABLE VALUE		35,500	
Avoca, NY 14809	ACRES 2.20	35,500	SCHOOL TAXABLE VALUE		35,500	
	EAST-0571707 NRTH-0886546		AG003 Ag Dist #3		35,500 TO	
	DEED BOOK 1496 PG-60		FD222 Wallace fire dist		35,500 TO	
	FULL MARKET VALUE	36,979				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 217
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.		

098.00-01-005.100	3984 Neils Creek Rd			098.00-01-005.100		000006-3982
John Strait Grading, Inc	311 Res vac land		COUNTY TAXABLE VALUE	21,200		
Strait John	Avoca CSD 462201	21,200	TOWN TAXABLE VALUE	21,200		
3980 County Route 6	Mcglynn Wargo	21,200	SCHOOL TAXABLE VALUE	21,200		
Avoca, NY 14809	FRNT 215.00 DPTH 500.00		FD222 Wallace fire dist	21,200 TO		
	EAST-0575330 NRTH-0887234					
	DEED BOOK 2823 PG-76					
	FULL MARKET VALUE	22,083				

098.00-01-005.212	3980 County Route 6			098.00-01-005.212		000006-3980
Strait John R	240 Rural res		VET WAR CT 41121	0	12,000	6,000
Strait Lisa E	Avoca CSD 462201	83,900	AG BLDG 41700	0	29,500	29,500
3980 County Route 6	ACRES 54.88	243,700	AG DIST 41720	0	32,142	32,142
Avoca, NY 14809-9541	EAST-0574744 NRTH-0888038		BAS STAR 41854	0	0	0
	DEED BOOK 1449 PG-77		COUNTY TAXABLE VALUE	170,058		
	FULL MARKET VALUE	253,854	TOWN TAXABLE VALUE	176,058		
			SCHOOL TAXABLE VALUE	151,678		
			AG003 Ag Dist #3	243,700 TO		
			FD222 Wallace fire dist	243,700 TO		

098.00-01-005.213	3890 County Route 6			098.00-01-005.213		30,380
Forte Peter E	210 1 Family Res		BAS STAR 41854	0	0	0
Forte Teresa A	Avoca CSD 462201	25,000	COUNTY TAXABLE VALUE	80,500		
3890 County Route 6	Mcbride Sharp	80,500	TOWN TAXABLE VALUE	80,500		
Avoca, NY 14809	7666 Sf Ag X 9		SCHOOL TAXABLE VALUE	50,120		
	ACRES 4.00		AG003 Ag Dist #3	80,500 TO		
	EAST-0573296 NRTH-0887281		FD222 Wallace fire dist	80,500 TO		
	DEED BOOK 2052 PG-216					
	FULL MARKET VALUE	83,854				

098.00-01-005.214	County Route 6			098.00-01-005.214		14,718
Strait John Grading Inc	322 Rural vac>10		AG DIST 41720	0	14,718	14,718
3980 County Route 6	Avoca CSD 462201	55,200	COUNTY TAXABLE VALUE	40,482		
Avoca, NY 14809	ACRES 42.00	55,200	TOWN TAXABLE VALUE	40,482		
	EAST-0573528 NRTH-0887992		SCHOOL TAXABLE VALUE	40,482		
	DEED BOOK 1655 PG-295		AG003 Ag Dist #3	55,200 TO		
	FULL MARKET VALUE	57,500	FD222 Wallace fire dist	55,200 TO		

098.00-01-005.215	3989 Waterbury Hill Rd			098.00-01-005.215		72,500
Mitchell Joshua	240 Rural res		COUNTY TAXABLE VALUE	72,500		
3989 Waterbury Hill Rd	Avoca CSD 462201	37,100	TOWN TAXABLE VALUE	72,500		
Avoca, NY 14809	ACRES 12.40	72,500	SCHOOL TAXABLE VALUE	72,500		
	EAST-0572784 NRTH-0888675		FD222 Wallace fire dist	72,500 TO		
	DEED BOOK 2519 PG-232					
	FULL MARKET VALUE	75,521				

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2 0 2 5 T E N T A T I V E 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 218
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

098.00-01-005.220	3788 Waterbury Hill Rd			098.00-01-005.220		00000-3788
Stephens Living Trust Gary W	210 1 Family Res		BAS STAR 41854	0	0	30,380
3788 Waterbury Hill Rd	Avoca CSD 462201	24,400	COUNTY TAXABLE VALUE		156,500	
Avoca, NY 14809	FRNT 609.88 DPTH 536.07	156,500	TOWN TAXABLE VALUE		156,500	
	ACRES 3.76		SCHOOL TAXABLE VALUE		126,120	
	EAST-0572699 NRTH-0888114		FD222 Wallace fire dist		156,500 TO	
	DEED BOOK 3060 PG-254					
	FULL MARKET VALUE	163,021				

098.00-01-006.100	4001 Waterbury Hill Rd			098.00-01-006.100		000009-4001
Riley Cotye	312 Vac w/imprv		COUNTY TAXABLE VALUE		109,300	
8076 S Main St	Avoca CSD 462201	38,900	TOWN TAXABLE VALUE		109,300	
Springwater, NY 14560	ACRES 13.59	109,300	SCHOOL TAXABLE VALUE		109,300	
	EAST-0574914 NRTH-0889478		FD222 Wallace fire dist		109,300 TO	
	DEED BOOK 3024 PG-229					
	FULL MARKET VALUE	113,854				

098.00-01-006.200	4024 Waterbury Hill Rd			098.00-01-006.200		000009-4024
Schumacher & Hall, LLC	105 Vac farmland		AG DIST 41720	0	27,901	27,901
9195 Atlanta-Garinghouse Rd	Avoca CSD 462201	43,200	COUNTY TAXABLE VALUE		15,299	
Naples, NY 14512	Walter Walter	43,200	TOWN TAXABLE VALUE		15,299	
	ACRES 27.00		SCHOOL TAXABLE VALUE		15,299	
	EAST-0574754 NRTH-0890198		AG003 Ag Dist #3		43,200 TO	
	DEED BOOK 2698 PG-114		FD222 Wallace fire dist		43,200 TO	
	FULL MARKET VALUE	45,000				

098.00-01-007.120	4013 County Route 6	76 PCT OF VALUE USED FOR EXEMPTION PURPOSES		098.00-01-007.120		00187
Holmes Philip R	210 1 Family Res		VET WAR CT 41121	0	12,000	6,000
Holmes Victoria	Avoca CSD 462201	43,700	ENH STAR 41834	0	0	86,100
4013 County Route 6	Rd 6 Mcglynn	147,800	COUNTY TAXABLE VALUE		135,800	
Avoca, NY 14809	Mcglynn Clym		TOWN TAXABLE VALUE		141,800	
	24' X 40'		SCHOOL TAXABLE VALUE		61,700	
	ACRES 16.82		FD222 Wallace fire dist		147,800 TO	
	EAST-0575744 NRTH-0886338					
	DEED BOOK 1179 PG-142					
	FULL MARKET VALUE	153,958				

098.00-01-007.211	4010 County Route 6			098.00-01-007.211		000006-4034
Johnson Charles	240 Rural res		COUNTY TAXABLE VALUE		196,500	
Johnson Ericalynn	Avoca CSD 462201	33,000	TOWN TAXABLE VALUE		196,500	
4010 County Route 6	Crane Co Rt 6	196,500	SCHOOL TAXABLE VALUE		196,500	
Avoca, NY 14809	ACRES 9.04		FD222 Wallace fire dist		196,500 TO	
	EAST-0576008 NRTH-0887095					
	DEED BOOK 2762 PG-175					
	FULL MARKET VALUE	204,688				

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2 0 2 5 T E N T A T I V E 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 219
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 098.00-01-007.212 *****						
098.00-01-007.212	County Route 6 312 Vac w/imprv		AG BLDG 41700	0	92,000	92,000
Wallace John	Avoca CSD 462201	6,000	COUNTY TAXABLE VALUE		6,000	
Wallace Stephania	ACRES 1.38	98,000	TOWN TAXABLE VALUE		6,000	
9260 County Route 9	EAST-0575574 NRTH-0987007		SCHOOL TAXABLE VALUE		6,000	
Cohocton, NY 14826	DEED BOOK 3060 PG-107		FD222 Wallace fire dist		98,000 TO	
	FULL MARKET VALUE	102,083				
MAY BE SUBJECT TO PAYMENT UNDER RPTL483 UNTIL 2034						
***** 098.00-01-007.213 *****						
098.00-01-007.213	County Route 6 314 Rural vac<10		COUNTY TAXABLE VALUE		13,900	
Wallace John	Avoca CSD 462201	13,900	TOWN TAXABLE VALUE		13,900	
Wallace Stephania	ACRES 4.57	13,900	SCHOOL TAXABLE VALUE		13,900	
9260 County Route 9	EAST-0576372 NRTH-0886909		FD222 Wallace fire dist		13,900 TO	
Cohocton, NY 14826	DEED BOOK 3060 PG-107					
	FULL MARKET VALUE	14,479				
***** 098.00-01-007.220 *****						
098.00-01-007.220	off County Route 6 105 Vac farmland		AG DIST 41730	0	44,428	44,428
Schumacher & Hall LLC	Avoca CSD 462201	75,500	COUNTY TAXABLE VALUE		31,072	
9195 Atlanta-Garlinghouse Rd	ACRES 56.60	75,500	TOWN TAXABLE VALUE		31,072	
Naples, NY 14512	EAST-0576054 NRTH-0888238		SCHOOL TAXABLE VALUE		31,072	
	FULL MARKET VALUE	78,646	FD222 Wallace fire dist		75,500 TO	
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2032						
***** 098.00-01-008.000 *****						
098.00-01-008.000	4070 County Route 6	88 PCT OF VALUE USED FOR EXEMPTION PURPOSES				000006-4110
Crane James Edward	240 Rural res		VET COM CT 41131	0	20,000	0
Jacquelyn Lee	Avoca CSD 462201	67,400	VET DIS CT 41141	0	18,823	0
4070 County Route 6	Mitchell Clarkson	213,900	BAS STAR 41854	0	0	30,380
Avoca, NY 14809	ACRES 32.61		COUNTY TAXABLE VALUE		175,077	
	EAST-0577064 NRTH-0887058		TOWN TAXABLE VALUE		185,077	
	DEED BOOK 1030 PG-00399		SCHOOL TAXABLE VALUE		183,520	
	FULL MARKET VALUE	222,813	FD222 Wallace fire dist		213,900 TO	
***** 098.00-01-009.111 *****						
098.00-01-009.111	4149 Clymo Rd		ENH STAR 41834	0	0	86,100
McGlynn Family Trust	240 Rural res		COUNTY TAXABLE VALUE		240,000	
c/o William McGlynn	Avoca CSD 462201	172,600	TOWN TAXABLE VALUE		240,000	
4149 Clymo Rd	ACRES 121.25	240,000	SCHOOL TAXABLE VALUE		153,900	
Avoca, NY 14809	EAST-0574942 NRTH-0885603		FD222 Wallace fire dist		240,000 TO	
	DEED BOOK 2171 PG-250					
	FULL MARKET VALUE	250,000				

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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		
***** 098.00-01-009.112 *****						
098.00-01-009.112	Clymo Rd					
Maziarczyk Martin	314 Rural vac<10		COUNTY TAXABLE VALUE	2,500		
Maziarczyk Tonya	Avoca CSD 462201	2,500	TOWN TAXABLE VALUE	2,500		
4113 County Route 6	ACRES 0.50	2,500	SCHOOL TAXABLE VALUE	2,500		
Avoca, NY 14809	EAST-0577262 NRTH-0885971		FD222 Wallace fire dist	2,500 TO		
	DEED BOOK 2947 PG-278					
	FULL MARKET VALUE	2,604				
***** 098.00-01-009.122 *****						
098.00-01-009.122	3920 Clymo Rd		AG DIST 41730	0	124,685	124,685
Smith Mitchell E	241 Rural res&ag		BAS STAR 41854	0	0	0
Smith Tracy L	Avoca CSD 462201	222,400	COUNTY TAXABLE VALUE	244,315		
3920 Clymo Rd	ACRES 168.05 BANK 450	369,000	TOWN TAXABLE VALUE	244,315		
Avoca, NY 14809	EAST-0575715 NRTH-0883735		SCHOOL TAXABLE VALUE	213,935		
	DEED BOOK 1987 PG-169		FD222 Wallace fire dist	369,000 TO		
	FULL MARKET VALUE	384,375				
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2032 ***** 098.00-01-009.200 *****						
098.00-01-009.200	County Route 6		COUNTY TAXABLE VALUE	76,100		
McGlynn Donald J	322 Rural vac>10		TOWN TAXABLE VALUE	76,100		
499 State Route 38B	Avoca CSD 462201	76,100	SCHOOL TAXABLE VALUE	76,100		
Endicott, NY 13760	Mcglynn Mcglynn	76,100	FD222 Wallace fire dist	76,100 TO		
	Co Rd 6 Clymo					
	ACRES 69.10					
	EAST-0573281 NRTH-0886334					
	DEED BOOK 1590 PG-251					
	FULL MARKET VALUE	79,271				
***** 098.00-01-010.100 *****						
098.00-01-010.100	4135 County Route 6		COUNTY TAXABLE VALUE	217,000		000006-4135
Savey Family Trust	240 Rural res		TOWN TAXABLE VALUE	217,000		
% Tracey Winters	Avoca CSD 462201	73,700	SCHOOL TAXABLE VALUE	217,000		
3213 Leader Rd	Creek Hammond	217,000	FD222 Wallace fire dist	217,000 TO		
Seneca Falls, NY 13148	ACRES 36.80					
	EAST-0578394 NRTH-0885418					
	DEED BOOK 2205 PG-288					
	FULL MARKET VALUE	226,042				
***** 098.00-01-010.210 *****						
098.00-01-010.210	4130 County Route 6	55 PCT OF VALUE USED FOR EXEMPTION PURPOSES				000006-4130
Olesen Steven A	240 Rural res		VET WAR CT 41121	0	12,000	6,000
Olesen Susan	Avoca CSD 462201	93,800	VET WAR CT 41121	0	12,000	6,000
4130 County Route 6	FRNT 700.00 DPTH 991.09	225,000	VET DIS CT 41141	0	40,000	20,000
Avoca, NY 14809	ACRES 50.23 BANK 241		COUNTY TAXABLE VALUE	161,000		
	EAST-0578384 NRTH-0886328		TOWN TAXABLE VALUE	193,000		
	DEED BOOK 1898 PG-255		SCHOOL TAXABLE VALUE	225,000		
	FULL MARKET VALUE	234,375	FD222 Wallace fire dist	225,000 TO		

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2 0 2 5 T E N T A T I V E 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 221
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

	4113 County Route 6			098.00-01-010.220		*****
098.00-01-010.220	210 1 Family Res		COUNTY TAXABLE VALUE	111,000		
Maziarczyk Martin	Avoca CSD 462201	24,400	TOWN TAXABLE VALUE	111,000		
Maziarczyk Tonya	ACRES 3.75	111,000	SCHOOL TAXABLE VALUE	111,000		
9495 State Route 21	EAST-0577708 NRTH-0885842		FD222 Wallace fire dist	111,000 TO		
Wayland, NY 14572	DEED BOOK 2498 PG-1					
	FULL MARKET VALUE	115,625				

	4181 Waterbury Hill Rd	40 PCT OF VALUE USED FOR EXEMPTION PURPOSES		098.00-01-011.000		*****
098.00-01-011.000	241 Rural res&ag		AG DIST 41720	0	135,047	135,047
Mitchell Jeffry W	Avoca CSD 462201	233,200	AGED C 41802	0	72,900	0
Mitchell Denise R	ACRES 142.00	364,500	ENH STAR 41834	0	0	86,100
4181 Waterbury Hill Rd	EAST-0578324 NRTH-0889528		COUNTY TAXABLE VALUE	156,553		
Avoca, NY 14809	DEED BOOK 2299 PG-222		TOWN TAXABLE VALUE	229,453		
	FULL MARKET VALUE	379,688	SCHOOL TAXABLE VALUE	143,353		
MAY BE SUBJECT TO PAYMENT			AG003 Ag Dist #3	364,500 TO		
UNDER AGDIST LAW TIL 2029			FD222 Wallace fire dist	364,500 TO		

	Waterbury Hill Rd			098.00-01-012.100		*****
098.00-01-012.100	105 Vac farmland		AG DIST 41720	0	65,886	65,886
Mitchell Trust	Avoca CSD 462201	113,700	COUNTY TAXABLE VALUE	47,814		
7664 Hardscrabble Rd	French French	113,700	TOWN TAXABLE VALUE	47,814		
Addison, NY 14801	L1		SCHOOL TAXABLE VALUE	47,814		
	ACRES 71.38		AG003 Ag Dist #3	113,700 TO		
MAY BE SUBJECT TO PAYMENT	EAST-0578904 NRTH-0887408		FD222 Wallace fire dist	113,700 TO		
UNDER AGDIST LAW TIL 2029	DEED BOOK 2972 PG-80					
	FULL MARKET VALUE	118,438				

	4279 Waterbury Hill Rd			098.00-01-012.200		*****
098.00-01-012.200	210 1 Family Res		COUNTY TAXABLE VALUE	172,500		
King Ryan W	Avoca CSD 462201	30,200	TOWN TAXABLE VALUE	172,500		
Bulkley Reaghan E	Mitchell Mitchell	172,500	SCHOOL TAXABLE VALUE	172,500		
4279 Waterbury Hill Rd	FRNT 464.40 DPTH 375.00		FD222 Wallace fire dist	172,500 TO		
Avoca, NY 14809	ACRES 6.16					
	EAST-0579717 NRTH-0887587					
	DEED BOOK 2690 PG-344					
	FULL MARKET VALUE	179,688				

	4215 County Route 6			098.00-01-014.000		*****
098.00-01-014.000	210 1 Family Res		COUNTY TAXABLE VALUE	74,800		
Recktenwald David K	Avoca CSD 462201	30,000	TOWN TAXABLE VALUE	74,800		
4215 County Route 6	Margeson Pierce	74,800	SCHOOL TAXABLE VALUE	74,800		
Avoca, NY 14809	ACRES 6.00		FD222 Wallace fire dist	74,800 TO		
	EAST-0579194 NRTH-0885278					
	DEED BOOK 2925 PG-265					
	FULL MARKET VALUE	77,917				

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2 0 2 5 T E N T A T I V E 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
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

098.00-01-015.112	4224 County Route 6			098.00-01-015.112		000006-4224
Pierce Jon K	312 Vac w/imprv		COUNTY TAXABLE VALUE	37,900		
Pierce Deborah A	Avoca CSD 462201	24,400	TOWN TAXABLE VALUE	37,900		
222 Hopkins Rd	French Neils Creek	37,900	SCHOOL TAXABLE VALUE	37,900		
Hornell, NY 14843	Rd 6 Armstrong		FD222 Wallace fire dist	37,900 TO		
	3 A From 70-8734					
	ACRES 12.90					
	EAST-0580294 NRTH-0885438					
	DEED BOOK 2054 PG-62					
	FULL MARKET VALUE	39,479				

098.00-01-015.114	8734 County Route 70			098.00-01-015.114		000070-8734
Hufnagle Curtis J	260 Seasonal res		AG DIST 41730 0	5,002	5,002	5,002
Hufnagle Irene G	Avoca CSD 462201	53,100	COUNTY TAXABLE VALUE	62,898		
451 Dogwood Ln	Wraight Button	67,900	TOWN TAXABLE VALUE	62,898		
Williamsport, PA 17701	Rd Appro Co Bridge		SCHOOL TAXABLE VALUE	62,898		
	ACRES 32.08		FD222 Wallace fire dist	67,900 TO		
	EAST-0579697 NRTH-0884336					
	DEED BOOK 2251 PG-143					
	FULL MARKET VALUE	70,729				

098.00-01-015.115	8734 County Route 70			098.00-01-015.115		000070-8734
Pierce Ernest R	210 1 Family Res		BAS STAR 41854 0	0	0	30,380
8734 County Route 70	Avoca CSD 462201	26,100	COUNTY TAXABLE VALUE	179,000		
Avoca, NY 14809	ACRES 4.42 BANK 450	179,000	TOWN TAXABLE VALUE	179,000		
	EAST-0580534 NRTH-0884649		SCHOOL TAXABLE VALUE	148,620		
	DEED BOOK 2788 PG-29		FD222 Wallace fire dist	179,000 TO		
	FULL MARKET VALUE	186,458				

098.00-01-015.116	8734 County Route 70			098.00-01-015.116		000070-8734
Wallace John	105 Vac farmland		AG DIST 41730 0	20,664	20,664	20,664
Wallace Stephania	Avoca CSD 462201	31,800	COUNTY TAXABLE VALUE	11,136		
9260 County Route 9	Wraight Button	31,800	TOWN TAXABLE VALUE	11,136		
Cohocton, NY 14826	Rd Appro Co Bridge		SCHOOL TAXABLE VALUE	11,136		
	ACRES 17.84		FD222 Wallace fire dist	31,800 TO		
	EAST-0580994 NRTH-0885373					
	DEED BOOK 2796 PG-198					
	FULL MARKET VALUE	33,125				

098.00-01-015.117	County Route 70			098.00-01-015.117		000070-8734
Hufnagle Curtis J	322 Rural vac>10		COUNTY TAXABLE VALUE	16,200		
McGee Michael	Avoca CSD 462201	16,200	TOWN TAXABLE VALUE	16,200		
451 Dogwood Ln	Wraight Button	16,200	SCHOOL TAXABLE VALUE	16,200		
Williamsport, PA 17701	Rd Appro Co Bridge		FD222 Wallace fire dist	16,200 TO		
	ACRES 18.06					
	EAST-0581722 NRTH-0884276					
	DEED BOOK 2673 PG-286					
	FULL MARKET VALUE	16,875				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 223
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

098.00-01-015.118	County Route 70			098.00-01-015.118		000070-8734
Boyles David P	314 Rural vac<10		COUNTY TAXABLE VALUE	15,200		
Hale Kathleen	Avoca CSD 462201	15,200	TOWN TAXABLE VALUE	15,200		
8681 County Route 70	Wraight Button	15,200	SCHOOL TAXABLE VALUE	15,200		
Avoca, NY 14809	Rd Appro Co Bridge		FD222 Wallace fire dist	15,200 TO		
	ACRES 5.17					
	EAST-0580945 NRTH-0884241					
	DEED BOOK 2073 PG-52					
	FULL MARKET VALUE	15,833				

098.00-01-015.119	County Route 6			098.00-01-015.119		
Wallace John	105 Vac farmland		AG DIST 41730 0	23,281	23,281	23,281
Wallace Stephania	Avoca CSD 462201	36,300	COUNTY TAXABLE VALUE	13,019		
9260 County Route 9	ACRES 23.27	36,300	TOWN TAXABLE VALUE	13,019		
Cohocton, NY 14826	EAST-0581631 NRTH-0884893		SCHOOL TAXABLE VALUE	13,019		
	DEED BOOK 2876 PG-87		FD222 Wallace fire dist	36,300 TO		
	FULL MARKET VALUE	37,813				

MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2032						

098.00-01-015.200	4223 County Route 6			098.00-01-015.200		000006-4223
Dipasquale Gregory	210 1 Family Res		BAS STAR 41854 0	0	0	30,380
4223 County Route 6	Avoca CSD 462201	22,300	COUNTY TAXABLE VALUE	133,300		
Avoca, NY 14809	Stever Rd 34 Co Rd 6	133,300	TOWN TAXABLE VALUE	133,300		
	Armstrong Armstrong		SCHOOL TAXABLE VALUE	102,920		
	1467(1978)x33persf		FD222 Wallace fire dist	133,300 TO		
	ACRES 2.90					
	EAST-0580354 NRTH-0885038					
	DEED BOOK 1370 PG-133					
	FULL MARKET VALUE	138,854				

098.00-01-016.111	4282 Waterbury Hill Rd			098.00-01-016.111		000009-4282
Mitchell-Hamilton Lugene C	105 Vac farmland		AG DIST 41720 0	46,006	46,006	46,006
4281 Waterbury Hill Rd	Avoca CSD 462201	103,200	COUNTY TAXABLE VALUE	57,194		
Avoca, NY 14809	ACRES 66.22	103,200	TOWN TAXABLE VALUE	57,194		
	EAST-0580334 NRTH-0888418		SCHOOL TAXABLE VALUE	57,194		
	DEED BOOK 2972 PG-72		AG003 Ag Dist #3	103,200 TO		
	FULL MARKET VALUE	107,500	FD222 Wallace fire dist	103,200 TO		

MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						

098.00-01-016.112	County Route 6			098.00-01-016.112		
English Bruce E	322 Rural vac>10		AG DIST 41720 0	6,174	6,174	6,174
English Janet L	Avoca CSD 462201	50,100	COUNTY TAXABLE VALUE	43,926		
4309 Waterbury Hill Rd	ACRES 40.24	50,100	TOWN TAXABLE VALUE	43,926		
Avoca, NY 14809	EAST-0580396 NRTH-0886338		SCHOOL TAXABLE VALUE	43,926		
	DEED BOOK 2879 PG-336		FD222 Wallace fire dist	50,100 TO		
	FULL MARKET VALUE	52,188				

MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
SWIS - 462289

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 224
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.		
***** 098.00-01-016.113 *****						
098.00-01-016.113	Waterbury Hill Rd					
Mitchell-Hamilton Lugene C	105 Vac farmland		AG DIST 41730	0	11,060	11,060
4281 Waterbury Hill Rd	Avoca CSD 462201	21,200	COUNTY TAXABLE VALUE		10,140	
Avoca, NY 14809	ACRES 13.24	21,200	TOWN TAXABLE VALUE		10,140	
	EAST-0580304 NRTH-0887543		SCHOOL TAXABLE VALUE		10,140	
	DEED BOOK 2972 PG-72		FD222 Wallace fire dist		21,200 TO	
	FULL MARKET VALUE	22,083				
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2032						
***** 098.00-01-016.114 *****						
098.00-01-016.114	Waterbury Hill Rd					
Mitchell Trust	105 Vac farmland		AG DIST 41730	0	5,248	5,248
7664 Hardscrabble Rd	Avoca CSD 462201	12,700	COUNTY TAXABLE VALUE		7,452	
Addison, NY 14801	ACRES 8.34	12,700	TOWN TAXABLE VALUE		7,452	
	EAST-0579804 NRTH-0888120		SCHOOL TAXABLE VALUE		7,452	
	DEED BOOK 2972 PG-80		FD222 Wallace fire dist		12,700 TO	
	FULL MARKET VALUE	13,229				
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2032						
***** 098.00-01-016.120 *****						
098.00-01-016.120	4309 Waterbury Hill Rd					
English Bruce E	210 1 Family Res		ENH STAR 41834	0	0	86,100
English Janet L	Avoca CSD 462201	26,700	COUNTY TAXABLE VALUE		161,000	
4309 Waterbury Hill Rd	Road Mitchell	161,000	TOWN TAXABLE VALUE		161,000	
Avoca, NY 14809	365 Feet Road Frontage		SCHOOL TAXABLE VALUE		74,900	
	Deed 3.8 Acres		AG003 Ag Dist #3		161,000 TO	
	FRNT 550.87 DPTH 518.04		FD222 Wallace fire dist		161,000 TO	
	ACRES 4.68					
	EAST-0580794 NRTH-0887238					
	DEED BOOK 1336 PG-189					
	FULL MARKET VALUE	167,708				
***** 098.00-01-016.200 *****						
098.00-01-016.200	4281 Waterbury Hill Rd					000009-4281
Mitchell-Hamilton Lugene C	210 1 Family Res		AG DIST 41720	0	7,240	7,240
Hamilton Michael G	Avoca CSD 462201	31,000	ENH STAR 41834	0	0	86,100
4281 Waterbury Hill Rd	Mitchell Mitchell	226,500	COUNTY TAXABLE VALUE		219,260	
Avoca, NY 14809	ACRES 11.40		TOWN TAXABLE VALUE		219,260	
	EAST-0580694 NRTH-0888038		SCHOOL TAXABLE VALUE		133,160	
	DEED BOOK 3006 PG-92		AG003 Ag Dist #3		226,500 TO	
	FULL MARKET VALUE	235,938	FD222 Wallace fire dist		226,500 TO	
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						
***** 098.00-01-017.111 *****						
098.00-01-017.111	4350 Waterbury Hill Rd					000009-4350
Buck George	240 Rural res		COUNTY TAXABLE VALUE		136,000	
94 S Main St	Avoca CSD 462201	67,600	TOWN TAXABLE VALUE		136,000	
Pittsford, NY 14534	ACRES 41.54	136,000	SCHOOL TAXABLE VALUE		136,000	
	EAST-0582433 NRTH-0888173		FD222 Wallace fire dist		136,000 TO	
	DEED BOOK 3040 PG-174					
	FULL MARKET VALUE	141,667				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 225
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
098.00-01-017.112	Waterbury Hill Rd 105 Vac farmland		AG DIST 41730	0	19,924	19,924
Schum-Acres Legacy Land LLC	Avoca CSD 462201	33,000	COUNTY TAXABLE VALUE		13,076	
9195 Atlanta-Garlinghouse Rd	ACRES 21.86	33,000	TOWN TAXABLE VALUE		13,076	
Naples, NY 14512	EAST-0582433 NRTH-0888173		SCHOOL TAXABLE VALUE		13,076	
	DEED BOOK 3082 PG-31		FD222 Wallace fire dist		33,000 TO	
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2032	FULL MARKET VALUE	34,375				
***** 098.00-01-017.112 *****						
098.00-01-017.120	Waterbury Hill Rd 105 Vac farmland		AG DIST 41730	0	28,301	28,301
Schumacher & Hall, LLC	Avoca CSD 462201	46,800	COUNTY TAXABLE VALUE		18,499	
9195 Atlanta-Garlinghouse Rd	ACRES 36.50	46,800	TOWN TAXABLE VALUE		18,499	
Naples, NY 14512	EAST-0581346 NRTH-0886459		SCHOOL TAXABLE VALUE		18,499	
	DEED BOOK 2865 PG-343		FD222 Wallace fire dist		46,800 TO	
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2032	FULL MARKET VALUE	48,750				
***** 098.00-01-017.120 *****						
098.00-01-017.200	Waterbury Hill Rd 105 Vac farmland		AG DIST 41730	0	38,727	38,727
Schumacher & Hall LLC	Avoca CSD 462201	57,200	COUNTY TAXABLE VALUE		18,473	
9195 Atlanta-Garlinghouse Rd	ACRES 31.80	57,200	TOWN TAXABLE VALUE		18,473	
Naples, NY 14512	EAST-0581477 NRTH-0808383		SCHOOL TAXABLE VALUE		18,473	
	DEED BOOK 2651 PG-329		FD222 Wallace fire dist		57,200 TO	
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2032	FULL MARKET VALUE	59,583				
***** 098.00-01-017.200 *****						
098.00-01-020.000	4440 Waterbury Hill Rd 210 1 Family Res		AGED C 41802	0	76,500	0
Pragle Karen M	Avoca CSD 462201	48,200	ENH STAR 41834	0	0	86,100
4440 Waterbury Hill Rd	FRNT 1667.00 DPTH 427.25	153,000	COUNTY TAXABLE VALUE		76,500	
PO Box 58	ACRES 19.80		TOWN TAXABLE VALUE		153,000	
Avoca, NY 14809	EAST-0583114 NRTH-0887416		SCHOOL TAXABLE VALUE		66,900	
	DEED BOOK 1476 PG-147		FD222 Wallace fire dist		153,000 TO	
	FULL MARKET VALUE	159,375				
***** 098.00-01-020.000 *****						
098.00-01-020.000/2	4440 Waterbury Hill Rd 837 Cell Tower		COUNTY TAXABLE VALUE		123,400	
American Tower	Avoca CSD 462201	11,500	TOWN TAXABLE VALUE		123,400	
Property Tax Department	FRNT 100.00 DPTH 100.00	123,400	SCHOOL TAXABLE VALUE		123,400	
PO Box 723597	BANK 589		FD222 Wallace fire dist		123,400 TO	
Atlanta, GA 31139	FULL MARKET VALUE	128,542				
***** 098.00-01-020.000/2 *****						

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 226
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

098.00-01-021.000	4381 County Route 6			098.00-01-021.000		000006-4375
Waterberry Hill Inc.	280 Res Multiple		COUNTY TAXABLE VALUE	266,000		
492 Smith Rd	Avoca CSD 462201	76,900	TOWN TAXABLE VALUE	266,000		
Clifton Springs, NY 14432	Cornerstone Co Rd 6	266,000	SCHOOL TAXABLE VALUE	266,000		
	ACRES 10.89		FD222 Wallace fire dist	266,000 TO		
	EAST-0582234 NRTH-0885578					
	DEED BOOK 2241 PG-87					
	FULL MARKET VALUE	277,083				

098.00-01-022.100	4365 Waterbury Hill Rd			098.00-01-022.100		
Austin Ivan T	322 Rural vac>10		COUNTY TAXABLE VALUE	30,500		
Austin Gretchen L	Avoca CSD 462201	30,500	TOWN TAXABLE VALUE	30,500		
3524 Perry Ave N	ACRES 10.39	30,500	SCHOOL TAXABLE VALUE	30,500		
Crystal, MN 55422	EAST-0582026 NRTH-0886826		FD222 Wallace fire dist	30,500 TO		
	DEED BOOK 2693 PG-47					
	FULL MARKET VALUE	31,771				

098.00-01-022.200	4536 Waterbury Hill Rd	91 PCT OF VALUE USED FOR EXEMPTION PURPOSES		098.00-01-022.200		
Hammond Clair L	210 1 Family Res		VET WAR CT 41121	0	12,000	6,000
Hammond Gail E	Avoca CSD 462201	34,400	VET DIS CT 41141	0	33,443	20,000
4536 Waterbury Hill Rd	ACRES 10.39	147,000	ENH STAR 41834	0	0	0
Avoca, NY 14809	EAST-0582495 NRTH-0887024		COUNTY TAXABLE VALUE	101,557		
	DEED BOOK 1621 PG-148		TOWN TAXABLE VALUE	121,000		
	FULL MARKET VALUE	153,125	SCHOOL TAXABLE VALUE	60,900		
			FD222 Wallace fire dist	147,000 TO		

098.00-01-022.310	4392 County Route 6			098.00-01-022.310		
Roth Thomas R	270 Mfg housing		BAS STAR 41854	0	0	30,380
Dye Paula J	Avoca CSD 462201	24,100	COUNTY TAXABLE VALUE	42,500		
4392 County Road 6	ACRES 3.64	42,500	TOWN TAXABLE VALUE	42,500		
Avoca, NY 14809	EAST-0582509 NRTH-0886503		SCHOOL TAXABLE VALUE	12,120		
	DEED BOOK 1692 PG-325		FD222 Wallace fire dist	42,500 TO		
	FULL MARKET VALUE	44,271				

098.00-01-022.320	4404 County Route 6			098.00-01-022.320		
Pritting Robert J Jr	270 Mfg housing		COUNTY TAXABLE VALUE	26,500		
8761 Clark Rd	Avoca CSD 462201	20,000	TOWN TAXABLE VALUE	26,500		
Avoca, NY 14809	ACRES 2.00	26,500	SCHOOL TAXABLE VALUE	26,500		
	EAST-0582968 NRTH-0886703		FD222 Wallace fire dist	26,500 TO		
	DEED BOOK 3043 PG-285					
	FULL MARKET VALUE	27,604				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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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UNIFORM PERCENT OF VALUE IS 096.00

PAGE 227
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.		

098.00-01-022.510	4405 County Route 6			098.00-01-022.510		000006-4425
Bulkley Derick	210 1 Family Res		COUNTY TAXABLE VALUE	129,000		
Krenzer Alyssa	Avoca CSD 462201	27,500	TOWN TAXABLE VALUE	129,000		
4405 County Route 6	Waterbury Hill Zeh	129,000	SCHOOL TAXABLE VALUE	129,000		
Avoca, NY 14809	ACRES 5.00 BANK 450		AG003 Ag Dist #3	129,000 TO		
	EAST-0583182 NRTH-0886446		FD222 Wallace fire dist	129,000 TO		
	DEED BOOK 2902 PG-106					
	FULL MARKET VALUE	134,375				

098.00-01-022.611	4391 County Route 6			098.00-01-022.611		
Olds Stephen S	311 Res vac land		COUNTY TAXABLE VALUE	24,200		
Olds Vickie J	Avoca CSD 462201	24,200	TOWN TAXABLE VALUE	24,200		
4391 County Route 6	ACRES 3.69	24,200	SCHOOL TAXABLE VALUE	24,200		
Avoca, NY 14809	EAST-0582726 NRTH-0885877		FD222 Wallace fire dist	24,200 TO		
	DEED BOOK 1661 PG-78					
	FULL MARKET VALUE	25,208				

098.00-01-022.621	4391 County Route 6			098.00-01-022.621		
Olds Stephen S	270 Mfg housing		ENH STAR 41834 0	0	0	54,000
Olds Vickie J	Avoca CSD 462201	28,100	COUNTY TAXABLE VALUE	54,000		
4391 County Route 6	ACRES 5.23	54,000	TOWN TAXABLE VALUE	54,000		
Avoca, NY 14809	EAST-0582891 NRTH-0886076		SCHOOL TAXABLE VALUE	0		
	DEED BOOK 1661 PG-81		FD222 Wallace fire dist	54,000 TO		
	FULL MARKET VALUE	56,250				

098.00-01-022.622	County Route 6			098.00-01-022.622		
Wallace John	105 Vac farmland		AG DIST 41730 0	5,268	5,268	5,268
Wallace Stephania	Avoca CSD 462201	16,600	COUNTY TAXABLE VALUE	11,332		
9260 County Route 9	ACRES 10.93	16,600	TOWN TAXABLE VALUE	11,332		
Cohocton, NY 14826	EAST-0582957 NRTH-0885312		SCHOOL TAXABLE VALUE	11,332		
	DEED BOOK 2809 PG-215		FD222 Wallace fire dist	16,600 TO		
	FULL MARKET VALUE	17,292				

MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2032						

098.00-01-023.000	4428 County Route 6			098.00-01-023.000		000006-4428
Emery Debra	210 1 Family Res		VET COM CT 41131 0	17,125	10,000	0
4428 County Route 6	Avoca CSD 462201	10,600	BAS STAR 41854 0	0	0	30,380
Avoca, NY 14809-9534	Goodrich Dockstader	68,500	COUNTY TAXABLE VALUE	51,375		
	FRNT 265.00 DPTH 142.27		TOWN TAXABLE VALUE	58,500		
	ACRES 0.43 BANK 450		SCHOOL TAXABLE VALUE	38,120		
	EAST-0583266 NRTH-0886808		FD222 Wallace fire dist	68,500 TO		
	DEED BOOK 2518 PG-272					
	FULL MARKET VALUE	71,354				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 228
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.		

098.00-01-024.000	4434 County Route 6			098.00-01-024.000		000006-4434
Mitchell Wayne	210 1 Family Res		COUNTY TAXABLE VALUE	63,300		
Mitchell George	Avoca CSD 462201	15,500	TOWN TAXABLE VALUE	63,300		
PO Box 319	FRNT 265.00 DPTH 142.27	63,300	SCHOOL TAXABLE VALUE	63,300		
Avoca, NY 14809	ACRES 1.10		FD222 Wallace fire dist	63,300 TO		
	EAST-0583542 NRTH-0886971					
	DEED BOOK 2530 PG-178					
	FULL MARKET VALUE	65,938				

098.00-01-028.000	4431 County Route 6			098.00-01-028.000		000006-4431
Strait Robert S	210 1 Family Res		COUNTY TAXABLE VALUE	51,800		
4431 County Road 6	Avoca CSD 462201	20,400	TOWN TAXABLE VALUE	51,800		
Avoca, NY 14809	Hwy Hale	51,800	SCHOOL TAXABLE VALUE	51,800		
	FRNT 372.00 DPTH 264.00		FD222 Wallace fire dist	51,800 TO		
	ACRES 2.15 BANK 450					
	EAST-0583414 NRTH-0886633					
	DEED BOOK 2822 PG-52					
	FULL MARKET VALUE	53,958				

098.00-01-032.000	8681 County Route 70		ENH STAR 41834	0	0	000070-8681
Boyles David	210 1 Family Res		COUNTY TAXABLE VALUE	76,800	0	76,800
Boyles Kathleen	Avoca CSD 462201	30,100	TOWN TAXABLE VALUE	76,800		
8681 County Route 70	Dockstader Hwy 70	76,800	SCHOOL TAXABLE VALUE	0		
Avoca, NY 14809	FRNT 550.00 DPTH 400.00		FD222 Wallace fire dist	76,800 TO		
	ACRES 6.06					
	EAST-0581166 NRTH-0883885					
	DEED BOOK 1473 PG-15					
	FULL MARKET VALUE	80,000				

098.00-01-033.110	County Route 70		AG DIST 41730	0	4,496	4,496
McGee Michael S	323 Vacant rural		COUNTY TAXABLE VALUE	72,604	4,496	4,496
Hufnagle Curtis J	Avoca CSD 462201	77,100	TOWN TAXABLE VALUE	72,604		
620 Sholder Rd	ACRES 54.70	77,100	SCHOOL TAXABLE VALUE	72,604		
Williamsport, PA 17701	EAST-0579768 NRTH-0883055		FD222 Wallace fire dist	77,100 TO		
	DEED BOOK 2258 PG-36					
	FULL MARKET VALUE	80,313				

098.00-01-033.200	8710 County Rural res		COUNTY TAXABLE VALUE	175,000		000070-8710
Swimelar Cody J	240 Rural res		TOWN TAXABLE VALUE	175,000		
Swimelar Tabitha L	Avoca CSD 462201	40,000	SCHOOL TAXABLE VALUE	175,000		
8710 County Route 70	ACRES 14.30	175,000	FD222 Wallace fire dist	175,000 TO		
Avoca, NY 14809	EAST-0580555 NRTH-0883654					
	DEED BOOK 3064 PG-113					
	FULL MARKET VALUE	182,292				

MAY BE SUBJECT TO PAYMENT
UNDER AGDIST LAW TIL 2032

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 229
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 098.00-01-034.000 *****						
4201 Stever Rd						000034-4201
098.00-01-034.000	322 Rural vac>10		AG DIST 41730	0	17,298	17,298
McGee Michael S	Avoca CSD 462201	68,000	COUNTY TAXABLE VALUE		50,702	
620 Sholder Rd	Hwy 34 Armstrong	68,000	TOWN TAXABLE VALUE		50,702	
Williamsport, PA 17701	Doty Leslie		SCHOOL TAXABLE VALUE		50,702	
	ACRES 42.00		FD222 Wallace fire dist		68,000 TO	
MAY BE SUBJECT TO PAYMENT	EAST-0578834 NRTH-0883508					
UNDER AGDIST LAW TIL 2032	DEED BOOK 2258 PG-42					
	FULL MARKET VALUE	70,833				
***** 098.00-01-036.000 *****						
4191 Stever Rd						000034-4191
098.00-01-036.000	910 Priv forest		COUNTY TAXABLE VALUE		63,200	
Saga Properties LLC	Avoca CSD 462201	63,200	TOWN TAXABLE VALUE		63,200	
109 Despatch Drive	Leslie Dockstader	63,200	SCHOOL TAXABLE VALUE		63,200	
East Rochester, NY 14445	ACRES 38.79		FD222 Wallace fire dist		63,200 TO	
	EAST-0577824 NRTH-0883148					
	DEED BOOK 2875 PG-185					
	FULL MARKET VALUE	65,833				
***** 098.00-01-037.100 *****						
098.00-01-037.100	Stever Rd					000034-4080
DeCann Estate James R	322 Rural vac>10		COUNTY TAXABLE VALUE		15,500	
% Chris DeCann	Avoca CSD 462201	15,500	TOWN TAXABLE VALUE		15,500	
4622 Rushmore Rd	Argeson Steu Co	15,500	SCHOOL TAXABLE VALUE		15,500	
Palmyra, NY 14522	Stever Rd Fox		FD222 Wallace fire dist		15,500 TO	
	TS 10/03					
	ACRES 11.40					
	EAST-0578154 NRTH-0884898					
	DEED BOOK 2769 PG-69					
	FULL MARKET VALUE	16,146				
***** 098.00-01-037.200 *****						
098.00-01-037.200	3040 Stever Rd					000034-4060
Kawecki Jameson	220 2 Family Res		COUNTY TAXABLE VALUE		247,800	
3040 Stever Rd	Avoca CSD 462201	88,300	TOWN TAXABLE VALUE		247,800	
Avoca, NY 14809	ACRES 50.06	247,800	SCHOOL TAXABLE VALUE		247,800	
	EAST-0577554 NRTH-0884448		FD222 Wallace fire dist		247,800 TO	
	DEED BOOK 3147 PG-273					
	FULL MARKET VALUE	258,125				
***** 098.00-01-038.000 *****						
098.00-01-038.000	8785 Clymo Rd					000011-8785
Robords Nancy C	210 1 Family Res		ENH STAR 41834	0	0	69,000
Tyler Brandon D	Avoca CSD 462201	35,500	COUNTY TAXABLE VALUE		69,000	
8785 Clymo Rd	Neils Crk Margeson	69,000	TOWN TAXABLE VALUE		69,000	
Avoca, NY 14809	ACRES 11.30		SCHOOL TAXABLE VALUE		0	
	EAST-0577164 NRTH-0885578		FD222 Wallace fire dist		69,000 TO	
	DEED BOOK 2459 PG-336					
	FULL MARKET VALUE	71,875				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 230
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.		

098.00-01-039.000	4005 Clymo Rd			098.00-01-039.000		*****
Plaskov Robert H	312 Vac w/imprv		COUNTY TAXABLE VALUE	250,000		000011-4005
PO Box 366	Avoca CSD 462201	240,000	TOWN TAXABLE VALUE	250,000		
Bath, NY 14810	Clymo Rd Shults Rd	250,000	SCHOOL TAXABLE VALUE	250,000		
	Palmer Mcglynn		AG003 Ag Dist #3	250,000 TO		
	ACRES 160.00		FD222 Wallace fire dist	250,000 TO		
MAY BE SUBJECT TO PAYMENT	EAST-0575364 NRTH-0881818					
UNDER AGDIST LAW TIL 2027	DEED BOOK 1484 PG-312					
	FULL MARKET VALUE	260,417				

098.00-01-040.110	3871 Clymo Rd			098.00-01-040.110		*****
Hilker Michael S	210 1 Family Res		COUNTY TAXABLE VALUE	105,700		000011-3871
Hilker Charles G JR	Avoca CSD 462201	15,700	TOWN TAXABLE VALUE	105,700		
3259 Dublin Rd	FRNT 237.50 DPTH 210.00	105,700	SCHOOL TAXABLE VALUE	105,700		
Street, MD 21154	EAST-0573206 NRTH-0883077		AG003 Ag Dist #3	105,700 TO		
	DEED BOOK 2085 PG-146		FD222 Wallace fire dist	105,700 TO		
	FULL MARKET VALUE	110,104				

098.00-01-040.120	3877 Clymo Rd			098.00-01-040.120		*****
Francis Arlene	210 1 Family Res		BAS STAR 41854 0	0	0	000011-3877
3877 Clymo Rd	Avoca CSD 462201	15,700	COUNTY TAXABLE VALUE	78,200		30,380
Avoca, NY 14809	Life Use To John	78,200	TOWN TAXABLE VALUE	78,200		
	FRNT 237.50 DPTH 210.00		SCHOOL TAXABLE VALUE	47,820		
	EAST-0572970 NRTH-0883084		FD222 Wallace fire dist	78,200 TO		
	DEED BOOK 1711 PG-191					
	FULL MARKET VALUE	81,458				

098.00-01-040.210	3881 Clymo Rd			098.00-01-040.210		*****
LaPierre Management, LLC	260 Seasonal res		AG DIST 41720 0	41,260	41,260	000011-3881
PO Box 80	Avoca CSD 462201	79,200	COUNTY TAXABLE VALUE	92,240		
Colton, NY 13625	ACRES 47.50	133,500	TOWN TAXABLE VALUE	92,240		
	EAST-0570534 NRTH-0882516		SCHOOL TAXABLE VALUE	92,240		
	DEED BOOK 2836 PG-274		AG003 Ag Dist #3	133,500 TO		
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	139,063	FD222 Wallace fire dist	133,500 TO		
UNDER AGDIST LAW TIL 2029						

098.00-01-040.220	3881 Clymo Rd			098.00-01-040.220		*****
Hilker Charles	105 Vac farmland		AG DIST 41720 0	164,670	164,670	000011-3881
Hilker Marie	Avoca CSD 462201	242,600	COUNTY TAXABLE VALUE	77,930		
3259 Dublin Rd	ACRES 152.90	242,600	TOWN TAXABLE VALUE	77,930		
Street, MD 21154	EAST-0572494 NRTH-0882108		SCHOOL TAXABLE VALUE	77,930		
	DEED BOOK 1982 PG-201		AG003 Ag Dist #3	242,600 TO		
	FULL MARKET VALUE	252,708	FD222 Wallace fire dist	242,600 TO		
MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2029						

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 231
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 098.00-01-041.100 *****						
098.00-01-041.100	3653 Greenville Rd					000010-3653
LaPierre Management, LLC	105 Vac farmland		AG DIST 41720	0	33,971	33,971
PO Box 80	Avoca CSD 462201	60,700	COUNTY TAXABLE VALUE		26,729	
Colton, NY 13625	ACRES 37.13	60,700	TOWN TAXABLE VALUE		26,729	
	EAST-0569294 NRTH-0882558		SCHOOL TAXABLE VALUE		26,729	
	DEED BOOK 2740 PG-313		AG003 Ag Dist #3		60,700 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	63,229	FD222 Wallace fire dist		60,700 TO	
UNDER AGDIST LAW TIL 2029						
***** 098.00-01-042.000 *****						
098.00-01-042.000	3664 Parker Rd					000010-3651
Gerrity Michael J II	210 1 Family Res		BAS STAR 41854	0	0	30,380
3664 Parker Rd	Avoca CSD 462201	21,300	COUNTY TAXABLE VALUE		103,500	
Avoca, NY 14809	Hwy Hammond	103,500	TOWN TAXABLE VALUE		103,500	
	Hammond Hammond		SCHOOL TAXABLE VALUE		73,120	
	ACRES 2.53		FD222 Wallace fire dist		103,500 TO	
	EAST-0568994 NRTH-0883218					
	DEED BOOK 2464 PG-139					
	FULL MARKET VALUE	107,813				
***** 098.00-01-043.111 *****						
098.00-01-043.111	3661 County Route 6					000006-3661
Kowalczyk Nicholas R	322 Rural vac>10		AG DIST 41720	0	37,628	37,628
Kowalczyk Cassandra L	Avoca CSD 462201	62,700	COUNTY TAXABLE VALUE		25,072	
3661 County Route 6	ACRES 45.59	62,700	TOWN TAXABLE VALUE		25,072	
Avoca, NY 14809	EAST-0570733 NRTH-0885105		SCHOOL TAXABLE VALUE		25,072	
	DEED BOOK 2798 PG-72		AG003 Ag Dist #3		62,700 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	65,313	FD222 Wallace fire dist		62,700 TO	
UNDER AGDIST LAW TIL 2029						
***** 098.00-01-043.112 *****						
098.00-01-043.112	County Route 6					
Robbins Chad E	105 Vac farmland		AG DIST 41730	0	33,511	33,511
7884 Hamilton Rd	Avoca CSD 462201	48,700	COUNTY TAXABLE VALUE		15,189	
Avoca, NY 14809	ACRES 32.76	48,700	TOWN TAXABLE VALUE		15,189	
	EAST-0569112 NRTH-0886488		SCHOOL TAXABLE VALUE		15,189	
	DEED BOOK 2922 PG-332		FD222 Wallace fire dist		48,700 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	50,729				
UNDER AGDIST LAW TIL 2032						
***** 098.00-01-043.113 *****						
098.00-01-043.113	Greenville Rd					
Robbins Chad E	105 Vac farmland		AG DIST 41730	0	34,383	34,383
7884 Hamilton Rd	Avoca CSD 462201	48,400	COUNTY TAXABLE VALUE		14,017	
Avoca, NY 14809	ACRES 30.11	48,400	TOWN TAXABLE VALUE		14,017	
	EAST-0570032 NRTH-0883667		SCHOOL TAXABLE VALUE		14,017	
	DEED BOOK 2922 PG-332		FD222 Wallace fire dist		48,400 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	50,417				
UNDER AGDIST LAW TIL 2032						

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 232
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 098.00-01-043.114 *****						
098.00-01-043.114	3675 County Route 6					
Smith Michael E	210 1 Family Res		COUNTY TAXABLE VALUE	45,400		
3675 County Route 6	Avoca CSD 462201	24,900	TOWN TAXABLE VALUE	45,400		
Avoca, NY 14809	ACRES 3.97	45,400	SCHOOL TAXABLE VALUE	45,400		
	EAST-0569877 NRTH-0886121		FD222 Wallace fire dist	45,400 TO		
	DEED BOOK 2852 PG-303					
	FULL MARKET VALUE	47,292				
***** 098.00-01-043.115 *****						
098.00-01-043.115	3661 County Route 6					
Kowalczyk Nicholas R	240 Rural res		AG DIST 41730 0	58,490	58,490	58,490
Kowalczyk Cassandra L	Avoca CSD 462201	93,500	COUNTY TAXABLE VALUE	162,310		
3661 County Route 6	ACRES 50.00	220,800	TOWN TAXABLE VALUE	162,310		
Avoca, NY 14809	EAST-0569839 NRTH-0885102		SCHOOL TAXABLE VALUE	162,310		
	DEED BOOK 2781 PG-77		FD222 Wallace fire dist	220,800 TO		
	FULL MARKET VALUE	230,000				
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2032 ***** 098.00-01-043.120 *****						
098.00-01-043.120	8749 Greenville Rd					
Kowalczyk Nicholas	270 Mfg housing		COUNTY TAXABLE VALUE	5,100		
3611 County Route 6	Avoca CSD 462201	5,099	TOWN TAXABLE VALUE	5,100		
Avoca, NY 14809	ACRES 1.04	5,100	SCHOOL TAXABLE VALUE	5,100		
	EAST-0569341 NRTH-0884560		FD222 Wallace fire dist	5,100 TO		
	DEED BOOK 3088 PG-337					
	FULL MARKET VALUE	5,313				
***** 098.00-01-043.130 *****						
098.00-01-043.130	3661 County Route 6					
LaPierre Management, LLC	311 Res vac land		COUNTY TAXABLE VALUE	21,600		
PO Box 80	Avoca CSD 462201	21,600	TOWN TAXABLE VALUE	21,600		
Colton, NY 13625	ACRES 15.64	21,600	SCHOOL TAXABLE VALUE	21,600		
	EAST-0571076 NRTH-0883889		FD222 Wallace fire dist	21,600 TO		
	DEED BOOK 2841 PG-226					
	FULL MARKET VALUE	22,500				
***** 098.00-01-043.200 *****						
098.00-01-043.200	3661 Greenville Rd					000006-3661
White Durwood F	312 Vac w/imprv		COUNTY TAXABLE VALUE	36,700		
3151 Parker Rd	Avoca CSD 462201	30,500	TOWN TAXABLE VALUE	36,700		
Avoca, NY 14809	ACRES 17.00	36,700	SCHOOL TAXABLE VALUE	36,700		
	EAST-0568930 NRTH-0883824		FD222 Wallace fire dist	36,700 TO		
	DEED BOOK 1531 PG-323					
	FULL MARKET VALUE	38,229				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 233
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 098.00-01-044.000 *****						
8761	Greenville Rd					000010-8761
098.00-01-044.000	210 1 Family Res		COUNTY TAXABLE VALUE	63,300		
Cornerstone Homes Inc	Avoca CSD 462201	13,500	TOWN TAXABLE VALUE	63,300		
% Candlelight Properties	FRNT 247.00 DPTH 132.00	63,300	SCHOOL TAXABLE VALUE	63,300		
PO Box 471	EAST-0569366 NRTH-0884793		FD222 Wallace fire dist	63,300 TO		
Bath, NY 14810	DEED BOOK 1817 PG-145					
	FULL MARKET VALUE	65,938				
***** 098.00-01-045.000 *****						
3640	County Route 6					000006-3640
098.00-01-045.000	210 1 Family Res		VET WAR CT 41121	0	9,195	6,000
Preston Lucille	Avoca CSD 462201	16,000	VET DIS CT 41141	0	21,455	20,000
Preston Paul	Preston Hammond	61,300	AGED C 41802	0	15,325	0
3640 County Route 6	FRNT 115.50 DPTH 346.50		ENH STAR 41834	0	0	61,300
Avoca, NY 14809-9542	ACRES 1.20		COUNTY TAXABLE VALUE	15,325		
	EAST-0568814 NRTH-0885908		TOWN TAXABLE VALUE	35,300		
	DEED BOOK 853 PG-552		SCHOOL TAXABLE VALUE	0		
	FULL MARKET VALUE	63,854	FD222 Wallace fire dist	61,300 TO		
***** 098.00-01-046.000 *****						
3764	County Route 6					000006-3764
098.00-01-046.000	312 Vac w/imprv		COUNTY TAXABLE VALUE	9,000		
Towner William Joseph	Avoca CSD 462201	8,600	TOWN TAXABLE VALUE	9,000		
9430 Meter Rd	Creek Creek	9,000	SCHOOL TAXABLE VALUE	9,000		
Dansville, NY 14437-9789	Hwy 6 Preston		FD222 Wallace fire dist	9,000 TO		
	FRNT 250.00 DPTH 70.00					
	EAST-0571019 NRTH-0887386					
	DEED BOOK 1232 PG-128					
	FULL MARKET VALUE	9,375				
***** 098.00-01-047.000 *****						
8625	County Route 70					000070-8625
098.00-01-047.000	920 Priv Hunt/Fi		COUNTY TAXABLE VALUE	14,400		
Castle Creek Fishing Club	Avoca CSD 462201	14,400	TOWN TAXABLE VALUE	14,400		
Attn: Robert Schaeffler	Dockstaderconner	14,400	SCHOOL TAXABLE VALUE	14,400		
1554 Mount Zoar Rd	ACRES 6.00		FD222 Wallace fire dist	14,400 TO		
Pine City, NY 14871	EAST-0580402 NRTH-0882332					
	FULL MARKET VALUE	15,000				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 0 9 8
 S U B - S E C T I O N - 0 0 0
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

PAGE 234
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	1	TOTAL		38,000		38,000
AG003	Ag Dist #3	18	TOTAL		2747,700		2747,700
FD222	Wallace fire d	93	TOTAL		9424,400		9424,400

*** 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
462201	Avoca CSD	94	4671,399	9462,400	1298,605	8163,795	1398,460	6765,335
	S U B - T O T A L	94	4671,399	9462,400	1298,605	8163,795	1398,460	6765,335
	T O T A L	94	4671,399	9462,400	1298,605	8163,795	1398,460	6765,335

*** 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
41121	VET WAR CT	5	69,195	36,000	
41131	VET COM CT	4	72,850	40,000	
41141	VET DIS CT	5	123,156	88,258	
41700	AG BLDG	2	121,500	121,500	121,500
41720	AG DIST	12	612,643	612,643	612,643
41730	AG DIST	17	480,337	480,337	480,337
41800	AGED C/T/S	1	84,125	84,125	84,125
41802	AGED C	3	164,725		
41834	ENH STAR	13			1033,900
41854	BAS STAR	12			364,560
	T O T A L	74	1728,531	1462,863	2697,065

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2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 098
S U B - S E C T I O N - 000
UNIFORM PERCENT OF VALUE IS 096.00

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 4/25/2025

*** 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	94	4671,399	9462,400	7733,869	7999,537	8163,795	6765,335

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TOWN - Avoca
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2 0 2 5 T E N T A T I V E 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 236
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

099.00-01-001.110	4530 Neils Creek Rd			099.00-01-001.110		*****
Chouinard Alain P	210 1 Family Res		COUNTY TAXABLE VALUE	63,300		
4530 County Route 6	Avoca CSD 462201	27,600	TOWN TAXABLE VALUE	63,300		
Avoca, NY 14809	FRNT 213.56 DPTH 665.84	63,300	SCHOOL TAXABLE VALUE	63,300		
	ACRES 5.04		FD222 Wallace fire dist	63,300 TO		
	EAST-0584494 NRTH-0887388					
	DEED BOOK 2826 PG-105					
	FULL MARKET VALUE	65,938				

099.00-01-001.120	4520 County Route 6			099.00-01-001.120		*****
Robert Lyon Trucking LLC	430 Mtor veh srv		COUNTY TAXABLE VALUE	113,600		
4520 County Route 6	Avoca CSD 462201	22,700	TOWN TAXABLE VALUE	113,600		
Avoca, NY 14809	FRNT 280.33 DPTH 265.47	113,600	SCHOOL TAXABLE VALUE	113,600		
	ACRES 1.93		FD222 Wallace fire dist	113,600 TO		
	EAST-0584517 NRTH-0887236					
	DEED BOOK 2708 PG-334					
	FULL MARKET VALUE	118,333				

099.00-01-001.211	Waterbury Hill Rd			099.00-01-001.211		*****
Slayton Kim C	105 Vac farmland		AG DIST 41720 0	31,280	31,280	000415-8950
Slayton Arlene S	Avoca CSD 462201	63,600	COUNTY TAXABLE VALUE	32,320		
60819 State Route 415	River Xway	63,600	TOWN TAXABLE VALUE	32,320		
Avoca, NY 14809	Waterbury Hill Shaeffer		SCHOOL TAXABLE VALUE	32,320		
	Split 1.95 To Stevens		AG003 Ag Dist #3	63,600 TO		
	ACRES 65.30		FD222 Wallace fire dist	63,600 TO		
	EAST-0583626 NRTH-0888611		LD221 Wallace light	1,000 TO		
	DEED BOOK 2618 PG-223					
	FULL MARKET VALUE	66,250				

099.00-01-001.212	4528 Waterbury Hill Rd			099.00-01-001.212		*****
Slayton Jesse B	270 Mfg housing		BAS STAR 41854 0	0	0	000415-8950
Slayton Jessica A	Avoca CSD 462201	24,500	COUNTY TAXABLE VALUE	56,900		
4528 Waterbury Hill Rd	River Xway	56,900	TOWN TAXABLE VALUE	56,900		
Avoca, NY 14809	Waterbury Hill Shaeffer		SCHOOL TAXABLE VALUE	26,520		
	Split 1.95 To Stevens		AG003 Ag Dist #3	56,900 TO		
	ACRES 3.80		FD222 Wallace fire dist	56,900 TO		
	EAST-0583920 NRTH-0888165		LD221 Wallace light	1,000 TO		
	DEED BOOK 1997 PG-13					
	FULL MARKET VALUE	59,271				

099.00-01-001.220	4496 Waterbury Hill Rd			099.00-01-001.220		*****
Stevens Charles L	210 1 Family Res		BAS STAR 41854 0	0	0	000009-4496
4496 Waterbury Hill Rd	Avoca CSD 462201	19,800	COUNTY TAXABLE VALUE	149,500		
Avoca, NY 14809	Slayton Alsheimer	149,500	TOWN TAXABLE VALUE	149,500		
	Waterbury Hill Slayton		SCHOOL TAXABLE VALUE	119,120		
	14'x70' Rm5		FD222 Wallace fire dist	149,500 TO		
	FRNT 285.62 DPTH 471.83					
	ACRES 1.95					
	EAST-0584045 NRTH-0887596					
	DEED BOOK 2757 PG-53					
	FULL MARKET VALUE	155,729				

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
SWIS - 462289

2 0 2 5 T E N T A T I V E 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 237
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

099.00-01-001.300	60925 State Route 415 Rd			099.00-01-001.300		*****
Lewis Thomas R	270 Mfg housing		COUNTY TAXABLE VALUE	39,100		000415-8944
Lewis Julie H	Avoca CSD 462201	15,700	TOWN TAXABLE VALUE	39,100		
60925 State Route 415 Rd	Slayton Rt 415	39,100	SCHOOL TAXABLE VALUE	39,100		
Avoca, NY 14809	Waterbury Hill Parker Bar 91		FD222 Wallace fire dist	39,100 TO		
	ACRES 1.14					
	EAST-0584404 NRTH-0887948					
	DEED BOOK 2472 PG-37					
	FULL MARKET VALUE	40,729				

099.00-01-001.400	60841 State Route 415			099.00-01-001.400		*****
Slayton Michael R	322 Rural vac>10		COUNTY TAXABLE VALUE	56,900		000415-8900
Slayton Wanda L	Avoca CSD 462201	56,900	TOWN TAXABLE VALUE	56,900		
7201 County Route 27	ACRES 25.58	56,900	SCHOOL TAXABLE VALUE	56,900		
Hornell, NY 14843	EAST-0585134 NRTH-0886358		FD222 Wallace fire dist	56,900 TO		
	DEED BOOK 2876 PG-13					
	FULL MARKET VALUE	59,271				

099.00-01-001.500	4515 County Route 6			099.00-01-001.500		*****
Ridley Brandace L	240 Rural res		BAS STAR 41854 0	0	0	000006-4497
4515 County Route 6	Avoca CSD 462201	38,900	COUNTY TAXABLE VALUE	103,500		
Avoca, NY 14809	Rd 6 Mattoon	103,500	TOWN TAXABLE VALUE	103,500		
	Lysyczyn Goodrich I02		SCHOOL TAXABLE VALUE	73,120		
	ACRES 13.60 BANK 359		FD222 Wallace fire dist	103,500 TO		
	EAST-0584594 NRTH-0886278					
	DEED BOOK 1744 PG-129					
	FULL MARKET VALUE	107,813				

099.00-01-002.000	4520 Waterbury Hill Rd			099.00-01-002.000		*****
Cox Grant	210 1 Family Res		COUNTY TAXABLE VALUE	109,900		000009-4520
Cox Samantha	Avoca CSD 462201	22,000	TOWN TAXABLE VALUE	109,900		
93 N Main St	Slayton Slayton	109,900	SCHOOL TAXABLE VALUE	109,900		
Lower Perry, NY 14530	Hwy Slayton		FD222 Wallace fire dist	109,900 TO		
	ACRES 2.80 BANK 450					
	EAST-0584244 NRTH-0887708					
	DEED BOOK 2835 PG-265					
	FULL MARKET VALUE	114,479				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 238
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

099.00-01-003.000	60967 State Route 415			099.00-01-003.000		000415-8966
Hubbard William	210 1 Family Res		BAS STAR 41854	0	0	30,380
60967 State Route 415	Avoca CSD 462201	15,300	COUNTY TAXABLE VALUE		97,800	
Avoca, NY 14810	Hwy 415 Slayton	97,800	TOWN TAXABLE VALUE		97,800	
	Slayton Slayton		SCHOOL TAXABLE VALUE		67,420	
	FRNT 388.00 DPTH 117.80		FD222 Wallace fire dist		97,800 TO	
	EAST-0584215 NRTH-0888583		LD221 Wallace light		1,000 TO	
	DEED BOOK 2479 PG-157					
	FULL MARKET VALUE	101,875				

099.00-01-004.000	60968 State Route 415			099.00-01-004.000		000415-8965
Slayton Kim	120 Field crops		COUNTY TAXABLE VALUE		10,600	
60819 State Route 415	Avoca CSD 462201	10,600	TOWN TAXABLE VALUE		10,600	
Avoca, NY 14809	El Rr El Rr	10,600	SCHOOL TAXABLE VALUE		10,600	
	ACRES 4.30		FD222 Wallace fire dist		10,600 TO	
	EAST-0584594 NRTH-0888268		LD221 Wallace light		1,000 TO	
	DEED BOOK 2145 PG-4					
	FULL MARKET VALUE	11,042				

099.00-01-005.100	60819 State Route 415	50 PCT OF VALUE USED FOR EXEMPTION PURPOSES		099.00-01-005.100		000415-8846
Slayton Kim C	241 Rural res&ag		AG DIST 41720	0	72,225	72,225
60819 State Route 415	Avoca CSD 462201	144,500	AGED C 41802	0	77,850	0
Avoca, NY 14809	River Parmenter	311,400	ENH STAR 41834	0	0	86,100
	ACRES 102.10		COUNTY TAXABLE VALUE		161,325	
	EAST-0585704 NRTH-0888148		TOWN TAXABLE VALUE		239,175	
	DEED BOOK 2618 PG-223		SCHOOL TAXABLE VALUE		153,075	
	FULL MARKET VALUE	324,375	AG003 Ag Dist #3		311,400 TO	
			FD222 Wallace fire dist		311,400 TO	

099.00-01-005.100/8	ST State Route 415			099.00-01-005.100/8		
SemGas Storage, LLC	822 Water supply		COUNTY TAXABLE VALUE		164,000	
% KE Andrews	Avoca CSD 462201	164,000	TOWN TAXABLE VALUE		164,000	
2424 Ridge Rd	St Rte 415 Slayton	164,000	SCHOOL TAXABLE VALUE		164,000	
Rockwall, TX 75087	River Hargraves		FD224 Avoca Fire District		164,000 TO	
	ACRES 106.00					
	FULL MARKET VALUE	170,833				

099.00-01-006.100	60775 State Route 415			099.00-01-006.100		000415-8815
Wheeler Casey	240 Rural res		VET WAR CT 41121	0	12,000	6,000
Wheeler Daniel	Avoca CSD 462201	54,500	VET DIS CT 41141	0	19,122	19,122
% Daniel Wheeler	ACRES 24.00	120,000	AG DIST 41730	0	24,390	24,390
60775 State Route 415	EAST-0586734 NRTH-0887188		COUNTY TAXABLE VALUE		64,488	
Avoca, NY 14809	DEED BOOK 2550 PG-304		TOWN TAXABLE VALUE		70,488	
	FULL MARKET VALUE	125,000	SCHOOL TAXABLE VALUE		95,610	
			FD222 Wallace fire dist		120,000 TO	

MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						

MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2032						

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
SWIS - 462289

2 0 2 5 T E N T A T I V E 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 239
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

099.00-01-006.200	60750 State Route 415			099.00-01-006.200		*****
Wheeler Daniel L	270 Mfg housing		COUNTY TAXABLE VALUE			
Attn: Ludwig Rodger S	Avoca CSD 462201	15,000	TOWN TAXABLE VALUE			
60750 State Route 415	Wheeler Saxton	37,700	SCHOOL TAXABLE VALUE			
Avoca, NY 14809-9712	Route 415 Wheeler		FD222 Wallace fire dist		37,700 TO	
	Bisected By Ida Lease 128					
	ACRES 1.00					
	EAST-0586830 NRTH-0886083					
	FULL MARKET VALUE	39,271				

099.00-01-007.000	8761 Crossroads North 8F			099.00-01-007.000		000415-8761
SemGas Storage, LLC	105 Vac farmland		COUNTY TAXABLE VALUE			
% KE Andrews	Avoca CSD 462201	182,000	TOWN TAXABLE VALUE			
2424 Ridge Rd	River X-Way	182,000	SCHOOL TAXABLE VALUE			
Rockwall, TX 75087	FRNT 2.24 DPTH 0.80		FD222 Wallace fire dist		182,000 TO	
	ACRES 118.00					
	EAST-0588074 NRTH-0886948					
	DEED BOOK 2475 PG-196					
	FULL MARKET VALUE	189,583				

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 0 9 9
 S U B - S E C T I O N - 0 0 0
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

PAGE 240
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	1	TOTAL		164,000		164,000
AG003	Ag Dist #3	3	TOTAL		431,900		431,900
FD222	Wallace fire d	15	TOTAL		1515,800		1515,800
LD221	Wallace light	4	TOTAL		4,000		4,000

*** 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
462201	Avoca CSD	16	877,600	1679,800	127,895	1551,905	207,620	1344,285
	S U B - T O T A L	16	877,600	1679,800	127,895	1551,905	207,620	1344,285
	T O T A L	16	877,600	1679,800	127,895	1551,905	207,620	1344,285

*** 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
41121	VET WAR CT	1	12,000	6,000	
41141	VET DIS CT	1	19,122	19,122	
41720	AG DIST	2	103,505	103,505	103,505
41730	AG DIST	1	24,390	24,390	24,390
41802	AGED C	1	77,850		
41834	ENH STAR	1			86,100
41854	BAS STAR	4			121,520
	T O T A L	11	236,867	153,017	335,515

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
SWIS - 462289

2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 099
S U B - S E C T I O N - 000
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 241
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 4/25/2025

*** 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	16	877,600	1679,800	1442,933	1526,783	1551,905	1344,285

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 242
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

099.00-01-008.100	South Of Wallace Hamlet			099.00-01-008.100		00188
SemGas Storage, LLC	323 Vacant rural		COUNTY TAXABLE VALUE			11,500
% KE Andrews	Avoca CSD 462201	11,500	TOWN TAXABLE VALUE			11,500
2424 Ridge Rd	Old Erie Rd Bed	11,500	SCHOOL TAXABLE VALUE			11,500
Rockwall, TX 75087	ACRES 1.30		FD222 Wallace fire dist			11,500 TO
	EAST-0586729 NRTH-0887093					
	DEED BOOK 2475 PG-196					
	FULL MARKET VALUE	11,979				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 244
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 099.00-01-008.200 *****						
	Crossroads					00189
099.00-01-008.200	323 Vacant rural		COUNTY TAXABLE VALUE	25,200		
SemGas Storage, LLC	Avoca CSD 462201	25,200	TOWN TAXABLE VALUE	25,200		
% KE Andrews	Old Erie Rd Bed	25,200	SCHOOL TAXABLE VALUE	25,200		
2424 Ridge Rd	ACRES 6.20		FD224 Avoca Fire District	25,200 TO		
Rockwall, TX 75087	EAST-0589823 NRTH-0883733					
	DEED BOOK 2475 PG-196					
	FULL MARKET VALUE	26,250				
***** 099.00-01-015.000 *****						
	4796 Cross Rd					000037-4810
099.00-01-015.000	210 1 Family Res		ENH STAR 41834 0	0	0	86,100
Whiting William C	Avoca CSD 462201	33,400	COUNTY TAXABLE VALUE	96,000		
Harshberger Jean Marie	FRNT 470.00 DPTH 341.55	96,000	TOWN TAXABLE VALUE	96,000		
4796 Cross Road	ACRES 9.40		SCHOOL TAXABLE VALUE	9,900		
Avoca, NY 14809	EAST-0589594 NRTH-0885088		FD222 Wallace fire dist	96,000 TO		
	DEED BOOK 2472 PG-156					
	FULL MARKET VALUE	100,000				
***** 099.00-01-016.112 *****						
	8805 West Creek Rd	77 PCT OF VALUE USED FOR EXEMPTION PURPOSES				000007-8805
099.00-01-016.112	280 Res Multiple		VET COM CT 41131 0	20,000	10,000	0
Nichiporuk Daniel D	Avoca CSD 462201	76,600	VET DIS CT 41141 0	40,000	20,000	0
8805 County Route 7	Fox Stowe C	624,900	COUNTY TAXABLE VALUE	564,900		
Avoca, NY 14809	Co 7 Co 105		TOWN TAXABLE VALUE	594,900		
	Merged W/99-1-16.114		SCHOOL TAXABLE VALUE	624,900		
	ACRES 39.04 BANK 450		FD222 Wallace fire dist	624,900 TO		
	EAST-0590791 NRTH-0886893					
	DEED BOOK 2937 PG-59					
	FULL MARKET VALUE	650,938				
***** 099.00-01-016.113 *****						
	8813 West Creek Rd					000007-8813
099.00-01-016.113	210 1 Family Res		VET WAR CT 41121 0	12,000	6,000	0
Eidman William C	Avoca CSD 462201	30,100	ENH STAR 41834 0	0	0	86,100
Eidman Barbara J	Marvin West Creek	128,000	COUNTY TAXABLE VALUE	116,000		
8813 West Creek Rd	Stowe C Stowe C		TOWN TAXABLE VALUE	122,000		
Avoca, NY 14809	FRNT 264.20 DPTH 218.99		SCHOOL TAXABLE VALUE	41,900		
	ACRES 6.09		FD222 Wallace fire dist	128,000 TO		
	EAST-0591593 NRTH-0887138					
	DEED BOOK 2094 PG-190					
	FULL MARKET VALUE	133,333				
***** 099.00-01-016.115 *****						
	8806 County Route 105					00007-8804B
099.00-01-016.115	311 Res vac land		COUNTY TAXABLE VALUE	9,500		
Putnam Bryan K	Avoca CSD 462201	9,500	TOWN TAXABLE VALUE	9,500		
Putnam Rhonda S	Calkins Higgins	9,500	SCHOOL TAXABLE VALUE	9,500		
8804 County Route 105	Cty Rd 105 West Creek		FD224 Avoca Fire District	9,500 TO		
Avoca, NY 14809	ACRES 2.80					
	EAST-0591769 NRTH-0885867					
	DEED BOOK 1901 PG-212					
	FULL MARKET VALUE	9,896				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 245
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 099.00-01-016.117 *****						
8806/8808	County Route 105					
099.00-01-016.117	210 1 Family Res		BAS STAR 41854	0	0	30,380
Stowe Andrea M	Avoca CSD 462201	30,900	COUNTY TAXABLE VALUE			120,000
8804 County Route 105	Stowe Higgins	120,000	TOWN TAXABLE VALUE			120,000
Avoca, NY 14809	281.08 Front Feet		SCHOOL TAXABLE VALUE			89,620
	Bar 95		FD224 Avoca Fire District			120,000 TO
	ACRES 6.86					
	EAST-0592044 NRTH-0885838					
	DEED BOOK 3021 PG-76					
	FULL MARKET VALUE	125,000				
***** 099.00-01-016.117/2 *****						
8806	County Route 105					
099.00-01-016.117/2	210 1 Family Res		VET WAR CT 41121	0	12,000	6,000
Stowe Dorothea	Avoca CSD 462201	17,500	ENH STAR 41834	0	0	86,100
Stowe Living	ACRES 1.50	115,000	COUNTY TAXABLE VALUE			103,000
8806 County Road 105	FULL MARKET VALUE	119,792	TOWN TAXABLE VALUE			109,000
Avoca, NY 14809			SCHOOL TAXABLE VALUE			28,900
			FD224 Avoca Fire District			115,000 TO
***** 099.00-01-016.118 *****						
8802	County Route 105					00007-8804B
099.00-01-016.118	240 Rural res		COUNTY TAXABLE VALUE			276,000
Howell Alfred J	Avoca CSD 462201	38,100	TOWN TAXABLE VALUE			276,000
Howell Elaine D	Calkins Higgins	276,000	SCHOOL TAXABLE VALUE			276,000
8802 County Route 105	Cty Rd 105 West Creek		FD224 Avoca Fire District			276,000 TO
Avoca, NY 14809	ACRES 13.06					
	EAST-0591894 NRTH-0886238					
	DEED BOOK 2838 PG-176					
	FULL MARKET VALUE	287,500				
***** 099.00-01-016.120 *****						
8838	West Creek Rd					000007-8838
099.00-01-016.120	210 1 Family Res		COUNTY TAXABLE VALUE			100,600
Burton Asa A	Avoca CSD 462201	27,600	TOWN TAXABLE VALUE			100,600
8838 County Route 7	Burnham Creek	100,600	SCHOOL TAXABLE VALUE			100,600
Avoca, NY 14809	Stowe Co Rd 7		FD224 Avoca Fire District			100,600 TO
	1248sflax42					
	ACRES 5.04 BANK 450					
	EAST-0592234 NRTH-0887138					
	DEED BOOK 2724 PG-280					
	FULL MARKET VALUE	104,792				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 246
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

099.00-01-016.200	8806 County Route 7			099.00-01-016.200		000007-8806
Lent Hill Dairy Farm LLC	105 Vac farmland		AG DIST 41720	0	39,648	39,648
10799 Edmond Rd	Avoca CSD 462201	80,600	COUNTY TAXABLE VALUE		40,952	40,952
Cohocton, NY 14826	ACRES 56.70	80,600	TOWN TAXABLE VALUE		40,952	40,952
	EAST-0590654 NRTH-0885848		SCHOOL TAXABLE VALUE		40,952	40,952
	DEED BOOK 2823 PG-288		AG003 Ag Dist #3		80,600 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	83,958	FD222 Wallace fire dist		80,600 TO	
UNDER AGDIST LAW TIL 2029						

099.00-01-017.110	8804 County Route 105			099.00-01-017.110		000007-8804
Putnam Bryan K	210 1 Family Res		BAS STAR 41854	0	0	30,380
Putnam Rhonda S	Avoca CSD 462201	13,400	COUNTY TAXABLE VALUE		165,600	165,600
8804 County Route 105	Stowe Stowe	165,600	TOWN TAXABLE VALUE		165,600	165,600
Avoca, NY 14809-9701	ACRES 0.74		SCHOOL TAXABLE VALUE		135,220	135,220
	EAST-0591544 NRTH-0885888		FD224 Avoca Fire District		165,600 TO	
	DEED BOOK 1315 PG-302					
	FULL MARKET VALUE	172,500				

099.00-01-019.000	8837 County Route 7			099.00-01-019.000		000007-8837
Marvin Lavern	210 1 Family Res		VET WAR CT 41121	0	7,770	6,000
Marvin Sarah	Avoca CSD 462201	22,100	VET DIS CT 41141	0	18,130	18,130
8837 County Route 7	Stowe Moreland	51,800	COUNTY TAXABLE VALUE		25,900	25,900
Avoca, NY 14809-9401	FRNT 600.00 DPTH 215.00		TOWN TAXABLE VALUE		27,670	27,670
	ACRES 2.83		SCHOOL TAXABLE VALUE		51,800	51,800
	EAST-0591931 NRTH-0887173		FD222 Wallace fire dist		51,800 TO	
	DEED BOOK 1021 PG-00557					
	FULL MARKET VALUE	53,958				

099.00-01-020.111	8910 Cook Rd		40 PCT OF VALUE USED FOR EXEMPTION PURPOSES			000003-8910
Crawford Living Trust Jean	241 Rural res&ag		VET COM CT 41131	0	20,000	10,000
8910 Cook Rd	Avoca CSD 462201	299,800	AG DIST 41730	0	87,270	87,270
Avoca, NY 14809-9520	ACRES 194.77 BANK 450	442,200	COUNTY TAXABLE VALUE		334,930	334,930
	EAST-0591754 NRTH-0888678		TOWN TAXABLE VALUE		344,930	344,930
	DEED BOOK 2662 PG-264		SCHOOL TAXABLE VALUE		354,930	354,930
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	460,625	AG003 Ag Dist #3		442,200 TO	
UNDER AGDIST LAW TIL 2032			FD222 Wallace fire dist		442,200 TO	

099.00-01-020.112	8886 County Route 7			099.00-01-020.112		000007-8886
Mitchell John E	270 Mfg housing		COUNTY TAXABLE VALUE		25,300	25,300
Mitchell Sally	Avoca CSD 462201	16,500	TOWN TAXABLE VALUE		25,300	25,300
8947 County Route 7	ACRES 1.30	25,300	SCHOOL TAXABLE VALUE		25,300	25,300
Avoca, NY 14809	EAST-0592894 NRTH-0889088		FD222 Wallace fire dist		25,300 TO	
	DEED BOOK 2637 PG-111					
	FULL MARKET VALUE	26,354				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 247
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.			

9041	Cook Rd	88 PCT OF VALUE USED FOR EXEMPTION PURPOSES		099.00-01-020.113		*****	
099.00-01-020.113	210 1 Family Res		VET COM CT 41131	0	20,000	10,000	0
Jones Revocable Trust Barbara	Avoca CSD 462201	25,900	ENH STAR 41834	0	0	0	86,100
% Barbara Jones Trustee	Fox Pragle	99,900	COUNTY TAXABLE VALUE		79,900		
9041 Cook Rd	Oliver Cook Rd		TOWN TAXABLE VALUE		89,900		
Avoca, NY 14809	1040sf(89)x34 Bar 91		SCHOOL TAXABLE VALUE		13,800		
	FRNT 599.71 DPTH 141.36		FD222 Wallace fire dist		99,900 TO		
	ACRES 4.35						
	EAST-0592594 NRTH-0889338						
	DEED BOOK 2730 PG-207						
	FULL MARKET VALUE	104,063					

8924	Cook Rd			099.00-01-020.120		*****	
099.00-01-020.120	210 1 Family Res		COUNTY TAXABLE VALUE		165,400		000003-8924
Strait Aaron	Avoca CSD 462201	25,000	TOWN TAXABLE VALUE		165,400		
8924 Cook Rd	Fox Hwy 3	165,400	SCHOOL TAXABLE VALUE		165,400		
Avoca, NY 14809	Fox Fox		FD222 Wallace fire dist		165,400 TO		
	I03						
	FRNT 500.00 DPTH 350.00						
	ACRES 3.98 BANK 450						
	EAST-0592234 NRTH-0888498						
	DEED BOOK 2817 PG-228						
	FULL MARKET VALUE	172,292					

8886	County Route 7			099.00-01-020.200		*****	
099.00-01-020.200	210 1 Family Res		COUNTY TAXABLE VALUE		180,000		000007-8886
Ruest Terry	Avoca CSD 462201	26,500	TOWN TAXABLE VALUE		180,000		
Ruest Tiffany A	FRNT 984.18 DPTH 467.84	180,000	SCHOOL TAXABLE VALUE		180,000		
8886 County Route 7	ACRES 4.60 BANK 450		FD222 Wallace fire dist		180,000 TO		
Avoca, NY 14809	EAST-0592753 NRTH-0887824						
	DEED BOOK 2681 PG-235						
	FULL MARKET VALUE	187,500					

	County Route 7			099.00-01-021.100		*****	
099.00-01-021.100	312 Vac w/imprv		COUNTY TAXABLE VALUE		133,400		000007-8891
Oliver James B	Avoca CSD 462201	96,400	TOWN TAXABLE VALUE		133,400		
5431 Cramer Rd	ACRES 60.93	133,400	SCHOOL TAXABLE VALUE		133,400		
Canandaigua, NY 14424	EAST-0593794 NRTH-0889188		AG003 Ag Dist #3		133,400 TO		
	DEED BOOK 2880 PG-210		FD222 Wallace fire dist		133,400 TO		
	FULL MARKET VALUE	138,958					

MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2026							

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 248
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

099.00-01-021.200	8947 County Route 7			099.00-01-021.200		000007-9080
Cunningham Joseph D	260 Seasonal res		COUNTY TAXABLE VALUE	33,000		
Cunningham Susan J	Avoca CSD 462201	12,000	TOWN TAXABLE VALUE	33,000		
7424 Townline Rd	FRNT 854.59 DPTH 141.36	33,000	SCHOOL TAXABLE VALUE	33,000		
N Tonawanda, NY 14120	ACRES 3.81		FD222 Wallace fire dist	33,000 TO		
	EAST-0592524 NRTH-0888708					
	DEED BOOK 2643 PG-80					
	FULL MARKET VALUE	34,375				

099.00-01-022.000	8744 County Route 105	47 PCT OF VALUE USED FOR EXEMPTION PURPOSES		099.00-01-022.000		000007-8775
Wolfanger Brian	240 Rural res		VET WAR CT 41121	0	12,000	6,000 0
PO Box 673	Avoca CSD 462201	238,400	IND REFORS 47460	0	125,202	125,202 125,202
Avoca, NY 14809	ACRES 146.60	330,800	COUNTY TAXABLE VALUE		193,598	
	EAST-0593214 NRTH-0886188		TOWN TAXABLE VALUE		199,598	
	DEED BOOK 3067 PG-43		SCHOOL TAXABLE VALUE		205,598	
	FULL MARKET VALUE	344,583	FD224 Avoca Fire District		330,800 TO	

099.00-01-023.111	9080 75a Sw Of Xway			099.00-01-023.111		000007-9080
McMahon Patrick	322 Rural vac>10		COUNTY TAXABLE VALUE	44,500		
Lewis Douglas	Avoca CSD 462201	44,500	TOWN TAXABLE VALUE	44,500		
PO Box 61	Saxton 390	44,500	SCHOOL TAXABLE VALUE	44,500		
Avoca, NY 14809	ACRES 60.01		FD224 Avoca Fire District	44,500 TO		
	EAST-0591119 NRTH-0883547					
	DEED BOOK 1431 PG-49					
	FULL MARKET VALUE	46,354				

099.00-01-023.120	8654 County Route 105			099.00-01-023.120		000007-8651
Olszewski James D	210 1 Family Res		VET WAR CT 41121	0	12,000	6,000 0
8654 County Route 105	Avoca CSD 462201	22,000	COUNTY TAXABLE VALUE		98,200	
Avoca, NY 14809	FRNT 247.00 DPTH 220.00	110,200	TOWN TAXABLE VALUE		104,200	
	ACRES 2.80		SCHOOL TAXABLE VALUE		110,200	
	EAST-0592747 NRTH-0883693		FD224 Avoca Fire District		110,200 TO	
	DEED BOOK 2549 PG-33					
	FULL MARKET VALUE	114,792				

099.00-01-023.130	N Main St			099.00-01-023.130		*****
DLF Equity LLC	314 Rural vac<10		COUNTY TAXABLE VALUE	1,200		
3217 County Route 3	Avoca CSD 462201	1,200	TOWN TAXABLE VALUE	1,200		
Addison, NY 14801	ACRES 0.49	1,200	SCHOOL TAXABLE VALUE	1,200		
	EAST-0592447 NRTH-0882927		FD224 Avoca Fire District	1,200 TO		
	DEED BOOK 3066 PG-240					
	FULL MARKET VALUE	1,250				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 249
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.		
***** 099.00-01-023.200 *****						
8651	County Route 105					
099.00-01-023.200	312 Vac w/imprv		COUNTY TAXABLE VALUE	9,500		
Lent Hill Dairy Farm LLC	Avoca CSD 462201	6,600	TOWN TAXABLE VALUE	9,500		
10799 Edmond Rd	County Road 7	9,500	SCHOOL TAXABLE VALUE	9,500		
Cohocton, NY 14826	Higgins Shaut		AG003 Ag Dist #3	9,500 TO		
	ACRES 8.00		FD224 Avoca Fire District	9,500 TO		
	EAST-0592024 NRTH-0884378					
	DEED BOOK 2823 PG-209					
	FULL MARKET VALUE	9,896				
***** 099.00-01-024.000 *****						
60520	State Route 415					000415-8645
099.00-01-024.000	105 Vac farmland		AG DIST 41730 0	8,902	8,902	8,902
Hubbard Daniel	Avoca CSD 462201	27,100	COUNTY TAXABLE VALUE	18,198		
91 S Main St	Alsheimer River	27,100	TOWN TAXABLE VALUE	18,198		
Avoca, NY 14809	ACRES 28.80		SCHOOL TAXABLE VALUE	18,198		
	EAST-0590414 NRTH-0882808		AG003 Ag Dist #3	27,100 TO		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2789 PG-86		FD224 Avoca Fire District	27,100 TO		
UNDER AGDIST LAW TIL 2032	FULL MARKET VALUE	28,229				
***** 099.00-01-026.100 *****						
4815	Cross Rd					000037-4815
099.00-01-026.100	210 1 Family Res		COUNTY TAXABLE VALUE	27,000		
Reinhart Thomas A	Avoca CSD 462201	22,500	TOWN TAXABLE VALUE	27,000		
% Herman Reinhart	Hwy 37 River	27,000	SCHOOL TAXABLE VALUE	27,000		
PO Box 285	Alshiemer Alshiemer		FD222 Wallace fire dist	27,000 TO		
Avoca, NY 14809-9714	FRNT 218.00 DPTH 700.00					
	ACRES 3.00					
	EAST-0589810 NRTH-0884423					
	DEED BOOK 1901 PG-25					
	FULL MARKET VALUE	28,125				
***** 099.00-01-026.200 *****						
4807-4809	Cross Rd					
099.00-01-026.200	270 Mfg housing		COUNTY TAXABLE VALUE	32,000		
Northup James A	Avoca CSD 462201	15,000	TOWN TAXABLE VALUE	32,000		
7640 State Route 53	FRNT 200.00 DPTH 891.00	32,000	SCHOOL TAXABLE VALUE	32,000		
Bath, NY 14810	ACRES 1.00		FD222 Wallace fire dist	32,000 TO		
	EAST-0589518 NRTH-0884753					
	DEED BOOK 2979 PG-29					
	FULL MARKET VALUE	33,333				
***** 099.00-01-033.000 *****						
4616	Mackey Rd					000036-4616
099.00-01-033.000	314 Rural vac<10		COUNTY TAXABLE VALUE	9,100		
Burdick Diane	Avoca CSD 462201	9,100	TOWN TAXABLE VALUE	9,100		
114 Sylvester St	Mitchell Lot 33.4	9,100	SCHOOL TAXABLE VALUE	9,100		
Rochester, NY 14621	ACRES 5.23		FD224 Avoca Fire District	9,100 TO		
	EAST-0586494 NRTH-0882128					
	DEED BOOK 2774 PG-7					
	FULL MARKET VALUE	9,479				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 250
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.			

8565	Jacobs Ladder Rd	66 PCT OF VALUE USED FOR EXEMPTION PURPOSES		099.00-01-041.114		*****	
099.00-01-041.114	240 Rural res		COLD WAR 1 41161	0	18,000	6,000	0
Keeler Robert L	Avoca CSD 462201	78,100	AG DIST 41720	0	37,467	37,467	37,467
Keeler Mary Diane	Jacob's Ladder Towner	371,500	BAS STAR 41854	0	0	0	30,380
8565 Jacobs Ladder Rd	Towner Towner		COUNTY TAXABLE VALUE		316,033		
Avoca, NY 14809	ACRES 54.50		TOWN TAXABLE VALUE		328,033		
	EAST-0589254 NRTH-0881348		SCHOOL TAXABLE VALUE		303,653		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2017 PG-313		AG003 Ag Dist #3		371,500 TO		
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	386,979	FD224 Avoca Fire District		371,500 TO		

8425	Jacobs Ladder			099.00-01-041.200		*****	
099.00-01-041.200	210 1 Family Res		ENH STAR 41834	0	0	0	000015-8425
Heinemann Douglas	Avoca CSD 462201	35,000	COUNTY TAXABLE VALUE		201,300		
Heinemann T	Towner Towner	201,300	TOWN TAXABLE VALUE		201,300		
8425 Jacobs Ladder Rd	Dyckman Hwy 15		SCHOOL TAXABLE VALUE		115,200		
Avoca, NY 14809-9590	1368x42=57500		FD224 Avoca Fire District		201,300 TO		
	ACRES 11.00						
	EAST-0589697 NRTH-0880128						
	DEED BOOK 932 PG-503						
	FULL MARKET VALUE	209,688					

4775	Mackey Rd			099.00-01-042.000		*****	
099.00-01-042.000	240 Rural res		COUNTY TAXABLE VALUE		354,000		000036-4775
Beattie Linda R	Avoca CSD 462201	140,400	TOWN TAXABLE VALUE		354,000		
157 Deerhaven Rd	Hwy Hwy	354,000	SCHOOL TAXABLE VALUE		354,000		
Bellefonte, PA 16823	Vil Land Ackley		FD224 Avoca Fire District		354,000 TO		
	ACRES 82.60						
	EAST-0587624 NRTH-0881268						
	DEED BOOK 3092 PG-199						
	FULL MARKET VALUE	368,750					

4510	Mackey Rd			099.00-01-045.100		*****	
099.00-01-045.100	736 Storage well		COUNTY TAXABLE VALUE		474,000		000036-4510
SemGas Storage, LLC	Avoca CSD 462201	474,000	TOWN TAXABLE VALUE		474,000		
% KE Andrews	Slayton Lane	474,000	SCHOOL TAXABLE VALUE		474,000		
2424 Ridge Rd	Ackley Chissom		FD224 Avoca Fire District		474,000 TO		
Rockwall, TX 75087	ACRES 312.64						
	EAST-0584938 NRTH-0881415						
	DEED BOOK 2535 PG-268						
	FULL MARKET VALUE	493,750					

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2 0 2 5 T E N T A T I V E 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 251
VALUATION DATE-JUL 01, 2024
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UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 099.00-01-046.000 *****						
4671	State Route 415					000037-4671
099.00-01-046.000	241 Rural res&ag		AG DIST 41720	0	79,540	79,540
Lysyczyn Franklin L	Avoca CSD 462201	195,000	COUNTY TAXABLE VALUE		234,760	
PO Box 298	Wheeler 415	314,300	TOWN TAXABLE VALUE		234,760	
Avoca, NY 14809	ACRES 141.24		SCHOOL TAXABLE VALUE		234,760	
	EAST-0585954 NRTH-0882638		AG003 Ag Dist #3		314,300 TO	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2690 PG-276		FD222 Wallace fire dist		314,300 TO	
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	327,396				
***** 099.00-01-048.100 *****						
8880	County Route 7					000007-8880
099.00-01-048.100	271 Mfg housings		COUNTY TAXABLE VALUE		100,600	
Mitchell John E	Avoca CSD 462201	38,000	TOWN TAXABLE VALUE		100,600	
Mitchell Sally	ACRES 4.20	100,600	SCHOOL TAXABLE VALUE		100,600	
8947 County Route 7	EAST-0592778 NRTH-0888629		FD222 Wallace fire dist		100,600 TO	
Avoca, NY 14809	DEED BOOK 2637 PG-111					
	FULL MARKET VALUE	104,792				
***** 099.00-01-048.200 *****						
8935	County Route 7					000007-8880
099.00-01-048.200	210 1 Family Res		COUNTY TAXABLE VALUE		123,000	
Mitchell John E	Avoca CSD 462201	20,000	TOWN TAXABLE VALUE		123,000	
Mitchell Sally	ACRES 2.00	123,000	SCHOOL TAXABLE VALUE		123,000	
8947 County Route 7	EAST-0592819 NRTH-0888911		FD222 Wallace fire dist		123,000 TO	
Avoca, NY 14809	DEED BOOK 2637 PG-111					
	FULL MARKET VALUE	128,125				
***** 099.00-01-059.000 *****						
8971A-D	County Route 7					000007-6035
099.00-01-059.000	311 Res vac land		COUNTY TAXABLE VALUE		23,800	
Bruer Frederick R	Avoca CSD 462201	23,800	TOWN TAXABLE VALUE		23,800	
Bruer Dana M	Fox West Cr Hwy 7	23,800	SCHOOL TAXABLE VALUE		23,800	
PO Box 73	ACRES 3.50		FD222 Wallace fire dist		23,800 TO	
Mattituck, NY 11952	EAST-0592914 NRTH-0889548					
	DEED BOOK 2932 PG-295					
	FULL MARKET VALUE	24,792				
***** 099.00-01-060.000 *****						
8902	Cook Rd					000003-8902
099.00-01-060.000	314 Rural vac<10		COUNTY TAXABLE VALUE		5,500	
Nichols Steven	Avoca CSD 462201	5,500	TOWN TAXABLE VALUE		5,500	
PO Box 1977	FRNT 350.00 DPTH 300.00	5,500	SCHOOL TAXABLE VALUE		5,500	
N Myrtle Beach, SC 29598	ACRES 1.20		FD222 Wallace fire dist		5,500 TO	
	EAST-0592130 NRTH-0887463					
	DEED BOOK 2495 PG-309					
	FULL MARKET VALUE	5,729				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 252
VALUATION DATE-JUL 01, 2024
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

099.00-01-061.000	4855 Reservoir Rd			099.00-01-061.000		000015-8580
Jones Randolph	312 Vac w/imprv		COUNTY TAXABLE VALUE	52,000		
8265 Kanona Rd	Avoca CSD 462201	17,400	TOWN TAXABLE VALUE	52,000		
Avoca, NY 14809	Towner Hwy 15	52,000	SCHOOL TAXABLE VALUE	52,000		
	Towner Village		FD224 Avoca Fire District	52,000 TO		
	ACRES 1.48					
	EAST-0588907 NRTH-0881760					
	DEED BOOK 2392 PG-80					
	FULL MARKET VALUE	54,167				

099.00-01-067.000	8420 Jacobs Ladder			099.00-01-067.000		000015-8420
Saxton Michael	210 1 Family Res		ENH STAR 41834 0	0	0	86,100
8420 Jacobs Ladder Rd	Avoca CSD 462201	29,800	COUNTY TAXABLE VALUE	238,000		
Avoca, NY 14809-9590	Towner Rt 15	238,000	TOWN TAXABLE VALUE	238,000		
	FRNT 296.70 DPTH 258.93		SCHOOL TAXABLE VALUE	151,900		
	ACRES 5.90		FD224 Avoca Fire District	238,000 TO		
	EAST-0589044 NRTH-0880028					
	DEED BOOK 995					
	FULL MARKET VALUE	247,917				

099.00-01-069.000	4438 County Route 6			099.00-01-069.000		000006-4438
Limestone Ridge, LLC	210 1 Family Res		COUNTY TAXABLE VALUE	87,400		
5860 McKinley Rd	Avoca CSD 462201	8,200	TOWN TAXABLE VALUE	87,400		
Brewerton, NY 13029	Goodrich Crooks	87,400	SCHOOL TAXABLE VALUE	87,400		
	ACRES 0.31		FD222 Wallace fire dist	87,400 TO		
	EAST-0583814 NRTH-0886988					
	DEED BOOK 2618 PG-10					
	FULL MARKET VALUE	91,042				

099.00-01-070.000	4510 County Route 6			099.00-01-070.000		000006-4510
Alderman Jami	210 1 Family Res		COUNTY TAXABLE VALUE	79,400		
4510 County Route 6	Avoca CSD 462201	20,000	TOWN TAXABLE VALUE	79,400		
Avoca, NY 14809	Creek Goodrich	79,400	SCHOOL TAXABLE VALUE	79,400		
	ACRES 2.00 BANK 241		FD222 Wallace fire dist	79,400 TO		
	EAST-0584094 NRTH-0887138					
	DEED BOOK 2781 PG-58					
	FULL MARKET VALUE	82,708				

099.00-01-071.000	4513 County Route 6			099.00-01-071.000		000006-4513
Chace Carla S	210 1 Family Res		BAS STAR 41854 0	0	0	30,380
4513 County Route 6	Avoca CSD 462201	15,000	COUNTY TAXABLE VALUE	80,500		
Avoca, NY 14809	FRNT 133.09 DPTH 217.07	80,500	TOWN TAXABLE VALUE	80,500		
	ACRES 1.00 BANK 450		SCHOOL TAXABLE VALUE	50,120		
	EAST-0584394 NRTH-0886938		FD222 Wallace fire dist	80,500 TO		
	DEED BOOK 2403 PG-54					
	FULL MARKET VALUE	83,854				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 253
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 099.00-01-072.000 *****						
099.00-01-072.000	4495 County Route 6					000006-4495
Wallace John	241 Rural res&ag	101,000	AG DIST 41720	0	46,247	46,247 46,247
Wallace Stephania	Avoca CSD 462201	141,100	COUNTY TAXABLE VALUE		94,853	
9260 County Route 9	Co 6 Goodrich		TOWN TAXABLE VALUE		94,853	
Cohocton, NY 14826	ACRES 72.66		SCHOOL TAXABLE VALUE		94,853	
	EAST-0583494 NRTH-0885238		AG003 Ag Dist #3		141,100 TO	
	DEED BOOK 2876 PG-87		FD222 Wallace fire dist		141,100 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	146,979				
UNDER AGDIST LAW TIL 2029						

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 0 9 9
 S U B - S E C T I O N - 0 0 0
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

PAGE 254
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	20	TOTAL		3035,100		3035,100
AG003	Ag Dist #3	8	TOTAL		1519,700		1519,700
FD222	Wallace fire d	23	TOTAL		3075,100		3075,100

*** 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
462201	Avoca CSD	43	2494,700	6110,200	424,276	5685,924	638,120	5047,804
	S U B - T O T A L	43	2494,700	6110,200	424,276	5685,924	638,120	5047,804
	T O T A L	43	2494,700	6110,200	424,276	5685,924	638,120	5047,804

*** 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
41121	VET WAR CT	5	55,770	30,000	
41131	VET COM CT	3	60,000	30,000	
41141	VET DIS CT	2	58,130	38,130	
41161	COLD WAR 1	1	18,000	6,000	
41720	AG DIST	4	202,902	202,902	202,902
41730	AG DIST	2	96,172	96,172	96,172
41834	ENH STAR	6			516,600
41854	BAS STAR	4			121,520
47460	IND REFORS	1	125,202	125,202	125,202
	T O T A L	28	616,176	528,406	1062,396

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 099
S U B - S E C T I O N - 000
UNIFORM PERCENT OF VALUE IS 096.00

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 4/25/2025

*** 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	43	2494,700	6110,200	5494,024	5581,794	5685,924	5047,804

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 256
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

099.10-01-001.000	4690 Lysyczyn Rd			099.10-01-001.000		*****
Lysyczyn Franklin L	210 1 Family Res		ENH STAR 41834	0	0	000037-4690
PO Box 298	Avoca CSD 462201	20,300	COUNTY TAXABLE VALUE		115,900	86,100
Avoca, NY 14809	Lysyczyn Rt 415	115,900	TOWN TAXABLE VALUE		115,900	
	FRNT 375.00 DPTH 255.00		SCHOOL TAXABLE VALUE		29,800	
	ACRES 2.10		FD222 Wallace fire dist		115,900 TO	
	EAST-0587404 NRTH-0885078					
	DEED BOOK 1883 PG-170					
	FULL MARKET VALUE	120,729				

099.10-01-002.000	60674 State Route 415			099.10-01-002.000		*****
Knoll Jessica A	433 Auto body		COUNTY TAXABLE VALUE		44,500	000415-8751
Knoll Dustin S	Avoca CSD 462201	20,500	TOWN TAXABLE VALUE		44,500	
4528 Waterbury Hill Rd	Rr El Hwy 37	44,500	SCHOOL TAXABLE VALUE		44,500	
Avoca, NY 14809	FRNT 320.00 DPTH 190.00		FD224 Avoca Fire District		44,500 TO	
	ACRES 1.50					
	EAST-0587674 NRTH-0885098					
	DEED BOOK 2482 PG-231					
	FULL MARKET VALUE	46,354				

099.10-01-003.000	60690 State Route 415			099.10-01-003.000		*****
Nelson Wilbur Jr	312 Vac w/imprv		COUNTY TAXABLE VALUE		26,000	000415-8757
60706 State Route 415	Avoca CSD 462201	3,300	TOWN TAXABLE VALUE		26,000	
Avoca, NY 14809-9712	R R Thorsen	26,000	SCHOOL TAXABLE VALUE		26,000	
	Rt 415 Nelson		FD222 Wallace fire dist		26,000 TO	
	FRNT 227.00 DPTH 128.00					
	ACRES 0.66					
	EAST-0587484 NRTH-0885298					
	DEED BOOK 944 PG-483					
	FULL MARKET VALUE	27,083				

099.10-01-004.000	60706 State Route 415			099.10-01-004.000		*****
Nelson Wilbur	210 1 Family Res		VET WAR CT 41121	0	12,000	000415-8765
60706 State Route 415	Avoca CSD 462201	15,500	AGED C/T/S 41800	0	48,650	6,000
Avoca, NY 14809-9712	Rr Nelson	109,300	ENH STAR 41834	0	0	51,650
	FRNT 430.00 DPTH 130.00		COUNTY TAXABLE VALUE		48,650	54,650
	ACRES 1.00		TOWN TAXABLE VALUE		51,650	
	EAST-0587264 NRTH-0885548		SCHOOL TAXABLE VALUE		0	
	DEED BOOK 951 PG-201		FD222 Wallace fire dist		109,300 TO	
	FULL MARKET VALUE	113,854				

099.10-01-005.000	8760/8764/ Clark Rd			099.10-01-005.000		*****
Richards Donald	271 Mfg housings		COUNTY TAXABLE VALUE		50,500	000045-8760
PO Box 349	Avoca CSD 462201	25,500	TOWN TAXABLE VALUE		50,500	
Avoca, NY 14809	Saxton Gilmer	50,500	SCHOOL TAXABLE VALUE		50,500	
	FRNT 323.00 DPTH 411.00		FD222 Wallace fire dist		50,500 TO	
	ACRES 3.00					
	EAST-0587554 NRTH-0885628					
	DEED BOOK 1440 PG-283					
	FULL MARKET VALUE	52,604				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 257
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.		

099.10-01-006.000	8761 Clark Rd			099.10-01-006.000		*****
Pritting Robert J Jr	210 1 Family Res		BAS STAR 41854	0	0	000045-8761
8761 Clark Rd	Avoca CSD 462201	12,200	COUNTY TAXABLE VALUE		57,500	30,380
Avoca, NY 14809	Saxton Wydner	57,500	TOWN TAXABLE VALUE		57,500	
	Saxton Rr		SCHOOL TAXABLE VALUE		27,120	
	FRNT 100.00 DPTH 228.97		FD222 Wallace fire dist		57,500 TO	
	EAST-0587825 NRTH-0885684					
	DEED BOOK 1840 PG-306					
	FULL MARKET VALUE	59,896				

099.10-01-007.000	8758 Clark Rd			099.10-01-007.000		*****
Randall Dale	210 1 Family Res		COUNTY TAXABLE VALUE		143,000	000045-8758
Randall Joanne	Avoca CSD 462201	15,600	TOWN TAXABLE VALUE		143,000	
8758 Clark Rd	Ellison Row	143,000	SCHOOL TAXABLE VALUE		143,000	
Avoca, NY 14809	FRNT 430.00 DPTH 114.00		FD222 Wallace fire dist		143,000 TO	
	ACRES 1.40					
	EAST-0587724 NRTH-0885398					
	DEED BOOK 3111 PG-301					
	FULL MARKET VALUE	148,958				

099.10-01-009.000	8756 Clark Rd			099.10-01-009.000		*****
Randall Dale	314 Rural vac<10		COUNTY TAXABLE VALUE		8,400	000045-8756
8754 Clark Rd	Avoca CSD 462201	8,400	TOWN TAXABLE VALUE		8,400	
Avoca, NY 14809	Wydner Driveway	8,400	SCHOOL TAXABLE VALUE		8,400	
	Mehlenbacher Railroad		FD222 Wallace fire dist		8,400 TO	
	FRNT 100.00 DPTH 140.00					
	EAST-0587884 NRTH-0885238					
	DEED BOOK 2970 PG-153					
	FULL MARKET VALUE	8,750				

099.10-01-010.000	8754 Clark Rd			099.10-01-010.000		*****
Harkness Ann	270 Mfg housing		COUNTY TAXABLE VALUE		34,200	000045-8754
% David Harkness	Avoca CSD 462201	7,000	TOWN TAXABLE VALUE		34,200	
PO Box 24	Gielen Driveway	34,200	SCHOOL TAXABLE VALUE		34,200	
Pine Valley, NY 14872	Bellanger Elrr		FD222 Wallace fire dist		34,200 TO	
	FRNT 100.00 DPTH 108.00					
	EAST-0587954 NRTH-0885138					
	DEED BOOK 1415 PG-42					
	FULL MARKET VALUE	35,625				

099.10-01-011.000	8752 Clark Rd			099.10-01-011.000		*****
Harkness Ann	270 Mfg housing		COUNTY TAXABLE VALUE		34,500	000045-8752
% David Harkness	Avoca CSD 462201	9,600	TOWN TAXABLE VALUE		34,500	
PO Box 24	FRNT 96.00 DPTH 174.00	34,500	SCHOOL TAXABLE VALUE		34,500	
Pine Valley, NY 14872	EAST-0588034 NRTH-0885048		FD222 Wallace fire dist		34,500 TO	
	DEED BOOK 1416 PG-101					
	FULL MARKET VALUE	35,938				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		

099.10-01-012.000	4760 Cross Rd			099.10-01-012.000		000045-4760
Rhoads Mabel E	312 Vac w/imprv		COUNTY TAXABLE VALUE	23,900		
Ames Martha	Avoca CSD 462201	5,900	TOWN TAXABLE VALUE	23,900		
7212 Longwell Ln	FRNT 58.00 DPTH 160.00	23,900	SCHOOL TAXABLE VALUE	23,900		
Bath, NY 14810	EAST-0588154 NRTH-0885018		FD222 Wallace fire dist	23,900 TO		
	DEED BOOK 1705 PG-64					
	FULL MARKET VALUE	24,896				

099.10-01-014.000	4782 Cross Rds			099.10-01-014.000		000037-4782
Fraiziere Artha	311 Res vac land		COUNTY TAXABLE VALUE	2,100		
Wilson Hezekiah	Avoca CSD 462201	2,100	TOWN TAXABLE VALUE	2,100		
Attn: Ellen Wilson	ACRES 2.50	2,100	SCHOOL TAXABLE VALUE	2,100		
6673 Roosevelt Ave	EAST-0588434 NRTH-0885408		FD222 Wallace fire dist	2,100 TO		
Bath, NY 14810	DEED BOOK 831 PG-878					
	FULL MARKET VALUE	2,188				

099.10-01-015.000	4780 Cross Rds			099.10-01-015.000		000037-4780
Burnett Bernicestene	311 Res vac land		COUNTY TAXABLE VALUE	9,000		
135 Water St Apt 203	Avoca CSD 462201	9,000	TOWN TAXABLE VALUE	9,000		
Bath, NY 14810	Frazier Humphrey	9,000	SCHOOL TAXABLE VALUE	9,000		
	ACRES 1.60		FD222 Wallace fire dist	9,000 TO		
	EAST-0588724 NRTH-0885068					
	DEED BOOK 1132 PG-30					
	FULL MARKET VALUE	9,375				

099.10-01-019.120	4793 Cross Rd			099.10-01-019.120		*****
Salles Ronald	210 1 Family Res		VET COM CT 41131	0	20,000	10,000
Salles Jane	Avoca CSD 462201	22,400	COUNTY TAXABLE VALUE		77,800	
4793 Cross Rd	ACRES 2.95	97,800	TOWN TAXABLE VALUE		87,800	
Avoca, NY 14809	EAST-0589204 NRTH-0884703		SCHOOL TAXABLE VALUE		97,800	
	DEED BOOK 1850 PG-174		FD222 Wallace fire dist		97,800 TO	
	FULL MARKET VALUE	101,875				

099.10-01-019.200	4811 Cross Rd			099.10-01-019.200		000037-4793
Northup James A	314 Rural vac<10		COUNTY TAXABLE VALUE	6,300		
7640 State Route 53	Avoca CSD 462201	6,300	TOWN TAXABLE VALUE	6,300		
Bath, NY 14810	ACRES 3.50	6,300	SCHOOL TAXABLE VALUE	6,300		
	EAST-0589556 NRTH-0884349		FD222 Wallace fire dist	6,300 TO		
	DEED BOOK 2979 PG-29					
	FULL MARKET VALUE	6,563				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 259
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

099.10-01-020.000	4759 Cross Rds			099.10-01-020.000			*****
Morseman Gary L	210 1 Family Res		BAS STAR 41854	0	0	0	000037-4758
4759 Cross Rd	Avoca CSD 462201	25,000	COUNTY TAXABLE VALUE		78,000		30,380
Avoca, NY 14809-9713	ACRES 8.00	78,000	TOWN TAXABLE VALUE		78,000		
	EAST-0588794 NRTH-0884498		SCHOOL TAXABLE VALUE		47,620		
	DEED BOOK 1039 PG-00804		FD222 Wallace fire dist		78,000 TO		
	FULL MARKET VALUE	81,250					

099.10-01-021.000	60618 State Route 415			099.10-01-021.000			*****
Fiehn Revocable Trust Dennis &	449 Other Storag		COUNTY TAXABLE VALUE		43,400		000415-8700
60617 State Route 415	Avoca CSD 462201	18,800	TOWN TAXABLE VALUE		43,400		
Avoca, NY 14809	Levesque Rr	43,400	SCHOOL TAXABLE VALUE		43,400		
	ACRES 1.15		FD224 Avoca Fire District		43,400 TO		
	EAST-0588338 NRTH-0884386						
	DEED BOOK 2435 PG-9						
	FULL MARKET VALUE	45,208					

099.10-01-022.000	60638 State Route 415			099.10-01-022.000			*****
Alsheimer Linda M	280 Res Multiple		AGED C/S 41805	0	47,150	0	47,150
60638 State Route 415	Avoca CSD 462201	20,200	ENH STAR 41834	0	0	0	47,150
Avoca, NY 14809	Alsheimer D L+w	94,300	COUNTY TAXABLE VALUE		47,150		
	ACRES 2.06		TOWN TAXABLE VALUE		94,300		
	EAST-0588204 NRTH-0884568		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 1584 PG-273		FD222 Wallace fire dist		94,300 TO		
	FULL MARKET VALUE	98,229					

099.10-01-023.000	60631 State Route 415			099.10-01-023.000			*****
Ripley David	210 1 Family Res		ENH STAR 41834	0	0	0	000415-8714
Ripley Sondra	Avoca CSD 462201	15,900	COUNTY TAXABLE VALUE		125,200		86,100
8714 State Route 415	FRNT 185.75 DPTH 265.43	125,200	TOWN TAXABLE VALUE		125,200		
Avoca, NY 14809	ACRES 1.17		SCHOOL TAXABLE VALUE		39,100		
	EAST-0588044 NRTH-0884388		FD224 Avoca Fire District		125,200 TO		
	DEED BOOK 3061 PG-333						
	FULL MARKET VALUE	130,417					

099.10-01-024.000	60617 State Route 415		88 PCT OF VALUE USED FOR EXEMPTION PURPOSES				00196
Fiehn Revocable Trust Dennis &	240 Rural res		BAS STAR 41854	0	0	0	30,380
60617 State Route 415	Avoca CSD 462201	54,700	VET COM CT 41131	0	20,000	10,000	0
Avoca, NY 14809	Cross Rds Rt 415	281,800	COUNTY TAXABLE VALUE		261,800		
	ACRES 24.10		TOWN TAXABLE VALUE		271,800		
	EAST-0587365 NRTH-0884261		SCHOOL TAXABLE VALUE		251,420		
	DEED BOOK 2435 PG-13		FD224 Avoca Fire District		281,800 TO		
	FULL MARKET VALUE	293,542					

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 260
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.		

099.10-01-025.000	60649 State Route 415			099.10-01-025.000		*****
Lambert Daniel J	210 1 Family Res		ENH STAR 41834 0	0	0	000415-8722
Lambert Linda	Avoca CSD 462201	14,600	COUNTY TAXABLE VALUE	63,300		63,300
60649 State Route 415	Mcmahon 415	63,300	TOWN TAXABLE VALUE	63,300		
Avoca, NY 14809	FRNT 138.75 DPTH 297.00		SCHOOL TAXABLE VALUE	0		
	BANK 450		FD224 Avoca Fire District	63,300 TO		
	EAST-0587844 NRTH-0884588					
	DEED BOOK 1272 PG-251					
	FULL MARKET VALUE	65,938				

099.10-01-026.000	60651 State Route 415			099.10-01-026.000		*****
Horn Theodore J	270 Mfg housing		COUNTY TAXABLE VALUE	28,800		
Horn Virginia M	Avoca CSD 462201	14,500	TOWN TAXABLE VALUE	28,800		
7700 Loucks Pond Rd	B. McMahan Rt 415	28,800	SCHOOL TAXABLE VALUE	28,800		
Avoca, NY 14809	Lambert P McMahan		FD224 Avoca Fire District	28,800 TO		
	ACRES 0.92					
	EAST-0587764 NRTH-0884638					
	DEED BOOK 2782 PG-157					
	FULL MARKET VALUE	30,000				

099.10-01-027.000	60663 State Route 415			099.10-01-027.000		*****
Kirk & Treese Enterprises LLC	210 1 Family Res		COUNTY TAXABLE VALUE	76,700		
60663 State Route 415	Avoca CSD 462201	16,300	TOWN TAXABLE VALUE	76,700		
Avoca, NY 14809	Crossrds Rt 415	76,700	SCHOOL TAXABLE VALUE	76,700		
	FRNT 206.52 DPTH 263.87		FD224 Avoca Fire District	76,700 TO		
	ACRES 1.26					
	EAST-0587664 NRTH-0884738					
	DEED BOOK 2334 PG-40					
	FULL MARKET VALUE	79,896				

099.10-01-028.000	4691 Lysyczyn Rd			099.10-01-028.000		*****
Kennedy Christine M	210 1 Family Res		AGED C/T/S 41800 0	48,900	48,900	000037-4691
PO Box 425	Avoca CSD 462201	20,900	ENH STAR 41834 0	0	0	48,900
Avoca, NY 14809	Lysyczyn Rd Lewis	97,800	COUNTY TAXABLE VALUE	48,900		
	FRNT 230.00 DPTH 440.00		TOWN TAXABLE VALUE	48,900		
	ACRES 2.35		SCHOOL TAXABLE VALUE	0		
	EAST-0587274 NRTH-0884738		FD222 Wallace fire dist	97,800 TO		
	DEED BOOK 2038 PG-292					
	FULL MARKET VALUE	101,875				

099.10-01-029.000	4695 Lysyczyn Rd			099.10-01-029.000		*****
MacDougal Thomas	210 1 Family Res		BAS STAR 41854 0	0	0	30,380
Macdougal Sally	Avoca CSD 462201	14,600	COUNTY TAXABLE VALUE	83,900		
4695 Lysyczyn Rd	Lysyczyn Road	83,900	TOWN TAXABLE VALUE	83,900		
PO Box 325	ACRES 0.93		SCHOOL TAXABLE VALUE	53,520		
Avoca, NY 14809	EAST-0587444 NRTH-0884838		FD224 Avoca Fire District	83,900 TO		
	DEED BOOK 1421 PG-244					
	FULL MARKET VALUE	87,396				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 099.10-01-030.200 *****						
099.10-01-030.200	60641 State Route 415					
Haynes Darcie L	210 1 Family Res		COUNTY TAXABLE VALUE			76,500
60641 State Route 415	Avoca CSD 462201	13,000	TOWN TAXABLE VALUE			76,500
Avoca, NY 14809	FRNT 138.75 DPTH 265.43	76,500	SCHOOL TAXABLE VALUE			76,500
	ACRES 0.67		FD224 Avoca Fire District			76,500 TO
	EAST-0587941 NRTH-0884468					
	DEED BOOK 2757 PG-170					
	FULL MARKET VALUE	79,688				

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 0 9 9
 S U B - S E C T I O N - 0 1 0
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	9	TOTAL		824,100		824,100
FD222	Wallace fire d	17	TOTAL		988,500		988,500

*** 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
462201	Avoca CSD	26	412,100	1812,600	150,700	1661,900	507,720	1154,180
	S U B - T O T A L	26	412,100	1812,600	150,700	1661,900	507,720	1154,180
	T O T A L	26	412,100	1812,600	150,700	1661,900	507,720	1154,180

*** 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
41121	VET WAR CT	1	12,000	6,000	
41131	VET COM CT	2	40,000	20,000	
41800	AGED C/T/S	2	97,550	100,550	103,550
41805	AGED C/S	1	47,150		47,150
41834	ENH STAR	6			386,200
41854	BAS STAR	4			121,520
	T O T A L	16	196,700	126,550	658,420

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
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2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 099
S U B - S E C T I O N - 010
UNIFORM PERCENT OF VALUE IS 096.00

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 4/25/2025

*** 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	26	412,100	1812,600	1615,900	1686,050	1661,900	1154,180

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 264
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

099.14-01-001.000	4664 Mackey Rd			099.14-01-001.000		*****
Naido Gopaul	314 Rural vac<10		COUNTY TAXABLE VALUE	16,400		000036-4624
686 E 240 Street	Avoca CSD 462201	16,400	TOWN TAXABLE VALUE	16,400		
Bronx, NY 10470	Lewis Lot 31	16,400	SCHOOL TAXABLE VALUE	16,400		
	ACRES 6.38		FD224 Avoca Fire District	16,400 TO		
	EAST-0587094 NRTH-0883488					
	DEED BOOK 2052 PG-205					
	FULL MARKET VALUE	17,083				

099.14-01-002.000	4660 off Mackey Rd			099.14-01-002.000		*****
Burdick Keith R	312 Vac w/imprv		COUNTY TAXABLE VALUE	18,900		000036-4630
Burdick Linda Ann	Avoca CSD 462201	17,000	TOWN TAXABLE VALUE	18,900		
6385 Whispering Woods Dr	Lot 29.21 Lot 29.21	18,900	SCHOOL TAXABLE VALUE	18,900		
Williamson, NY 14589	ACRES 13.48		FD224 Avoca Fire District	18,900 TO		
	EAST-0587774 NRTH-0883518					
	DEED BOOK 2832 PG-323					
	FULL MARKET VALUE	19,688				

099.14-01-004.000	60604 State Route 415			099.14-01-004.000		*****
Goodrich Ryan	210 1 Family Res		COUNTY TAXABLE VALUE	60,000		000415-8685
PO Box 44	Avoca CSD 462201	23,800	TOWN TAXABLE VALUE	60,000		
Avoca, NY 14809	ACRES 2.30	60,000	SCHOOL TAXABLE VALUE	60,000		
	EAST-0588764 NRTH-0883858		FD224 Avoca Fire District	60,000 TO		
	DEED BOOK 3124 PG-328					
	FULL MARKET VALUE	62,500				

099.14-01-005.100	60597 State Route 415			099.14-01-005.100		*****
YLime LLC	210 1 Family Res		BAS STAR 41854 0	0	0	00197
60597 State Route 415	Avoca CSD 462201	15,000	COUNTY TAXABLE VALUE	91,800		30,380
Avoca, NY 14809	ACRES 1.00	91,800	TOWN TAXABLE VALUE	91,800		
	EAST-0588409 NRTH-0883850		SCHOOL TAXABLE VALUE	61,420		
	DEED BOOK 2808 PG-187		FD224 Avoca Fire District	91,800 TO		
	FULL MARKET VALUE	95,625				

099.14-01-005.200	State Route 415			099.14-01-005.200		*****
Wellington Christopher	210 1 Family Res		COUNTY TAXABLE VALUE	111,000		
PO Box 172	Avoca CSD 462201	21,500	TOWN TAXABLE VALUE	111,000		
Avoca, NY 14809	Mcmahon Rt 415 Nor Vill	111,000	SCHOOL TAXABLE VALUE	111,000		
	Slayton Divincenzo		FD224 Avoca Fire District	111,000 TO		
	ACRES 2.61					
	EAST-0588544 NRTH-0883688					
	DEED BOOK 2269 PG-108					
	FULL MARKET VALUE	115,625				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 265
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

099.14-01-006.000	60554 State Route 415			099.14-01-006.000		000415-8667
Feely Francis	449 Other Storag		COUNTY TAXABLE VALUE	40,000		
11159 Yocum Rd	Avoca CSD 462201	20,400	TOWN TAXABLE VALUE	40,000		
Wayland, NY 14572	Mcmahon Rte 415	40,000	SCHOOL TAXABLE VALUE	40,000		
	ACRES 1.47		FD224 Avoca Fire District	40,000 TO		
	EAST-0589014 NRTH-0883668					
	DEED BOOK 1556 PG-251					
	FULL MARKET VALUE	41,667				

099.14-01-007.000	60553 State Route 415	94 PCT OF VALUE USED FOR EXEMPTION PURPOSES		099.14-01-007.000		000415-8664
Slayton Carlton E	210 1 Family Res		VET WAR CT 41121	0	12,000	6,000
Geraldine M	Avoca CSD 462201	30,000	AGED C/T/S 41800	0	91,290	94,290
60553 State Route 415	Lewis Rt 415	207,000	ENH STAR 41834	0	0	86,100
Avoca, NY 14809-9715	FRNT 370.00 DPTH 760.00		COUNTY TAXABLE VALUE	103,710		
	ACRES 6.00		TOWN TAXABLE VALUE	106,710		
	EAST-0588642 NRTH-0883393		SCHOOL TAXABLE VALUE	23,610		
	DEED BOOK 1030 PG-00704		FD224 Avoca Fire District	207,000 TO		
	FULL MARKET VALUE	215,625				

099.14-01-008.000	60536 State Route 415			099.14-01-008.000		000415-8647
Slayton Kim C	449 Other Storag		COUNTY TAXABLE VALUE	51,000		
Slayton Arlene S	Avoca CSD 462201	21,000	TOWN TAXABLE VALUE	51,000		
60819 State Route 415	Feely Rr	51,000	SCHOOL TAXABLE VALUE	51,000		
Avoca, NY 14809	ACRES 1.60		FD224 Avoca Fire District	51,000 TO		
	EAST-0589454 NRTH-0883248					
	DEED BOOK 2618 PG-223					
	FULL MARKET VALUE	53,125				

099.14-01-009.000	60522 State Route 415			099.14-01-009.000		000415-8646
Vosburg Elliot	210 1 Family Res		COUNTY TAXABLE VALUE	49,000		
12 Griswold St	Avoca CSD 462201	22,200	TOWN TAXABLE VALUE	49,000		
Avoca, NY 14809	TS04	49,000	SCHOOL TAXABLE VALUE	49,000		
	ACRES 2.89		FD224 Avoca Fire District	49,000 TO		
	EAST-0589574 NRTH-0883538					
	DEED BOOK 2753 PG-40					
	FULL MARKET VALUE	51,042				

099.14-01-010.000	60518 State Route 415			099.14-01-010.000		000415-8643
Michigan Hollow	449 Other Storag		COUNTY TAXABLE VALUE	186,600		
Enterprises Inc	Avoca CSD 462201	19,400	TOWN TAXABLE VALUE	186,600		
PO Box B	Creek Rr	186,600	SCHOOL TAXABLE VALUE	186,600		
Avoca, NY 14809	ACRES 1.28		FD224 Avoca Fire District	186,600 TO		
	EAST-0589764 NRTH-0882978					
	DEED BOOK 1743 PG-311					
	FULL MARKET VALUE	194,375				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		

099.14-01-011.000	60508 State Route 415			099.14-01-011.000		000415-8629
Goodrich Robert A	433 Auto body		COUNTY TAXABLE VALUE	168,000		
18 Charlesworth Ave	Avoca CSD 462201	12,000	TOWN TAXABLE VALUE	168,000		
PO Box 24	Stowe Stowe	168,000	SCHOOL TAXABLE VALUE	168,000		
Avoca, NY 14809	FRNT 300.00 DPTH 110.00		FD224 Avoca Fire District	168,000 TO		
	EAST-0589725 NRTH-0882879					
	DEED BOOK 1766 PG-350					
	FULL MARKET VALUE	175,000				

099.14-01-012.000	60492 State Route 415			099.14-01-012.000		000415-8621
Michigan Hollow Enterprises	330 Vacant comm		COUNTY TAXABLE VALUE	4,800		
PO Box B	Avoca CSD 462201	4,800	TOWN TAXABLE VALUE	4,800		
Avoca, NY 14809	Goodrich Clarkson	4,800	SCHOOL TAXABLE VALUE	4,800		
	ACRES 0.40		FD224 Avoca Fire District	4,800 TO		
	EAST-0589855 NRTH-0882738					
	DEED BOOK 1845 PG-56					
	FULL MARKET VALUE	5,000				

099.14-01-013.000	60488 State Route 415			099.14-01-013.000		000415-8609
CBW Enterprises LLC	416 Mfg hsing pk		COUNTY TAXABLE VALUE	193,000		
PO Box 172	Avoca CSD 462201	54,000	TOWN TAXABLE VALUE	193,000		
Avoca, NY 14809	Kocher Rr	193,000	SCHOOL TAXABLE VALUE	193,000		
	ACRES 5.16		FD224 Avoca Fire District	193,000 TO		
	EAST-0590163 NRTH-0882483					
	DEED BOOK 2066 PG-222					
	FULL MARKET VALUE	201,042				

099.14-01-016.000	60467 State Route 415			099.14-01-016.000		000415-8590
Snyder Jonathan C	210 1 Family Res		COUNTY TAXABLE VALUE	80,500		
Snyder Danielle E	Avoca CSD 462201	17,600	TOWN TAXABLE VALUE	80,500		
60467 State Route 415	415 McBride	80,500	SCHOOL TAXABLE VALUE	80,500		
Avoca, NY 14809	FRNT 385.00 DPTH 328.67		FD224 Avoca Fire District	80,500 TO		
	ACRES 1.51					
	EAST-0590074 NRTH-0882168					
	DEED BOOK 2662 PG-50					
	FULL MARKET VALUE	83,854				

099.14-01-017.000	4807 Mackey Rd			099.14-01-017.000		000036-4807
Mitchell Joshua	210 1 Family Res		COUNTY TAXABLE VALUE	40,300		
3826 Mitchell Dr	Avoca CSD 462201	18,500	TOWN TAXABLE VALUE	40,300		
Avoca, NY 14809	Hwy Hwy	40,300	SCHOOL TAXABLE VALUE	40,300		
	ACRES 1.70		FD224 Avoca Fire District	40,300 TO		
	EAST-0589030 NRTH-0882292					
	DEED BOOK 2291 PG-60					
	FULL MARKET VALUE	41,979				

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 267
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.		

099.14-01-018.000	4808 Mackey Rd			099.14-01-018.000		000036-4808
Buck Hollow Outfitters & Tree	270 Mfg housing		COUNTY TAXABLE VALUE	19,300		
3217 County Route 3	Avoca CSD 462201	12,100	TOWN TAXABLE VALUE	19,300		
Addison, NY 14801	Mcbride Mcbride	19,300	SCHOOL TAXABLE VALUE	19,300		
	FRNT 247.00 DPTH 95.00		FD224 Avoca Fire District	19,300 TO		
	EAST-0589295 NRTH-0882386					
	DEED BOOK 2764 PG-38					
	FULL MARKET VALUE	20,104				

099.14-01-019.000	60483 State Route 415			099.14-01-019.000		000415-8620
Buck Hollow Outfitters & Tree	411 Apartment		COUNTY TAXABLE VALUE	305,900		
3217 County Route 3	Avoca CSD 462201	31,100	TOWN TAXABLE VALUE	305,900		
Addison, NY 14801	Vanpatton Hwy 415	305,900	SCHOOL TAXABLE VALUE	305,900		
	FRNT 529.08 DPTH 328.67		FD224 Avoca Fire District	305,900 TO		
	ACRES 5.25					
	EAST-0589704 NRTH-0882378					
	DEED BOOK 2764 PG-38					
	FULL MARKET VALUE	318,646				

099.14-01-020.000	4800 Mackey Rd			099.14-01-020.000		000036-4800
Lathrop Timothy W	210 1 Family Res		BAS STAR 41854 0	0	0	30,380
4800 Mackey Hill Rd	Avoca CSD 462201	10,200	COUNTY TAXABLE VALUE	75,400		
Avoca, NY 14809-9786	Huang Brinkerhoff	75,400	TOWN TAXABLE VALUE	75,400		
	Leckinger Mackey Rd		SCHOOL TAXABLE VALUE	45,020		
	FRNT 180.00 DPTH 100.00		FD224 Avoca Fire District	75,400 TO		
	EAST-0589136 NRTH-0882508					
	DEED BOOK 1387 PG-28					
	FULL MARKET VALUE	78,542				

099.14-01-021.100	60513 State Route 415			099.14-01-021.100		000415-8640
Brinkerhoff David	210 1 Family Res		ENH STAR 41834 0	0	0	86,100
Brinkerhoff Bonnie	Avoca CSD 462201	21,200	COUNTY TAXABLE VALUE	178,300		
60513 State Route 415	Huang Rd 415	178,300	TOWN TAXABLE VALUE	178,300		
Avoca, NY 14809-9715	FRNT 344.16 DPTH 470.88		SCHOOL TAXABLE VALUE	92,200		
	ACRES 2.47		FD224 Avoca Fire District	178,300 TO		
	EAST-0589340 NRTH-0882754					
	DEED BOOK 1169 PG-35					
	FULL MARKET VALUE	185,729				

099.14-01-021.200	4800 Mackey Rd			099.14-01-021.200		*****
Lathrop Timothy W	311 Res vac land		COUNTY TAXABLE VALUE	2,000		
4800 Mackey Rd	Avoca CSD 462201	2,000	TOWN TAXABLE VALUE	2,000		
Avoca, NY 14809	ACRES 0.39	2,000	SCHOOL TAXABLE VALUE	2,000		
	EAST-0589182 NRTH-0882592		FD224 Avoca Fire District	2,000 TO		
	DEED BOOK 1926 PG-92					
	FULL MARKET VALUE	2,083				

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
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2 0 2 5 T E N T A T I V E 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 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

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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.		
***** 099.14-01-023.000 *****						
60529	State Route 415					000415-8660
099.14-01-023.000	240 Rural res		GRNHOUSE 42120	0	160,000	160,000
Gaigal Joseph & Marion Trust	Avoca CSD 462201	63,700	COUNTY TAXABLE VALUE		408,000	
60529 State Route 415	ACRES 30.11	568,000	TOWN TAXABLE VALUE		408,000	
Avoca, NY 14809	EAST-0588844 NRTH-0882848		SCHOOL TAXABLE VALUE		408,000	
	DEED BOOK 1824 PG-120		FD224 Avoca Fire District		568,000	TO
	FULL MARKET VALUE	591,667				
***** 099.14-01-025.000 *****						
4636	Mackey Rd					000036-4636
099.14-01-025.000	210 1 Family Res		COUNTY TAXABLE VALUE		102,400	
Rodgers Craig T	Avoca CSD 462201	34,000	TOWN TAXABLE VALUE		102,400	
4636 Mackey Rd	ACRES 10.03 BANK 450	102,400	SCHOOL TAXABLE VALUE		102,400	
Avoca, NY 14809	EAST-0587753 NRTH-0882437		FD224 Avoca Fire District		102,400	TO
	DEED BOOK 2665 PG-256					
	FULL MARKET VALUE	106,667				
***** 099.14-01-027.000 *****						
4618	Mackey Rd					000036-4618
099.14-01-027.000	260 Seasonal res		COUNTY TAXABLE VALUE		65,500	
Burdick Keith R	Avoca CSD 462201	11,000	TOWN TAXABLE VALUE		65,500	
Burdick Linda Ann	ACRES 11.28	65,500	SCHOOL TAXABLE VALUE		65,500	
6385 Whispering Woods Dr	EAST-0587194 NRTH-0882418		FD224 Avoca Fire District		65,500	TO
Williamson, NY 14589	DEED BOOK 2832 PG-323					
	FULL MARKET VALUE	68,229				
***** 099.14-01-029.000 *****						
8620B	State Route 415					
099.14-01-029.000	311 Res vac land		COUNTY TAXABLE VALUE		2,000	
Goodrich Robert	Avoca CSD 462201	2,000	TOWN TAXABLE VALUE		2,000	
Goodrich Barbara	Goodrich McMahon	2,000	SCHOOL TAXABLE VALUE		2,000	
PO Box 24	ACRES 0.13		FD224 Avoca Fire District		2,000	TO
Avoca, NY 14809	EAST-0589755 NRTH-0882932					
	DEED BOOK 1557 PG-249					
	FULL MARKET VALUE	2,083				

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 0 9 9
 S U B - S E C T I O N - 0 1 4
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

PAGE 269
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
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 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	24	TOTAL		2637,100		2637,100

*** 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
462201	Avoca CSD	24	500,900	2637,100	257,290	2379,810	232,960	2146,850
	S U B - T O T A L	24	500,900	2637,100	257,290	2379,810	232,960	2146,850
	T O T A L	24	500,900	2637,100	257,290	2379,810	232,960	2146,850

*** 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
41121	VET WAR CT	1	12,000	6,000	
41800	AGED C/T/S	1	91,290	94,290	97,290
41834	ENH STAR	2			172,200
41854	BAS STAR	2			60,760
42120	GRNHOUSE	1	160,000	160,000	160,000
	T O T A L	7	263,290	260,290	490,250

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 099
S U B - S E C T I O N - 014
UNIFORM PERCENT OF VALUE IS 096.00

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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 COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
1	TAXABLE	24	500,900	2637,100	2373,810	2376,810	2379,810	2146,850

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 271
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

100.00-02-001.000	8910 Wagner Hill Rd			100.00-02-001.000		000001-8910
Connor Michael J	240 Rural res		COUNTY TAXABLE VALUE	249,500		
Connor Colleen E	Avoca CSD 462201	191,700	TOWN TAXABLE VALUE	249,500		
6376 Portrait Cir	Oliver Tn Line	249,500	SCHOOL TAXABLE VALUE	249,500		
Westerville, OH 43081	ACRES 136.25		AG003 Ag Dist #3	249,500 TO		
	EAST-0595574 NRTH-0888738		FD224 Avoca Fire District	249,500 TO		
	DEED BOOK 3027 PG-106					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	259,896				
UNDER AGDIST LAW TIL 2025						

100.00-02-002.000	8875 Wagner Hill Rd			100.00-02-002.000		000001-8875
Connor Michael J	322 Rural vac>10		COUNTY TAXABLE VALUE	99,200		
Connor Colleen E	Avoca CSD 462201	99,200	TOWN TAXABLE VALUE	99,200		
6376 Portrait Cir	Connor Tn Line	99,200	SCHOOL TAXABLE VALUE	99,200		
Westerville, OH 43081	ACRES 71.17		AG003 Ag Dist #3	99,200 TO		
	EAST-0595534 NRTH-0886688		FD224 Avoca Fire District	99,200 TO		
	DEED BOOK 3027 PG-101					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	103,333				
UNDER AGDIST LAW TIL 2025						

100.00-02-005.200	8690 Wagner Hill Rd			100.00-02-005.200		000001-8690
Ewell Louis Jay	240 Rural res		AGED C 41802	0	165,000	0
8690 Wagner Hill Rd	Avoca CSD 462201	278,800	ENH STAR 41834	0	0	86,100
Avoca, NY 14809-9508	Ewell Road 1	330,000	COUNTY TAXABLE VALUE	165,000		
	ACRES 204.54		TOWN TAXABLE VALUE	330,000		
	EAST-0594324 NRTH-0883938		SCHOOL TAXABLE VALUE	243,900		
	DEED BOOK 2379 PG-339		FD224 Avoca Fire District	330,000 TO		
	FULL MARKET VALUE	343,750				

100.00-02-008.000	5156 Wagner Hill Rd			100.00-02-008.000		000008-5156
Avoca Holdings LLC	240 Rural res		COUNTY TAXABLE VALUE	320,300		
PO Box 4091	Avoca CSD 462201	83,400	TOWN TAXABLE VALUE	320,300		
Niagara Falls, NY 14304	Ewell Outwait	320,300	SCHOOL TAXABLE VALUE	320,300		
	ACRES 43.26		FD224 Avoca Fire District	320,300 TO		
	EAST-0595834 NRTH-0882408					
	DEED BOOK 2427 PG-238					
	FULL MARKET VALUE	333,646				

100.00-02-009.000	5180 County Route 8			100.00-02-009.000		000008-5180
Avoca Holdings LLC	312 Vac w/imprv		COUNTY TAXABLE VALUE	15,500		
PO Box 4091	Avoca CSD 462201	13,300	TOWN TAXABLE VALUE	15,500		
Niagara Falls, NY 14304	Harris Partridge	15,500	SCHOOL TAXABLE VALUE	15,500		
	ACRES 0.71		FD224 Avoca Fire District	15,500 TO		
	EAST-0595931 NRTH-0881581					
	DEED BOOK 2749 PG-333					
	FULL MARKET VALUE	16,146				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

100.00-02-010.000	5184 County Route 8			100.00-02-010.000		*****
Partridge Eldon Lee	210 1 Family Res		AGED C/T/S 41800	0	43,700	43,700
5184 County Route 8	Avoca CSD 462201	19,500	ENH STAR 41834	0	0	43,700
PO Box 199	Harris Outwait	87,400	COUNTY TAXABLE VALUE		43,700	
Avoca, NY 14809-0199	ACRES 1.90		TOWN TAXABLE VALUE		43,700	
	EAST-0596094 NRTH-0881668		SCHOOL TAXABLE VALUE		0	
	DEED BOOK 1250 PG-153		FD224 Avoca Fire District		87,400 TO	
	FULL MARKET VALUE	91,042				

100.00-02-011.000	5201 County Route 8			100.00-02-011.000		*****
Karns Elvira	240 Rural res		BAS STAR 41854	0	0	30,380
Karns Gerald P	Avoca CSD 462201	33,500	COUNTY TAXABLE VALUE		128,200	
5201 County Route 8	Hwy 8 Adair	128,200	TOWN TAXABLE VALUE		128,200	
Avoca, NY 14809	ACRES 9.51		SCHOOL TAXABLE VALUE		97,820	
	EAST-0596475 NRTH-0881247		FD224 Avoca Fire District		128,200 TO	
	DEED BOOK 2235 PG-25					
	FULL MARKET VALUE	133,542				

100.00-02-014.110	Tracy Rd			100.00-02-014.110		*****
Evarts Rhodes	314 Rural vac<10		COUNTY TAXABLE VALUE		8,000	
PO Box 183	Avoca CSD 462201	8,000	TOWN TAXABLE VALUE		8,000	
Avoca, NY 14809	ACRES 2.21	8,000	SCHOOL TAXABLE VALUE		8,000	
	EAST-0597974 NRTH-0882358		FD224 Avoca Fire District		8,000 TO	
	FULL MARKET VALUE	8,333				

100.00-02-014.120	5274 Tracy Rd			100.00-02-014.120		*****
Cagle Charles A	210 1 Family Res		COUNTY TAXABLE VALUE		126,500	
Cagle Shelly L	Avoca CSD 462201	25,200	TOWN TAXABLE VALUE		126,500	
5274 Tracy Rd	ACRES 4.08	126,500	SCHOOL TAXABLE VALUE		126,500	
Avoca, NY 14809	EAST-0597670 NRTH-0882356		FD224 Avoca Fire District		126,500 TO	
	DEED BOOK 3051 PG-140					
	FULL MARKET VALUE	131,771				

100.00-02-014.200	County Route 8			100.00-02-014.200		*****
Knoll Benjamin L	322 Rural vac>10		COUNTY TAXABLE VALUE		41,500	
5204 County Rte 8	Avoca CSD 462201	41,500	TOWN TAXABLE VALUE		41,500	
Avoca, NY 14809	ACRES 24.32	41,500	SCHOOL TAXABLE VALUE		41,500	
	EAST-0597216 NRTH-0882664		FD224 Avoca Fire District		41,500 TO	
	DEED BOOK 3001 PG-160					
	FULL MARKET VALUE	43,229				

100.00-02-015.000	5272 County Route 8			100.00-02-015.000		*****
Bennett Brett	321 Abandoned ag		COUNTY TAXABLE VALUE		82,400	000008-5272
Bennett Amy	Avoca CSD 462201	82,400	TOWN TAXABLE VALUE		82,400	
2853 Golden Hill Rd	Tn Line Hwy 8	82,400	SCHOOL TAXABLE VALUE		82,400	
Laceyville, PA 18623	ACRES 51.60		FD224 Avoca Fire District		82,400 TO	
	EAST-0597294 NRTH-0883918					
	DEED BOOK 2857 PG-187					
	FULL MARKET VALUE	85,833				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

100.00-02-016.000	5317 County Route 8			100.00-02-016.000		000008-5317
Gardner Christine J	210 1 Family Res		COUNTY TAXABLE VALUE	127,500		
5317 County Route 8	Avoca CSD 462201	22,300	TOWN TAXABLE VALUE	127,500		
Avoca, NY 14809	Tn Line Hwy 8	127,500	SCHOOL TAXABLE VALUE	127,500		
	ACRES 2.93 BANK 450		FD224 Avoca Fire District	127,500 TO		
	EAST-0598254 NRTH-0884298					
	DEED BOOK 2783 PG-187					
	FULL MARKET VALUE	132,813				

100.00-02-017.000	8695 County Route 8			100.00-02-017.000		000008-8695
Leger Donald B	322 Rural vac>10		COUNTY TAXABLE VALUE	72,500		
5324 County Route 8	Avoca CSD 462201	72,500	TOWN TAXABLE VALUE	72,500		
Avoca, NY 14809-9757	ACRES 45.00	72,500	SCHOOL TAXABLE VALUE	72,500		
	EAST-0598974 NRTH-0883988		FD224 Avoca Fire District	72,500 TO		
	DEED BOOK 971 PG-00470					
	FULL MARKET VALUE	75,521				

100.00-02-018.110	8561 County Route 8			100.00-02-018.110		000000-5273
Partridge Lanny	240 Rural res		AGED C/T/S 41800	0	45,450	45,450
5273 Tracy Rd	Avoca CSD 462201	29,000	ENH STAR 41834	0	0	45,450
Avoca, NY 14809-9778	Leger Armstrong	90,900	COUNTY TAXABLE VALUE	45,450		
	ACRES 5.60		TOWN TAXABLE VALUE	45,450		
	EAST-0597794 NRTH-0883218		SCHOOL TAXABLE VALUE	0		
	DEED BOOK 1005 PG-01057		FD224 Avoca Fire District	90,900 TO		
	FULL MARKET VALUE	94,688				

100.00-02-020.000	5337 County Route 8			100.00-02-020.000		000008-5337
Smith Sandra	270 Mfg housing		COUNTY TAXABLE VALUE	21,300		
2043 Deauville Dr	Avoca CSD 462201	14,600	TOWN TAXABLE VALUE	21,300		
Lexington, KY 40504	Martin Leger	21,300	SCHOOL TAXABLE VALUE	21,300		
	FRNT 220.00 DPTH 186.00		FD224 Avoca Fire District	21,300 TO		
	EAST-0598111 NRTH-0883638					
	DEED BOOK 1662 PG-212					
	FULL MARKET VALUE	22,188				

100.00-02-021.100	5341 County Route 8			100.00-02-021.100		000008-5341
Morgan Gina	270 Mfg housing		COUNTY TAXABLE VALUE	18,200		
5341 County Route 8	Avoca CSD 462201	12,800	TOWN TAXABLE VALUE	18,200		
Avoca, NY 14809	Leger Leger	18,200	SCHOOL TAXABLE VALUE	18,200		
	FRNT 150.00 DPTH 186.00		FD224 Avoca Fire District	18,200 TO		
	EAST-0598202 NRTH-0883783					
	DEED BOOK 2330 PG-11					
	FULL MARKET VALUE	18,958				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 274
VALUATION DATE-JUL 01, 2024
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

100.00-02-021.200	5345 County Route 8			100.00-02-021.200		*****
100.00-02-021.200	270 Mfg housing		COUNTY TAXABLE VALUE	58,900		000008-5345
Stopka Jamie	Avoca CSD 462201	13,400	TOWN TAXABLE VALUE	58,900		
47 Geneva St	FRNT 173.81 DPTH 186.06	58,900	SCHOOL TAXABLE VALUE	58,900		
Bath, NY 14810	EAST-0598299 NRTH-0883897		FD224 Avoca Fire District	58,900 TO		
	DEED BOOK 2463 PG-39					
	FULL MARKET VALUE	61,354				

100.00-02-022.100	5376 Tracy Rd			100.00-02-022.100		*****
100.00-02-022.100	210 1 Family Res		BAS STAR 41854 0	0	0	000002-5375
Robords Matthew J	Avoca CSD 462201	27,500	COUNTY TAXABLE VALUE	172,500		
5376 Tracy Rd	ACRES 5.00 BANK 450	172,500	TOWN TAXABLE VALUE	172,500		
Avoca, NY 14809-9778	EAST-0599424 NRTH-0882916		SCHOOL TAXABLE VALUE	142,120		
	DEED BOOK 1905 PG-287		FD224 Avoca Fire District	172,500 TO		
	FULL MARKET VALUE	179,688				

100.00-02-022.200	5376 Tracy Rd			100.00-02-022.200		*****
100.00-02-022.200	314 Rural vac<10		COUNTY TAXABLE VALUE	6,600		
Robords Matthew J	Avoca CSD 462201	6,600	TOWN TAXABLE VALUE	6,600		
5376 Tracy Rd	ACRES 4.74	6,600	SCHOOL TAXABLE VALUE	6,600		
Avoca, NY 14809	EAST-0599396 NRTH-0883196		FD224 Avoca Fire District	6,600 TO		
	DEED BOOK 1905 PG-291					
	FULL MARKET VALUE	6,875				

100.00-02-023.000	5297 Tracy Rd			100.00-02-023.000		*****
100.00-02-023.000	270 Mfg housing		COUNTY TAXABLE VALUE	39,500		000002-5297
Horton Tammy	Avoca CSD 462201	15,500	TOWN TAXABLE VALUE	39,500		
PO Box 72	Partridge Armstrong	39,500	SCHOOL TAXABLE VALUE	39,500		
Avoca, NY 14809	ACRES 1.10		FD224 Avoca Fire District	39,500 TO		
	EAST-0598454 NRTH-0882635					
	DEED BOOK 2180 PG-269					
	FULL MARKET VALUE	41,146				

100.00-02-024.000	5291 Tracy Rd			100.00-02-024.000		*****
100.00-02-024.000	210 1 Family Res		COUNTY TAXABLE VALUE	31,000		000002-5291
Brazie David	Avoca CSD 462201	13,200	TOWN TAXABLE VALUE	31,000		
Burkhart James	Partridge Parshall	31,000	SCHOOL TAXABLE VALUE	31,000		
7232 Spaulding Dr	FRNT 150.00 DPTH 200.00		FD224 Avoca Fire District	31,000 TO		
Bath, NY 14810	EAST-0598252 NRTH-0882652					
	DEED BOOK 3008 PG-262					
	FULL MARKET VALUE	32,292				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 275
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

100.00-02-025.000	5279 Tracy Rd			100.00-02-025.000		*****
Bossie Robert	210 1 Family Res		BAS STAR 41854	0	0	000002-5279
5279 Tracy Rd	Avoca CSD 462201	19,400	COUNTY TAXABLE VALUE		48,300	30,380
Avoca, NY 14809-9778	Partridge Smith	48,300	TOWN TAXABLE VALUE		48,300	
	ACRES 1.87		SCHOOL TAXABLE VALUE		17,920	
	EAST-0598084 NRTH-0882766		FD224 Avoca Fire District		48,300 TO	
	DEED BOOK 1115 PG-226					
	FULL MARKET VALUE	50,313				

100.00-02-026.000	5306 Tracy Rd			100.00-02-026.000		*****
Evarts Daryl	240 Rural res		BAS STAR 41854	0	0	000002-5306
Evarts Kristina	Avoca CSD 462201	76,700	COUNTY TAXABLE VALUE		193,100	30,380
5321 Tracy Rd	Ledger Tn Line	193,100	TOWN TAXABLE VALUE		193,100	
Avoca, NY 14809	ACRES 38.80		SCHOOL TAXABLE VALUE		162,720	
	EAST-0598964 NRTH-0882258		FD224 Avoca Fire District		193,100 TO	
	DEED BOOK 1475 PG-178					
	FULL MARKET VALUE	201,146				

100.00-02-028.000	5280 Barnes Rd			100.00-02-028.000		*****
Jackson Thomas	270 Mfg housing		COUNTY TAXABLE VALUE		52,300	000028-5280
207 W Washington St	Avoca CSD 462201	23,500	TOWN TAXABLE VALUE		52,300	
Bath, NY 14810	Robords Armstrong	52,300	SCHOOL TAXABLE VALUE		52,300	
	ACRES 3.40		FD224 Avoca Fire District		52,300 TO	
	EAST-0597754 NRTH-0882078					
	DEED BOOK 2451 PG-4					
	FULL MARKET VALUE	54,479				

100.00-02-029.200	5303 Barnes Rd			100.00-02-029.200		*****
Wightman Staci C	240 Rural res		BAS STAR 41854	0	0	000028-5340
5303 Barnes Rd	Avoca CSD 462201	84,900	COUNTY TAXABLE VALUE		162,200	30,380
Avoca, NY 14809	ACRES 49.48	162,200	TOWN TAXABLE VALUE		162,200	
	EAST-0597704 NRTH-0881448		SCHOOL TAXABLE VALUE		131,820	
	DEED BOOK 3140 PG-26		FD224 Avoca Fire District		162,200 TO	
	FULL MARKET VALUE	168,958				

100.00-02-030.000	5227 County Route 8			100.00-02-030.000		*****
Donnelly Martin J	464 Office bldg.		COUNTY TAXABLE VALUE		206,900	000008-5227
Donnelly Kathleen A	Avoca CSD 462201	56,800	TOWN TAXABLE VALUE		206,900	
PO Box 281	Adair Barnes	206,900	SCHOOL TAXABLE VALUE		206,900	
Bath, NY 14810	ACRES 14.50		FD224 Avoca Fire District		206,900 TO	
	EAST-0597164 NRTH-0881718					
	DEED BOOK 2854 PG-282					
	FULL MARKET VALUE	215,521				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 276
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

100.00-02-032.000	8651 Wagner Rd			100.00	02-032.000	*****
Eby Ryan T	314 Rural vac<10		COUNTY TAXABLE VALUE	1,600		000001-8651
Eby Mary L	Avoca CSD 462201	1,600	TOWN TAXABLE VALUE	1,600		
3922 Pulver Rd	ACRES 0.31	1,600	SCHOOL TAXABLE VALUE	1,600		
Dundee, NY 14837	EAST-0595294 NRTH-0881888		FD224 Avoca Fire District	1,600	TO	
	DEED BOOK 2990 PG-288					
	FULL MARKET VALUE	1,667				

100.00-02-033.110	5198 County Route 8			100.00	02-033.110	*****
Kauffman Deborah	270 Mfg housing		AGED C/T/S 41800	0	35,100	35,100 35,100
PO Box 254	Avoca CSD 462201	12,100	COUNTY TAXABLE VALUE	35,100		
Avoca, NY 14809	ACRES 0.52	70,200	TOWN TAXABLE VALUE	35,100		
	EAST-0596430 NRTH-0881732		SCHOOL TAXABLE VALUE	35,100		
	DEED BOOK 2997 PG-20		FD224 Avoca Fire District	70,200	TO	
	FULL MARKET VALUE	73,125				

100.00-02-033.120	5204 County Route 8			100.00	02-033.120	*****
Knoll Benjamin L	210 1 Family Res		COUNTY TAXABLE VALUE	147,200		
5204 County Route 8	Avoca CSD 462201	30,400	TOWN TAXABLE VALUE	147,200		
Avoca, NY 14809	ACRES 6.43 BANK 241	147,200	SCHOOL TAXABLE VALUE	147,200		
	EAST-0596454 NRTH-0881958		FD224 Avoca Fire District	147,200	TO	
	DEED BOOK 2937 PG-17					
	FULL MARKET VALUE	153,333				

100.00-02-033.130	County Route 8			100.00	02-033.130	*****
Winters Adair Wilda	314 Rural vac<10		COUNTY TAXABLE VALUE	1,600		
5223 Wheeler Rd	Avoca CSD 462201	1,600	TOWN TAXABLE VALUE	1,600		
Avoca, NY 14809	ACRES 0.63	1,600	SCHOOL TAXABLE VALUE	1,600		
	EAST-0597094 NRTH-0882105		FD224 Avoca Fire District	1,600	TO	
	FULL MARKET VALUE	1,667				

100.00-02-033.200	5192 County Route 8			100.00	02-033.200	*****
Vickio Angela	210 1 Family Res		COUNTY TAXABLE VALUE	132,300		000008-5192
8006 State Route 53	Avoca CSD 462201	15,200	TOWN TAXABLE VALUE	132,300		
Bath, NY 14810	ACRES 1.04 BANK 241	132,300	SCHOOL TAXABLE VALUE	132,300		
	EAST-0596294 NRTH-0881738		FD224 Avoca Fire District	132,300	TO	
	DEED BOOK 2454 PG-129					
	FULL MARKET VALUE	137,813				

100.00-02-034.000	8653 Wagner Hill Rd			100.00	02-034.000	*****
Long Terry	240 Rural res		COUNTY TAXABLE VALUE	143,200		000001-8653
8653 Wagner Hill Rd	Avoca CSD 462201	75,600	TOWN TAXABLE VALUE	143,200		
Avoca, NY 14809	Ewell Wagner Rd	143,200	SCHOOL TAXABLE VALUE	143,200		
	ACRES 42.58		FD224 Avoca Fire District	143,200	TO	
	EAST-0594554 NRTH-0882738					
	DEED BOOK 2881 PG-241					
	FULL MARKET VALUE	149,167				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 277
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 100.00-02-035.000 *****						
100.00-02-035.000	Ward St					
Burchard Jaden	314 Rural vac<10		COUNTY TAXABLE VALUE			300
815 W Broad St Apt K7	Avoca CSD 462201	300	TOWN TAXABLE VALUE			300
Horseheads, NY 14845	FRNT 55.00 DPTH 80.00	300	SCHOOL TAXABLE VALUE			300
	ACRES 0.05		FD224 Avoca Fire District			300 TO
	EAST-0595627 NRTH-0880980					
	DEED BOOK 2996 PG-258					
	FULL MARKET VALUE	313				

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 1 0 0
 S U B - S E C T I O N - 0 0 0
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

PAGE 278
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	33	TOTAL		3286,600		3286,600
AG003	Ag Dist #3	2	TOTAL		348,700		348,700

*** 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
462201	Avoca CSD	33	1502,000	3286,600	124,250	3162,350	327,150	2835,200
	S U B - T O T A L	33	1502,000	3286,600	124,250	3162,350	327,150	2835,200
	T O T A L	33	1502,000	3286,600	124,250	3162,350	327,150	2835,200

*** 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
41800	AGED C/T/S	3	124,250	124,250	124,250
41802	AGED C	1	165,000		
41834	ENH STAR	3			175,250
41854	BAS STAR	5			151,900
	T O T A L	12	289,250	124,250	451,400

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 100
S U B - S E C T I O N - 000
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 279
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 4/25/2025

*** 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	33	1502,000	3286,600	2997,350	3162,350	3162,350	2835,200

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 280
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

111.00-02-001.000	3650 Connor Hill Rd	29 PCT OF VALUE USED FOR EXEMPTION PURPOSES		111.00-02-001.000		000012-3650
Margeson Joel T	240 Rural res		COLD WAR 1 41161	0	7,778	6,000
3650 Connor Hill Rd	Avoca CSD 462201	122,000	AG DIST 41730	0	72,364	72,364
Avoca, NY 14809-9555	Hammond Margeson	178,800	AGED C 41802	0	22,037	0
	ACRES 83.00		ENH STAR 41834	0	0	86,100
	EAST-0569034 NRTH-0879348		COUNTY TAXABLE VALUE		76,621	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 1446 PG-308		TOWN TAXABLE VALUE		100,436	
UNDER AGDIST LAW TIL 2032	FULL MARKET VALUE	186,250	SCHOOL TAXABLE VALUE		20,336	
			FD222 Wallace fire dist		178,800 TO	

111.00-02-002.110	3750 Connor Hill Rd	65 PCT OF VALUE USED FOR EXEMPTION PURPOSES		111.00-02-002.110		000012-3750
Margeson Irrevocable Liv Trust	241 Rural res&ag		AG DIST 41720	0	66,829	66,829
3750 Connor Hill Rd	Avoca CSD 462201	129,500	AGED C 41802	0	67,704	0
Avoca, NY 14809	Clymo Conner	260,400	ENH STAR 41834	0	0	86,100
	ACRES 96.00		COUNTY TAXABLE VALUE		125,867	
	EAST-0570284 NRTH-0880258		TOWN TAXABLE VALUE		193,571	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2518 PG-299		SCHOOL TAXABLE VALUE		107,471	
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	271,250	AG003 Ag Dist #3		260,400 TO	
			FD222 Wallace fire dist		260,400 TO	

111.00-02-002.120	3764 Connor Hill Rd		BAS STAR 41854	0	0	30,380
Clarkson Lois J	210 1 Family Res		COUNTY TAXABLE VALUE		124,200	
Moose William J	Avoca CSD 462201	26,000	TOWN TAXABLE VALUE		124,200	
3764 Connor Hill Rd	ACRES 4.38	124,200	SCHOOL TAXABLE VALUE		93,820	
Avoca, NY 14809	EAST-0570812 NRTH-0879536		FD222 Wallace fire dist		124,200 TO	
	DEED BOOK 2379 PG-312		FULL MARKET VALUE		129,375	

111.00-02-003.111	8336 Brasted Rd		COUNTY TAXABLE VALUE		37,800	
Ward Scott M	270 Mfg housing		TOWN TAXABLE VALUE		37,800	
Ward Kari J	Avoca CSD 462201	13,400	SCHOOL TAXABLE VALUE		37,800	
6956 E Washington St Ext	ACRES 0.74	37,800	FD222 Wallace fire dist		37,800 TO	
Bath, NY 14810	EAST-0568587 NRTH-0877895		FULL MARKET VALUE		39,375	
	DEED BOOK 2907 PG-25		*****			

111.00-02-003.112	Brasted Rd		AG DIST 41730	0	77,779	77,779
Boccia Jamie	105 Vac farmland		COUNTY TAXABLE VALUE		72,421	
4144 Sharps Corner Rd	Avoca CSD 462201	150,200	TOWN TAXABLE VALUE		72,421	
Avoca, NY 14809	ACRES 95.46	150,200	SCHOOL TAXABLE VALUE		72,421	
	EAST-0569834 NRTH-0877528		FD222 Wallace fire dist		150,200 TO	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 3110 PG-204		FULL MARKET VALUE		156,458	
UNDER AGDIST LAW TIL 2032			*****			

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
SWIS - 462289

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 281
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.		
***** 111.00-02-003.120 *****						
3750 Connor Hill Rd						000012-8340
111.00-02-003.120	322 Rural vac>10		AG DIST 41720	0	33,504	33,504
Margeson Irrevocable Liv Trust	Avoca CSD 462201	47,400	COUNTY TAXABLE VALUE		13,896	
3750 Connor Hill Rd	Margeson Conner	47,400	TOWN TAXABLE VALUE		13,896	
Avoca, NY 14809	ACRES 29.63		SCHOOL TAXABLE VALUE		13,896	
	EAST-0570693 NRTH-0878702		AG003 Ag Dist #3		47,400 TO	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2518 PG-299		FD222 Wallace fire dist		47,400 TO	
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	49,375				
***** 111.00-02-003.200 *****						
8340 Brasted Rd						000012-8342
111.00-02-003.200	260 Seasonal res		COUNTY TAXABLE VALUE		29,900	
Sims Daniel J	Avoca CSD 462201	8,800	TOWN TAXABLE VALUE		29,900	
Sims Elliott J	Palmer Palmer	29,900	SCHOOL TAXABLE VALUE		29,900	
2636 Lower Mountain Rd	TS04		FD222 Wallace fire dist		29,900 TO	
Ransomville, NY 14131	FRNT 100.00 DPTH 150.00					
	EAST-0568596 NRTH-0877874					
	DEED BOOK 3056 PG-26					
	FULL MARKET VALUE	31,146				
***** 111.00-02-004.000 *****						
Connor Hill Rd						70-3640
111.00-02-004.000	314 Rural vac<10		AG DIST 41720	0	2,335	2,335
Ward Scott M	Avoca CSD 462201	2,500	COUNTY TAXABLE VALUE		165	
Ward Kari J	Palmer Palmer	2,500	TOWN TAXABLE VALUE		165	
6956 Washington St Ext	ACRES 0.50		SCHOOL TAXABLE VALUE		165	
Bath, NY 14810	EAST-0568564 NRTH-0876738		AG003 Ag Dist #3		2,500 TO	
	DEED BOOK 2501 PG-144		FD222 Wallace fire dist		2,500 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	2,604				
UNDER AGDIST LAW TIL 2029						
***** 111.00-02-005.000 *****						
8205 County Route 70						000070-8205
111.00-02-005.000	241 Rural res&ag		AG DIST 41720	0	113,341	113,341
Slayton's Family Farms, Inc.	Avoca CSD 462201	228,200	COUNTY TAXABLE VALUE		387,459	
7201 County Route 27	Palmer Costello	500,800	TOWN TAXABLE VALUE		387,459	
Hornell, NY 14843	ACRES 142.87		SCHOOL TAXABLE VALUE		387,459	
	EAST-0569824 NRTH-0875848		AG003 Ag Dist #3		500,800 TO	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2668 PG-8		FD222 Wallace fire dist		500,800 TO	
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	521,667				
***** 111.00-02-006.100 *****						
3858 County Route 70						000070-3858
111.00-02-006.100	240 Rural res		COUNTY TAXABLE VALUE		154,700	
Costello Shawn	Avoca CSD 462201	118,500	TOWN TAXABLE VALUE		154,700	
3858 County Route 70	Conner Schoonover	154,700	SCHOOL TAXABLE VALUE		154,700	
Avoca, NY 14809	ACRES 82.29		AG003 Ag Dist #3		154,700 TO	
	EAST-0572364 NRTH-0875908		FD222 Wallace fire dist		154,700 TO	
	DEED BOOK 2782 PG-88					
	FULL MARKET VALUE	161,146				

STATE OF NEW YORK
 COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 282
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
 UNIFORM PERCENT OF VALUE IS 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 111.00-02-007.100 *****						
111.00-02-007.100	3821 Connor Hill Rd					
Intravartolo John	241 Rural res&ag		AG DIST 41720	0	147,204	147,204
42 Halsey Reed Rd	Avoca CSD 462201	336,200	COUNTY TAXABLE VALUE		460,796	
Monroe Township, NJ 08831	Clymo Conner	608,000	TOWN TAXABLE VALUE		460,796	
	ACRES 220.00		SCHOOL TAXABLE VALUE		460,796	
	EAST-0572514 NRTH-0878288		AG003 Ag Dist #3		608,000 TO	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2128 PG-299		FD222 Wallace fire dist		608,000 TO	
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	633,333				
***** 111.00-02-007.200 *****						
111.00-02-007.200	3880 Connor Hill Rd					000012-3880
Sims Frederick	210 1 Family Res		AGED C 41802	0	46,250	0
Sims Deborah	Avoca CSD 462201	23,500	ENH STAR 41834	0	0	86,100
3880 Connor Hill Rd	Palmer Palmer	92,500	COUNTY TAXABLE VALUE		46,250	
Avoca, NY 14809-9555	ACRES 3.40		TOWN TAXABLE VALUE		92,500	
	EAST-0573044 NRTH-0879038		SCHOOL TAXABLE VALUE		6,400	
	DEED BOOK 1229 PG-261		FD222 Wallace fire dist		92,500 TO	
	FULL MARKET VALUE	96,354				

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 111
 S U B - S E C T I O N - 000
 U N I F O R M P E R C E N T O F V A L U E I S 096.00

PAGE 283
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
AG003	Ag Dist #3	6	TOTAL		1573,800		1573,800
FD222	Wallace fire d	12	TOTAL		2187,200		2187,200

*** 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
462201	Avoca CSD	12	1206,200	2187,200	513,356	1673,844	288,680	1385,164
	S U B - T O T A L	12	1206,200	2187,200	513,356	1673,844	288,680	1385,164
	T O T A L	12	1206,200	2187,200	513,356	1673,844	288,680	1385,164

*** 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
41161	COLD WAR 1	1	7,778	6,000	
41720	AG DIST	5	363,213	363,213	363,213
41730	AG DIST	2	150,143	150,143	150,143
41802	AGED C	3	135,991		
41834	ENH STAR	3			258,300
41854	BAS STAR	1			30,380
	T O T A L	15	657,125	519,356	802,036

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 111
S U B - S E C T I O N - 000
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 284
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 4/25/2025

*** 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	12	1206,200	2187,200	1530,075	1667,844	1673,844	1385,164

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 285
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

112.00-01-001.100	4000 County Route 70	68 PCT OF VALUE USED FOR EXEMPTION PURPOSES		112.00-01-001.100		000070-4000
House Edward L	270 Mfg housing		AGED C/S 41805	0	24,650	24,650
Walker Michele	Avoca CSD 462201	20,000	ENH STAR 41834	0	0	47,850
4000 County Route 70	Palmer Palmer	72,500	COUNTY TAXABLE VALUE		47,850	
Avoca, NY 14809	ACRES 2.00		TOWN TAXABLE VALUE		72,500	
	EAST-0574694 NRTH-0878988		SCHOOL TAXABLE VALUE		0	
	DEED BOOK 3091 PG-28		FD222 Wallace fire dist		72,500 TO	
	FULL MARKET VALUE	75,521				

112.00-01-001.200	4014 County Route 70			112.00-01-001.200		000070-4014
Gawron Living Trust	105 Vac farmland		AG DIST 41720	0	103,654	103,654
5 Orchard St	Avoca CSD 462201	162,800	COUNTY TAXABLE VALUE		59,146	
South Amboy, NJ 08879	Bargiol Fox	162,800	TOWN TAXABLE VALUE		59,146	
	ACRES 105.00		SCHOOL TAXABLE VALUE		59,146	
	EAST-0575174 NRTH-0879548		AG003 Ag Dist #3		162,800 TO	
	DEED BOOK 2987 PG-157		FD222 Wallace fire dist		162,800 TO	
	FULL MARKET VALUE	169,583				

112.00-01-002.000	4025 County Route 70			112.00-01-002.000		000070-4025
Hubbard David J	105 Vac farmland		AG DIST 41720	0	27,754	27,754
5226 County Route 70A	Avoca CSD 462201	45,800	COUNTY TAXABLE VALUE		18,246	
Avoca, NY 14809	Hwy 70 Fox	46,000	TOWN TAXABLE VALUE		18,246	
	ACRES 50.00		SCHOOL TAXABLE VALUE		18,246	
	EAST-0575594 NRTH-0878508		AG003 Ag Dist #3		46,000 TO	
	DEED BOOK 1505 PG-268		FD222 Wallace fire dist		46,000 TO	
	FULL MARKET VALUE	47,917				

112.00-01-003.000	4140 County Route 70			112.00-01-003.000		000070-4140
Fox Thomas	241 Rural res&ag		BAS STAR 41854	0	0	30,380
Fox Stanley	Avoca CSD 462201	255,000	COUNTY TAXABLE VALUE		358,000	
4140 County Route 70	Doty Hwy	358,000	TOWN TAXABLE VALUE		358,000	
Avoca, NY 14809	ACRES 168.97		SCHOOL TAXABLE VALUE		327,620	
	EAST-0577614 NRTH-0879988		FD222 Wallace fire dist		358,000 TO	
	DEED BOOK 1505 PG-140					
	FULL MARKET VALUE	372,917				

112.00-01-004.000	8500 County Route 70			112.00-01-004.000		000070-8500
Doty Irrevocable Trust	260 Seasonal res		AG DIST 41730	0	8,200	8,200
Doty Clare	Avoca CSD 462201	96,100	COUNTY TAXABLE VALUE		105,700	
10519 Atlana Back Rd	Dockstader Hwy	113,900	TOWN TAXABLE VALUE		105,700	
Cohocton, NY 14826	ACRES 76.77		SCHOOL TAXABLE VALUE		105,700	
	EAST-0578881 NRTH-0881625		FD222 Wallace fire dist		113,900 TO	
	DEED BOOK 2745 PG-82					
	FULL MARKET VALUE	118,646				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

112.00-01-005.000	8515 County Route 70			112.00	01-005.000	*****
McGee Michael S	183 Oyst/fsh/aqp		COUNTY TAXABLE VALUE	76,700		000070-8515
Hufnagle Curtis J	Avoca CSD 462201	65,700	TOWN TAXABLE VALUE	76,700		
620 Sholder Rd	Dockstader Hubbard	76,700	SCHOOL TAXABLE VALUE	76,700		
Williamsport, PA 17701	ACRES 54.00		FD222 Wallace fire dist	76,700 TO		
	EAST-0580174 NRTH-0881288					
	DEED BOOK 2271 PG-155					
	FULL MARKET VALUE	79,896				

112.00-01-006.100	8421 Wessels Hill Rd			112.00	01-006.100	*****
Ormsby Adam	210 1 Family Res		COUNTY TAXABLE VALUE	138,600		000013-8421
8415 Wessels Hill Rd	Avoca CSD 462201	31,000	TOWN TAXABLE VALUE	138,600		
Avoca, NY 14809	Ormsby Ormsby	138,600	SCHOOL TAXABLE VALUE	138,600		
	FRNT 860.00 DPTH 406.77		AG003 Ag Dist #3	138,600 TO		
	ACRES 7.40		FD222 Wallace fire dist	138,600 TO		
	EAST-0578764 NRTH-0879288					
	DEED BOOK 3100 PG-147					
	FULL MARKET VALUE	144,375				

112.00-01-006.200	8465 County Route 70			112.00	01-006.200	*****
Robords Tamie	210 1 Family Res		BAS STAR 41854 0	0	0	000070-8465
Tyler Robert	Avoca CSD 462201	18,500	COUNTY TAXABLE VALUE	104,400		30,380
8465 County Route 70	Ormsby Ormsby	104,400	TOWN TAXABLE VALUE	104,400		
Avoca, NY 14809-9559	ACRES 1.69 BANK 450		SCHOOL TAXABLE VALUE	74,020		
	EAST-0578931 NRTH-0879821		FD222 Wallace fire dist	104,400 TO		
	DEED BOOK 1748 PG-204					
	FULL MARKET VALUE	108,750				

112.00-01-007.120	off Wessels Rd			112.00	01-007.120	*****
LeClair Gail B	314 Rural vac<10		COUNTY TAXABLE VALUE	12,300		
LeClair Matthew S	Avoca CSD 462201	12,300	TOWN TAXABLE VALUE	12,300		
117 Algonquin Park	ACRES 9.06	12,300	SCHOOL TAXABLE VALUE	12,300		
Plattsburgh, NY 12901	EAST-0578692 NRTH-0877461		FD222 Wallace fire dist	12,300 TO		
	DEED BOOK 3107 PG-204					
	FULL MARKET VALUE	12,813				

112.00-01-007.210	8415 Wessels Rd			112.00	01-007.210	*****
Ormsby Adam J	210 1 Family Res		VET COM CT 41131 0	20,000	10,000	000013-8415
% Katharine Ormsby	Avoca CSD 462201	30,200	VET DIS CT 41141 0	40,000	20,000	0
8415 Wessels Rd	Connor Hubbard	220,800	BAS STAR 41854 0	0	0	30,380
Avoca, NY 14809	ACRES 6.17 BANK 450		COUNTY TAXABLE VALUE	160,800		
	EAST-0578792 NRTH-0878703		TOWN TAXABLE VALUE	190,800		
	DEED BOOK 1901 PG-245		SCHOOL TAXABLE VALUE	190,420		
	FULL MARKET VALUE	230,000	AG003 Ag Dist #3	220,800 TO		
			FD222 Wallace fire dist	220,800 TO		

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 287
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

	Wessels Rd			112.00-01-007.220	*****	
112.00-01-007.220	312 Vac w/imprv		COUNTY TAXABLE VALUE	166,800		
Trotta Mark	Avoca CSD 462201	161,400	TOWN TAXABLE VALUE	166,800		
97 Locust Park	ACRES 104.28	166,800	SCHOOL TAXABLE VALUE	166,800		
Albany, NY 12205	EAST-0579793 NRTH-0878946		FD222 Wallace fire dist	166,800 TO		
	DEED BOOK 2477 PG-329					
	FULL MARKET VALUE	173,750				

	4505 Mackey Rd			112.00-01-009.000	*****	
112.00-01-009.000	321 Abandoned ag		COUNTY TAXABLE VALUE	753,100	000036-8455	
SemGas Storage, LLC	Avoca CSD 462201	753,100	TOWN TAXABLE VALUE	753,100		
% KE Andrews	Mitchell Ackley	753,100	SCHOOL TAXABLE VALUE	753,100		
2424 Ridge Rd	co 9/19/02		AG003 Ag Dist #3	753,100 TO		
Rockwall, TX 75087	ACRES 519.42		FD224 Avoca Fire District	753,100 TO		
	EAST-0582334 NRTH-0881048					
	DEED BOOK 2470 PG-17					
	FULL MARKET VALUE	784,479				

	8068 Smith Pond Rd			112.00-01-010.000	*****	
112.00-01-010.000	311 Res vac land		COUNTY TAXABLE VALUE	300	000014-4307	
Hill Irma J	Avoca CSD 462201	300	TOWN TAXABLE VALUE	300		
Masker Patricia C	FRNT 55.00 DPTH 130.00	300	SCHOOL TAXABLE VALUE	300		
8068 Smith Pond Rd	EAST-0580444 NRTH-0872165		FD224 Avoca Fire District	300 TO		
Avoca, NY 14809	DEED BOOK 2223 PG-112					
	FULL MARKET VALUE	313				

	Smith Pond Rd			112.00-01-012.110	*****	
112.00-01-012.110	312 Vac w/imprv		COUNTY TAXABLE VALUE	47,400	000014-4410	
Moss Irevocable Trust Sharon M	Avoca CSD 462201	3,500	TOWN TAXABLE VALUE	47,400		
Moss Sharon	ACRES 0.69	47,400	SCHOOL TAXABLE VALUE	47,400		
4485 Smith Pond Rd	EAST-0582409 NRTH-0872221		FD224 Avoca Fire District	47,400 TO		
Avoca, NY 14809	DEED BOOK 2860 PG-268					
	FULL MARKET VALUE	49,375				

	4410 Smith Pond Rd			112.00-01-012.120	*****	
112.00-01-012.120	210 1 Family Res		COUNTY TAXABLE VALUE	259,900		
Dickson Nicklaus D	Avoca CSD 462201	14,200	TOWN TAXABLE VALUE	259,900		
Dickson Jennifer C	ACRES 0.87	259,900	SCHOOL TAXABLE VALUE	259,900		
4410 Smith Pond Rd	EAST-0582596 NRTH-0872219		FD224 Avoca Fire District	259,900 TO		
Avoca, NY 14809	DEED BOOK 2775 PG-131					
	FULL MARKET VALUE	270,729				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 288
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 112.00-01-012.200 *****						
	Smith Pond Rd					00202
112.00-01-012.200	105 Vac farmland		AG DIST 41720	0	117,213	117,213
Moss Irevocable Trust Sharon M	Avoca CSD 462201	201,000	COUNTY TAXABLE VALUE		83,787	117,213
Moss Sharon	Edwards Edwards	201,000	TOWN TAXABLE VALUE		83,787	
4485 Smith Pond Rd	Moss Shults		SCHOOL TAXABLE VALUE		83,787	
Avoca, NY 14809	ACRES 148.50		AG003 Ag Dist #3		201,000 TO	
	EAST-0582493 NRTH-0872912		FD224 Avoca Fire District		201,000 TO	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2860 PG-268					
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	209,375				
***** 112.00-01-013.100 *****						
	4350 Smith Pond Rd					000014-4350
112.00-01-013.100	105 Vac farmland		COUNTY TAXABLE VALUE		150,700	
Guck Elfriede S	Avoca CSD 462201	150,700	TOWN TAXABLE VALUE		150,700	
Guck Charles F	Hubbard Edwards	150,700	SCHOOL TAXABLE VALUE		150,700	
56 Spencer Rd	ACRES 118.39		AG003 Ag Dist #3		150,700 TO	
Hilton, NY 14468	EAST-0581304 NRTH-0873618		FD224 Avoca Fire District		150,700 TO	
	DEED BOOK 1907 PG-196					
	FULL MARKET VALUE	156,979				
***** 112.00-01-013.200 *****						
	Smith Pond Rd					
112.00-01-013.200	314 Rural vac<10		COUNTY TAXABLE VALUE		7,600	
Allison Anthony	Avoca CSD 462201	7,600	TOWN TAXABLE VALUE		7,600	
4947 County Route 70A	ACRES 8.64	7,600	SCHOOL TAXABLE VALUE		7,600	
Bath, NY 14810	EAST-0580688 NRTH-0871913		FD224 Avoca Fire District		7,600 TO	
	DEED BOOK 3140 PG-31					
	FULL MARKET VALUE	7,917				
***** 112.00-01-014.100 *****						
	8225 Wessels Rd					000013-8225
112.00-01-014.100	241 Rural res&ag		AG DIST 41720	0	154,600	154,600
Emo Vaughn L	Avoca CSD 462201	291,200	BAS STAR 41854	0	0	30,380
Emo Alesia M	Leclair Mackey Rd	547,400	AG BLDG 41700	0	96,000	96,000
8225 Wessels Hill Rd	ACRES 204.50		COUNTY TAXABLE VALUE		296,800	
Avoca, NY 14809-9561	EAST-0579214 NRTH-0875728		TOWN TAXABLE VALUE		296,800	
	DEED BOOK 1338 PG-48		SCHOOL TAXABLE VALUE		266,420	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	570,208	AG003 Ag Dist #3		547,400 TO	
UNDER AGDIST LAW TIL 2029			FD222 Wallace fire dist		547,400 TO	
***** 112.00-01-014.200 *****						
	8250 Wessels Rd					
112.00-01-014.200	322 Rural vac>10		AG DIST 41720	0	4,526	4,526
Emo Vaughn	Avoca CSD 462201	35,000	COUNTY TAXABLE VALUE		30,474	
Emo Alesia	Ormsby Mackey Road	35,000	TOWN TAXABLE VALUE		30,474	
8225 Wessels Rd	D.		SCHOOL TAXABLE VALUE		30,474	
Avoca, NY 14809	ACRES 20.00		AG003 Ag Dist #3		35,000 TO	
	EAST-0579144 NRTH-0876838		FD222 Wallace fire dist		35,000 TO	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2786 PG-291					
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	36,458				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 289
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

112.00-01-015.200	8315 Wessels Rd			112.00-01-015.200		*****
Desimone Joan C	240 Rural res		COUNTY TAXABLE VALUE	150,000		000013-8300
8340 Wessels Hill Rd	Avoca CSD 462201	43,000	TOWN TAXABLE VALUE	150,000		
Avoca, NY 14809	ACRES 10.00	150,000	SCHOOL TAXABLE VALUE	150,000		
	EAST-0577714 NRTH-0876888		FD222 Wallace fire dist	150,000 TO		
	DEED BOOK 2072 PG-214					
	FULL MARKET VALUE	156,250				

112.00-01-016.000	8340 Wessels Rd			112.00-01-016.000		*****
Desimone Joan C	240 Rural res		AGED C/T/S 41800	0	115,500	000013-8340
8340 Wessels Hill Rd	Avoca CSD 462201	102,500	ENH STAR 41834	0	0	115,500
Avoca, NY 14809-9561	Fox Ormsby	231,000	COUNTY TAXABLE VALUE	115,500		86,100
	ACRES 56.00		TOWN TAXABLE VALUE	115,500		
	EAST-0577514 NRTH-0877788		SCHOOL TAXABLE VALUE	29,400		
	DEED BOOK 1608 PG-59		FD222 Wallace fire dist	231,000 TO		
	FULL MARKET VALUE	240,625				

112.00-01-017.000	3930 County Route 70			112.00-01-017.000		*****
McCann Rev. Liv Trust David L	312 Vac w/imprv		COUNTY TAXABLE VALUE	121,000		000070-3930
33 Beresford Rd	Avoca CSD 462201	116,800	TOWN TAXABLE VALUE	121,000		
Rochester, NY 14610	ACRES 94.05	121,000	SCHOOL TAXABLE VALUE	121,000		
	EAST-0575364 NRTH-0875518		FD222 Wallace fire dist	121,000 TO		
	DEED BOOK 3092 PG-114					
	FULL MARKET VALUE	126,042				

112.00-01-018.100	3859 County Route 70			112.00-01-018.100		*****
Murrey Susan	312 Vac w/imprv		COUNTY TAXABLE VALUE	49,000		
8061 Bauter Rd	Avoca CSD 462201	31,200	TOWN TAXABLE VALUE	49,000		
Avoca, NY 14809	ACRES 11.83	49,000	SCHOOL TAXABLE VALUE	49,000		
	EAST-0573944 NRTH-0876428		FD222 Wallace fire dist	49,000 TO		
	FULL MARKET VALUE	51,042				

112.00-01-018.200	3915 County Route 70			112.00-01-018.200		*****
Hall Christopher	210 1 Family Res		COUNTY TAXABLE VALUE	67,000		000070-8061
3903 County Route 70	Avoca CSD 462201	23,000	TOWN TAXABLE VALUE	67,000		
Avoca, NY 14809	Schoonover Schoonover	67,000	SCHOOL TAXABLE VALUE	67,000		
	ACRES 3.20		FD222 Wallace fire dist	67,000 TO		
	EAST-0573944 NRTH-0876428					
	DEED BOOK 3125 PG-46					
	FULL MARKET VALUE	69,792				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 290
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.		

112.00-01-019.111	3934 County Route 70			112.00	01-019.111	*****
Hubbard Timothy W	283 Res w/Comuse		AG DIST 41730	0	32,034	70-3930
Hubbard Gretchen N	Avoca CSD 462201	138,600	BUS INVTC 47610	0	19,900	32,034
59930 State Rte 415	Fox Barry	243,700	BUS INVTC 47610	0	20,800	19,900
Avoca, NY 14809	ACRES 87.95		COUNTY TAXABLE VALUE		170,966	20,800
	EAST-0575104 NRTH-0877408		TOWN TAXABLE VALUE		170,966	
	DEED BOOK 2745 PG-350		SCHOOL TAXABLE VALUE		170,966	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	253,854	AG003 Ag Dist #3		203,000	TO
UNDER AGDIST LAW TIL 2032			40,700 EX			
			FD222 Wallace fire dist		203,000	TO
			40,700 EX			

112.00-01-019.112	3903 County Route 70			112.00	01-019.112	*****
Hall Christopher	210 1 Family Res		COUNTY TAXABLE VALUE		195,500	70-3903
3903 County Route 70	Avoca CSD 462201	14,900	TOWN TAXABLE VALUE		195,500	
Avoca, NY 14809	FRNT 209.00 DPTH 205.00	195,500	SCHOOL TAXABLE VALUE		195,500	
	EAST-0574344 NRTH-0877088		FD222 Wallace fire dist		195,500	TO
	DEED BOOK 2521 PG-153					
	FULL MARKET VALUE	203,646				

112.00-01-019.120	3923 County Route 70			112.00	01-019.120	*****
O'Dell Mildred I	270 Mfg housing		BAS STAR 41854	0	0	000070-3923
220 E Tioga Ave Apt 251	Avoca CSD 462201	14,899	COUNTY TAXABLE VALUE		17,100	
Corning, NY 14830	Schoonover Schoonover	17,100	TOWN TAXABLE VALUE		17,100	
	Schoonover Schoonover		SCHOOL TAXABLE VALUE		0	
	670sf X 18 Per		FD222 Wallace fire dist		17,100	TO
	FRNT 190.00 DPTH 225.00					
	EAST-0574344 NRTH-0877338					
	DEED BOOK 1654 PG-150					
	FULL MARKET VALUE	17,813				

112.00-01-019.200	3920 County Route 70			112.00	01-019.200	*****
Cornish Michael A	314 Rural vac<10		COUNTY TAXABLE VALUE		20,800	000070-3920
Cornish Rebecca L	Avoca CSD 462201	20,800	TOWN TAXABLE VALUE		20,800	
207 Burton St	Schoonover Hwy 70	20,800	SCHOOL TAXABLE VALUE		20,800	
Bath, NY 14810	ACRES 2.30		FD222 Wallace fire dist		20,800	TO
	EAST-0573894 NRTH-0877368					
	DEED BOOK 1767 PG-42					
	FULL MARKET VALUE	21,667				

112.00-01-020.100	4028 County Route 70			112.00	01-020.100	*****
Bogdan Timothy	270 Mfg housing		COUNTY TAXABLE VALUE		5,000	000070-4028
4014 County Route 70	Avoca CSD 462201	4,900	TOWN TAXABLE VALUE		5,000	
Avoca, NY 14809	Palmer Wesolek	5,000	SCHOOL TAXABLE VALUE		5,000	
	FRNT 179.00 DPTH 236.00		FD222 Wallace fire dist		5,000	TO
	ACRES 0.97					
	EAST-0575494 NRTH-0879038					
	DEED BOOK 1550 PG-341					
	FULL MARKET VALUE	5,208				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 291
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 112.00-01-020.200 *****						
112.00-01-020.200	4014 County Route 70					000070-4014
Bogdan Timothy	210 1 Family Res		BAS STAR 41854	0	0	30,380
4014 County Route 70	Avoca CSD 462201	18,000	COUNTY TAXABLE VALUE		55,000	
Avoca, NY 14809	Palmer Palmer	55,000	TOWN TAXABLE VALUE		55,000	
	ACRES 1.60		SCHOOL TAXABLE VALUE		24,620	
	EAST-0575664 NRTH-0879128		FD222 Wallace fire dist		55,000 TO	
	DEED BOOK 1172 PG-298					
	FULL MARKET VALUE	57,292				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 112
 S U B - S E C T I O N - 000
 U N I F O R M P E R C E N T O F V A L U E I S 096.00

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	7	TOTAL		1420,000		1420,000
AG003	Ag Dist #3	10	TOTAL		2499,100	40,700	2458,400
FD222	Wallace fire d	24	TOTAL		3210,300	40,700	3169,600

*** 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
462201	Avoca CSD	31	2883,999	4630,300	724,831	3905,469	302,950	3602,519
	S U B - T O T A L	31	2883,999	4630,300	724,831	3905,469	302,950	3602,519
	T O T A L	31	2883,999	4630,300	724,831	3905,469	302,950	3602,519

*** 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
41131	VET COM CT	1	20,000	10,000	
41141	VET DIS CT	1	40,000	20,000	
41700	AG BLDG	1	96,000	96,000	96,000
41720	AG DIST	5	407,747	407,747	407,747
41730	AG DIST	2	40,234	40,234	40,234
41800	AGED C/T/S	1	115,500	115,500	115,500
41805	AGED C/S	1	24,650		24,650
41834	ENH STAR	2			133,950
41854	BAS STAR	6			169,000
47610	BUS INVTCS	1	40,700	40,700	40,700
	T O T A L	21	784,831	730,181	1027,781

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2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 112
S U B - S E C T I O N - 000
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 293
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 4/25/2025

*** 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	31	2883,999	4630,300	3845,469	3900,119	3905,469	3602,519

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2 0 2 5 T E N T A T I V E 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 294
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

113.00-01-001.111	4564 Reservoir Rd 260 Seasonal res Avoca CSD 462201	135,600	COUNTY TAXABLE VALUE	184,700		
Pascazi Rose M			TOWN TAXABLE VALUE	184,700		
Pascazi-Kernz ETAL Kimberly A	Mitchell Harris	184,700	SCHOOL TAXABLE VALUE	184,700		
4828 Arnold Rd	ACRES 112.54		FD224 Avoca Fire District	184,700 TO		
Rushville, NY 14544	EAST-0584824 NRTH-0878168 DEED BOOK 3143 PG-281					
	FULL MARKET VALUE	192,396				

113.00-01-001.120	4600 Reservoir Rd 240 Rural res		BAS STAR 41854 0	0	0	000016-4600
Harris Jeffrey	Avoca CSD 462201	48,500	COUNTY TAXABLE VALUE	63,300		30,380
Harris Tina	Reservoir Rd Village	63,300	TOWN TAXABLE VALUE	63,300		
4600 Reservoir Rd	Dyckman Crocker		SCHOOL TAXABLE VALUE	32,920		
Avoca, NY 14809	ACRES 20.00		FD224 Avoca Fire District	63,300 TO		
	EAST-0585594 NRTH-0877538 DEED BOOK 1696 PG-197					
	FULL MARKET VALUE	65,938				

113.00-01-004.100	8220 Loucks Pond Rd 312 Vac w/imprv		AG DIST 41720 0	318,264	318,264	000017-8220
Dyckman Austin W Inc	Avoca CSD 462201	534,400	COUNTY TAXABLE VALUE	220,736		
PO Box 245	Watershed Schushereba	539,000	TOWN TAXABLE VALUE	220,736		
Cohocton, NY 14826	ACRES 383.20		SCHOOL TAXABLE VALUE	220,736		
	EAST-0587214 NRTH-0878098 DEED BOOK 1035 PG-00209		AG003 Ag Dist #3	539,000 TO		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 1035 PG-00209		FD224 Avoca Fire District	539,000 TO		
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	561,458				

113.00-01-004.200	8220 Loucks Pond Rd 210 1 Family Res		BAS STAR 41854 0	0	0	000017-8220
Seratt Ricky A	Avoca CSD 462201	19,800	COUNTY TAXABLE VALUE	113,900		30,380
Seratt Sharon L	Watershed Schushereba	113,900	TOWN TAXABLE VALUE	113,900		
8220 Loucks Pond Rd	ACRES 1.96		SCHOOL TAXABLE VALUE	83,520		
Avoca, NY 14809	EAST-0586710 NRTH-0875631 DEED BOOK 1772 PG-257		AG003 Ag Dist #3	113,900 TO		
	DEED BOOK 1772 PG-257		FD224 Avoca Fire District	113,900 TO		
	FULL MARKET VALUE	118,646				

113.00-01-005.000	4565 Reservoir Rd 270 Mfg housing		VET COM CT 41131 0	14,375	10,000	000016-4565
Gardner Alice	Avoca CSD 462201	19,900	VET DIS CT 41141 0	2,875	2,875	0
Gardner Brant	ACRES 1.98	57,500	AGED C 41802 0	20,125	0	0
4565 Reservoir Rd	EAST-0585934 NRTH-0879038		COUNTY TAXABLE VALUE	20,125		
Avoca, NY 14809	DEED BOOK 2949 PG-257		TOWN TAXABLE VALUE	44,625		
	FULL MARKET VALUE	59,896	SCHOOL TAXABLE VALUE	57,500		
			FD224 Avoca Fire District	57,500 TO		

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2 0 2 5 T E N T A T I V E 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 295
VALUATION DATE-JUL 01, 2024
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 113.00-01-006.000 *****						
113.00-01-006.000	Reservoir Rd 240 Rural res					
Haines Peter L	Avoca CSD 462201	112,900	COUNTY TAXABLE VALUE	275,400		
Haines Johanna H	ACRES 79.23	275,400	TOWN TAXABLE VALUE	275,400		
PO Box 614	EAST-0586714 NRTH-0879038		SCHOOL TAXABLE VALUE	275,400		
Avoca, NY 14809	DEED BOOK 2923 PG-93		FD224 Avoca Fire District	275,400 TO		
	FULL MARKET VALUE	286,875				
***** 113.00-01-007.000 *****						
113.00-01-007.000	8524 State Route 415					000415-8524
Schushereba Johana	105 Vac farmland		AG DIST 41720 0	21,391	21,391	21,391
Andrew Schushereba	Avoca CSD 462201	61,100	COUNTY TAXABLE VALUE	39,709		
60225 State Route 415	Towner Towner	61,100	TOWN TAXABLE VALUE	39,709		
Avoca, NY 14809	ACRES 64.80		SCHOOL TAXABLE VALUE	39,709		
	EAST-0590694 NRTH-0879668		AG003 Ag Dist #3	61,100 TO		
	DEED BOOK 1356 PG-338		FD224 Avoca Fire District	61,100 TO		
	FULL MARKET VALUE	63,646				
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						
***** 113.00-01-009.100 *****						
113.00-01-009.100	4965 Loucks Pond Rd					000017-4965
Hobbs Nelson H	270 Mfg housing					
Hobbs Colleen	Avoca CSD 462201	31,100	COUNTY TAXABLE VALUE	39,000		
1424 Shallowford Church Rd	ACRES 7.05	39,000	TOWN TAXABLE VALUE	39,000		
Elon, NC 27244	EAST-0591794 NRTH-0873338		SCHOOL TAXABLE VALUE	39,000		
	DEED BOOK 1454 PG-317		AG003 Ag Dist #3	39,000 TO		
	FULL MARKET VALUE	40,625	FD224 Avoca Fire District	39,000 TO		
***** 113.00-01-009.210 *****						
113.00-01-009.210	Loucks Pond Rd					
Robbins Revocable Trust Dougla	120 Field crops		AG DIST 41720 0	73,627	73,627	73,627
7884 Hamilton Rd	Avoca CSD 462201	115,000	COUNTY TAXABLE VALUE	81,373		
Avoca, NY 14809	ACRES 80.03	155,000	TOWN TAXABLE VALUE	81,373		
	EAST-0591944 NRTH-0874618		SCHOOL TAXABLE VALUE	81,373		
	FULL MARKET VALUE	161,458	FD224 Avoca Fire District	155,000 TO		
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						
***** 113.00-01-009.220 *****						
113.00-01-009.220	4950 Loucks Pond Rd					000017-7961
Fervan Daniel S	210 1 Family Res					
54 S Main St	Avoca CSD 462201	20,700	COUNTY TAXABLE VALUE	50,000		
Avoca, NY 14809	ACRES 2.29	50,000	TOWN TAXABLE VALUE	50,000		
	EAST-0591944 NRTH-0874618		SCHOOL TAXABLE VALUE	50,000		
	DEED BOOK 3084 PG-248		AG003 Ag Dist #3	50,000 TO		
	FULL MARKET VALUE	52,083	FD224 Avoca Fire District	50,000 TO		
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						

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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		
***** 113.00-01-009.230 *****						
	Loucks Pond					
113.00-01-009.230	322 Rural vac>10		COUNTY TAXABLE VALUE	15,000		
Fervan Daniel S	Avoca CSD 462201	15,000	TOWN TAXABLE VALUE	15,000		
54 S Main St	ACRES 11.75	15,000	SCHOOL TAXABLE VALUE	15,000		
Avoca, NY 14809	EAST-0591253 NRTH-0875539		FD224 Avoca Fire District	15,000 TO		
	DEED BOOK 3084 PG-252					
	FULL MARKET VALUE	15,625				
***** 113.00-01-011.111 *****						
	5120 Loucks Pond Rd					000017-5120
113.00-01-011.111	240 Rural res		BAS STAR 41854 0	0	0	30,380
Wellington Christopher B	Avoca CSD 462201	55,300	COUNTY TAXABLE VALUE	140,300		
PO Box 172	Bunting Bogardus	140,300	TOWN TAXABLE VALUE	140,300		
Avoca, NY 14809	ACRES 36.06 BANK 450		SCHOOL TAXABLE VALUE	109,920		
	EAST-0594434 NRTH-0873518		FD224 Avoca Fire District	140,300 TO		
	DEED BOOK 2267 PG-112					
	FULL MARKET VALUE	146,146				
***** 113.00-01-011.112 *****						
	5116 Loucks Pond Rd					
113.00-01-011.112	210 1 Family Res		COUNTY TAXABLE VALUE	184,000		
Wellington Christopher	Avoca CSD 462201	25,300	TOWN TAXABLE VALUE	184,000		
PO Box 172	ACRES 4.12 BANK 450	184,000	SCHOOL TAXABLE VALUE	184,000		
Avoca, NY 14809	EAST-0594260 NRTH-0872771		FD224 Avoca Fire District	184,000 TO		
	DEED BOOK 2793 PG-173					
	FULL MARKET VALUE	191,667				
***** 113.00-01-011.120 *****						
	Loucks Pond Rd					000017-5115
113.00-01-011.120	323 Vacant rural		COUNTY TAXABLE VALUE	77,000		
Morseman Larry	Avoca CSD 462201	77,000	TOWN TAXABLE VALUE	77,000		
PO Box 105	Hwy 17 Robbins	77,000	SCHOOL TAXABLE VALUE	77,000		
Avoca, NY 14809	Robbins Perkins		FD224 Avoca Fire District	77,000 TO		
	1430ff/47x500					
	ACRES 48.00					
	EAST-0594054 NRTH-0871848					
	DEED BOOK 978 PG-00783					
	FULL MARKET VALUE	80,208				
***** 113.00-01-011.200 *****						
	5049 Loucks Pond Rd					000017-5035
113.00-01-011.200	210 1 Family Res		BAS STAR 41854 0	0	0	30,380
Hogan James	Avoca CSD 462201	20,000	COUNTY TAXABLE VALUE	120,800		
Hogan Holly	Hwy Pound	120,800	TOWN TAXABLE VALUE	120,800		
5049 Loucks Pond Rd	ACRES 2.00		SCHOOL TAXABLE VALUE	90,420		
Avoca, NY 14809-9723	EAST-0593474 NRTH-0872578		FD224 Avoca Fire District	120,800 TO		
	DEED BOOK 2353 PG-249					
	FULL MARKET VALUE	125,833				

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

PAGE 297
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

8170	State Route 415			113.00-01-013.000		000415-8170
113.00-01-013.000	449 Other Storag		AG DIST 41730	0	17,405	17,405
Brennan Enterprises, LLC	Avoca CSD 462201	18,000	COUNTY TAXABLE VALUE		31,595	17,405
PO Box 379	Hwy 415 Bunting	49,000	TOWN TAXABLE VALUE		31,595	
Avoca, NY 14809	FRNT 292.00 DPTH 150.00		SCHOOL TAXABLE VALUE		31,595	
	ACRES 1.00		FD224 Avoca Fire District		49,000 TO	
MAY BE SUBJECT TO PAYMENT	EAST-0595524 NRTH-0874448					
UNDER AGDIST LAW TIL 2032	DEED BOOK 2237 PG-35					
	FULL MARKET VALUE	51,042				

59930	State Route 415			113.00-01-014.100		000415-8219
113.00-01-014.100	240 Rural res		AG DIST 41720	0	41,016	41,016
Hubbard Timothy W	Avoca CSD 462201	89,000	BAS STAR 41854	0	0	30,380
Hubbard Cynthia S	Hubbard French	295,600	COUNTY TAXABLE VALUE		254,584	
59930 State Route 415	ACRES 36.16		TOWN TAXABLE VALUE		254,584	
Avoca, NY 14809	EAST-0596144 NRTH-0875488		SCHOOL TAXABLE VALUE		224,204	
	DEED BOOK 1761 PG-39		AG003 Ag Dist #3		295,600 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	307,917	FD224 Avoca Fire District		295,600 TO	
UNDER AGDIST LAW TIL 2029						

8199	State Route 415			113.00-01-015.111		000415-8199
113.00-01-015.111	322 Rural vac>10		AG DIST 41730	0	12,001	12,001
Brennan Enterprises, LLC	Avoca CSD 462201	32,600	COUNTY TAXABLE VALUE		20,599	
PO Box 379	Hubbard French	32,600	TOWN TAXABLE VALUE		20,599	
Avoca, NY 14809	ACRES 36.19		SCHOOL TAXABLE VALUE		20,599	
	EAST-0595768 NRTH-0873949		AG003 Ag Dist #3		32,600 TO	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2237 PG-35		FD224 Avoca Fire District		32,600 TO	
UNDER AGDIST LAW TIL 2032	FULL MARKET VALUE	33,958				

	State Route 415			113.00-01-015.114		000415-8199
113.00-01-015.114	322 Rural vac>10		COUNTY TAXABLE VALUE		13,700	
Hubbard David	Avoca CSD 462201	13,700	TOWN TAXABLE VALUE		13,700	
Hubbard Gretchen	ACRES 16.00	13,700	SCHOOL TAXABLE VALUE		13,700	
5226 County Route 70A	EAST-0594254 NRTH-0874504		AG003 Ag Dist #3		13,700 TO	
Avoca, NY 14809	DEED BOOK 1691 PG-114		FD224 Avoca Fire District		13,700 TO	
	FULL MARKET VALUE	14,271				

59824	State Route 415			113.00-01-015.115		000415-8219
113.00-01-015.115	322 Rural vac>10		AG DIST 41720	0	11,947	11,947
Brennan Enterprises, LLC	Avoca CSD 462201	21,200	COUNTY TAXABLE VALUE		9,253	
PO Box 379	ACRES 19.45	21,200	TOWN TAXABLE VALUE		9,253	
Avoca, NY 14809	EAST-0596496 NRTH-0874747		SCHOOL TAXABLE VALUE		9,253	
	DEED BOOK 2237 PG-35		AG003 Ag Dist #3		21,200 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	22,083	FD224 Avoca Fire District		21,200 TO	
UNDER AGDIST LAW TIL 2029						

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2 0 2 5 T E N T A T I V E 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
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

113.00-01-016.111	5020 Loucks Pond Rd			113.00	01-016.111	*****
Brewer Erica	240 Rural res		COUNTY TAXABLE VALUE	258,800		000017-5020
5020 Loucks Pond Rd	Avoca CSD 462201	55,200	TOWN TAXABLE VALUE	258,800		
Avoca, NY 14809-9723	ACRES 24.47	258,800	SCHOOL TAXABLE VALUE	258,800		
	EAST-0593582 NRTH-0873338		AG003 Ag Dist #3	258,800 TO		
	DEED BOOK 2687 PG-82		FD224 Avoca Fire District	258,800 TO		
	FULL MARKET VALUE	269,583				

113.00-01-016.120	4925 Dyer Hill Rd			113.00	01-016.120	*****
HAMILTON DANIEL	240 Rural res		AG DIST 41730	0	7,580	7,580
HAMILTON SANDRA	Avoca CSD 462201	155,000	BAS STAR 41854	0	0	0
4925 Dyer Hill Rd	ACRES 90.53 BANK 450	322,000	COUNTY TAXABLE VALUE	314,420		30,380
Avoca, NY 14809	EAST-0591754 NRTH-0872630		TOWN TAXABLE VALUE	314,420		
	DEED BOOK 2587 PG-57		SCHOOL TAXABLE VALUE	284,040		
	FULL MARKET VALUE	335,417	FD224 Avoca Fire District	322,000 TO		
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2032						

113.00-01-016.200	Loucks Pond Rd			113.00	01-016.200	*****
Benton Wayne G	312 Vac w/imprv		COUNTY TAXABLE VALUE	150,000		
Benton Mechele L	Avoca CSD 462201	147,300	TOWN TAXABLE VALUE	150,000		
4656 Fox Rd	ACRES 119.40	150,000	SCHOOL TAXABLE VALUE	150,000		
Avoca, NY 14809	EAST-0593417 NRTH-0874496		FD224 Avoca Fire District	150,000 TO		
	DEED BOOK 2918 PG-149					
	FULL MARKET VALUE	156,250				

113.00-01-019.111	8052 Bauter Rd			113.00	01-019.111	*****
HALL TIMOTHY	240 Rural res		COUNTY TAXABLE VALUE	88,000		000042-8061
8050 Bauter Rd	Avoca CSD 462201	49,100	TOWN TAXABLE VALUE	88,000		
Avoca, NY 14809	ACRES 32.40	88,000	SCHOOL TAXABLE VALUE	88,000		
	EAST-0588061 NRTH-0871816		FD224 Avoca Fire District	88,000 TO		
	DEED BOOK 2710 PG-96					
	FULL MARKET VALUE	91,667				

113.00-01-019.112	4830 Dyer Hill Rd			113.00	01-019.112	*****
Fuller Calvin W	270 Mfg housing		COUNTY TAXABLE VALUE	132,800		000018-4830
754 15th St	Avoca CSD 462201	111,500	TOWN TAXABLE VALUE	132,800		
Washougal, WA 98671	Bauter Carlson	132,800	SCHOOL TAXABLE VALUE	132,800		
	Bolton Peterson		FD224 Avoca Fire District	132,800 TO		
	61ax500per					
	ACRES 62.00					
	EAST-0589404 NRTH-0872828					
	DEED BOOK 1019 PG-00138					
	FULL MARKET VALUE	138,333				

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

PAGE 299
VALUATION DATE-JUL 01, 2024
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

113.00-01-019.120	8090 Bauter Rd			113.00-01-019.120		000042-8090
Sadler Corey	270 Mfg housing		COUNTY TAXABLE VALUE	29,300		
Sadler Alyssa	Avoca CSD 462201	15,500	TOWN TAXABLE VALUE	29,300		
3533 Middle Chesire Rd	Peterson Peterson	29,300	SCHOOL TAXABLE VALUE	29,300		
Canandaigua, NY 14424	Peterson Road 42		FD224 Avoca Fire District	29,300 TO		
	100x450 From 1848-30					
	ACRES 1.98					
	EAST-0588446 NRTH-0873267					
	DEED BOOK 3142 PG-49					
	FULL MARKET VALUE	30,521				

113.00-01-019.210	8070 Bauter Rd			113.00-01-019.210		000042-8070
Cook Ronald G	311 Res vac land		COUNTY TAXABLE VALUE	16,100		
Cook Patricia M	Avoca CSD 462201	16,100	TOWN TAXABLE VALUE	16,100		
8070 Bauter Rd	Reisen Peterson	16,100	SCHOOL TAXABLE VALUE	16,100		
Avoca, NY 14809	ACRES 1.21		FD224 Avoca Fire District	16,100 TO		
	EAST-0588491 NRTH-0872982					
	DEED BOOK 1817 PG-66					
	FULL MARKET VALUE	16,771				

113.00-01-019.220	8070 Bauter Rd			113.00-01-019.220		000042-8070
Cook Ronald G	210 1 Family Res		VET DIS CT 41141	0	12,290	12,290 0
Cook Patricia	Avoca CSD 462201	19,400	VET WAR CT 41121	0	12,000	6,000 0
8070 Bauter Rd	ACRES 1.88	122,900	ENH STAR 41834	0	0	0 86,100
Avoca, NY 14809-9588	EAST-0588378 NRTH-0872756		COUNTY TAXABLE VALUE	98,610		
	DEED BOOK 1483 PG-256		TOWN TAXABLE VALUE	104,610		
	FULL MARKET VALUE	128,021	SCHOOL TAXABLE VALUE	36,800		
			FD224 Avoca Fire District	122,900 TO		

113.00-01-019.300	8050 Bauter Rd			113.00-01-019.300		*****
Hall Timothy	270 Mfg housing		AGED C/T/S 41800	0	22,000	22,000 22,000
Trowbridge Beverly	Avoca CSD 462201	21,900	COUNTY TAXABLE VALUE	22,000		
8050 Bauter Rd	ACRES 2.76	44,000	TOWN TAXABLE VALUE	22,000		
Avoca, NY 14809	EAST-0587916 NRTH-0872093		SCHOOL TAXABLE VALUE	22,000		
	DEED BOOK 2559 PG-117		FD224 Avoca Fire District	44,000 TO		
	FULL MARKET VALUE	45,833				

113.00-01-020.000/7	Loucks Pond Rd			113.00-01-020.000/7		*****
SBA Towers	831 Tele Comm		COUNTY TAXABLE VALUE	251,600		
Site Ny 00002-A	Avoca CSD 462201	500	TOWN TAXABLE VALUE	251,600		
8051 Congress Ave	Carlson Bauter	251,600	SCHOOL TAXABLE VALUE	251,600		
Boca Raton, FL 33487	Loucks Pond Rd		FD224 Avoca Fire District	251,600 TO		
	BANK 574					
	FULL MARKET VALUE	262,083				

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2 0 2 5 T E N T A T I V E 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 096.00
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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.		
***** 113.00-01-020.110 *****						
113.00-01-020.110	Loucks Pond Rd 105 Vac farmland		AG DIST 41720	0	27,888	27,888
Fervan Daniel S	Avoca CSD 462201	93,800	COUNTY TAXABLE VALUE		65,912	27,888
Fervan Rebecca A	ACRES 64.12	93,800	TOWN TAXABLE VALUE		65,912	
54 S Main St	EAST-0590388 NRTH-0875407		SCHOOL TAXABLE VALUE		65,912	
Avoca, NY 14809	DEED BOOK 2232 PG-305		AG003 Ag Dist #3		93,800 TO	
	FULL MARKET VALUE	97,708	FD224 Avoca Fire District		93,800 TO	
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						
***** 113.00-01-020.120 *****						
113.00-01-020.120	Loucks Pond Rd 105 Vac farmland		AG DIST 41720	0	183,753	183,753
Slayton AG LLC	Avoca CSD 462201	273,700	COUNTY TAXABLE VALUE		89,947	183,753
7201 County Route 27	ACRES 166.86	273,700	TOWN TAXABLE VALUE		89,947	
Hornell, NY 14843	EAST-0589117 NRTH-0875998		SCHOOL TAXABLE VALUE		89,947	
	DEED BOOK 2232 PG-146		AG003 Ag Dist #3		273,700 TO	
	FULL MARKET VALUE	285,104	FD224 Avoca Fire District		273,700 TO	
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						
***** 113.00-01-020.300 *****						
113.00-01-020.300	Loucks Pond Rd 314 Rural vac<10		COUNTY TAXABLE VALUE		5,500	
Stowe Etal Jodie L	Avoca CSD 462201	5,500	TOWN TAXABLE VALUE		5,500	
4 Charlesworth Ave	ACRES 1.21	5,500	SCHOOL TAXABLE VALUE		5,500	
Avoca, NY 14809	EAST-0590578 NRTH-0874053		FD224 Avoca Fire District		5,500 TO	
	DEED BOOK 3112 PG-66					
	FULL MARKET VALUE	5,729				
***** 113.00-01-021.110 *****						
113.00-01-021.110	Fox Rd 105 Vac farmland		AG DIST 41730	0	26,744	000017-8081 26,744
Hoover Leroy	Avoca CSD 462201	97,700	COUNTY TAXABLE VALUE		70,956	
Hoover Alta H	Edwards Peterson	97,700	TOWN TAXABLE VALUE		70,956	
3341 Chubb Hollow Rd	ACRES 69.40		SCHOOL TAXABLE VALUE		70,956	
Penn Yan, NY 14527	EAST-0586424 NRTH-0872188		FD224 Avoca Fire District		97,700 TO	
	DEED BOOK 3068 PG-91					
	FULL MARKET VALUE	101,771				
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2032						
***** 113.00-01-021.120 *****						
113.00-01-021.120	8081 Fox Rd 322 Rural vac>10		AG DIST 41730	0	6,642	000017-8081 6,642
Robbins Douglas	Avoca CSD 462201	21,800	COUNTY TAXABLE VALUE		15,158	
571 Sunrise Ln	Edwards Peterson	21,800	TOWN TAXABLE VALUE		15,158	
North Fort Myers, FL 33903	ACRES 11.20		SCHOOL TAXABLE VALUE		15,158	
	EAST-0586589 NRTH-0873552		FD224 Avoca Fire District		21,800 TO	
	DEED BOOK 2777 PG-224					
	FULL MARKET VALUE	22,708				
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2032						

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 301
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.			

113.00-01-021.130	8081 Fox Rd			113.00-01-021.130		*****	
Welc John	322 Rural vac>10		COUNTY TAXABLE VALUE	13,500		000017-8081	
4632 Dyer Rd	Avoca CSD 462201	13,500	TOWN TAXABLE VALUE	13,500			
Avoca, NY 14809	Edwards Peterson	13,500	SCHOOL TAXABLE VALUE	13,500			
	ACRES 10.00		FD224 Avoca Fire District	13,500 TO			
	EAST-0586537 NRTH-0871218						
	DEED BOOK 2414 PG-159						
	FULL MARKET VALUE	14,063					

113.00-01-021.200	8081 Loucks Pond Rd			113.00-01-021.200		*****	
Gurnsey Matthew	210 1 Family Res		VET COM CT 41131	0	15,825	10,000	0
8081 Loucks Pond Rd	Avoca CSD 462201	16,300	COUNTY TAXABLE VALUE	47,475			
Avoca, NY 14809	FRNT 217.00 DPTH 250.00	63,300	TOWN TAXABLE VALUE	53,300			
	EAST-0585944 NRTH-0873038		SCHOOL TAXABLE VALUE	63,300			
	DEED BOOK 2801 PG-278		FD224 Avoca Fire District	63,300 TO			
	FULL MARKET VALUE	65,938					

113.00-01-023.110	Loucks Pond Rd			113.00-01-023.110		*****	
Dickson Michael	105 Vac farmland		COUNTY TAXABLE VALUE	60,800		000017-8175	
Dickson Connie	Avoca CSD 462201	60,800	TOWN TAXABLE VALUE	60,800			
7670 Loucks Pond Rd	Hwy 17 Bauter Rd	60,800	SCHOOL TAXABLE VALUE	60,800			
Avoca, NY 14809	ACRES 40.19		AG003 Ag Dist #3	60,800 TO			
	EAST-0587094 NRTH-0874778		FD224 Avoca Fire District	60,800 TO			
	DEED BOOK 1646 PG-150						
	FULL MARKET VALUE	63,333					

113.00-01-023.120	8143 Loucks Pond Rd			113.00-01-023.120		*****	
Dickson Christopher	210 1 Family Res		COUNTY TAXABLE VALUE	184,000			
7670 Loucks Pond Rd	Avoca CSD 462201	26,700	TOWN TAXABLE VALUE	184,000			
Avoca, NY 14809	ACRES 4.69	184,000	SCHOOL TAXABLE VALUE	184,000			
	EAST-0586706 NRTH-0873944		FD224 Avoca Fire District	184,000 TO			
	DEED BOOK 2698 PG-293						
	FULL MARKET VALUE	191,667					

113.00-01-023.210	4490 Smith Pond Rd			113.00-01-023.210		*****	
Barsco LLC	210 1 Family Res		VET WAR CT 41121	0	12,000	6,000	0
5811 Unionville Rd	Avoca CSD 462201	35,800	BAS STAR 41854	0	0	0	30,380
Bath, NY 14810	ACRES 5.30	160,400	COUNTY TAXABLE VALUE	148,400			
	EAST-0583668 NRTH-0872224		TOWN TAXABLE VALUE	154,400			
	DEED BOOK 2690 PG-46		SCHOOL TAXABLE VALUE	130,020			
	FULL MARKET VALUE	167,083	FD224 Avoca Fire District	160,400 TO			

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 302
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 113.00-01-023.220 *****						
113.00-01-023.220	Smith Pond Rd 105 Vac farmland		AG DIST 41720	0	177,975	177,975
Slayton AG LLC	Avoca CSD 462201	289,400	COUNTY TAXABLE VALUE		111,425	177,975
7201 County Route 27	ACRES 199.70	289,400	TOWN TAXABLE VALUE		111,425	
Hornell, NY 14843	EAST-0584694 NRTH-0873158		SCHOOL TAXABLE VALUE		111,425	
	DEED BOOK 2226 PG-141		AG003 Ag Dist #3		289,400 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	301,458	FD224 Avoca Fire District		289,400 TO	
UNDER AGDIST LAW TIL 2029						
***** 113.00-01-024.000 *****						
113.00-01-024.000	Bauter Rd 314 Rural vac<10		COUNTY TAXABLE VALUE		13,300	000042-8116
Fuller Calvin	Avoca CSD 462201	13,300	TOWN TAXABLE VALUE		13,300	
754 15th St	Bauter Fuller	13,300	SCHOOL TAXABLE VALUE		13,300	
Washougal, WA 98671	ACRES 4.30		FD224 Avoca Fire District		13,300 TO	
	EAST-0588254 NRTH-0873888					
	DEED BOOK 1371 PG-184					
	FULL MARKET VALUE	13,854				
***** 113.00-01-025.000 *****						
113.00-01-025.000	State Route 415 323 Vacant rural		AG DIST 41730	0	1,535	1,535
Brennan Enterprises, LLC	Avoca CSD 462201	5,000	COUNTY TAXABLE VALUE		3,465	1,535
PO Box 379	Shults Main St Village	5,000	TOWN TAXABLE VALUE		3,465	
Avoca, NY 14809	FRNT 365.00 DPTH 412.00		SCHOOL TAXABLE VALUE		3,465	
	ACRES 3.60		AG003 Ag Dist #3		5,000 TO	
MAY BE SUBJECT TO PAYMENT	EAST-0593964 NRTH-0875568		FD224 Avoca Fire District		5,000 TO	
UNDER AGDIST LAW TIL 2032	DEED BOOK 2847 PG-128					
	FULL MARKET VALUE	5,208				
***** 113.00-01-026.000 *****						
113.00-01-026.000	8078 Bauter Rd 210 1 Family Res		COUNTY TAXABLE VALUE		207,000	000042-8078
VanSkiver Jonathan D	Avoca CSD 462201	11,200	TOWN TAXABLE VALUE		207,000	
VanSkiver Kathleen FM	Peterson Peterson	207,000	SCHOOL TAXABLE VALUE		207,000	
8078 Bauter Rd	FRNT 100.00 DPTH 200.00		FD224 Avoca Fire District		207,000 TO	
Avoca, NY 14809	BANK 241					
	EAST-0588233 NRTH-0872936					
	DEED BOOK 2715 PG-229					
	FULL MARKET VALUE	215,625				
***** 113.00-01-027.000 *****						
113.00-01-027.000	8108 Bauter Rd 312 Vac w/imprv		COUNTY TAXABLE VALUE		67,000	
Copp Joshua	Avoca CSD 462201	11,200	TOWN TAXABLE VALUE		67,000	
Copp Rebecca	Fuller Fuller	67,000	SCHOOL TAXABLE VALUE		67,000	
12 Orchard Dr	FRNT 100.00 DPTH 200.00		FD224 Avoca Fire District		67,000 TO	
Corning, NY 14830	EAST-0588214 NRTH-0873638					
	DEED BOOK 2415 PG-14					
	FULL MARKET VALUE	69,792				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 303
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

113.00-01-029.000	Bauter Rd			113.00-01-029.000		*****
Fuller Calvin	323 Vacant rural		COUNTY TAXABLE VALUE	6,200		
754 15th St	Avoca CSD 462201	6,200	TOWN TAXABLE VALUE	6,200		
Washougal, WA 98671	Fuller Fuller	6,200	SCHOOL TAXABLE VALUE	6,200		
	FRNT 99.77 DPTH 250.00		FD224 Avoca Fire District	6,200 TO		
	EAST-0588384 NRTH-0873668					
	DEED BOOK 1371 PG-184					
	FULL MARKET VALUE	6,458				

113.00-01-031.100	Bauter Rd			113.00-01-031.100		*****
Edwards Thomas F	311 Res vac land		COUNTY TAXABLE VALUE	19,000		000042-8110
2227 Old Caton Rd	Avoca CSD 462201	19,000	TOWN TAXABLE VALUE	19,000		
Corning, NY 14830	Chapin Fuller	19,000	SCHOOL TAXABLE VALUE	19,000		
	ACRES 1.80		FD224 Avoca Fire District	19,000 TO		
	EAST-0588453 NRTH-0873591					
	DEED BOOK 1766 PG-158					
	FULL MARKET VALUE	19,792				

113.00-01-031.200	Bauter Rd			113.00-01-031.200		*****
Sadler Alan T	311 Res vac land		COUNTY TAXABLE VALUE	18,400		
Sadler Robin A	Avoca CSD 462201	18,400	TOWN TAXABLE VALUE	18,400		
5185 Fox Rd	Muller Fuller	18,400	SCHOOL TAXABLE VALUE	18,400		
Palmyra, NY 14522	ACRES 1.68		FD224 Avoca Fire District	18,400 TO		
	EAST-0588444 NRTH-0873458					
	DEED BOOK 3108 PG-210					
	FULL MARKET VALUE	19,167				

113.00-01-032.000	8086 Bauter Rd			113.00-01-032.000		*****
VanSkiver Jonathan D	311 Res vac land		COUNTY TAXABLE VALUE	7,700		000042-8086
VanSkiver Kathleen	Avoca CSD 462201	7,700	TOWN TAXABLE VALUE	7,700		
8078 Bauter Rd	Parshall Fuller	7,700	SCHOOL TAXABLE VALUE	7,700		
Avoca, NY 14809	FRNT 200.00 DPTH 450.00		FD224 Avoca Fire District	7,700 TO		
	EAST-0588300 NRTH-0873078					
	DEED BOOK 2715 PG-226					
	FULL MARKET VALUE	8,021				

113.00-01-018.100	4900 Dyer Hill Rd			113.00-01-018.100		*****
Carlson David E	210 1 Family Res		COUNTY TAXABLE VALUE	87,300		000018-4900
Carlson Florence	Avoca CSD 462201	31,100	TOWN TAXABLE VALUE	87,300		
4900 Dyer Hill Rd	Bauter Palmer	87,300	SCHOOL TAXABLE VALUE	87,300		
Avoca, NY 14809-9722	MC from 113.00-01-018.200		FD224 Avoca Fire District	87,300 TO		
	ACRES 7.08					
	EAST-0591103 NRTH-0873678					
	DEED BOOK 1690 PG-256					
	FULL MARKET VALUE	90,938				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 304
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
 UNIFORM PERCENT OF VALUE IS 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 113.00-01-018.200 *****						
113.00-01-018.200	Dyer Hill Rd 322 Rural vac>10		AG DIST 41730	0	51,114	51,114
Robbins Chad E	Avoca CSD 462201	75,700	COUNTY TAXABLE VALUE		24,586	
7884 Hamilton Rd	MC from 113.00-01-018.100	75,700	TOWN TAXABLE VALUE		24,586	
Avoca, NY 14809	ACRES 51.73		SCHOOL TAXABLE VALUE		24,586	
	EAST-0590824 NRTH-0872658		FD224 Avoca Fire District		75,700 TO	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2922 PG-326					
UNDER AGDIST LAW TIL 2032	FULL MARKET VALUE	78,854				

STATE OF NEW YORK
 COUNTY - Steuben
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 113
 S U B - S E C T I O N - 000
 U N I F O R M P E R C E N T O F V A L U E I S 096.00

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	51	TOTAL		5674,100		5674,100
AG003	Ag Dist #3	15	TOTAL		2147,600		2147,600

*** 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
462201	Avoca CSD	51	3191,400	5674,100	1000,882	4673,218	298,760	4374,458
	S U B - T O T A L	51	3191,400	5674,100	1000,882	4673,218	298,760	4374,458
	T O T A L	51	3191,400	5674,100	1000,882	4673,218	298,760	4374,458

*** 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
41121	VET WAR CT	2	24,000	12,000	
41131	VET COM CT	2	30,200	20,000	
41141	VET DIS CT	2	15,165	15,165	
41720	AG DIST	8	855,861	855,861	855,861
41730	AG DIST	7	123,021	123,021	123,021
41800	AGED C/T/S	1	22,000	22,000	22,000
41802	AGED C	1	20,125		
41834	ENH STAR	1			86,100
41854	BAS STAR	7			212,660
	T O T A L	31	1090,372	1048,047	1299,642

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2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 113
S U B - S E C T I O N - 000
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 306
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 4/25/2025

*** 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	51	3191,400	5674,100	4583,728	4626,053	4673,218	4374,458

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 307
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

	Fox Rd			113.18-01-001.000		*****
113.18-01-001.000	314 Rural vac<10 - WTRFNT		COUNTY TAXABLE VALUE	15,300		000044-4626
Holsopple Russell	Avoca CSD 462201	15,300	TOWN TAXABLE VALUE	15,300		
4632 Fox Rd	Fox Lake	15,300	SCHOOL TAXABLE VALUE	15,300		
Avoca, NY 14809	FRNT 135.00 DPTH 365.00		FD224 Avoca Fire District	15,300 TO		
	ACRES 0.67					
	EAST-0587154 NRTH-0873518					
	DEED BOOK 2854 PG-195					
	FULL MARKET VALUE	15,938				

	4628 +4632 Fox Rd			113.18-01-002.000		*****
113.18-01-002.000	210 1 Family Res - WTRFNT		COUNTY TAXABLE VALUE	99,500		000044-4628
Holsopple Russ	Avoca CSD 462201	33,000	TOWN TAXABLE VALUE	99,500		
4632 Fox Rd	Rowley Lake	99,500	SCHOOL TAXABLE VALUE	99,500		
Avoca, NY 14809	FRNT 150.00 DPTH 220.00		FD224 Avoca Fire District	99,500 TO		
	ACRES 0.73					
	EAST-0587132 NRTH-0873411					
	DEED BOOK 2769 PG-255					
	FULL MARKET VALUE	103,646				

	Loucks Pond Rd			113.18-01-004.000		*****
113.18-01-004.000	314 Rural vac<10		COUNTY TAXABLE VALUE	1,900		000044-4631
Holsopple Russell	Avoca CSD 462201	1,900	TOWN TAXABLE VALUE	1,900		
4632 Fox Rd	Rowley Road 44	1,900	SCHOOL TAXABLE VALUE	1,900		
Avoca, NY 14809	FRNT 50.00 DPTH 150.00		FD224 Avoca Fire District	1,900 TO		
	ACRES 0.17					
	EAST-0586924 NRTH-0873358					
	DEED BOOK 2854 PG-195					
	FULL MARKET VALUE	1,979				

	4625 Fox Rd			113.18-01-005.000		*****
113.18-01-005.000	210 1 Family Res		AGED C 41802	52,400	0	000044-4635
Miller Jean E	Avoca CSD 462201	16,200	ENH STAR 41834	0	0	86,100
Heckman David R	Rowley Road 44	104,800	COUNTY TAXABLE VALUE	52,400		
4625 Fox Rd	FRNT 95.00 DPTH 150.00		TOWN TAXABLE VALUE	104,800		
Avoca, NY 14809	EAST-0586934 NRTH-0873288		SCHOOL TAXABLE VALUE	18,700		
	DEED BOOK 2920 PG-65		FD224 Avoca Fire District	104,800 TO		
	FULL MARKET VALUE	109,167				

	4634 Fox Rd			113.18-01-006.000		*****
113.18-01-006.000	210 1 Family Res - WTRFNT		COUNTY TAXABLE VALUE	57,500		000044-4634
Cox Douglas	Avoca CSD 462201	11,100	TOWN TAXABLE VALUE	57,500		
Cox Julie	FRNT 50.00 DPTH 222.00	57,500	SCHOOL TAXABLE VALUE	57,500		
6550 Colonial Dr	EAST-0587154 NRTH-0873328		FD224 Avoca Fire District	57,500 TO		
Boston, NY 14025	DEED BOOK 2728 PG-148					
	FULL MARKET VALUE	59,896				

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2 0 2 5 T E N T A T I V E 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 308
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

113.18-01-007.200	4638 Fox Rd			113.18-01-007.200		*****
Willitt Susan	260 Seasonal res - WTRFNT		COUNTY TAXABLE VALUE	103,500		000044-4638
James E. Cox	Avoca CSD 462201	22,200	TOWN TAXABLE VALUE	103,500		
142 East Ave	Cox Lake	103,500	SCHOOL TAXABLE VALUE	103,500		
Hornell, NY 14843	FRNT 100.00 DPTH 220.00		FD224 Avoca Fire District	103,500 TO		
	ACRES 0.48					
	EAST-0587174 NRTH-0873218					
	DEED BOOK 957 PG-636					
	FULL MARKET VALUE	107,813				

113.18-01-008.000	4640 Fox Rd			113.18-01-008.000		*****
Kilbury Jessica L	311 Res vac land - WTRFNT		COUNTY TAXABLE VALUE	8,900		000044-4640
Kilbury Alaina M	Avoca CSD 462201	8,900	TOWN TAXABLE VALUE	8,900		
8481 State Route 21	Cox Lake	8,900	SCHOOL TAXABLE VALUE	8,900		
Arkport, NY 14807	FRNT 50.00 DPTH 207.00		FD224 Avoca Fire District	8,900 TO		
	EAST-0587164 NRTH-0873178					
	DEED BOOK 3051 PG-44					
	FULL MARKET VALUE	9,271				

113.18-01-010.000	4642 Fox Rd			113.18-01-010.000		*****
Heckman David R	210 1 Family Res - WTRFNT		AGED C 41802 0	66,150	0	000044-4642
4642 Fox Rd	Avoca CSD 462201	11,100	ENH STAR 41834 0	0	0	86,100
Avoca, NY 14809	FRNT 50.25 DPTH 203.82	132,300	COUNTY TAXABLE VALUE	66,150		
	ACRES 0.23		TOWN TAXABLE VALUE	132,300		
	EAST-0587164 NRTH-0873128		SCHOOL TAXABLE VALUE	46,200		
	DEED BOOK 1628 PG-97		FD224 Avoca Fire District	132,300 TO		
	FULL MARKET VALUE	137,813				

113.18-01-011.000	4644 Fox Rd			113.18-01-011.000		*****
O'Heron William	260 Seasonal res - WTRFNT		COUNTY TAXABLE VALUE	23,000		000044-4644
O'Heron Patricia	Avoca CSD 462201	11,000	TOWN TAXABLE VALUE	23,000		
% James O'Heron	Griffin Lake	23,000	SCHOOL TAXABLE VALUE	23,000		
2407 County Route 128	FRNT 50.00 DPTH 200.00		FD224 Avoca Fire District	23,000 TO		
Canisteo, NY 14823	EAST-0587174 NRTH-0873078					
	DEED BOOK 2259 PG-157					
	FULL MARKET VALUE	23,958				

113.18-01-012.000	5065 Fox Rd			113.18-01-012.000		*****
Johnson Richard G	210 1 Family Res - WTRFNT		BAS STAR 41854 0	0	0	000044-4648
6700 Sapphire Village Apt 308	Avoca CSD 462201	47,100	COUNTY TAXABLE VALUE	137,900		
St Thomas, VI 00802-1319	Cox Lake	137,900	TOWN TAXABLE VALUE	137,900		
	FRNT 264.00 DPTH 326.00		SCHOOL TAXABLE VALUE	107,520		
	EAST-0586944 NRTH-0873009		FD224 Avoca Fire District	137,900 TO		
	DEED BOOK 1653 PG-260					
	FULL MARKET VALUE	143,646				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 309
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 113.18-01-013.000 *****						
4650 Fox Rd						000044-4650
113.18-01-013.000	210 1 Family Res - WTRFNT		AGED C 41802	0	46,000	0
Costello-Hill Joyce	Avoca CSD 462201	11,000	ENH STAR 41834	0	0	86,100
4650 Fox Rd	Johnson Lake	92,000	COUNTY TAXABLE VALUE		46,000	
Avoca, NY 14809	FRNT 50.00 DPTH 200.00		TOWN TAXABLE VALUE		92,000	
	EAST-0587194 NRTH-0872918		SCHOOL TAXABLE VALUE		5,900	
	DEED BOOK 1065 PG-427		FD224 Avoca Fire District		92,000 TO	
	FULL MARKET VALUE	95,833				
***** 113.18-01-014.000 *****						
4652 Fox Rd						000044-4652
113.18-01-014.000	210 1 Family Res - WTRFNT		COUNTY TAXABLE VALUE		111,600	
Spuler Jeff A	Avoca CSD 462201	13,800	TOWN TAXABLE VALUE		111,600	
Spuler Pamela M	FRNT 50.00 DPTH 210.00	111,600	SCHOOL TAXABLE VALUE		111,600	
108 S Main St	ACRES 0.23 BANK 241		FD224 Avoca Fire District		111,600 TO	
Glassboro, NJ 08028	EAST-0587204 NRTH-0872868					
	DEED BOOK 2821 PG-293					
	FULL MARKET VALUE	116,250				
***** 113.18-01-016.000 *****						
4656 Fox Rd						000044-4656
113.18-01-016.000	210 1 Family Res		VET WAR CT 41121	0	12,000	6,000
Benton Wayne G	Avoca CSD 462201	43,100	BAS STAR 41854	0	0	30,380
Benton Mechele L	Fox Lake	388,700	COUNTY TAXABLE VALUE		376,700	
4656 Fox Rd	ACRES 7.13		TOWN TAXABLE VALUE		382,700	
Avoca, NY 14809	EAST-0587234 NRTH-0872718		SCHOOL TAXABLE VALUE		358,320	
	DEED BOOK 2918 PG-149		FD224 Avoca Fire District		388,700 TO	
	FULL MARKET VALUE	404,896				
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2031						
***** 113.18-01-017.000 *****						
4660 Fox Rd						000044-4660
113.18-01-017.000	210 1 Family Res - WTRFNT		VET WAR CT 41121	0	12,000	6,000
Miller Donna K	Avoca CSD 462201	10,800	ENH STAR 41834	0	0	86,100
Miller John	FRNT 50.00 DPTH 192.00	127,200	COUNTY TAXABLE VALUE		115,200	
4660 Fox Rd	EAST-0587254 NRTH-0872638		TOWN TAXABLE VALUE		121,200	
Avoca, NY 14809	DEED BOOK 1956 PG-169		SCHOOL TAXABLE VALUE		41,100	
	FULL MARKET VALUE	132,500	FD224 Avoca Fire District		127,200 TO	
***** 113.18-01-018.000 *****						
4664 Loucks Pond Rd						000044-4664
113.18-01-018.000	270 Mfg housing		COUNTY TAXABLE VALUE		60,500	
Sliter Chris N	Avoca CSD 462201	17,000	TOWN TAXABLE VALUE		60,500	
Sliter Trust	Miller Lake	60,500	SCHOOL TAXABLE VALUE		60,500	
9394 Oak Hill Rd	FRNT 100.00 DPTH 194.00		FD224 Avoca Fire District		60,500 TO	
Arkport, NY 14807	EAST-0587294 NRTH-0872608					
	DEED BOOK 2639 PG-8					
	FULL MARKET VALUE	63,021				

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2 0 2 5 T E N T A T I V E 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 310
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

113.18-01-019.000	4666 Fox Rd			113.18-01-019.000		*****
Eftink Timothy	210 1 Family Res - WTRFNT		COUNTY TAXABLE VALUE	87,400		000044-4666
Avoca CSD 462201		14,600	TOWN TAXABLE VALUE	87,400		
FRNT 70.00 DPTH 167.98		87,400	SCHOOL TAXABLE VALUE	87,400		
968 Hornby Rd	BANK 450		FD224 Avoca Fire District	87,400 TO		
Beaver Dams, NY 14812	EAST-0587304 NRTH-0872478					
	DEED BOOK 3068 PG-216					
	FULL MARKET VALUE	91,042				

113.18-01-020.000	8061 Bauter Rd			113.18-01-020.000		*****
Murray Susan D	210 1 Family Res - WTRFNT		BAS STAR 41854 0	0	0	000042-8061
% Lillian Peterson	Avoca CSD 462201	56,700	COUNTY TAXABLE VALUE	164,500		
8061 Bauter Rd	Clark Road 42	164,500	TOWN TAXABLE VALUE	164,500		
Avoca, NY 14809-9588	ACRES 6.91		SCHOOL TAXABLE VALUE	134,120		
	EAST-0588262 NRTH-0872504		FD224 Avoca Fire District	164,500 TO		
	DEED BOOK 2434 PG-83					
	FULL MARKET VALUE	171,354				

113.18-01-021.000	8063 Bauter Rd			113.18-01-021.000		*****
Peters Jason D	260 Seasonal res - WTRFNT		COUNTY TAXABLE VALUE	87,400		000042-8063
33 Greenwood St	Avoca CSD 462201	12,000	TOWN TAXABLE VALUE	87,400		
Canisteo, NY 14823	Muller Road 42	87,400	SCHOOL TAXABLE VALUE	87,400		
	FRNT 60.01 DPTH 150.63		FD224 Avoca Fire District	87,400 TO		
	ACRES 0.20					
	EAST-0587914 NRTH-0872638					
	DEED BOOK 2669 PG-40					
	FULL MARKET VALUE	91,042				

113.18-01-022.000	8065 Bauter Rd			113.18-01-022.000		*****
Clark William L	260 Seasonal res - WTRFNT		COUNTY TAXABLE VALUE	117,300		000042-8065
230 Armstrong Rd	Avoca CSD 462201	25,000	TOWN TAXABLE VALUE	117,300		
Rochester, NY 14612	Muller Road 42	117,300	SCHOOL TAXABLE VALUE	117,300		
	FRNT 50.00 DPTH 135.00		FD224 Avoca Fire District	117,300 TO		
	ACRES 0.36					
	EAST-0587934 NRTH-0872688					
	DEED BOOK 2280 PG-227					
	FULL MARKET VALUE	122,188				

113.18-01-025.000	8073 Bauter Rd			113.18-01-025.000		*****
Spanganberg Paul A	210 1 Family Res - WTRFNT		COUNTY TAXABLE VALUE	66,500		000042-8073
12 Thorpe Ave	Avoca CSD 462201	15,300	TOWN TAXABLE VALUE	66,500		
Hammondsport, NY 14840	Fox Road 42	66,500	SCHOOL TAXABLE VALUE	66,500		
	FRNT 90.00 DPTH 105.00		FD224 Avoca Fire District	66,500 TO		
	BANK 450					
	EAST-0588024 NRTH-0872848					
	DEED BOOK 2844 PG-148					
	FULL MARKET VALUE	69,271				

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2 0 2 5 T E N T A T I V E 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 311
VALUATION DATE-JUL 01, 2024
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 113.18-01-026.000 *****						
8077	Bauter Rd					000042-8077
113.18-01-026.000	210 1 Family Res - WTRFNT		DISABILITY 41932	0	19,850	0
Rounds Adam	Avoca CSD 462201	15,400	BAS STAR 41854	0	0	30,380
8077 Bauter Rd	FRNT 90.00 DPTH 107.00	39,700	COUNTY TAXABLE VALUE		19,850	
Avoca, NY 14809	EAST-0588054 NRTH-0872938		TOWN TAXABLE VALUE		39,700	
	DEED BOOK 2480 PG-139		SCHOOL TAXABLE VALUE		9,320	
	FULL MARKET VALUE	41,354	FD224 Avoca Fire District		39,700 TO	
***** 113.18-01-027.000 *****						
8081	Bauter Rd					000042-8081
113.18-01-027.000	260 Seasonal res - WTRFNT		COUNTY TAXABLE VALUE		38,500	
Drake Sherry L	Avoca CSD 462201	7,200	TOWN TAXABLE VALUE		38,500	
8081 Bauter Rd	Decker Road	38,500	SCHOOL TAXABLE VALUE		38,500	
Avoca, NY 14809	FRNT 40.00 DPTH 120.00		FD224 Avoca Fire District		38,500 TO	
	EAST-0588064 NRTH-0873008					
	DEED BOOK 2174 PG-109					
	FULL MARKET VALUE	40,104				
***** 113.18-01-028.000 *****						
8083	Bauter Rd					000042-8083
113.18-01-028.000	260 Seasonal res - WTRFNT		COUNTY TAXABLE VALUE		32,700	
Margeson Robert L	Avoca CSD 462201	8,900	TOWN TAXABLE VALUE		32,700	
108 Chaddock Ave	Shorts Rd Road 42	32,700	SCHOOL TAXABLE VALUE		32,700	
Hornell, NY 14843-1606	FRNT 50.00 DPTH 110.00		FD224 Avoca Fire District		32,700 TO	
	EAST-0588074 NRTH-0873048					
	DEED BOOK 1539 PG-45					
	FULL MARKET VALUE	34,063				
***** 113.18-01-029.000 *****						
8085	Bauter Rd					000042-8085
113.18-01-029.000	260 Seasonal res - WTRFNT		COUNTY TAXABLE VALUE		55,200	
Smith Ronald C	Avoca CSD 462201	7,800	TOWN TAXABLE VALUE		55,200	
7641 S Main St	Simmons Road 42	55,200	SCHOOL TAXABLE VALUE		55,200	
Kanona, NY 14856	FRNT 50.00 DPTH 90.00		FD224 Avoca Fire District		55,200 TO	
	EAST-0588074 NRTH-0873098					
	DEED BOOK 1625 PG-54					
	FULL MARKET VALUE	57,500				
***** 113.18-01-030.000 *****						
8089	Bauter Rd					000042-8089
113.18-01-030.000	210 1 Family Res - WTRFNT		COUNTY TAXABLE VALUE		164,500	
Skillings Family Trust	Avoca CSD 462201	12,500	TOWN TAXABLE VALUE		164,500	
251 Main St	Bly Road 42	164,500	SCHOOL TAXABLE VALUE		164,500	
Dansville, NY 14437	FRNT 80.00 DPTH 90.00		FD224 Avoca Fire District		164,500 TO	
	BANK 450					
	EAST-0588074 NRTH-0873168					
	DEED BOOK 2415 PG-209					
	FULL MARKET VALUE	171,354				

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2 0 2 5 T E N T A T I V E 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 312
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

113.18-01-031.000	8091 Bauter Rd			113.18-01-031.000		*****
O'Brien Stephen S	210 1 Family Res - WTRFNT		BAS STAR 41854 0	0	0	000042-8091
O'Brien Darlene E	Avoca CSD 462201	24,100	COUNTY TAXABLE VALUE	116,200		30,380
8091 Bauter Rd	FRNT 36.78 DPTH 89.76	116,200	TOWN TAXABLE VALUE	116,200		
Avoca, NY 14809	ACRES 0.80		SCHOOL TAXABLE VALUE	85,820		
	EAST-0588074 NRTH-0873248		FD224 Avoca Fire District	116,200 TO		
	DEED BOOK 3043 PG-124					
	FULL MARKET VALUE	121,042				

113.18-01-032.000	8093 Bauter Rd			113.18-01-032.000		*****
Sadler Alan T	260 Seasonal res - WTRFNT		COUNTY TAXABLE VALUE	53,900		000042-8093
Sadler Robin A	Avoca CSD 462201	7,400	TOWN TAXABLE VALUE	53,900		
5185 Fox Rd	Wingate Road 42	53,900	SCHOOL TAXABLE VALUE	53,900		
Palmyra, NY 14522	FRNT 50.04 DPTH 80.00		FD224 Avoca Fire District	53,900 TO		
	EAST-0588074 NRTH-0873288					
	DEED BOOK 3108 PG-256					
	FULL MARKET VALUE	56,146				

113.18-01-033.000	8095 Bauter Rd			113.18-01-033.000		*****
Wheaton Melissa S	210 1 Family Res - WTRFNT		COUNTY TAXABLE VALUE	51,200		000042-8095
4699 Kirkwood Rd	Avoca CSD 462201	7,400	TOWN TAXABLE VALUE	51,200		
Cohocton, NY 14826	Parshall Rd	51,200	SCHOOL TAXABLE VALUE	51,200		
	FRNT 50.00 DPTH 80.00		FD224 Avoca Fire District	51,200 TO		
	EAST-0588074 NRTH-0873340					
	DEED BOOK 2911 PG-139					
	FULL MARKET VALUE	53,333				

113.18-01-034.000	Bauter Rd			113.18-01-034.000		*****
Sadler Corey	314 Rural vac<10 - WTRFNT		COUNTY TAXABLE VALUE	6,700		000042-8097
Sadler Alyssa	Avoca CSD 462201	6,700	TOWN TAXABLE VALUE	6,700		
3533 Middle Chesire Rd	Wingate Road	6,700	SCHOOL TAXABLE VALUE	6,700		
Canandaigua, NY 14424	FRNT 50.00 DPTH 75.00		FD224 Avoca Fire District	6,700 TO		
	ACRES 0.10					
	EAST-0588067 NRTH-0873393					
	DEED BOOK 3142 PG-49					
	FULL MARKET VALUE	6,979				

113.18-01-035.000	8099 Bauter Rd			113.18-01-035.000		*****
Edwards Thomas F	260 Seasonal res - WTRFNT		COUNTY TAXABLE VALUE	23,000		000042-8099
2227 Old Caton Rd	Avoca CSD 462201	14,700	TOWN TAXABLE VALUE	23,000		
Corning, NY 14830	Edwards Road	23,000	SCHOOL TAXABLE VALUE	23,000		
	FRNT 100.00 DPTH 80.00		FD224 Avoca Fire District	23,000 TO		
	EAST-0588034 NRTH-0873448					
	DEED BOOK 1599 PG-191					
	FULL MARKET VALUE	23,958				

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2 0 2 5 T E N T A T I V E 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 313
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

113.18-01-036.000	8103 Bauter Rd			113.18-01-036.000		000042-8103
Copp Joshua	260 Seasonal res - WTRFNT		COUNTY TAXABLE VALUE	43,200		
Copp Rebecca	Avoca CSD 462201	16,500	TOWN TAXABLE VALUE	43,200		
12 Orchard Dr	Call Rd	43,200	SCHOOL TAXABLE VALUE	43,200		
Corning, NY 14830	FRNT 100.00 DPTH 100.00		FD224 Avoca Fire District	43,200 TO		
	EAST-0588004 NRTH-0873538					
	DEED BOOK 2415 PG-8					
	FULL MARKET VALUE	45,000				

113.18-01-037.000	8107 Bauter Rd			113.18-01-037.000		000042-8107
Deslandes Kathleen A	210 1 Family Res - WTRFNT		COUNTY TAXABLE VALUE	44,000		
8107 Bauter Rd	Avoca CSD 462201	9,600	TOWN TAXABLE VALUE	44,000		
Avoca, NY 14809	FRNT 54.01 DPTH 116.00	44,000	SCHOOL TAXABLE VALUE	44,000		
	EAST-0587994 NRTH-0873608		FD224 Avoca Fire District	44,000 TO		
	DEED BOOK 2503 PG-107					
	FULL MARKET VALUE	45,833				

113.18-01-038.000	8109 Bauter Rd			113.18-01-038.000		000042-8109
Anthon Christopher J	260 Seasonal res - WTRFNT		COUNTY TAXABLE VALUE	55,000		
361 Iroquois Ave	Avoca CSD 462201	9,400	TOWN TAXABLE VALUE	55,000		
Lancaster, NY 14086	Myers Road	55,000	SCHOOL TAXABLE VALUE	55,000		
	FRNT 50.00 DPTH 130.00		FD224 Avoca Fire District	55,000 TO		
	EAST-0587964 NRTH-0873668					
	DEED BOOK 1051 PG-00336					
	FULL MARKET VALUE	57,292				

113.18-01-039.000	8111 Bauter Rd			113.18-01-039.000		000042-8111
Anthon Christopher J	260 Seasonal res - WTRFNT		COUNTY TAXABLE VALUE	64,100		
Anthon Jill M	Avoca CSD 462201	10,000	TOWN TAXABLE VALUE	64,100		
361 Iroquois Ave	FRNT 50.00 DPTH 150.00	64,100	SCHOOL TAXABLE VALUE	64,100		
Lancaster, NY 14086	EAST-0587954 NRTH-0873698		FD224 Avoca Fire District	64,100 TO		
	DEED BOOK 2358 PG-307					
	FULL MARKET VALUE	66,771				

113.18-01-040.000	8113 Bauter Rd			113.18-01-040.000		000042-8113
Partridge Ross	210 1 Family Res - WTRFNT		ENH STAR 41834 0	0	0	86,100
Partridge Sandra	Avoca CSD 462201	18,300	COUNTY TAXABLE VALUE	114,200		
8113 Bauter Rd	Eberts Road 42	114,200	TOWN TAXABLE VALUE	114,200		
Avoca, NY 14809	FRNT 179.97 DPTH		SCHOOL TAXABLE VALUE	28,100		
	ACRES 0.62		FD224 Avoca Fire District	114,200 TO		
	EAST-0587910 NRTH-0873765					
	DEED BOOK 1393 PG-284					
	FULL MARKET VALUE	118,958				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 314
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 113.18-01-043.000 *****						
113.18-01-043.000	8121 Bauter Rd					000042-8121
Stiles Sally	210 1 Family Res - WTRFNT		AGED C 41802 0	5,744	0	0
Clark Susan P	Avoca CSD 462201	37,700	COUNTY TAXABLE VALUE	109,141		
8121 Bauter Rd	Edwards Road 42	114,885	TOWN TAXABLE VALUE	114,885		
Avoca, NY 14809	FRNT 134.90 DPTH 270.00		SCHOOL TAXABLE VALUE	114,885		
	ACRES 3.42		FD224 Avoca Fire District	114,885 TO		
	EAST-0587775 NRTH-0873918					
	DEED BOOK 2839 PG-300					
	FULL MARKET VALUE	119,672				

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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 113
 S U B - S E C T I O N - 018
 U N I F O R M P E R C E N T O F V A L U E I S 096.00

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	36	TOTAL		3004,685		3004,685

*** 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
462201	Avoca CSD	36	610,700	3004,685		3004,685	582,400	2422,285
	S U B - T O T A L	36	610,700	3004,685		3004,685	582,400	2422,285
	T O T A L	36	610,700	3004,685		3004,685	582,400	2422,285

*** 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
41121	VET WAR CT	2	24,000	12,000	
41802	AGED C	4	170,294		
41834	ENH STAR	5			430,500
41854	BAS STAR	5			151,900
41932	DISABILITY	1	19,850		
	T O T A L	17	214,144	12,000	582,400

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2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 113
S U B - S E C T I O N - 018
UNIFORM PERCENT OF VALUE IS 096.00

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 4/25/2025

*** 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	36	610,700	3004,685	2790,541	2992,685	3004,685	2422,285

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
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2 0 2 5 T E N T A T I V E 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 317
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

114.00-01-001.100	5150 W Of Genesee Xway			114.00	01-001.100	*****
Swift Richard G	314 Rural vac<10		COUNTY TAXABLE VALUE	600		000008-5150
PO Box 472	Avoca CSD 462201	600	TOWN TAXABLE VALUE	600		
Avoca, NY 14809	Xwy Ward St	600	SCHOOL TAXABLE VALUE	600		
	Corp Line Corp Line		FD224 Avoca Fire District	600	TO	
	ACRES 0.43					
	EAST-0594794 NRTH-0881056					
	DEED BOOK 2623 PG-28					
	FULL MARKET VALUE	625				

114.00-01-003.100	off Barnes Rd			114.00	01-003.100	*****
Avoca Central School	322 Rural vac>10		SCH DIST 13800 0	1,800	1,800	1,800
17 Oliver St	Avoca CSD 462201	1,800	COUNTY TAXABLE VALUE	0		
PO Box G	ACRES 1.30	1,800	TOWN TAXABLE VALUE	0		
Avoca, NY 14809	EAST-0596706 NRTH-0879505		SCHOOL TAXABLE VALUE	0		
	FULL MARKET VALUE	1,875	FD224 Avoca Fire District	0	TO	
			1,800 EX			

114.00-01-003.200	off Barnes Rd			114.00	01-003.200	*****
McMahon William F	322 Rural vac>10		COUNTY TAXABLE VALUE	31,000		
McMahon Jacqueline B	Avoca CSD 462201	31,000	TOWN TAXABLE VALUE	31,000		
8295 Kanona Rd	ACRES 27.50	31,000	SCHOOL TAXABLE VALUE	31,000		
Avoca, NY 14809	EAST-0597744 NRTH-0879598		FD224 Avoca Fire District	31,000	TO	
	DEED BOOK 2923 PG-161					
	FULL MARKET VALUE	32,292				

114.00-01-004.000	5310 Kanona Rd			114.00	01-004.000	*****
Wellington Christopher B	312 Vac w/imprv		AG DIST 41720 0	20,468	20,468	000028-5310
PO Box 172	Avoca CSD 462201	95,900	COUNTY TAXABLE VALUE	89,432		
Avoca, NY 14809	Hwy 28 Tn Line	109,900	TOWN TAXABLE VALUE	89,432		
	S		SCHOOL TAXABLE VALUE	89,432		
	ACRES 74.74		AG003 Ag Dist #3	109,900	TO	
MAY BE SUBJECT TO PAYMENT	EAST-0599064 NRTH-0880128		FD224 Avoca Fire District	109,900	TO	
UNDER AGDIST LAW TIL 2029	DEED BOOK 2078 PG-64					
	FULL MARKET VALUE	114,479				

114.00-01-005.000	8345 Kanona Rd			114.00	01-005.000	*****
Taylor RJ	210 1 Family Res		COUNTY TAXABLE VALUE	80,500		000024-8345
8345 Kanona Rd	Avoca CSD 462201	14,500	TOWN TAXABLE VALUE	80,500		
Avoca, NY 14809	ACRES 0.92 BANK 450	80,500	SCHOOL TAXABLE VALUE	80,500		
	EAST-0597494 NRTH-0877648		FD224 Avoca Fire District	80,500	TO	
	DEED BOOK 2831 PG-249					
	FULL MARKET VALUE	83,854				

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		

114.00-01-006.110	Kanona Rd			114.00-01-006.110		000024-8350
Willy Wogholler LLC .	314 Rural vac<10		COUNTY TAXABLE VALUE	200		
8280 Kanona Rd	Avoca CSD 462201	200	TOWN TAXABLE VALUE	200		
Avoca, NY 14809	School Cole	200	SCHOOL TAXABLE VALUE	200		
	ACRES 0.30		AG003 Ag Dist #3	200 TO		
	EAST-0597096 NRTH-0877096		FD224 Avoca Fire District	200 TO		
	DEED BOOK 2777 PG-100					
	FULL MARKET VALUE	208				

114.00-01-006.120	Kanona Rd			114.00-01-006.120		000024-8350
Willy Wogholler LLC	314 Rural vac<10		COUNTY TAXABLE VALUE	600		
8280 Kanona Rd	Avoca CSD 462201	600	TOWN TAXABLE VALUE	600		
Avoca, NY 14809	School Cole	600	SCHOOL TAXABLE VALUE	600		
	ACRES 2.03		AG003 Ag Dist #3	600 TO		
	EAST-0596943 NRTH-0878236		FD224 Avoca Fire District	600 TO		
	DEED BOOK 2777 PG-100					
	FULL MARKET VALUE	625				

114.00-01-006.130	8350 Kanona Rd			114.00-01-006.130		000024-8350
Towner Mark K	105 Vac farmland		AG DIST 41730 0	66,456	66,456	66,456
8333 Kanona Rd	Avoca CSD 462201	87,600	COUNTY TAXABLE VALUE	21,144		
Avoca, NY 14809	School Cole	87,600	TOWN TAXABLE VALUE	21,144		
	ACRES 59.40		SCHOOL TAXABLE VALUE	21,144		
	EAST-0598084 NRTH-0877828		AG003 Ag Dist #3	87,600 TO		
	DEED BOOK 2235 PG-252		FD224 Avoca Fire District	87,600 TO		
	FULL MARKET VALUE	91,250				

114.00-01-006.200	8333 Kanona Back Rd			114.00-01-006.200		000024-8333
Towner Mark	210 1 Family Res		BAS STAR 41854 0	0	0	30,380
8333 Kanona Rd	Avoca CSD 462201	18,000	COUNTY TAXABLE VALUE	97,800		
Avoca, NY 14809-9730	Barrett K Towner	97,800	TOWN TAXABLE VALUE	97,800		
	ACRES 1.60		SCHOOL TAXABLE VALUE	67,420		
	EAST-0597594 NRTH-0877438		FD224 Avoca Fire District	97,800 TO		
	DEED BOOK 1273 PG-78					
	FULL MARKET VALUE	101,875				

114.00-01-007.000	8280 Kanona Rd			114.00-01-007.000		000024-8280
Upfitter LLC	430 Mtor veh srv		COUNTY TAXABLE VALUE	443,500		
8280 Kanona Rd	Avoca CSD 462201	34,100	TOWN TAXABLE VALUE	443,500		
Avoca, NY 14809	ACRES 7.10	443,500	SCHOOL TAXABLE VALUE	443,500		
	EAST-0597875 NRTH-0876625		FD224 Avoca Fire District	443,500 TO		
	DEED BOOK 2777 PG-97					
	FULL MARKET VALUE	461,979				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		

114.00-01-008.110	8295 Kanona Rd			114.00-01-008.110		*****
McMahon William J	210 1 Family Res		COUNTY TAXABLE VALUE			
5480 Michigan Hollow Rd	Avoca CSD 462201	28,700	TOWN TAXABLE VALUE			
Avoca, NY 14809	Stewart Stewart	132,300	SCHOOL TAXABLE VALUE			
	ACRES 5.47		FD224 Avoca Fire District		132,300 TO	
	EAST-0598228 NRTH-0876785					
	DEED BOOK 2553 PG-194					
	FULL MARKET VALUE	137,813				

114.00-01-008.200	5328 Michigan Hollow Rd			114.00-01-008.200		*****
Palladino Irrev Trust Tyre L	210 1 Family Res		BAS STAR 41854 0			000024-8285
5328 Michigan Hollow Rd	Avoca CSD 462201	24,800	COUNTY TAXABLE VALUE			
Avoca, NY 14809	Towner Towner	258,800	TOWN TAXABLE VALUE			
	ACRES 3.90		SCHOOL TAXABLE VALUE			
	EAST-0598552 NRTH-0876524		FD224 Avoca Fire District		258,800 TO	
	DEED BOOK 2692 PG-321					
	FULL MARKET VALUE	269,583				

114.00-01-009.000	5360 Michigan Hollow Rd			114.00-01-009.000		*****
Paider Christopher J	210 1 Family Res		VET WAR CT 41121 0			000029-5360
5360 Michigan Hollow Rd	Avoca CSD 462201	20,500	VET DIS CT 41141 0			
Avoca, NY 14809	Cole Hwy	97,800	BAS STAR 41854 0			
	ACRES 2.21 BANK 241		COUNTY TAXABLE VALUE			
	EAST-0599043 NRTH-0876918		TOWN TAXABLE VALUE			
	DEED BOOK 2191 PG-151		SCHOOL TAXABLE VALUE			
	FULL MARKET VALUE	101,875	FD224 Avoca Fire District		97,800 TO	

114.00-01-010.110	Michigan Holw			114.00-01-010.110		*****
McMahon Patrick	322 Rural vac>10		COUNTY TAXABLE VALUE			
PO Box 61	Avoca CSD 462201	73,700	TOWN TAXABLE VALUE			
Avoca, NY 14809	ACRES 66.88	73,700	SCHOOL TAXABLE VALUE			
	EAST-0599904 NRTH-0878318		FD224 Avoca Fire District		73,700 TO	
	DEED BOOK 2243 PG-266					
	FULL MARKET VALUE	76,771				

114.00-01-010.120	5468 Michigan Hollow Rd			114.00-01-010.120		*****
McMahon Patrick J	210 1 Family Res		ENH STAR 41834 0			86,100
McMahon Judy	Avoca CSD 462201	20,900	COUNTY TAXABLE VALUE			
PO Box 61	ACRES 2.37	387,900	TOWN TAXABLE VALUE			
Avoca, NY 14809	EAST-0600930 NRTH-0878329		SCHOOL TAXABLE VALUE			
	DEED BOOK 1637 PG-174		FD224 Avoca Fire District		387,900 TO	
	FULL MARKET VALUE	404,063				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 320
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

114.00-01-010.130	5380 Michigan Hollow Rd			114.00-01-010.130		*****
McMahon Patrick J	270 Mfg housing		COUNTY TAXABLE VALUE	57,500		
McMahon Judy A	Avoca CSD 462201	21,000	TOWN TAXABLE VALUE	57,500		
5469 Michigan Hollow Rd	McMahon Hopkins	57,500	SCHOOL TAXABLE VALUE	57,500		
PO Box 61	ACRES 2.41		FD224 Avoca Fire District	57,500 TO		
Avoca, NY 14809	EAST-0599150 NRTH-0877123					
	DEED BOOK 1944 PG-24					
	FULL MARKET VALUE	59,896				

114.00-01-010.140	5422 Michigan Hollow Rd			114.00-01-010.140		*****
Burlew Joshua A	210 1 Family Res		BAS STAR 41854 0	0	0	30,380
Burlew Shawna M	Avoca CSD 462201	20,000	COUNTY TAXABLE VALUE	125,400		
5422 Michigan Holw	ACRES 3.99	125,400	TOWN TAXABLE VALUE	125,400		
Avoca, NY 14809	EAST-0600281 NRTH-0877861		SCHOOL TAXABLE VALUE	95,020		
	DEED BOOK 2371 PG-227		FD224 Avoca Fire District	125,400 TO		
	FULL MARKET VALUE	130,625				

114.00-01-010.200	5460 Michigan Hollow Rd			114.00-01-010.200		*****
Hopkins Kenneth	210 1 Family Res		BAS STAR 41854 0	0	0	30,380
5460 Michigan Hollow Rd	Avoca CSD 462201	19,600	COUNTY TAXABLE VALUE	58,300		
Avoca, NY 14809	Rottkamp Towner	58,300	TOWN TAXABLE VALUE	58,300		
	Hwy Towner		SCHOOL TAXABLE VALUE	27,920		
	ACRES 1.92		FD224 Avoca Fire District	58,300 TO		
	EAST-0600715 NRTH-0878108					
	DEED BOOK 1566 PG-19					
	FULL MARKET VALUE	60,729				

114.00-01-011.111	5405 Michigan Hollow Rd			114.00-01-011.111		*****
Saltsman Ronald L	240 Rural res		37 PCT OF VALUE USED FOR EXEMPTION PURPOSES			000029-5405
Saltsman Alice S	Avoca CSD 462201	104,600	AGED C/T/S 41800 0	25,271	25,271	25,271
5773 Michigan Hollow Rd	ACRES 57.40	136,600	ENH STAR 41834 0	0	0	86,100
Avoca, NY 14809	EAST-0600364 NRTH-0876998		COUNTY TAXABLE VALUE	111,329		
	DEED BOOK 2563 PG-290		TOWN TAXABLE VALUE	111,329		
	FULL MARKET VALUE	142,292	SCHOOL TAXABLE VALUE	25,229		
			FD224 Avoca Fire District	136,600 TO		

114.00-01-011.120	5431 Michigan Hollow Rd			114.00-01-011.120		*****
Saltsman Tracy L	311 Res vac land		COUNTY TAXABLE VALUE	16,500		000029-5431
5773 Michigan Hollow Rd	Avoca CSD 462201	16,500	TOWN TAXABLE VALUE	16,500		
Avoca, NY 14809	Hwy 29 Dencenburg	16,500	SCHOOL TAXABLE VALUE	16,500		
	Dencenburg Weaver		FD224 Avoca Fire District	16,500 TO		
	Bar 1991					
	FRNT 280.00 DPTH 203.00					
	ACRES 1.30					
	EAST-0600544 NRTH-0877738					
	DEED BOOK 2563 PG-290					
	FULL MARKET VALUE	17,188				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 321
VALUATION DATE-JUL 01, 2024
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

114.00-01-011.200	5425 Michigan Hollow Rd			114.00-01-011.200		000029-5425
Saltsman Maja	210 1 Family Res		COUNTY TAXABLE VALUE	144,000		
5773 Michigan Hollow Rd	Avoca CSD 462201	15,500	TOWN TAXABLE VALUE	144,000		
Avoca, NY 14809	Hwy 29 Jarvis	144,000	SCHOOL TAXABLE VALUE	144,000		
	FRNT 280.00 DPTH 203.00		FD224 Avoca Fire District	144,000 TO		
	ACRES 1.10					
	EAST-0600265 NRTH-0877566					
	DEED BOOK 2854 PG-211					
	FULL MARKET VALUE	150,000				

114.00-01-012.100	5480 Michigan Hollow Rd			114.00-01-012.100		000029-5480
McMahon William F Jr	240 Rural res		AG DIST 41720 0	69,513	69,513	69,513
McMahon Jacqueline B	Avoca CSD 462201	166,500	BAS STAR 41854 0	0	0	30,380
5480 Michigan Hollow Rd	Tn Line Tn Line	306,200	COUNTY TAXABLE VALUE	236,687		
Avoca, NY 14809	FRNT 1650.00 DPTH 2800.00		TOWN TAXABLE VALUE	236,687		
	ACRES 98.67		SCHOOL TAXABLE VALUE	206,307		
	EAST-0601944 NRTH-0877568		AG003 Ag Dist #3	306,200 TO		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 1448 PG-200		FD224 Avoca Fire District	306,200 TO		
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	318,958				

114.00-01-012.200	5516 Michigan Hollow Rd			114.00-01-012.200		
McMahon William J	314 Rural vac<10		COUNTY TAXABLE VALUE	18,900		
McMahon Jennelle J	Avoca CSD 462201	18,900	TOWN TAXABLE VALUE	18,900		
8295 Kanona Rd	ACRES 8.94	18,900	SCHOOL TAXABLE VALUE	18,900		
Avoca, NY 14809	EAST-0602518 NRTH-0878573		FD224 Avoca Fire District	18,900 TO		
	DEED BOOK 3089 PG-349					
	FULL MARKET VALUE	19,688				

114.00-01-013.110	8147 Kanona Rd			114.00-01-013.110		000024-8147
Towner Daniel	105 Vac farmland		COUNTY TAXABLE VALUE	49,700		
Towner Marsha	Avoca CSD 462201	49,700	TOWN TAXABLE VALUE	49,700		
5340 Michigan Hollow Rd	Fox Town Line	49,700	SCHOOL TAXABLE VALUE	49,700		
Avoca, NY 14809	ACRES 46.20		FD224 Avoca Fire District	49,700 TO		
	EAST-0601824 NRTH-0875588					
	DEED BOOK 3068 PG-83					
	FULL MARKET VALUE	51,771				

114.00-01-013.121	Kanona Rd			114.00-01-013.121		
McMahon William F	330 Vacant comm		COUNTY TAXABLE VALUE	28,700		
McMahon Jacqueline	Avoca CSD 462201	28,700	TOWN TAXABLE VALUE	28,700		
5480 Michigan Hollow Rd	ACRES 15.79	28,700	SCHOOL TAXABLE VALUE	28,700		
Avoca, NY 14809	EAST-0599834 NRTH-0875038		FD224 Avoca Fire District	28,700 TO		
	DEED BOOK 2969 PG-97					
	FULL MARKET VALUE	29,896				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 322
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.		

114.00-01-013.122	8237 Kanona Rd			114.00-01-013.122		000024-8237
Avoca Kanona LLC	449 Other Storang		COUNTY TAXABLE VALUE	295,900		
% Dean Hoag	Avoca CSD 462201	29,600	TOWN TAXABLE VALUE	295,900		
4195 State Route 14	Hoag/hinson Simmons	295,900	SCHOOL TAXABLE VALUE	295,900		
Rock Stream, NY 14878	Kanona Road Hoag/hinson		FD224 Avoca Fire District	295,900 TO		
	Research Center					
	ACRES 4.65					
	EAST-0600008 NRTH-0874692					
	DEED BOOK 1638 PG-1638					
	FULL MARKET VALUE	308,229				

114.00-01-013.211	8223 Kanona Back Rd			114.00-01-013.211		000024-8223
Bellwood Farms LLC	330 Vacant comm		COUNTY TAXABLE VALUE	39,500		
1030 Italy Valley Rd	Avoca CSD 462201	39,500	TOWN TAXABLE VALUE	39,500		
Naples, NY 14512	ACRES 11.99	39,500	SCHOOL TAXABLE VALUE	39,500		
	EAST-0600608 NRTH-0874465		FD224 Avoca Fire District	39,500 TO		
	DEED BOOK 2977 PG-206					
	FULL MARKET VALUE	41,146				

114.00-01-013.212	8223 Kanona Back Rd			114.00-01-013.212		000024-8223
Bellwood Farms LLC	449 Other Storang		COUNTY TAXABLE VALUE	239,700		
1030 Italy Valley Rd	Avoca CSD 462201	33,100	TOWN TAXABLE VALUE	239,700		
Naples, NY 14512	Towner Gedek	239,700	SCHOOL TAXABLE VALUE	239,700		
	ACRES 6.08		FD224 Avoca Fire District	239,700 TO		
	EAST-0600277 NRTH-0874375					
	DEED BOOK 2977 PG-206					
	FULL MARKET VALUE	249,688				

114.00-01-013.220	8121 Kanona Back Rd			114.00-01-013.220		*****
Babyak Michael S	331 Com vac w/im		COUNTY TAXABLE VALUE	100,500		
Babyak Michael Jr	Avoca CSD 462201	15,000	TOWN TAXABLE VALUE	100,500		
61108 State Route 415	ACRES 5.00	100,500	SCHOOL TAXABLE VALUE	100,500		
Avoca, NY 14809	EAST-0600919 NRTH-0874078		FD224 Avoca Fire District	100,500 TO		
	DEED BOOK 2283 PG-291					
	FULL MARKET VALUE	104,688				

114.00-01-014.100	8265 Kanona Rd			114.00-01-014.100		*****
Jones Randolph M	240 Rural res		BAS STAR 41854 0	0	0	000024-8265
Jones Jerriane L	Avoca CSD 462201	24,200	COUNTY TAXABLE VALUE	190,700		
8265 Kanona Rd	FRNT 497.76 DPTH 194.14	190,700	TOWN TAXABLE VALUE	190,700		
Avoca, NY 14809	ACRES 3.68 BANK 450		SCHOOL TAXABLE VALUE	160,320		
	EAST-0598761 NRTH-0876033		AG003 Ag Dist #3	190,700 TO		
	DEED BOOK 2160 PG-51		FD224 Avoca Fire District	190,700 TO		
	FULL MARKET VALUE	198,646				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		
***** 114.00-01-014.200 *****						
114.00-01-014.200	5340 Michigan Holw					
Towner Daniel	241 Rural res&ag		ENH STAR 41834	0	0	86,100
Towner Marsha	Avoca CSD 462201	99,200	COUNTY TAXABLE VALUE			195,500
5340 Michigan Hollow Rd	Dencenberg K. Towner	195,500	TOWN TAXABLE VALUE			195,500
Avoca, NY 14809	ACRES 53.80		SCHOOL TAXABLE VALUE			109,400
	EAST-0599874 NRTH-0875888		FD224 Avoca Fire District			195,500 TO
	DEED BOOK 3068 PG-83					
	FULL MARKET VALUE	203,646				
***** 114.00-01-015.112 *****						
114.00-01-015.112	8115 Kanona Rd					000024-8115
Hepburn Michael A	240 Rural res		COUNTY TAXABLE VALUE			305,000
Hepburn Ann E	Avoca CSD 462201	61,500	TOWN TAXABLE VALUE			305,000
8115 Kanona Rd	ACRES 28.68 BANK 450	305,000	SCHOOL TAXABLE VALUE			305,000
Avoca, NY 14809	EAST-0602248 NRTH-0874027		FD224 Avoca Fire District			305,000 TO
	DEED BOOK 3096 PG-339					
	FULL MARKET VALUE	317,708				
***** 114.00-01-015.113 *****						
114.00-01-015.113	8107 Kanona Rd					
Longwell Stephenie	323 Vacant rural		COUNTY TAXABLE VALUE			41,200
Hoffman John	Avoca CSD 462201	41,200	TOWN TAXABLE VALUE			41,200
8103 Kanona Rd	ACRES 24.15	41,200	SCHOOL TAXABLE VALUE			41,200
Avoca, NY 14809	EAST-0601810 NRTH-0874675		FD224 Avoca Fire District			41,200 TO
	DEED BOOK 2999 PG-231					
	FULL MARKET VALUE	42,917				
***** 114.00-01-015.120 *****						
114.00-01-015.120	8117 Kanona Rd					000024-8115
Cleland Archie	210 1 Family Res		BAS STAR 41854	0	0	30,380
Cleland Sue	Avoca CSD 462201	19,500	VET WAR CT 41121	0	12,000	6,000
8117 Kanona Rd	ACRES 1.90	122,900	COUNTY TAXABLE VALUE			110,900
Avoca, NY 14809	EAST-0601406 NRTH-0873594		TOWN TAXABLE VALUE			116,900
	DEED BOOK 1487 PG-265		SCHOOL TAXABLE VALUE			92,520
	FULL MARKET VALUE	128,021	FD224 Avoca Fire District			122,900 TO
***** 114.00-01-015.121 *****						
114.00-01-015.121	8132 Kanona Rd					000024-8115
Larsen Brian J	210 1 Family Res		VET WAR CT 41121	0	12,000	6,000
Larsen Lisa J	Avoca CSD 462201	15,000	VET DIS CT 41141	0	24,575	20,000
8132 Kanona Rd	ACRES 1.00 BANK 450	98,300	BAS STAR 41854	0	0	30,380
Avoca, NY 14809	EAST-0600937 NRTH-0873583		COUNTY TAXABLE VALUE			61,725
	DEED BOOK 1824 PG-147		TOWN TAXABLE VALUE			72,300
	FULL MARKET VALUE	102,396	SCHOOL TAXABLE VALUE			67,920
			FD224 Avoca Fire District			98,300 TO

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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		
***** 114.00-01-015.122 *****						
8112	Kanona Rd					
114.00-01-015.122	312 Vac w/imprv		COUNTY TAXABLE VALUE	14,000		
Cleland Archie E	Avoca CSD 462201	7,500	TOWN TAXABLE VALUE	14,000		
Cleland Sue Ann	ACRES 1.98	14,000	SCHOOL TAXABLE VALUE	14,000		
8117 Kanona Rd	EAST-0601490 NRTH-0873188		FD224 Avoca Fire District	14,000 TO		
Avoca, NY 14809	DEED BOOK 2461 PG-37					
	FULL MARKET VALUE	14,583				
***** 114.00-01-015.210 *****						
5391	Owens Rd					000415-8055
114.00-01-015.210	210 1 Family Res		ENH STAR 41834 0	0	0	63,300
King Wayne	Avoca CSD 462201	27,400	COUNTY TAXABLE VALUE	63,300		
King Judith E	State Route 415	63,300	TOWN TAXABLE VALUE	63,300		
5391 Owens Rd	I 01		SCHOOL TAXABLE VALUE	0		
Avoca, NY 14809-9726	ACRES 4.94		FD224 Avoca Fire District	63,300 TO		
	EAST-0599791 NRTH-0872518					
	DEED BOOK 1173 PG-169					
	FULL MARKET VALUE	65,938				
***** 114.00-01-015.220 *****						
	Owens Rd					
114.00-01-015.220	105 Vac farmland		AG DIST 41730 0	77,001	77,001	77,001
SWIRA, LLC	Avoca CSD 462201	107,300	COUNTY TAXABLE VALUE	30,299		
5811 Unionville Rd	ACRES 62.01	107,300	TOWN TAXABLE VALUE	30,299		
Bath, NY 14810	EAST-0599744 NRTH-0873438		SCHOOL TAXABLE VALUE	30,299		
	DEED BOOK 2660 PG-299		AG003 Ag Dist #3	107,300 TO		
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	111,771	FD224 Avoca Fire District	107,300 TO		
UNDER AGDIST LAW TIL 2032						
***** 114.00-01-015.230 *****						
	Owens Rd					
114.00-01-015.230	314 Rural vac<10		COUNTY TAXABLE VALUE	8,500		
SWIRA, LLC	Avoca CSD 462201	8,500	TOWN TAXABLE VALUE	8,500		
5811 Unionville Rd	ACRES 2.98	8,500	SCHOOL TAXABLE VALUE	8,500		
Bath, NY 14810	EAST-0599588 NRTH-0873992		FD224 Avoca Fire District	8,500 TO		
	DEED BOOK 2660 PG-299					
	FULL MARKET VALUE	8,854				
***** 114.00-01-016.100 *****						
	E Of Peter Robbins					00205
114.00-01-016.100	323 Vacant rural		COUNTY TAXABLE VALUE	13,000		
W R & L Associates	Avoca CSD 462201	13,000	TOWN TAXABLE VALUE	13,000		
% Dunn, Pedro & Butler CPAs	Erie Rr Bed	13,000	SCHOOL TAXABLE VALUE	13,000		
2024 W Henrietta Rd Ste 3F	ACRES 4.20		FD224 Avoca Fire District	13,000 TO		
Rochester, NY 14623	EAST-0600244 NRTH-0873469					
	DEED BOOK 1045 PG-509					
	FULL MARKET VALUE	13,542				

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2 0 2 5 T E N T A T I V E 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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UNIFORM PERCENT OF VALUE IS 096.00

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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.		

114.00-01-016.200	E Of Peter Robbins			114.00-01-016.200		*****
	323 Vacant rural					00206
W R & L Associates	Avoca CSD 462201	4,700	COUNTY TAXABLE VALUE			4,700
% Dunn, Pedro & Butler CPAs	Directly South Overpass 3	4,700	TOWN TAXABLE VALUE			4,700
2024 W Henrietta Rd Ste 3F	FRNT 66.00 DPTH 300.00		SCHOOL TAXABLE VALUE			4,700
Rochester, NY 14623	EAST-0597894 NRTH-0875108		FD224 Avoca Fire District			4,700 TO
	DEED BOOK 1045 PG-509					
	FULL MARKET VALUE	4,896				

114.00-01-018.000	59691 State Route 415			114.00-01-018.000		*****
	210 1 Family Res					000415-8110
Walsh Wakefield Gwen K	Avoca CSD 462201	19,200	COUNTY TAXABLE VALUE			83,400
59691 State Route 415	Hwy 415 Hwy 415	83,400	TOWN TAXABLE VALUE			83,400
Avoca, NY 14809	FRNT 871.48 DPTH 250.00		SCHOOL TAXABLE VALUE			83,400
	ACRES 3.39		FD224 Avoca Fire District			83,400 TO
	EAST-0599044 NRTH-0873098					
	DEED BOOK 2636 PG-334					
	FULL MARKET VALUE	86,875				

114.00-01-019.000	59707 State Route 415			114.00-01-019.000		*****
	210 1 Family Res					000415-8118
Andrus Randolph J	Avoca CSD 462201	15,000	COUNTY TAXABLE VALUE			74,800
PO Box 654	Hwy 415 Brnak	74,800	TOWN TAXABLE VALUE			74,800
Avoca, NY 14809	ACRES 1.00 BANK 241		SCHOOL TAXABLE VALUE			74,800
	EAST-0598434 NRTH-0873478		FD224 Avoca Fire District			74,800 TO
	DEED BOOK 2596 PG-20					
	FULL MARKET VALUE	77,917				

114.00-01-020.000	8050 State Route 415			114.00-01-020.000		*****
	311 Res vac land					000415-8050
Zimmerman Melissa	Avoca CSD 462201	20,200	COUNTY TAXABLE VALUE			20,200
Zimmerman Josh	River Hwy 415	20,200	TOWN TAXABLE VALUE			20,200
423 Malden St	TS10/03		SCHOOL TAXABLE VALUE			20,200
Rochester, NY 14615	ACRES 10.12		FD224 Avoca Fire District			20,200 TO
	EAST-0598794 NRTH-0872738					
	DEED BOOK 2777 PG-226					
	FULL MARKET VALUE	21,042				

114.00-01-021.110	County Route 70A			114.00-01-021.110		*****
	312 Vac w/imprv					
Obrochta Paul	Avoca CSD 462201	27,800	COUNTY TAXABLE VALUE			35,500
Obrochta Shirley	ACRES 15.23	35,500	TOWN TAXABLE VALUE			35,500
% Shirley Obrachta/Wilson	EAST-0598604 NRTH-0872058		SCHOOL TAXABLE VALUE			35,500
4736 Turnpike Rd	FULL MARKET VALUE	36,979	FD224 Avoca Fire District			35,500 TO
Bath, NY 14810						

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2 0 2 5 T E N T A T I V E 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 326
VALUATION DATE-JUL 01, 2024
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

114.00-01-021.200	5272 County Route 70A			114.00-01-021.200		*****
Obrochta Douglas J	449 Other Storag		COUNTY TAXABLE VALUE	368,500		000701-5236
Miller Wayne	Avoca CSD 462201	24,100	TOWN TAXABLE VALUE	368,500		
5272 County Route 70A	Mullen Rt 415	368,500	SCHOOL TAXABLE VALUE	368,500		
Avoca, NY 14809	ACRES 2.43		FD224 Avoca Fire District	368,500 TO		
	EAST-0599208 NRTH-0872096					
	DEED BOOK 2475 PG-189					
	FULL MARKET VALUE	383,854				

114.00-01-022.000	5232 County Route 70 A			114.00-01-022.000		*****
Obrochta Paul E	210 1 Family Res		BAS STAR 41854 0	0	0	000701-5232
Obrochta Shirley A	Avoca CSD 462201	31,200	COUNTY TAXABLE VALUE	134,000		
4736 Turnpike Rd	Holecek Holecek	134,000	TOWN TAXABLE VALUE	134,000		
Bath, NY 14810	ACRES 7.18		SCHOOL TAXABLE VALUE	103,620		
	EAST-0597854 NRTH-0871538		FD224 Avoca Fire District	134,000 TO		
	DEED BOOK 3098 PG-180					
	FULL MARKET VALUE	139,583				

114.00-01-023.111	5226 County Route 70 A	25 PCT OF VALUE USED FOR EXEMPTION PURPOSES		114.00-01-023.111		*****
Hubbard Gretchen	240 Rural res		VET WAR CT 41121 0	12,000	6,000	0
Hubbard David	Avoca CSD 462201	313,500	AG DIST 41730 0	115,891	115,891	115,891
5226 County Route 70 A	ACRES 236.60	416,000	AGED C/S 41805 0	46,000	0	52,000
Avoca, NY 14809	EAST-0596584 NRTH-0872418		ENH STAR 41834 0	0	0	86,100
	DEED BOOK 2301 PG-104		COUNTY TAXABLE VALUE	242,109		
	FULL MARKET VALUE	433,333	TOWN TAXABLE VALUE	294,109		
			SCHOOL TAXABLE VALUE	162,009		
MAY BE SUBJECT TO PAYMENT			AG003 Ag Dist #3	416,000 TO		
UNDER AGDIST LAW TIL 2032			FD224 Avoca Fire District	416,000 TO		

114.00-01-023.112	5170 Loucks Pond Rd			114.00-01-023.112		*****
Luckenbach Suzanne E	210 1 Family Res		BAS STAR 41854 0	0	0	000701-5170
Luckenbach Jeffrey H	Avoca CSD 462201	6,000	COUNTY TAXABLE VALUE	115,000		
5170 Loucks Pond Rd	Hubbard Hubbard	115,000	TOWN TAXABLE VALUE	115,000		
Avoca, NY 14809	Hubbard Bellinger		SCHOOL TAXABLE VALUE	84,620		
	1600sfx24 Bar 91		FD224 Avoca Fire District	115,000 TO		
	FRNT 105.00 DPTH 250.00					
	ACRES 0.60					
	EAST-0596414 NRTH-0871888					
	DEED BOOK 3108 PG-174					
	FULL MARKET VALUE	119,792				

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

PAGE 327
VALUATION DATE-JUL 01, 2024
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

114.00-01-023.113	7930 Old Avoca Rd			114.00-01-023.113		000070-7930
Keeseey Stephanie	210 1 Family Res		BAS STAR 41854	0	0	30,380
7930 Old Avoca Rd	Avoca CSD 462201	16,400	COUNTY TAXABLE VALUE		126,500	
Avoca, NY 14809	Hubbard Sr Dug Rd	126,500	TOWN TAXABLE VALUE		126,500	
	Hubbard Sr S Hamilton		SCHOOL TAXABLE VALUE		96,120	
	Private Road/no Rd. Frnt		FD224 Avoca Fire District		126,500 TO	
	FRNT 385.00 DPTH 212.00					
	ACRES 1.28					
	EAST-0596594 NRTH-0871838					
	DEED BOOK 1815 PG-233					
	FULL MARKET VALUE	131,771				

114.00-01-023.114	5138 Loucks Pond Rd			114.00-01-023.114		*****
Manciocchi Devin S	210 1 Family Res		VET COM CT 41131	0	20,000	10,000 0
Manciocchi Amanda L	Avoca CSD 462201	32,000	VET DIS CT 41141	0	9,925	9,925 0
5138 Loucks Pond Rd	ACRES 8.02	198,500	COUNTY TAXABLE VALUE		168,575	
Avoca, NY 14809	EAST-0595350 NRTH-0872588		TOWN TAXABLE VALUE		178,575	
	DEED BOOK 3001 PG-294		SCHOOL TAXABLE VALUE		198,500	
	FULL MARKET VALUE	206,771	FD224 Avoca Fire District		198,500 TO	

114.00-01-023.120	7961 Old Avoca Rd			114.00-01-023.120		000017-5200
Soisky Ronald	210 1 Family Res		BAS STAR 41854	0	0	30,380
7961 Old Avoca Rd	Avoca CSD 462201	21,400	COUNTY TAXABLE VALUE		123,600	
Avoca, NY 14809	FRNT 400.00 DPTH 278.00	123,600	TOWN TAXABLE VALUE		123,600	
	EAST-0596574 NRTH-0871458		SCHOOL TAXABLE VALUE		93,220	
	DEED BOOK 2114 PG-143		FD224 Avoca Fire District		123,600 TO	
	FULL MARKET VALUE	128,750				

114.00-01-023.210	5136 Loucks Pond Rd			114.00-01-023.210		000017-5136
Sehgal Sneh Lata	312 Vac w/imprv		COUNTY TAXABLE VALUE		23,300	
451 Court St	Avoca CSD 462201	23,299	TOWN TAXABLE VALUE		23,300	
Brooklyn, NY 11231-4042	Hubbard Passero	23,300	SCHOOL TAXABLE VALUE		23,300	
	ACRES 3.30		FD224 Avoca Fire District		23,300 TO	
	EAST-0594994 NRTH-0872898					
	DEED BOOK 1900 PG-280					
	FULL MARKET VALUE	24,271				

114.00-01-023.220	5136 Loucks Pond Rd			114.00-01-023.220		000017-5136
Sehgal Sneh L	210 1 Family Res		COUNTY TAXABLE VALUE		157,300	
451 Court St	Avoca CSD 462201	21,500	TOWN TAXABLE VALUE		157,300	
Brooklyn, NY 11231-4042	Hubbard Hubbard	157,300	SCHOOL TAXABLE VALUE		157,300	
	Hwy 17 Passero		FD224 Avoca Fire District		157,300 TO	
	Rf 55' 2280X38					
	ACRES 2.60					
	EAST-0595174 NRTH-0872778					
	DEED BOOK 1227 PG-195					
	FULL MARKET VALUE	163,854				

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2 0 2 5 T E N T A T I V E 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 328
VALUATION DATE-JUL 01, 2024
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				

114.00-01-024.110	59755 State Route 415			114.00-01-024.110			000415-8135
Lippus David	240 Rural res		COUNTY TAXABLE VALUE	161,000			
Lippus Robbye	Avoca CSD 462201	37,800	TOWN TAXABLE VALUE	161,000			
59755 State Route 415	ACRES 12.86 BANK 450	161,000	SCHOOL TAXABLE VALUE	161,000			
Avoca, NY 14809	EAST-0597417 NRTH-0873480		FD224 Avoca Fire District	161,000 TO			
	DEED BOOK 2852 PG-325						
	FULL MARKET VALUE	167,708					

114.00-01-024.120	59752 State Route 415			114.00-01-024.120			000415-8135
Eckler Mark	240 Rural res		BAS STAR 41854 0	0	0	30,380	
Eckler Laura	Avoca CSD 462201	37,900	COUNTY TAXABLE VALUE	166,800			
59752 State Route 415	Xway Hogan	166,800	TOWN TAXABLE VALUE	166,800			
Avoca, NY 14809	River Bunting		SCHOOL TAXABLE VALUE	136,420			
	ACRES 28.20		FD224 Avoca Fire District	166,800 TO			
	EAST-0597445 NRTH-0874222						
	DEED BOOK 1565 PG-293						
	FULL MARKET VALUE	173,750					

114.00-01-024.200	59721 State Route 415			114.00-01-024.200			000415-8138
Prescott Kimberly	210 1 Family Res		COUNTY TAXABLE VALUE	51,500			
Prescott Mark D	Avoca CSD 462201	30,700	TOWN TAXABLE VALUE	51,500			
8042 Back Valley Rd	Rt 415 Mosko	51,500	SCHOOL TAXABLE VALUE	51,500			
Hammondsport, NY 14840	FRNT 151.80 DPTH 625.36		FD224 Avoca Fire District	51,500 TO			
	ACRES 6.71						
	EAST-0598194 NRTH-0873238						
	DEED BOOK 3090 PG-182						
	FULL MARKET VALUE	53,646					

114.00-01-025.110	59704 State Route 415			114.00-01-025.110			000415-8115
Hogan Robert E	240 Rural res		BAS STAR 41854 0	0	0	30,380	
Hogan Elizabeth R	Avoca CSD 462201	54,800	AG DIST 41730 0	10,175	10,175	10,175	
59704 State Rte 415	Hwy 415	126,500	COUNTY TAXABLE VALUE	116,325			
Avoca, NY 14809	ACRES 30.56		TOWN TAXABLE VALUE	116,325			
	EAST-0598622 NRTH-0874198		SCHOOL TAXABLE VALUE	85,945			
	DEED BOOK 2744 PG-330		FD224 Avoca Fire District	126,500 TO			
	FULL MARKET VALUE	131,771					

114.00-01-025.121	8270 Kanona Rd			114.00-01-025.121			000024-8270
Kanona Ag LLC	330 Vacant comm		COUNTY TAXABLE VALUE	17,800			
2278 Leabrook Rd	Avoca CSD 462201	17,800	TOWN TAXABLE VALUE	17,800			
Lancaster, PA 17601	Towner Towner	17,800	SCHOOL TAXABLE VALUE	17,800			
	ACRES 7.77		FD224 Avoca Fire District	17,800 TO			
	EAST-0599074 NRTH-0875378						
	DEED BOOK 3030 PG-212						
	FULL MARKET VALUE	18,542					

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2 0 2 5 T E N T A T I V E 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 329
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.		
***** 114.00-01-025.122 *****						
	Kanona Rd					
114.00-01-025.122	314 Rural vac<10		COUNTY TAXABLE VALUE			7,900
Towner Daniel	Avoca CSD 462201	7,900	TOWN TAXABLE VALUE			7,900
Towner Marsha	ACRES 2.14	7,900	SCHOOL TAXABLE VALUE			7,900
5340 Michigan Hollow Rd	EAST-0598635 NRTH-0875684		FD224 Avoca Fire District			7,900 TO
Avoca, NY 14809	DEED BOOK 3068 PG-83					
	FULL MARKET VALUE	8,229				
***** 114.00-01-025.200 *****						
	8107 State Route 415					000415-8107
114.00-01-025.200	314 Rural vac<10		COUNTY TAXABLE VALUE			13,500
Lane Dale A	Avoca CSD 462201	13,500	TOWN TAXABLE VALUE			13,500
Lehman Mitchell A	FRNT 372.05 DPTH 130.40	13,500	SCHOOL TAXABLE VALUE			13,500
201 Elm St	ACRES 0.75		FD224 Avoca Fire District			13,500 TO
Penn Yan, NY 14527	EAST-0598954 NRTH-0873438					
	DEED BOOK 2121 PG-15					
	FULL MARKET VALUE	14,063				
***** 114.00-01-026.000 *****						
	8145 State Route 415					000415-8145
114.00-01-026.000	323 Vacant rural		COUNTY TAXABLE VALUE			1,500
Avoca Farms Ltd	Avoca CSD 462201	1,500	TOWN TAXABLE VALUE			1,500
PO Box C	Haines Xway	1,500	SCHOOL TAXABLE VALUE			1,500
Avoca, NY 14809	ACRES 10.00		FD224 Avoca Fire District			1,500 TO
	EAST-0597144 NRTH-0875288					
	DEED BOOK 1306 PG-123					
	FULL MARKET VALUE	1,563				
***** 114.00-01-030.000 *****						
	5180 Loucks Pond Rd					000017-5180
114.00-01-030.000	270 Mfg housing		COUNTY TAXABLE VALUE			27,600
Wood Michelle	Avoca CSD 462201	11,400	TOWN TAXABLE VALUE			27,600
5180 Loucks Pond Rd	FRNT 140.00 DPTH 145.00	27,600	SCHOOL TAXABLE VALUE			27,600
Avoca, NY 14809	EAST-0596284 NRTH-0871378		FD224 Avoca Fire District			27,600 TO
	DEED BOOK 2965 PG-260					
	FULL MARKET VALUE	28,750				
***** 114.00-01-031.000 *****						
	5172 Loucks Pond Rd					000017-5172
114.00-01-031.000	270 Mfg housing		COUNTY TAXABLE VALUE			28,800
Wood Michael	Avoca CSD 462201	15,500	TOWN TAXABLE VALUE			28,800
Wood Michelle	Davis Bellinger	28,800	SCHOOL TAXABLE VALUE			28,800
5180 Loucks Pond Rd	ACRES 1.10		FD224 Avoca Fire District			28,800 TO
Avoca, NY 14809	EAST-0596164 NRTH-0871518					
	DEED BOOK 2945 PG-347					
	FULL MARKET VALUE	30,000				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 330
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.		

114.00-01-032.000	5174 Loucks Pond Rd			114.00-01-032.000		*****
Gay Jolien A	210 1 Family Res		COUNTY TAXABLE VALUE	67,900		000017-5174
5174 Loucks Pond Rd	Avoca CSD 462201	14,700	TOWN TAXABLE VALUE	67,900		
Avoca, NY 14809	Hubbard Hubbard	67,900	SCHOOL TAXABLE VALUE	67,900		
	ACRES 0.95 BANK 450		FD224 Avoca Fire District	67,900 TO		
	EAST-0596294 NRTH-0871718					
	DEED BOOK 3092 PG-222					
	FULL MARKET VALUE	70,729				

114.00-01-033.000	5168 Loucks Pond Rd			114.00-01-033.000		*****
Harris Timothy	270 Mfg housing		COUNTY TAXABLE VALUE	48,300		000017-5168
5168 Loucks Pond Rd	Avoca CSD 462201	12,000	TOWN TAXABLE VALUE	48,300		
Avoca, NY 14809	FRNT 135.00 DPTH 160.00	48,300	SCHOOL TAXABLE VALUE	48,300		
	EAST-0595974 NRTH-0871618		FD224 Avoca Fire District	48,300 TO		
	DEED BOOK 3111 PG-214					
	FULL MARKET VALUE	50,313				

114.00-01-034.000	5142 Loucks Pond Rd			114.00-01-034.000		*****
Rhude Ronald D	210 1 Family Res		COUNTY TAXABLE VALUE	130,000		000017-5142
Lorow Jane M	Avoca CSD 462201	20,300	TOWN TAXABLE VALUE	130,000		
5142 Loucks Pond Rd	Snavelly Hubbard	130,000	SCHOOL TAXABLE VALUE	130,000		
Avoca, NY 14809	FRNT 209.00 DPTH 442.57		FD224 Avoca Fire District	130,000 TO		
	BANK 359					
	EAST-0595694 NRTH-0871928					
	DEED BOOK 2598 PG-265					
	FULL MARKET VALUE	135,417				

114.00-01-035.000	5140 Loucks Pond Rd			114.00-01-035.000		*****
Snavelly Richard M Jr	210 1 Family Res		BAS STAR 41854 0	0	0	30,380
Snavelly Sheryl A	Avoca CSD 462201	15,000	COUNTY TAXABLE VALUE	192,000		000017-5140
5140 Loucks Pond Rd	Hubbard Hubbard	192,000	TOWN TAXABLE VALUE	192,000		
Avoca, NY 14809-9723	FRNT 209.00 DPTH 200.00		SCHOOL TAXABLE VALUE	161,620		
	ACRES 1.00		FD224 Avoca Fire District	192,000 TO		
	EAST-0595504 NRTH-0871978					
	DEED BOOK 1739 PG-32					
	FULL MARKET VALUE	200,000				

114.00-01-036.100	Michigan Hollow Rd			114.00-01-036.100		*****
Kollmer August N	323 Vacant rural		COUNTY TAXABLE VALUE	1,000		000029-5472
Kollmer August J	Avoca CSD 462201	1,000	TOWN TAXABLE VALUE	1,000		
130 Riviera Dr	Townline Fox	1,000	SCHOOL TAXABLE VALUE	1,000		
Kings Park, NY 11754	FRNT 31.76 DPTH 379.38		FD224 Avoca Fire District	1,000 TO		
	ACRES 0.32					
	EAST-0601097 NRTH-0878464					
	DEED BOOK 1823 PG-170					
	FULL MARKET VALUE	1,042				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 331
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.		

114.00-01-036.200	5468 Michigan Hollow Rd			114.00-01-036.200		*****
	323 Vacant rural		COUNTY TAXABLE VALUE	700		000029-5472
McMahon Patrick J	Avoca CSD 462201	700	TOWN TAXABLE VALUE	700		
McMahon Judy A	Townline Fox	700	SCHOOL TAXABLE VALUE	700		
5468 Michigan Hollow Rd	ACRES 0.21		FD224 Avoca Fire District	700 TO		
PO Box 61	EAST-0601102 NRTH-0878827					
Avoca, NY 14809	DEED BOOK 1823 PG-168					
	FULL MARKET VALUE	729				

114.00-01-037.100	N-Michigan Holw			114.00-01-037.100		*****
	314 Rural vac<10		COUNTY TAXABLE VALUE	500		
Mc Mahon Patrick J	Avoca CSD 462201	500	TOWN TAXABLE VALUE	500		
McMahon Judy A	Towner Dencenburg	500	SCHOOL TAXABLE VALUE	500		
5468 Michigan Hollow Rd	ACRES 0.37		FD224 Avoca Fire District	500 TO		
PO Box 61	EAST-0601161 NRTH-0878878					
Avoca, NY 14809	DEED BOOK 1823 PG-170					
	FULL MARKET VALUE	521				

114.00-01-037.200	N-Michigan Holw			114.00-01-037.200		*****
	314 Rural vac<10		COUNTY TAXABLE VALUE	700		
Kollmer August N	Avoca CSD 462201	700	TOWN TAXABLE VALUE	700		
Kollmer August J	Towner Dencenburg	700	SCHOOL TAXABLE VALUE	700		
130 Riviera Dr	ACRES 0.24		FD224 Avoca Fire District	700 TO		
Kings Park, NY 11754	EAST-0601165 NRTH-0878749					
	DEED BOOK 1823 PG-170					
	FULL MARKET VALUE	729				

114.00-01-039.000	5374 Michigan Hollow Rd			114.00-01-039.000		*****
	314 Rural vac<10		COUNTY TAXABLE VALUE	300		
Greenthal Dylan	Avoca CSD 462201	300	TOWN TAXABLE VALUE	300		
125 Hill St	ACRES 0.05	300	SCHOOL TAXABLE VALUE	300		
Hornell, NY 14843	EAST-0599283 NRTH-0877001		FD224 Avoca Fire District	300 TO		
	DEED BOOK 3020 PG-156					
	FULL MARKET VALUE	313				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 114
 S U B - S E C T I O N - 000
 U N I F O R M P E R C E N T O F V A L U E I S 096.00

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	73	TOTAL		7506,700	1,800	7504,900
AG003	Ag Dist #3	8	TOTAL		1218,500		1218,500

*** 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
462201	Avoca CSD	73	2325,699	7506,700	438,575	7068,125	893,780	6174,345
	S U B - T O T A L	73	2325,699	7506,700	438,575	7068,125	893,780	6174,345
	T O T A L	73	2325,699	7506,700	438,575	7068,125	893,780	6174,345

*** 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
13800	SCH DIST	1	1,800	1,800	1,800
41121	VET WAR CT	4	48,000	24,000	
41131	VET COM CT	1	20,000	10,000	
41141	VET DIS CT	3	63,840	49,925	
41720	AG DIST	2	89,981	89,981	89,981
41730	AG DIST	4	269,523	269,523	269,523
41800	AGED C/T/S	1	25,271	25,271	25,271
41805	AGED C/S	1	46,000		52,000
41834	ENH STAR	5			407,700
41854	BAS STAR	16			486,080
	T O T A L	38	564,415	470,500	1332,355

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 114
S U B - S E C T I O N - 000
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 333
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 4/25/2025

*** 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	73	2325,699	7506,700	6942,285	7036,200	7068,125	6174,345

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 334
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

126.00-02-002.000	7914 Hamilton Rd			126.00-02-002.000		000019-7912
Stowe Jason	210 1 Family Res		COUNTY TAXABLE VALUE	175,000		
Stowe Laurie	Avoca CSD 462201	32,400	TOWN TAXABLE VALUE	175,000		
PO Box 343	Moss Hwy 19	175,000	SCHOOL TAXABLE VALUE	175,000		
Avoca, NY 14809	ACRES 8.40		FD224 Avoca Fire District	175,000 TO		
	EAST-0580644 NRTH-0870368					
	DEED BOOK 1517 PG-13					
	FULL MARKET VALUE	182,292				

126.00-02-003.100	7884 Hamilton Rd			126.00-02-003.100		00208
Robbins Chad E	322 Rural vac>10		AG DIST 41730 0	19,078	19,078	19,078
7884 Hamilton Rd	Avoca CSD 462201	26,500	COUNTY TAXABLE VALUE	7,422		
Avoca, NY 14809	Driveway Hamilton Rd	26,500	TOWN TAXABLE VALUE	7,422		
	ACRES 14.30		SCHOOL TAXABLE VALUE	7,422		
	EAST-0580692 NRTH-0869629		FD224 Avoca Fire District	26,500 TO		
	DEED BOOK 2903 PG-218					
	FULL MARKET VALUE	27,604				

126.00-02-004.110	7735 E Of Hamilton Rd			126.00-02-004.110		000019-7735
Schafer Mark G	240 Rural res		COUNTY TAXABLE VALUE	279,000		
Schafer Christy A	Avoca CSD 462201	63,700	TOWN TAXABLE VALUE	279,000		
7735 Hamilton Rd	Helberg Anderson	279,000	SCHOOL TAXABLE VALUE	279,000		
Avoca, NY 14809	ACRES 30.14		FD224 Avoca Fire District	279,000 TO		
	EAST-0581604 NRTH-0867278					
	DEED BOOK 2054 PG-41					
	FULL MARKET VALUE	290,625				

126.00-02-004.210	7735 Hamilton Rd			126.00-02-004.210		00210
Knight Melissa J	322 Rural vac>10		AG DIST 41720 0	13,692	13,692	13,692
17295 Hecker Rd	Avoca CSD 462201	36,700	COUNTY TAXABLE VALUE	23,008		
Cambridge Springs, PA 16403	Gordon Hamilton Rd	36,700	TOWN TAXABLE VALUE	23,008		
	ACRES 21.10		SCHOOL TAXABLE VALUE	23,008		
	EAST-0580674 NRTH-0868538		AG003 Ag Dist #3	36,700 TO		
	DEED BOOK 24763 PG-155		FD224 Avoca Fire District	36,700 TO		
	FULL MARKET VALUE	38,229				

126.00-02-004.220	7779 Hamilton Rd			126.00-02-004.220		
Williamson James R	210 1 Family Res		VET WAR CT 41121 0	12,000	6,000	0
Williamson Sean C	Avoca CSD 462201	31,400	COUNTY TAXABLE VALUE	194,900		
7779 Hamilton Rd	Guck Moss	206,900	TOWN TAXABLE VALUE	200,900		
Avoca, NY 14809	Williamson Rd		SCHOOL TAXABLE VALUE	206,900		
	E Of Hamilton Rd		FD224 Avoca Fire District	206,900 TO		
	ACRES 7.35					
	EAST-0582077 NRTH-0867800					
	DEED BOOK 3019 PG-11					
	FULL MARKET VALUE	215,521				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 335
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.		

126.00-02-005.000	7986 Loucks Pond Rd			126.00-02-005.000		000017-7700
126.00-02-005.000	260 Seasonal res		COUNTY TAXABLE VALUE	57,400		
Krouth Mark	Avoca CSD 462201	23,500	TOWN TAXABLE VALUE	57,400		
127 Village Hill Dr	Wreder Anderson	57,400	SCHOOL TAXABLE VALUE	57,400		
Spencerport, NY 14559	ACRES 20.00		FD224 Avoca Fire District	57,400 TO		
	EAST-0582651 NRTH-0867134					
	DEED BOOK 2886 PG-13					
	FULL MARKET VALUE	59,792				

126.00-02-006.000	7660 Hamilton Rd			126.00-02-006.000		000019-7660
126.00-02-006.000	241 Rural res&ag		IND REFORS 47460	0	70,897	70,897 70,897
Livingston Jennifer	Avoca CSD 462201	195,800	AG DIST 41720	0	46,621	46,621 46,621
719 E 6th St 1C	Edwards Anderson	257,600	COUNTY TAXABLE VALUE	140,082		
New York, NY 10009	ACRES 123.00		TOWN TAXABLE VALUE	140,082		
	EAST-0581264 NRTH-0865628		SCHOOL TAXABLE VALUE	140,082		
	DEED BOOK 2616 PG-235		AG003 Ag Dist #3	257,600 TO		
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	268,333	FD224 Avoca Fire District	257,600 TO		
UNDER AGDIST LAW TIL 2034						

126.00-02-008.111	4370 Sharps Corner Rd			126.00-02-008.111		000017-7916
126.00-02-008.111	241 Rural res&ag		AG DIST 41720	0	134,908	134,908 134,908
Mills Douglas L	Avoca CSD 462201	228,400	COUNTY TAXABLE VALUE	226,192		
4370 Sharps Corner Rd	Goff Road Mills	361,100	TOWN TAXABLE VALUE	226,192		
Avoca, NY 14809	ACRES 150.30		SCHOOL TAXABLE VALUE	226,192		
	EAST-0582834 NRTH-0863478		AG003 Ag Dist #3	361,100 TO		
	DEED BOOK 2876 PG-193		FD224 Avoca Fire District	361,100 TO		
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	376,146				
UNDER AGDIST LAW TIL 2029						

126.00-02-008.112	7901 Loucks Pond Rd			126.00-02-008.112		000020-4354
126.00-02-008.112	210 1 Family Res		BAS STAR 41854	0	0	0 30,380
Roote Robert M Jr	Avoca CSD 462201	40,700	COUNTY TAXABLE VALUE	169,900		
7901 Loucks Pond Rd	Anderson Loucks Pd Rd	169,900	TOWN TAXABLE VALUE	169,900		
Avoca, NY 14809	Mills Mills		SCHOOL TAXABLE VALUE	139,520		
	Dble Wd 28 X 60 X 24		FD224 Avoca Fire District	169,900 TO		
	ACRES 14.80					
	EAST-0582894 NRTH-0864738					
	DEED BOOK 2424 PG-267					
	FULL MARKET VALUE	176,979				

126.00-02-008.120	W Of Loucks Pond Rd			126.00-02-008.120		000020-4354
126.00-02-008.120	314 Rural vac<10		COUNTY TAXABLE VALUE	16,300		
Mills Barbara A	Avoca CSD 462201	16,300	TOWN TAXABLE VALUE	16,300		
7616 Hamilton Rd	Livingston Loucks Road	16,300	SCHOOL TAXABLE VALUE	16,300		
Avoca, NY 14809	Mills Hamilton Road		AG003 Ag Dist #3	16,300 TO		
	Triangle Bar 86-Ffootage		FD224 Avoca Fire District	16,300 TO		
	ACRES 6.30					
	EAST-0582094 NRTH-0864738					
	DEED BOOK 1013 PG-01036					
	FULL MARKET VALUE	16,979				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 336
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

126.00-02-008.200	7616 Hamilton Rd			126.00-02-008.200		000020-7901
Mills Barbara A	270 Mfg housing		AGED C/S 41805	0	48,900	0 48,900
7616 Hamilton Rd	Avoca CSD 462201	22,400	ENH STAR 41834	0	0	0 48,900
Avoca, NY 14809	Livingston Hamilton Road	97,800	COUNTY TAXABLE VALUE		48,900	
	ACRES 8.40		TOWN TAXABLE VALUE		97,800	
	EAST-0581554 NRTH-0864728		SCHOOL TAXABLE VALUE		0	
	DEED BOOK 2876 PG-189		AG003 Ag Dist #3		97,800 TO	
	FULL MARKET VALUE	101,875	FD224 Avoca Fire District		97,800 TO	

126.00-02-011.100	7855 Hamilton Rd			126.00-02-011.100		000019-7905
Switzer Larry	312 Vac w/imprv		COUNTY TAXABLE VALUE		64,000	
Moss Darcy	Avoca CSD 462201	43,300	TOWN TAXABLE VALUE		64,000	
4079 Turn Pike Rd	Moss Moss	64,000	SCHOOL TAXABLE VALUE		64,000	
Canisteo, NY 14823	ACRES 25.54		FD224 Avoca Fire District		64,000 TO	
	EAST-0581324 NRTH-0870038					
	DEED BOOK 1527 PG-170					
	FULL MARKET VALUE	66,667				

126.00-02-011.200	7851 Hamilton Rd			126.00-02-011.200		
Smigiel Penelope	210 1 Family Res		COUNTY TAXABLE VALUE		122,900	
5281 Zimmer Rd	Avoca CSD 462201	31,600	TOWN TAXABLE VALUE		122,900	
Avoca, NY 14809	ACRES 7.56	122,900	SCHOOL TAXABLE VALUE		122,900	
	EAST-0581458 NRTH-0868824		FD224 Avoca Fire District		122,900 TO	
	DEED BOOK 2783 PG-184					
	FULL MARKET VALUE	128,021				

126.00-02-012.000	7873 Hamilton Rd			126.00-02-012.000		000019-7873
Guck Charles	260 Seasonal res		COUNTY TAXABLE VALUE		185,200	
Guck Elfriede	Avoca CSD 462201	70,000	TOWN TAXABLE VALUE		185,200	
56 Spencer Rd	Stutzman Moss	185,200	SCHOOL TAXABLE VALUE		185,200	
Hilton, NY 14468	ACRES 32.00		FD224 Avoca Fire District		185,200 TO	
	EAST-0581984 NRTH-0868318					
	DEED BOOK 1203 PG-181					
	FULL MARKET VALUE	192,917				

126.00-02-013.110	7760 Loucks Pond Rd			126.00-02-013.110		000017-7755
Murphy Francis M	210 1 Family Res		VET WAR CT 41121	0	12,000	6,000 0
7760 Loucks Pond Rd	Avoca CSD 462201	35,400	COUNTY TAXABLE VALUE		131,800	
Avoca, NY 14809	ACRES 11.25 BANK 241	143,800	TOWN TAXABLE VALUE		137,800	
	EAST-0583244 NRTH-0867288		SCHOOL TAXABLE VALUE		143,800	
	DEED BOOK 2377 PG-191		FD224 Avoca Fire District		143,800 TO	
	FULL MARKET VALUE	149,792				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 337
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.		
***** 126.00-02-013.120 *****						
7765 Loucks Pond Rd	240 Rural res		AG DIST 41720	0	32,606	32,606
126.00-02-013.120	Avoca CSD 462201	112,300	COUNTY TAXABLE VALUE		318,694	
Anderson Karl V Jr.	ACRES 71.38	351,300	TOWN TAXABLE VALUE		318,694	
Anderson Barbara L	EAST-0584394 NRTH-0867038		SCHOOL TAXABLE VALUE		318,694	
7765 Loucks Pond Rd	DEED BOOK 2238 PG-248		AG003 Ag Dist #3		351,300 TO	
Avoca, NY 14809	FULL MARKET VALUE	365,938	FD224 Avoca Fire District		351,300 TO	
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						
***** 126.00-02-013.130 *****						
Loucks Pond Rd	240 Rural res		COUNTY TAXABLE VALUE		304,600	
126.00-02-013.130	Avoca CSD 462201	152,200	TOWN TAXABLE VALUE		304,600	
Anderson Robert J	ACRES 89.12	304,600	SCHOOL TAXABLE VALUE		304,600	
7987 Loucks Pond Rd	EAST-0584394 NRTH-0865788		AG003 Ag Dist #3		304,600 TO	
Avoca, NY 14809	DEED BOOK 1404 PG-241		FD224 Avoca Fire District		304,600 TO	
	FULL MARKET VALUE	317,292				
***** 126.00-02-015.111 *****						
4485 Smith Pond Rd	241 Rural res&ag		AG DIST 41720	0	138,983	000014-4485
126.00-02-015.111	Avoca CSD 462201	257,500	ENH STAR 41834	0	0	138,983
Moss Irevocable Trust Sharon M	Hwy 14 Hwy 17	444,500	COUNTY TAXABLE VALUE		305,517	86,100
Moss Sharon	ACRES 203.00		TOWN TAXABLE VALUE		305,517	
4485 Smith Pond Rd	EAST-0583053 NRTH-0869992		SCHOOL TAXABLE VALUE		219,417	
Avoca, NY 14809	DEED BOOK 2860 PG-268		AG003 Ag Dist #3		444,500 TO	
	FULL MARKET VALUE	463,021	FD224 Avoca Fire District		444,500 TO	
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						
***** 126.00-02-015.113 *****						
Loucks Pond Rd	314 Rural vac<10		COUNTY TAXABLE VALUE		6,400	
126.00-02-015.113	Avoca CSD 462201	6,400	TOWN TAXABLE VALUE		6,400	
Horn Theodore J	ACRES 1.56	6,400	SCHOOL TAXABLE VALUE		6,400	
Horn Virginia M	EAST-0583671 NRTH-0868140		AG003 Ag Dist #3		6,400 TO	
7700 Loucks Pond Rd	DEED BOOK 2225 PG-249		FD224 Avoca Fire District		6,400 TO	
Avoca, NY 14809	FULL MARKET VALUE	6,667				
***** 126.00-02-015.116 *****						
Loucks Pond Rd	105 Vac farmland		AG DIST 41720	0	53,155	53,155
126.00-02-015.116	Avoca CSD 462201	78,500	COUNTY TAXABLE VALUE		25,345	
Dickson Michael D	ACRES 54.04	78,500	TOWN TAXABLE VALUE		25,345	
Dickson Connie M	EAST-0584664 NRTH-0868253		SCHOOL TAXABLE VALUE		25,345	
7670 Loucks Pond Rd	DEED BOOK 2620 PG-344		AG003 Ag Dist #3		78,500 TO	
Avoca, NY 14809	FULL MARKET VALUE	81,771	FD224 Avoca Fire District		78,500 TO	
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2029						

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 338
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.

126.00-02-015.120	7700 Loucks Pond Rd			126.00-02-015.120		*****
Horn Theodore	210 1 Family Res		ENH STAR 41834	0	0	86,100
Horn Virginia	Avoca CSD 462201	21,800	COUNTY TAXABLE VALUE		148,400	
7700 Loucks Pond Rd	Moss Loucks Pond Rd	148,400	TOWN TAXABLE VALUE		148,400	
Avoca, NY 14809	Anderson Moss		SCHOOL TAXABLE VALUE		62,300	
	FRNT 365.92 DPTH 314.41		FD224 Avoca Fire District		148,400 TO	
	ACRES 2.70					
	EAST-0583563 NRTH-0867882					
	DEED BOOK 1444 PG-205					
	FULL MARKET VALUE	154,583				

126.00-02-015.210	7670 Loucks Pond Rd			126.00-02-015.210		*****
Dickson Michael D	210 1 Family Res		BAS STAR 41854	0	0	000017-7670
Dickson Connie M	Avoca CSD 462201	32,500	COUNTY TAXABLE VALUE		229,900	
7670 Loucks Pond Rd	Moss Road	229,900	TOWN TAXABLE VALUE		229,900	
Avoca, NY 14809-9720	ACRES 8.53		SCHOOL TAXABLE VALUE		199,520	
	EAST-0583794 NRTH-0869038		AG003 Ag Dist #3		229,900 TO	
	DEED BOOK 1303 PG-95		FD224 Avoca Fire District		229,900 TO	
	FULL MARKET VALUE	239,479				

126.00-02-015.220	7684 Loucks Pond Rd			126.00-02-015.220		*****
Dickson Zachary	210 1 Family Res		COUNTY TAXABLE VALUE		105,500	
7684 Loucks Pond Rd	Avoca CSD 462201	21,900	TOWN TAXABLE VALUE		105,500	
Avoca, NY 14809	ACRES 2.77	105,500	SCHOOL TAXABLE VALUE		105,500	
	EAST-0583703 NRTH-0868606		FD224 Avoca Fire District		105,500 TO	
	DEED BOOK 2827 PG-165					
	FULL MARKET VALUE	109,896				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 1 2 6
 S U B - S E C T I O N - 0 0 0
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	23	TOTAL		3869,200		3869,200
AG003	Ag Dist #3	11	TOTAL		2184,700		2184,700

*** 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
462201	Avoca CSD	23	1581,200	3869,200	558,840	3310,360	281,860	3028,500
	S U B - T O T A L	23	1581,200	3869,200	558,840	3310,360	281,860	3028,500
	T O T A L	23	1581,200	3869,200	558,840	3310,360	281,860	3028,500

*** 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
41121	VET WAR CT	2	24,000	12,000	
41720	AG DIST	6	419,965	419,965	419,965
41730	AG DIST	1	19,078	19,078	19,078
41805	AGED C/S	1	48,900		48,900
41834	ENH STAR	3			221,100
41854	BAS STAR	2			60,760
47460	IND REFORS	1	70,897	70,897	70,897
	T O T A L	16	582,840	521,940	840,700

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 126
S U B - S E C T I O N - 000
UNIFORM PERCENT OF VALUE IS 096.00

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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025
RPS150/V04/L015
CURRENT DATE 4/25/2025

*** 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	23	1581,200	3869,200	3286,360	3347,260	3310,360	3028,500

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 341
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.			

7609	Loucks Pond Rd	77 PCT OF VALUE USED FOR EXEMPTION PURPOSES		127.00-01-002.110		*****	
127.00-01-002.110	240 Rural res		VET WAR CT 41121	0	12,000	6,000	0
Wigger James	Avoca CSD 462201	41,100	AG DIST 41720	0	17,061	17,061	17,061
Wigger Suzanne	ACRES 18.00	107,000	AGED C/T/S 41800	0	35,195	38,195	41,195
7609 Loucks Pond Rd	EAST-0585254 NRTH-0871018		ENH STAR 41834	0	0	0	48,744
Avoca, NY 14809	DEED BOOK 2824 PG-93		COUNTY TAXABLE VALUE		42,744		
	FULL MARKET VALUE	111,458	TOWN TAXABLE VALUE		45,744		
			SCHOOL TAXABLE VALUE		0		
MAY BE SUBJECT TO PAYMENT			FD224 Avoca Fire District		107,000	TO	
UNDER AGDIST LAW TIL 2029			*****				127.00-01-002.120 *****
8023	E Loucks Pond Rd						
127.00-01-002.120	210 1 Family Res		COUNTY TAXABLE VALUE		161,000		
VanDelinder Jason L	Avoca CSD 462201	20,500	TOWN TAXABLE VALUE		161,000		
VanDelinder Christine	FRNT 275.00 DPTH 330.00	161,000	SCHOOL TAXABLE VALUE		161,000		
8023 Loucks Pond Rd	ACRES 2.18 BANK 450		FD224 Avoca Fire District		161,000	TO	
Avoca, NY 14809	EAST-0584994 NRTH-0871238						
	DEED BOOK 2924 PG-222		FULL MARKET VALUE		167,708		
*****							127.00-01-002.211 *****
127.00-01-002.211	Dyer Hill Rd						000018-4624
Hoover Leroy	105 Vac farmland		AG DIST 41720	0	57,044	57,044	57,044
Hoover Alta H	Avoca CSD 462201	129,300	COUNTY TAXABLE VALUE		72,256		
3341 Chubb Hollow Rd	ACRES 88.56	129,300	TOWN TAXABLE VALUE		72,256		
Penn Yan, NY 14527	EAST-0586174 NRTH-0869798		SCHOOL TAXABLE VALUE		72,256		
	DEED BOOK 3068 PG-91		FD224 Avoca Fire District		129,300	TO	
	FULL MARKET VALUE	134,688					
MAY BE SUBJECT TO PAYMENT			*****				127.00-01-002.213 *****
UNDER AGDIST LAW TIL 2029							
127.00-01-002.213	Dyer Rd						
Hoover Leroy	260 Seasonal res		AG DIST 41730	0	6,013	6,013	6,013
Hoover Alta H	Avoca CSD 462201	36,500	COUNTY TAXABLE VALUE		177,987		
3341 Chubb Hollow Rd	ACRES 26.09	184,000	TOWN TAXABLE VALUE		177,987		
Penn Yan, NY 14527	EAST-0587128 NRTH-0870223		SCHOOL TAXABLE VALUE		177,987		
	DEED BOOK 3068 PG-91		FD224 Avoca Fire District		184,000	TO	
	FULL MARKET VALUE	191,667					
MAY BE SUBJECT TO PAYMENT			*****				127.00-01-002.214 *****
UNDER AGDIST LAW TIL 2032							
127.00-01-002.214	Dyer Hill Rd						
Hoover Leroy	105 Vac farmland		AG DIST 41730	0	42,950	42,950	42,950
Hoover Alta H	Avoca CSD 462201	79,900	COUNTY TAXABLE VALUE		36,950		
3341 Chubb Hollow Rd	ACRES 49.96	79,900	TOWN TAXABLE VALUE		36,950		
Penn Yan, NY 14527	EAST-0586872 NRTH-0868756		SCHOOL TAXABLE VALUE		36,950		
	DEED BOOK 3068 PG-91		FD224 Avoca Fire District		79,900	TO	
	FULL MARKET VALUE	83,229					
MAY BE SUBJECT TO PAYMENT			*****				*****
UNDER AGDIST LAW TIL 2032			*****				*****

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

127.00-01-002.220	4632 Dyer Hill Rd			127.00-01-002.220	000018-4632	
Welc John E	240 Rural res		BAS STAR 41854 0	0	0	30,380
4632 Dyer Hill Rd	Avoca CSD 462201	41,000	COUNTY TAXABLE VALUE	172,500		
Avoca, NY 14809	Welc Welc	172,500	TOWN TAXABLE VALUE	172,500		
	Dyer Rd Welc		SCHOOL TAXABLE VALUE	142,120		
	1196sflax45per Sf		FD224 Avoca Fire District	172,500 TO		
	ACRES 15.00					
	EAST-0586594 NRTH-0870258					
	DEED BOOK 2078 PG-50					
	FULL MARKET VALUE	179,688				

127.00-01-004.100	4752 Dyer Hill Rd			127.00-01-004.100	000018-4750	
Loucks Cindy	240 Rural res		AG DIST 41720 0	37,987	37,987	37,987
Loucks Larry D	Avoca CSD 462201	68,700	BAS STAR 41854 0	0	0	30,380
4752 Dyer Hill Rd	Peterson Bolton	164,900	COUNTY TAXABLE VALUE	126,913		
Avoca, NY 14809	FRNT 1600.00 DPTH 1400.00		TOWN TAXABLE VALUE	126,913		
	ACRES 35.10		SCHOOL TAXABLE VALUE	96,533		
	EAST-0588054 NRTH-0870618		AG003 Ag Dist #3	164,900 TO		
	DEED BOOK 1602 PG-277		FD224 Avoca Fire District	164,900 TO		
	FULL MARKET VALUE	171,771				

127.00-01-004.200	4729 Dyer Hill Rd			127.00-01-004.200	000018-4729	
Savoca John W	241 Rural res&ag		AG DIST 41730 0	32,960	32,960	32,960
4729 Dyer Hill Rd	Avoca CSD 462201	223,900	COUNTY TAXABLE VALUE	388,540		
Avoca, NY 14809	ACRES 208.45	421,500	TOWN TAXABLE VALUE	388,540		
	EAST-0588793 NRTH-0867366		SCHOOL TAXABLE VALUE	388,540		
	DEED BOOK 1756 PG-290		FD224 Avoca Fire District	421,500 TO		
	FULL MARKET VALUE	439,063				

127.00-01-005.000	4780 Dyer Hill Rd			127.00-01-005.000	000018-4780	
Bolton Marlene	241 Rural res&ag		COUNTY TAXABLE VALUE	237,500		
4780 Dyer Hill Rd	Avoca CSD 462201	176,500	TOWN TAXABLE VALUE	237,500		
Avoca, NY 14809-9722	FRNT 1430.00 DPTH 1930.00	237,500	SCHOOL TAXABLE VALUE	237,500		
	ACRES 113.70		FD224 Avoca Fire District	237,500 TO		
	EAST-0589904 NRTH-0871058					
	DEED BOOK 929 PG-966					
	FULL MARKET VALUE	247,396				

127.00-01-006.110	4930 County Route 70A			127.00-01-006.110	00211	
Fink Kevin	240 Rural res		BAS STAR 41854 0	0	0	30,380
4930 County Route 70A	Avoca CSD 462201	198,300	COUNTY TAXABLE VALUE	375,000		
Bath, NY 14810	Schutz Ryan	375,000	TOWN TAXABLE VALUE	375,000		
	ACRES 127.60 BANK 450		SCHOOL TAXABLE VALUE	344,620		
	EAST-0591634 NRTH-0868388		FD224 Avoca Fire District	375,000 TO		
	DEED BOOK 2074 PG-48					
	FULL MARKET VALUE	390,625				

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2 0 2 5 T E N T A T I V E 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 343
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.			

127.00-01-006.120	4926 County Route 70 A			127.00-01-006.120		000701-4926	
Singh Binod K	210 1 Family Res		VET DIS CT 41141	0	40,000	20,000	0
Abramson Singh Brooke E	Avoca CSD 462201	17,700	VET COM CT 41131	0	20,000	10,000	0
4926 County Route 70A	ACRES 1.54 BANK 241	172,500	COUNTY TAXABLE VALUE		112,500		
Bath, NY 14810	EAST-0592394 NRTH-0867338		TOWN TAXABLE VALUE		142,500		
	DEED BOOK 3035 PG-243		SCHOOL TAXABLE VALUE		172,500		
	FULL MARKET VALUE	179,688	FD224 Avoca Fire District		172,500 TO		

127.00-01-006.210	4936 County Route 70 A	80 PCT OF VALUE USED FOR EXEMPTION PURPOSES		127.00-01-006.210		000701-4936	
Patterson Brian	210 1 Family Res		VET WAR CT 41121	0	12,000	6,000	0
Patterson Donna	Avoca CSD 462201	33,900	BAS STAR 41854	0	0	0	30,380
4936 County Route 70A	Brown Robbins	121,900	VET WAR CT 41121	0	12,000	6,000	0
Bath, NY 14810	ACRES 9.85 BANK 241		COUNTY TAXABLE VALUE		97,900		
	EAST-0592718 NRTH-0867715		TOWN TAXABLE VALUE		109,900		
	DEED BOOK 1676 PG-168		SCHOOL TAXABLE VALUE		91,520		
	FULL MARKET VALUE	126,979	FD224 Avoca Fire District		121,900 TO		

127.00-01-006.220	4968 County Route 70 A			127.00-01-006.220		000701-4968	
Conover Daniel C	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
Conover Rachael E	Avoca CSD 462201	34,000	COUNTY TAXABLE VALUE		143,800		
4968 County Route 70 A	Riley Robbins	143,800	TOWN TAXABLE VALUE		143,800		
Bath, NY 14810	Hwy 70A Riley		SCHOOL TAXABLE VALUE		113,420		
	FRNT 612.73 DPTH 751.23		FD224 Avoca Fire District		143,800 TO		
	ACRES 10.00 BANK 450						
	EAST-0593021 NRTH-0868089						
	DEED BOOK 2373 PG-337						
	FULL MARKET VALUE	149,792					

127.00-01-007.112	5135 County Route 70 A			127.00-01-007.112			
Prescott Matthew	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
Prescott Pamela	Avoca CSD 462201	13,100	COUNTY TAXABLE VALUE		80,500		
5135 County Route 70A	FRNT 215.00 DPTH 140.00	80,500	TOWN TAXABLE VALUE		80,500		
Bath, NY 14810	BANK 450		SCHOOL TAXABLE VALUE		50,120		
	EAST-0595071 NRTH-0869658		FD224 Avoca Fire District		80,500 TO		
	DEED BOOK 2191 PG-304						
	FULL MARKET VALUE	83,854					

127.00-01-007.113	5141 County Route 70 A			127.00-01-007.113		000701-5080	
Pritting Robert J Sr	210 1 Family Res		COUNTY TAXABLE VALUE		54,600		
Pritting Gail M	Avoca CSD 462201	12,200	TOWN TAXABLE VALUE		54,600		
9173 Wallace Rd	Robbins Robbins	54,600	SCHOOL TAXABLE VALUE		54,600		
Avoca, NY 14809	Cook Ryan		FD224 Avoca Fire District		54,600 TO		
	FRNT 205.00 DPTH 115.00						
	EAST-0595193 NRTH-0869852						
	DEED BOOK 2745 PG-219						
	FULL MARKET VALUE	56,875					

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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 344
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.		

127.00-01-007.114	County Route 70 A			127.00-01-007.114		000701-5080
Delucia Amy Jo	321 Abandoned ag		COUNTY TAXABLE VALUE	23,800		
Delucia Meadow A	Avoca CSD 462201	23,800	TOWN TAXABLE VALUE	23,800		
1034 Waterloo-Geneva Rd	ACRES 27.40	23,800	SCHOOL TAXABLE VALUE	23,800		
Waterloo, NY 13165	EAST-0594723 NRTH-0867285		AG003 Ag Dist #3	23,800 TO		
	DEED BOOK 3019 PG-290		FD224 Avoca Fire District	23,800 TO		
	FULL MARKET VALUE	24,792				

127.00-01-007.115	County Route 70 A			127.00-01-007.115		000701-5080
Delucia Amy Jo	314 Rural vac<10		COUNTY TAXABLE VALUE	6,200		
Delucia Meadow A	Avoca CSD 462201	6,200	TOWN TAXABLE VALUE	6,200		
1034 Waterloo-Geneva Rd	Robbins Robbins	6,200	SCHOOL TAXABLE VALUE	6,200		
Waterloo, NY 13165	State Rte 415 Newman		AG003 Ag Dist #3	6,200 TO		
	ACRES 9.19		FD224 Avoca Fire District	6,200 TO		
	EAST-0595695 NRTH-0868941					
	DEED BOOK 3019 PG-290					
	FULL MARKET VALUE	6,458				

127.00-01-007.116	5080 County Route 70A			127.00-01-007.116		000701-5080
Snyder Craig	240 Rural res		AG DIST 41720	0	58,288	58,288
Snyder Sandra	Avoca CSD 462201	157,000	BAS STAR 41854	0	0	30,380
5080 County Route 70A	Robbins Robbins	271,400	COUNTY TAXABLE VALUE			
Bath, NY 14810	Cook Ryan		TOWN TAXABLE VALUE			
	ACRES 132.90		SCHOOL TAXABLE VALUE			
	EAST-0592864 NRTH-0869817		AG003 Ag Dist #3			
MAY BE SUBJECT TO PAYMENT	DEED BOOK 1635 PG-231		FD224 Avoca Fire District			
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	282,708				

127.00-01-007.117	County Route 70 A			127.00-01-007.117		000701-5080
Hammond Jennifer N	117 Horse farm		AG DIST 41720	0	66,991	66,991
6235 Fort Hill Rd	Avoca CSD 462201	125,800	COUNTY TAXABLE VALUE			
Bath, NY 14810	ACRES 87.36	244,000	TOWN TAXABLE VALUE			
	EAST-0593874 NRTH-0870375		SCHOOL TAXABLE VALUE			
	DEED BOOK 1710 PG-139		AG003 Ag Dist #3			
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	254,167	FD224 Avoca Fire District			
UNDER AGDIST LAW TIL 2029						

127.00-01-007.118	5088 County Route 70 A			127.00-01-007.118		000701-5080
Robbins Chad E	312 Vac w/imprv		COUNTY TAXABLE VALUE	23,300		
7884 Hamilton Rd	Avoca CSD 462201	9,000	TOWN TAXABLE VALUE	23,300		
Avoca, NY 14809	ACRES 0.90	23,300	SCHOOL TAXABLE VALUE	23,300		
	EAST-0594395 NRTH-0869105		AG003 Ag Dist #3	244,000 TO		
	DEED BOOK 2922 PG-329		FD224 Avoca Fire District	23,300 TO		
	FULL MARKET VALUE	24,271				

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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		

127.00-01-007.119	County Route 70 A			127.00	01	007.119
Insulae Holdings LLC	416 Mfg hsing pk		COUNTY TAXABLE VALUE	127,000		
PO Box 276	Avoca CSD 462201	43,000	TOWN TAXABLE VALUE	127,000		
Avoca, NY 14809	FRNT 320.50 DPTH 429.03	127,000	SCHOOL TAXABLE VALUE	127,000		
	ACRES 3.79		FD224 Avoca Fire District	127,000	TO	
	EAST-0595194 NRTH-0870461					
	DEED BOOK 3143 PG-206					
	FULL MARKET VALUE	132,292				

127.00-01-007.120	North West of 70A			127.00	01	007.120
Cansdale Cris L Jr	311 Res vac land		COUNTY TAXABLE VALUE	8,400		
Cansdale Meghan L	Avoca CSD 462201	8,400	TOWN TAXABLE VALUE	8,400		
5138 County Route 70A	Robbins 70A	8,400	SCHOOL TAXABLE VALUE	8,400		
Bath, NY 14810-9333	70a/faryna Faryna		FD224 Avoca Fire District	8,400	TO	
	21 Per Ff/2000 Per Acre					
	FRNT 240.00 DPTH 342.00					
	ACRES 2.37					
	EAST-0594970 NRTH-0870080					
	DEED BOOK 2688 PG-30					
	FULL MARKET VALUE	8,750				

127.00-01-007.130	5162 County Route 70 A			127.00	01	007.130
Simone Jineen	210 1 Family Res		BAS STAR 41854 0	0	0	30,380
5162 County Route 70A	Avoca CSD 462201	43,800	COUNTY TAXABLE VALUE	172,500		
Bath, NY 14810	ACRES 16.86	172,500	TOWN TAXABLE VALUE	172,500		
	EAST-0595179 NRTH-0871183		SCHOOL TAXABLE VALUE	142,120		
	DEED BOOK 1504 PG-254		FD224 Avoca Fire District	172,500	TO	
	FULL MARKET VALUE	179,688				

127.00-01-007.141	5147 County Route 70A			127.00	01	007.141
Two Gals Stable, LLC	270 Mfg housing		COUNTY TAXABLE VALUE	46,000		
5162 County Route 70A	Avoca CSD 462201	11,200	TOWN TAXABLE VALUE	46,000		
Bath, NY 14810	ACRES 0.46	46,000	SCHOOL TAXABLE VALUE	46,000		
	EAST-0595459 NRTH-0870204		FD224 Avoca Fire District	46,000	TO	
	DEED BOOK 2860 PG-173					
	FULL MARKET VALUE	47,917				

127.00-01-007.142	5151 County Route 70A			127.00	01	007.142
Turner Sean A	270 Mfg housing		COUNTY TAXABLE VALUE	64,400		
Turner Jenalee R	Avoca CSD 462201	12,800	TOWN TAXABLE VALUE	64,400		
7189 County Route 27	ACRES 0.64	64,400	SCHOOL TAXABLE VALUE	64,400		
Hornell, NY 14843	EAST-0595193 NRTH-0869851		FD224 Avoca Fire District	64,400	TO	
	DEED BOOK 2644 PG-142					
	FULL MARKET VALUE	67,083				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

127.00-01-007.200	5092 County Route 70 A			127.00-01-007.200		000701-5092
Mummey James P	210 1 Family Res		VET DIS CT 41141	0	40,000	20,000
Nichols Lisa M	Avoca CSD 462201	18,800	VET COM CT 41131	0	20,000	10,000
5092 County Route 70 A	Robbins Route 70A	174,700	COUNTY TAXABLE VALUE		114,700	
Bath, NY 14810	FRNT 400.00 DPTH 250.00		TOWN TAXABLE VALUE		144,700	
	ACRES 1.75 BANK 450		SCHOOL TAXABLE VALUE		174,700	
	EAST-0594550 NRTH-0869329		FD224 Avoca Fire District		174,700 TO	
	DEED BOOK 2668 PG-52					
	FULL MARKET VALUE	181,979				

127.00-01-007.300	5174 County Route 70A			127.00-01-007.300		000701-5174
Stevens Aaron	210 1 Family Res		COUNTY TAXABLE VALUE		161,900	
Stevens Brittany	Avoca CSD 462201	24,100	TOWN TAXABLE VALUE		161,900	
5174 County Route 70A	Robbins Robbins	161,900	SCHOOL TAXABLE VALUE		161,900	
Avoca, NY 14809	ACRES 3.62		FD224 Avoca Fire District		161,900 TO	
	EAST-0595772 NRTH-0871210					
	DEED BOOK 3051 PG-293					
	FULL MARKET VALUE	168,646				

127.00-01-007.410	5177 Loucks Pond Rd			127.00-01-007.410		
Irwin Chad	210 1 Family Res		COUNTY TAXABLE VALUE		178,300	
Irwin Kelley	Avoca CSD 462201	14,300	TOWN TAXABLE VALUE		178,300	
5177 Loucks Pond Rd	ACRES 0.89	178,300	SCHOOL TAXABLE VALUE		178,300	
Avoca, NY 14809	EAST-0596052 NRTH-0871179		FD224 Avoca Fire District		178,300 TO	
	DEED BOOK 2971 PG-306					
	FULL MARKET VALUE	185,729				

127.00-01-007.420	5169 Loucks Pond Rd			127.00-01-007.420		
Brightwell Randall	270 Mfg housing		VET COM CT 41131	0	12,800	10,000
Brightwell Theresa	Avoca CSD 462201	13,300	COUNTY TAXABLE VALUE		38,400	
5169 Loucks Pond Rd	ACRES 0.72	51,200	TOWN TAXABLE VALUE		41,200	
Avoca, NY 14809	EAST-0595864 NRTH-0871425		SCHOOL TAXABLE VALUE		51,200	
	DEED BOOK 2676 PG-69		FD224 Avoca Fire District		51,200 TO	
	FULL MARKET VALUE	53,333				

127.00-01-007.430	5171 Loucks Pond Rd			127.00-01-007.430		
Brightwell Randall	270 Mfg housing		COUNTY TAXABLE VALUE		48,300	
Brightwell Theresa	Avoca CSD 462201	12,200	TOWN TAXABLE VALUE		48,300	
5169 Loucks Pond Rd	ACRES 0.79	48,300	SCHOOL TAXABLE VALUE		48,300	
Avoca, NY 14809	EAST-0595966 NRTH-0871379		AG003 Ag Dist #3		48,300 TO	
	DEED BOOK 3057 PG-40		FD224 Avoca Fire District		48,300 TO	
	FULL MARKET VALUE	50,313				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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
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.		
***** 127.00-01-007.500 *****						
127.00-01-007.500	5156 County Route 70 A					
Belanger Allen J	210 1 Family Res		VET WAR CT 41121	0	12,000	6,000
Belanger Beverly J	Avoca CSD 462201	19,400	VFF & AMB 41632	0	17,830	0
PO Box 267	FRNT 210.53 DPTH 430.37	178,300	VOL FIRE T 41663	0	0	3,000
Avoca, NY 14809	ACRES 1.88		ENH STAR 41834	0	0	86,100
	EAST-0595311 NRTH-0870551		COUNTY TAXABLE VALUE		148,470	
	DEED BOOK 2047 PG-150		TOWN TAXABLE VALUE		169,300	
	FULL MARKET VALUE	185,729	SCHOOL TAXABLE VALUE		92,200	
			FD224 Avoca Fire District		175,300 TO	
			3,000 EX			
***** 127.00-01-008.121 *****						
127.00-01-008.121	5170 County Route 70A					000701-5170
Brown Linda L	270 Mfg housing		VET COM CT 41131	0	8,050	8,050
5170 County Route 70A	Avoca CSD 462201	13,700	VET DIS CT 41141	0	6,440	6,440
Bath, NY 14810	Robbins Robbins	32,200	AGED C 41802	0	8,855	0
	FRNT 170.00 DPTH 202.79		ENH STAR 41834	0	0	32,200
	ACRES 0.80		COUNTY TAXABLE VALUE		8,855	
	EAST-0595744 NRTH-0870888		TOWN TAXABLE VALUE		17,710	
	DEED BOOK 1317 PG-197		SCHOOL TAXABLE VALUE		0	
	FULL MARKET VALUE	33,542	FD224 Avoca Fire District		32,200 TO	
***** 127.00-01-008.122 *****						
127.00-01-008.122	5172 County Route 70 A					
Simone Joseph	314 Rural vac<10		COUNTY TAXABLE VALUE		3,100	
5162 County Route 70A	Avoca CSD 462201	3,100	TOWN TAXABLE VALUE		3,100	
Bath, NY 14810	Robbins Water	3,100	SCHOOL TAXABLE VALUE		3,100	
	ACRES 0.61		FD224 Avoca Fire District		3,100 TO	
	EAST-0595639 NRTH-0871037					
	DEED BOOK 2969 PG-60					
	FULL MARKET VALUE	3,229				
***** 127.00-01-009.000 *****						
127.00-01-009.000	5141 Loucks Pond Rd					000017-5141
Robertson Wayne R	210 1 Family Res		COUNTY TAXABLE VALUE		192,000	
Robertson Jessica L	Avoca CSD 462201	26,700	TOWN TAXABLE VALUE		192,000	
5141 Loucks Pond Rd	ACRES 4.69 BANK 241	192,000	SCHOOL TAXABLE VALUE		192,000	
Avoca, NY 14809	EAST-0595294 NRTH-0871788		FD224 Avoca Fire District		192,000 TO	
	DEED BOOK 2494 PG-180					
	FULL MARKET VALUE	200,000				
***** 127.00-01-010.000 *****						
127.00-01-010.000	4850 County Route 70 A	90 PCT OF VALUE USED FOR EXEMPTION PURPOSES				000701-4850
Dutkiewicz James A	240 Rural res		ENH STAR 41834	0	0	86,100
Dutkiewicz Cynthia G	Avoca CSD 462201	37,500	VET WAR CT 41121	0	12,000	6,000
4850 County Route 70 A	Schutz Fink	186,000	COUNTY TAXABLE VALUE		174,000	0
Bath, NY 14810	ACRES 12.69		TOWN TAXABLE VALUE		180,000	
	EAST-0590594 NRTH-0866878		SCHOOL TAXABLE VALUE		99,900	
	DEED BOOK 2516 PG-138		FD224 Avoca Fire District		186,000 TO	
	FULL MARKET VALUE	193,750				

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2 0 2 5 T E N T A T I V E 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 096.00
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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.		

127.00-01-011.111	4947 County Route 70 A			127.00-01-011.111		*****
Allison Anthony W	210 1 Family Res		COUNTY TAXABLE VALUE			000701-4947
4947 County Route 70A	Avoca CSD 462201	28,100	TOWN TAXABLE VALUE			
Bath, NY 14810	FRNT 990.00 DPTH 124.00	131,100	SCHOOL TAXABLE VALUE			
	ACRES 5.25		FD224 Avoca Fire District		131,100 TO	
	EAST-0593324 NRTH-0867608					
	DEED BOOK 2778 PG-180					
	FULL MARKET VALUE	136,563				

127.00-01-011.112	4933 County Route 70 A			127.00-01-011.112		*****
Bourgeois etal Terrence	322 Rural vac>10		COUNTY TAXABLE VALUE			000701-4933
183 Kemp Dr	Avoca CSD 462201	54,000	TOWN TAXABLE VALUE			
Macedon, NY 14502	Hwy 70A Robbins	54,000	SCHOOL TAXABLE VALUE			
	ACRES 56.70		FD224 Avoca Fire District		54,000 TO	
	EAST-0592894 NRTH-0866388					
	DEED BOOK 1503 PG-11					
	FULL MARKET VALUE	56,250				

127.00-01-011.120	4933 County Route 70A			127.00-01-011.120		*****
Vandelinder Terry F	210 1 Family Res		ENH STAR 41834 0			000000-4933
Vandelinder Melinda L	Avoca CSD 462201	19,000	COUNTY TAXABLE VALUE			86,100
4933 County Route 70A	Rt 70A Bettinger	103,500	TOWN TAXABLE VALUE			
Bath, NY 14810	17xway Cook		SCHOOL TAXABLE VALUE			
	596x35perff		FD224 Avoca Fire District		103,500 TO	
	FRNT 596.00 DPTH 130.00					
	ACRES 1.90 BANK 85					
	EAST-0592514 NRTH-0867078					
	DEED BOOK 1027 PG-00061					
	FULL MARKET VALUE	107,813				

127.00-01-011.200	4945 County Route 70 A			127.00-01-011.200		*****
Mehlenbacher Deanna L	270 Mfg housing		COUNTY TAXABLE VALUE			000701-4945
Mehlenbacher Terry	Avoca CSD 462201	12,500	TOWN TAXABLE VALUE			
4945 County Route 70A	Hwy 70A Cook	79,400	SCHOOL TAXABLE VALUE			
Bath, NY 14810	FRNT 182.00 DPTH 140.00		FD224 Avoca Fire District		79,400 TO	
	EAST-0592774 NRTH-0867258					
	DEED BOOK 2985 PG-253					
	FULL MARKET VALUE	82,708				

127.00-01-011.300	4935 County Route 70 A			127.00-01-011.300		*****
Gokce Capital LLC	311 Res vac land		COUNTY TAXABLE VALUE			000701-4935
35 Horizon Ridge Pkwy Ste 110-	Avoca CSD 462201	3,400	TOWN TAXABLE VALUE			
Henderson, NV 89002	70 A Shaut	3,400	SCHOOL TAXABLE VALUE			
	17 Xway Stallings		FD224 Avoca Fire District		3,400 TO	
	ACRES 6.70					
	EAST-0591644 NRTH-0866478					
	DEED BOOK 2922 PG-5					
	FULL MARKET VALUE	3,542				

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2 0 2 5 T E N T A T I V E 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 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.		

127.00-01-012.100	5084 Nipher Rd			127.00-01-012.100		000022-5074
Moore George	240 Rural res		COUNTY TAXABLE VALUE	209,300		
5084 Nipher Rd	Bath CSD 462402	144,700	TOWN TAXABLE VALUE	209,300		
Bath, NY 14810	Cook Thorsen	209,300	SCHOOL TAXABLE VALUE	209,300		
	ACRES 84.11		FD224 Avoca Fire District	209,300 TO		
	EAST-0593444 NRTH-0864838					
	DEED BOOK 2734 PG-322					
	FULL MARKET VALUE	218,021				

127.00-01-013.000	7797 Redmond Gully Rd			127.00-01-013.000		000023-7694
Gerych David	240 Rural res		BAS STAR 41854 0	0	0	30,380
Gerych Candace	Bath CSD 462402	52,900	COUNTY TAXABLE VALUE	161,000		
7797 Redmond Gully Rd	Robbins Road 23	161,000	TOWN TAXABLE VALUE	161,000		
Bath, NY 14810	ACRES 22.92		SCHOOL TAXABLE VALUE	130,620		
	EAST-0594844 NRTH-0866138		FD224 Avoca Fire District	161,000 TO		
	DEED BOOK 1627 PG-145					
	FULL MARKET VALUE	167,708				

127.00-01-014.000	7695 Nipher Rd			127.00-01-014.000		000022-5190
Hubbard Timothy W	241 Rural res&ag		AG DIST 41720 0	71,307	71,307	71,307
59930 State Route 415	Bath CSD 462402	121,500	COUNTY TAXABLE VALUE	190,193		
Avoca, NY 14809	Bennett Stark	261,500	TOWN TAXABLE VALUE	190,193		
	ACRES 69.80		SCHOOL TAXABLE VALUE	190,193		
	EAST-0596504 NRTH-0865788		AG003 Ag Dist #3	261,500 TO		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2242 PG-205		FD224 Avoca Fire District	261,500 TO		
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	272,396				

127.00-01-015.100	5235 Nipher Rd			127.00-01-015.100		000022-5235
Logsdon Amy G	240 Rural res		BAS STAR 41854 0	0	0	30,380
Logsdon Thomas F	Bath CSD 462402	34,800	COUNTY TAXABLE VALUE	258,600		
5235 Nipher Rd	ACRES 10.78	258,600	TOWN TAXABLE VALUE	258,600		
Bath, NY 14810	EAST-0597144 NRTH-0864518		SCHOOL TAXABLE VALUE	228,220		
	DEED BOOK 2503 PG-149		FD224 Avoca Fire District	258,600 TO		
	FULL MARKET VALUE	269,375				

127.00-01-015.210	5191 Nipher Rd			127.00-01-015.210		000022-5191
Patterson Bryan M	240 Rural res		COUNTY TAXABLE VALUE	218,500		
5191 Nipher Rd	Bath CSD 462402	57,500	TOWN TAXABLE VALUE	218,500		
Bath, NY 14810	Nipher Rd Kinne	218,500	SCHOOL TAXABLE VALUE	218,500		
	ACRES 29.87 BANK 450		FD224 Avoca Fire District	218,500 TO		
	EAST-0596294 NRTH-0864038					
	DEED BOOK 3125 PG-270					
	FULL MARKET VALUE	227,604				

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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.		

127.00-01-015.220	5165 Nipher Rd			127.00-01-015.220		*****
Utter Maureen A	210 1 Family Res		COUNTY TAXABLE VALUE	90,300		000022-5158
5165 Nipher Rd	Bath CSD 462402	21,500	TOWN TAXABLE VALUE	90,300		
Bath, NY 14810	FRNT 175.00 DPTH 641.00	90,300	SCHOOL TAXABLE VALUE	90,300		
	ACRES 2.58		FD224 Avoca Fire District	90,300 TO		
	EAST-0595544 NRTH-0864038					
	DEED BOOK 2934 PG-8					
	FULL MARKET VALUE	94,063				

127.00-01-016.200	5158 Nipher Rd			127.00-01-016.200		*****
Welch Edna M	210 1 Family Res		ENH STAR 41834 0	0	0	000022-5158
5158 Nipher Rd	Bath CSD 462402	15,300	COUNTY TAXABLE VALUE	70,700		70,700
Bath, NY 14810	Bowen Rd 23	70,700	TOWN TAXABLE VALUE	70,700		
	FRNT 285.00 DPTH 175.00		SCHOOL TAXABLE VALUE	0		
	ACRES 1.06		FD224 Avoca Fire District	70,700 TO		
	EAST-0595274 NRTH-0864488					
	DEED BOOK 1423 PG-167					
	FULL MARKET VALUE	73,646				

127.00-01-018.000	5074 Nipher Rd			127.00-01-018.000		*****
Tremper Trust	240 Rural res		ENH STAR 41834 0	0	0	000022-5070
5074 Nipher Rd	Bath CSD 462402	39,400	COUNTY TAXABLE VALUE	96,600		86,100
Bath, NY 14810	Eldridge Eldridge	96,600	TOWN TAXABLE VALUE	96,600		
	ACRES 13.93		SCHOOL TAXABLE VALUE	10,500		
	EAST-0592474 NRTH-0863558		FD224 Avoca Fire District	96,600 TO		
	DEED BOOK 2386 PG-182					
	FULL MARKET VALUE	100,625				

127.00-01-019.000	Nipher Rd			127.00-01-019.000		*****
Hammond Jennifer	120 Field crops		AG DIST 41720 0	182,377	182,377	000022-5027
6235 Fort Hill Rd	Bath CSD 462402	281,600	COUNTY TAXABLE VALUE	125,623		182,377
Bath, NY 14810	Ryan Tremper	308,000	TOWN TAXABLE VALUE	125,623		
	ACRES 189.55		SCHOOL TAXABLE VALUE	125,623		
	EAST-0591634 NRTH-0862958		AG003 Ag Dist #3	308,000 TO		
	DEED BOOK 2155 PG-206		FD224 Avoca Fire District	308,000 TO		
	FULL MARKET VALUE	320,833				

127.00-01-020.000	4986 Nipher Rd			127.00-01-020.000		*****
Warriner Nina L	240 Rural res		BAS STAR 41854 0	0	0	000022-4986
4986 Nipher Rd	Bath CSD 462402	43,000	COUNTY TAXABLE VALUE	151,800		30,380
Bath, NY 14810	Todd Cook	151,800	TOWN TAXABLE VALUE	151,800		
	ACRES 16.31		SCHOOL TAXABLE VALUE	121,420		
	EAST-0590084 NRTH-0863038		FD224 Avoca Fire District	151,800 TO		
	DEED BOOK 1554 PG-140					
	FULL MARKET VALUE	158,125				

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2 0 2 5 T E N T A T I V E 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.		

127.00-01-021.210	County Route 70 A 270 Mfg housing		COUNTY TAXABLE VALUE	127.00	01-021.210	*****
Simms Neil P	Avoca CSD 462201	15,200	TOWN TAXABLE VALUE			
Simms April J	Expressway Expressway	36,200	SCHOOL TAXABLE VALUE			
7138 E Washington St Ext Bath, NY 14810	FRNT 386.12 DPTH 158.52 ACRES 1.04 EAST-0589355 NRTH-0864638 DEED BOOK 1497 PG-161 FULL MARKET VALUE		FD224 Avoca Fire District	36,200	TO	

127.00-01-021.220	4792 County Route 70 A 210 1 Family Res		BAS STAR 41854 0	0	0	000701-4792
Simms Neil P	Avoca CSD 462201	18,700	COUNTY TAXABLE VALUE	94,900		
Simms Khurk April J	Rt 17 Rt 70A	94,900	TOWN TAXABLE VALUE	94,900		
4792 County Route 70A Bath, NY 14810	FRNT 346.23 DPTH 273.66 ACRES 1.73 EAST-0589122 NRTH-0864478 DEED BOOK 1412 PG-193 FULL MARKET VALUE		SCHOOL TAXABLE VALUE FD224 Avoca Fire District	64,520 94,900	TO	

127.00-01-022.100	County Route 70 A 322 Rural vac>10		COUNTY TAXABLE VALUE	127.00	01-022.100	00212
Tremper Trust	Avoca CSD 462201	43,400	TOWN TAXABLE VALUE	43,400		
5074 Nipher Rd Bath, NY 14810	Plank Medema ACRES 58.50 EAST-0591184 NRTH-0864538 DEED BOOK 2386 PG-185 FULL MARKET VALUE	43,400	SCHOOL TAXABLE VALUE FD224 Avoca Fire District	43,400 43,400	TO	

127.00-01-022.200	4795 County Route 70 A 240 Rural res		BAS STAR 41854 0	0	0	000701-4795
Fink Charles W	Avoca CSD 462201	49,800	COUNTY TAXABLE VALUE	193,200		
PO Box 667	ACRES 35.08	193,200	TOWN TAXABLE VALUE	193,200		
Avoca, NY 14809	EAST-0590144 NRTH-0863896 DEED BOOK 1958 PG-279 FULL MARKET VALUE		SCHOOL TAXABLE VALUE FD224 Avoca Fire District	162,820 193,200	TO	

127.00-01-023.100	4835 County Route 70A 240 Rural res		COUNTY TAXABLE VALUE	127.00	01-023.100	*****
Peterson Timothy C	Avoca CSD 462201	34,900	TOWN TAXABLE VALUE	187,800		
Peterson Cindy L	ACRES 10.86 BANK 230	187,800	SCHOOL TAXABLE VALUE	187,800		
4835 County Route 70A Bath, NY 14810	EAST-0590254 NRTH-0864928 DEED BOOK 2630 PG-332 FULL MARKET VALUE		FD224 Avoca Fire District	187,800	TO	

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 352
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

127.00-01-023.200	County Route 70A			127.00-01-023.200		*****
Bourgeois Terry etal	314 Rural vac<10		COUNTY TAXABLE VALUE	5,000		
183 Kemp Dr	Avoca CSD 462201	5,000	TOWN TAXABLE VALUE	5,000		
Macedon, NY 14502	ACRES 1.00	5,000	SCHOOL TAXABLE VALUE	5,000		
	EAST-0591145 NRTH-0865513		FD224 Avoca Fire District	5,000 TO		
	DEED BOOK 2288 PG-174					
	FULL MARKET VALUE	5,208				

127.00-01-027.110	4730 County route 70A	40 PCT OF VALUE USED FOR EXEMPTION PURPOSES		127.00-01-027.110		*****
Alsheimer Living Trust	240 Rural res		VET COM CT 41131	0	20,000	10,000
Alsheimer Charles	Avoca CSD 462201	227,500	VET DIS CT 41141	0	26,664	20,000
4730 County Route 70A	Melnik Cook	333,300	BAS STAR 41854	0	0	0
Bath, NY 14810	ACRES 198.29		COUNTY TAXABLE VALUE	286,636		30,380
	EAST-0587304 NRTH-0866108		TOWN TAXABLE VALUE	303,300		
	DEED BOOK 1629 PG-133		SCHOOL TAXABLE VALUE	302,920		
	FULL MARKET VALUE	347,188	FD224 Avoca Fire District	333,300 TO		

127.00-01-027.121	4740 County Route 70 A			127.00-01-027.121		*****
Peterson Timothy C	210 1 Family Res		COUNTY TAXABLE VALUE	143,700		000701-4740
Peterson Cindy. L	Avoca CSD 462201	20,600	TOWN TAXABLE VALUE	143,700		
4835 County Rte 70A	FRNT 336.90 DPTH 362.81	143,700	SCHOOL TAXABLE VALUE	143,700		
Bath, NY 14810	ACRES 2.23 BANK 230		FD224 Avoca Fire District	143,700 TO		
	EAST-0588867 NRTH-0864291					
	DEED BOOK 2873 PG-263					
	FULL MARKET VALUE	149,688				

127.00-01-027.123	County Route 70 A			127.00-01-027.123		*****
Learn Richard	323 Vacant rural		COUNTY TAXABLE VALUE	14,700		
Learn Veronica	Avoca CSD 462201	14,700	TOWN TAXABLE VALUE	14,700		
6847 County Route 69	Alsheimer Golf Stream	14,700	SCHOOL TAXABLE VALUE	14,700		
Bath, NY 14810	ACRES 11.17		FD224 Avoca Fire District	14,700 TO		
	EAST-0588055 NRTH-0863019					
	DEED BOOK 1766 PG-76					
	FULL MARKET VALUE	15,313				

127.00-01-028.000	4713 County Route 70A			127.00-01-028.000		*****
Benner Leon B	210 1 Family Res		ENH STAR 41834	0	0	0
Benner Patricia	Avoca CSD 462201	21,200	COUNTY TAXABLE VALUE	91,900		86,100
4713 County Route 70A	Rt 70A Todd	91,900	TOWN TAXABLE VALUE	91,900		
Bath, NY 14810	ACRES 2.47		SCHOOL TAXABLE VALUE	5,800		
	EAST-0588174 NRTH-0863608		FD224 Avoca Fire District	91,900 TO		
	DEED BOOK 1151 PG-1					
	FULL MARKET VALUE	95,729				

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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		

127.00-01-030.110	4670 Chamberlain Rd			127.00-01-030.110		*****
Dockstader David R Jr	240 Rural res		COUNTY TAXABLE VALUE			000021-7496
4670 Chamberlain Rd	Avoca CSD 462201	49,000	TOWN TAXABLE VALUE			
Bath, NY 14810	Alzheimer Todd	98,900	SCHOOL TAXABLE VALUE			
	ACRES 33.91		FD224 Avoca Fire District		98,900 TO	
	EAST-0587021 NRTH-0862627					
	DEED BOOK 2848 PG-225					
	FULL MARKET VALUE	103,021				

127.00-01-030.120	4702 County Route 70 A			127.00-01-030.120		*****
Johnson Christopher M	210 1 Family Res		COUNTY TAXABLE VALUE			000701-4702
Johnson Susan	Avoca CSD 462201	25,000	TOWN TAXABLE VALUE			
PO Box 375	FRNT 305.00 DPTH 350.00	143,800	SCHOOL TAXABLE VALUE			
Avoca, NY 14809	ACRES 5.32 BANK 359		FD224 Avoca Fire District		143,800 TO	
	EAST-0587434 NRTH-0863698					
	DEED BOOK 2574 PG-165					
	FULL MARKET VALUE	149,792				

127.00-01-031.000	7502 County Route 69			127.00-01-031.000		*****
Fox Marjorie	210 1 Family Res		AGED C 41802 0	6,450	0	000069-7502
7502 County Route 69	Avoca CSD 462201	16,700	ENH STAR 41834 0	0	0	64,500
Bath, NY 14810	Kilts Kilts	64,500	COUNTY TAXABLE VALUE			
	ACRES 1.33		TOWN TAXABLE VALUE			
	EAST-0586644 NRTH-0862468		SCHOOL TAXABLE VALUE		0	
	DEED BOOK 1636 PG-259		FD224 Avoca Fire District		64,500 TO	
	FULL MARKET VALUE	67,188				

127.00-01-032.000	4586 County Route 70 A			127.00-01-032.000		*****
Wachala Stanley E	210 1 Family Res		VET WAR CT 41121 0	12,000	6,000	000701-4586
Wachala Penny P	Avoca CSD 462201	13,000	VET DIS CT 41141 0	32,620	20,000	0
4586 County Route 70A	Saxton Saxton	93,200	ENH STAR 41834 0	0	0	86,100
Bath, NY 14810	ACRES 0.67		COUNTY TAXABLE VALUE			
	EAST-0585653 NRTH-0862768		TOWN TAXABLE VALUE			
	DEED BOOK 3120 PG-42		SCHOOL TAXABLE VALUE		7,100	
	FULL MARKET VALUE	97,083	FD224 Avoca Fire District		93,200 TO	

127.00-01-033.110	4598 County Route 70 A			127.00-01-033.110		*****
Saxton Andrew H	210 1 Family Res		COUNTY TAXABLE VALUE			000701-4598
4598 County Route 70 A	Avoca CSD 462201	16,700	TOWN TAXABLE VALUE			
Bath, NY 14810	Rt 17 Hilfinger	34,300	SCHOOL TAXABLE VALUE			
	ACRES 1.33		FD224 Avoca Fire District		34,300 TO	
	EAST-0585836 NRTH-0862856					
	DEED BOOK 2558 PG-213					
	FULL MARKET VALUE	35,729				

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2 0 2 5 T E N T A T I V E 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 354
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

127.00-01-033.210	4596 County Route 70 A			127.00	01-033.210	*****
Gielen Deborah	210 1 Family Res		AGED C 41802	0	36,500	000701-4598
PO Box 297	Avoca CSD 462201	19,700	ENH STAR 41834	0	0	0
Avoca, NY 14809	Rt 17 Hilfinger	73,000	COUNTY TAXABLE VALUE		0	73,000
	ACRES 1.93		TOWN TAXABLE VALUE		73,000	
	EAST-0585856 NRTH-0863014		SCHOOL TAXABLE VALUE		0	
	DEED BOOK 2558 PG-218		FD224 Avoca Fire District		73,000 TO	
	FULL MARKET VALUE	76,042				

127.00-01-034.110	4660 County Route 70 A			127.00	01-034.110	*****
Hagadone John	210 1 Family Res		AGED C 41802	0	63,960	000701-4660
Hagadone Connie	Avoca CSD 462201	23,000	ENH STAR 41834	0	0	86,100
4660 County Route 70A	ACRES 3.20	159,900	COUNTY TAXABLE VALUE		95,940	
Bath, NY 14810	EAST-0586884 NRTH-0863358		TOWN TAXABLE VALUE		159,900	
	DEED BOOK 1307 PG-327		SCHOOL TAXABLE VALUE		73,800	
	FULL MARKET VALUE	166,563	FD224 Avoca Fire District		159,900 TO	

127.00-01-034.120	4666 County Route 70 A			127.00	01-034.120	*****
Volz Jennifer L	210 1 Family Res		COUNTY TAXABLE VALUE		122,900	
Murray Brendan L	Avoca CSD 462201	19,700	TOWN TAXABLE VALUE		122,900	
4666 County Route 70A	Rt 17 Donelson	122,900	SCHOOL TAXABLE VALUE		122,900	
Bath, NY 14810	FRNT 266.50 DPTH 363.59		FD224 Avoca Fire District		122,900 TO	
	ACRES 1.93 BANK 241					
	EAST-0587144 NRTH-0863438					
	DEED BOOK 2814 PG-263					
	FULL MARKET VALUE	128,021				

127.00-01-034.200	4670 County Route 70 A			127.00	01-034.200	*****
Johnson Christopher M	270 Mfg housing		COUNTY TAXABLE VALUE		34,000	000701-4670
Johnson Susan M	Avoca CSD 462201	6,200	TOWN TAXABLE VALUE		34,000	
4700 County Route 70 A	Hagadone Robords	34,000	SCHOOL TAXABLE VALUE		34,000	
Bath, NY 14810	FRNT 100.00 DPTH 184.35		FD224 Avoca Fire District		34,000 TO	
	EAST-0587274 NRTH-0863478					
	DEED BOOK 3103 PG-86					
	FULL MARKET VALUE	35,417				

127.00-01-035.100	4610 Southern Tier Xway			127.00	01-035.100	*****
Roote Robert M Jr	322 Rural vac>10		COUNTY TAXABLE VALUE		81,700	000701-4610
7901 Loucks Pond Rd	Avoca CSD 462201	81,700	TOWN TAXABLE VALUE		81,700	
Avoca, NY 14809	Alsheimer Alsheimer	81,700	SCHOOL TAXABLE VALUE		81,700	
	ACRES 87.46		FD224 Avoca Fire District		81,700 TO	
	EAST-0585944 NRTH-0864598					
	DEED BOOK 2424 PG-264					
	FULL MARKET VALUE	85,104				

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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		

127.00-01-035.210	4652 County Route 70 A	96 PCT OF VALUE USED FOR EXEMPTION PURPOSES		127.00-01-035.210	000070-4596	
Covell Anna Marie	210 1 Family Res		VET COM CT 41131	0	20,000	10,000
4652 County Route 70A	Avoca CSD 462201	21,400	VET DIS CT 41141	0	40,000	20,000
Bath, NY 14810	FRNT 341.00 DPTH 352.00	120,800	COUNTY TAXABLE VALUE		60,800	
	ACRES 2.56		TOWN TAXABLE VALUE		90,800	
	EAST-0586405 NRTH-0863134		SCHOOL TAXABLE VALUE		120,800	
	DEED BOOK 3045 PG-195		FD224 Avoca Fire District		120,800 TO	
	FULL MARKET VALUE	125,833				

127.00-01-035.220	4616 County Route 70 A			127.00-01-035.220	000070-4596	
Covell Ann Marie	270 Mfg housing		COUNTY TAXABLE VALUE		20,100	
Covell Bonnie B	Avoca CSD 462201	18,600	TOWN TAXABLE VALUE		20,100	
4652 County Route 70A	ACRES 1.71	20,100	SCHOOL TAXABLE VALUE		20,100	
Bath, NY 14810	EAST-0586187 NRTH-0863044		FD224 Avoca Fire District		20,100 TO	
	DEED BOOK 3122 PG-47					
	FULL MARKET VALUE	20,938				

127.00-01-036.100	4550 County Route 70 A			127.00-01-036.100	000701-4550	
Adriance Clifton J III	210 1 Family Res		COUNTY TAXABLE VALUE		172,500	
Adriance Jessica E	Avoca CSD 462201	30,600	TOWN TAXABLE VALUE		172,500	
4550 County Route 70A	Xway Robords	172,500	SCHOOL TAXABLE VALUE		172,500	
Bath, NY 14810	ACRES 6.58		FD224 Avoca Fire District		172,500 TO	
	EAST-0585194 NRTH-0862668					
	DEED BOOK 2820 PG-72					
	FULL MARKET VALUE	179,688				

127.00-01-036.210	4353 State Route 70 A			127.00-01-036.210	000020-4353	
Mills Douglas L	323 Vacant rural		AG DIST 41720	0	5,498	5,498
4370 Sharps Corner Rd	Avoca CSD 462201	11,200	COUNTY TAXABLE VALUE		5,702	
Avoca, NY 14809	Anderson Kilts	11,200	TOWN TAXABLE VALUE		5,702	
	ACRES 10.00		SCHOOL TAXABLE VALUE		5,702	
	EAST-0584714 NRTH-0863623		AG003 Ag Dist #3		11,200 TO	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2876 PG-193		FD224 Avoca Fire District		11,200 TO	
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	11,667				

127.00-01-039.000	5145 Loucks Pond Rd			127.00-01-039.000	000017-5145	
Lyke Stanford	210 1 Family Res		AGED C 41802	0	54,050	0
Lyke Kevin M	Avoca CSD 462201	13,200	ENH STAR 41834	0	0	86,100
5145 Loucks Pond Rd	FRNT 140.00 DPTH 220.00	108,100	COUNTY TAXABLE VALUE		54,050	
Avoca, NY 14809	ACRES 0.70		TOWN TAXABLE VALUE		108,100	
	EAST-0595744 NRTH-0871488		SCHOOL TAXABLE VALUE		22,000	
	DEED BOOK 2742 PG-77		FD224 Avoca Fire District		108,100 TO	
	FULL MARKET VALUE	112,604				

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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		

127.00-01-044.000	4834 County Route 70 A			127.00-01-044.000		*****
Bowen Anita L	210 1 Family Res		COUNTY TAXABLE VALUE	132,300		000701-4834
4834 County Route 70A	Avoca CSD 462201	79,200	TOWN TAXABLE VALUE	132,300		
Bath, NY 14810	ACRES 49.47 BANK 450	132,300	SCHOOL TAXABLE VALUE	132,300		
	EAST-0589855 NRTH-0866255		FD224 Avoca Fire District	132,300 TO		
	DEED BOOK 2846 PG-59					
	FULL MARKET VALUE	137,813				

127.00-01-046.000	5138 County Route 70 A			127.00-01-046.000		*****
Cansdale Cris L Jr	210 1 Family Res		VET COM CT 41131	0	20,000	10,000
Cansdale Meghan L	Avoca CSD 462201	14,400	VET DIS CT 41141	0	40,000	20,000
5138 County Route 70A	Robbins Robbins	212,200	COUNTY TAXABLE VALUE		152,200	0
Bath, NY 14810	ACRES 0.90 BANK 450		TOWN TAXABLE VALUE		182,200	
	EAST-0594974 NRTH-0869901		SCHOOL TAXABLE VALUE		212,200	
	DEED BOOK 2688 PG-30		FD224 Avoca Fire District		212,200 TO	
	FULL MARKET VALUE	221,042				

127.00-01-047.000	4841 County Route 70 A			127.00-01-047.000		*****
Santacroce Elizabeth	210 1 Family Res		ENH STAR 41834	0	0	0
Santacroce Sheldon	Avoca CSD 462201	21,800	COUNTY TAXABLE VALUE		100,700	86,100
4841 County Route 70A	Rt 70A	100,700	TOWN TAXABLE VALUE		100,700	
Bath, NY 14810	ACRES 5.10		SCHOOL TAXABLE VALUE		14,600	
	EAST-0590754 NRTH-0866018		FD224 Avoca Fire District		100,700 TO	
	DEED BOOK 1312 PG-285					
	FULL MARKET VALUE	104,896				

127.00-01-049.000	County Route 69			127.00-01-049.000		*****
Bowen Esther J	314 Rural vac<10		COUNTY TAXABLE VALUE		1,900	
4628 Arnold Rd	Avoca CSD 462201	1,900	TOWN TAXABLE VALUE		1,900	
Bath, NY 14810	Old County Rd Town Howar	1,900	SCHOOL TAXABLE VALUE		1,900	
	ACRES 0.70		FD224 Avoca Fire District		1,900 TO	
	EAST-0586289 NRTH-0862337					
	DEED BOOK 2258 PG-178					
	FULL MARKET VALUE	1,979				

127.00-01-050.000	County Route 70A			127.00-01-050.000		*****
Stever Charles L	314 Rural vac<10		COUNTY TAXABLE VALUE		3,700	
4581 Arnold Rd	Avoca CSD 462201	3,700	TOWN TAXABLE VALUE		3,700	
Bath, NY 14810	ACRES 0.74	3,700	SCHOOL TAXABLE VALUE		3,700	
	EAST-0585421 NRTH-0862356		FD224 Avoca Fire District		3,700 TO	
	FULL MARKET VALUE	3,854				

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2 0 2 5 T E N T A T I V E 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 357
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 127.00-01-051.000 *****						
127.00-01-051.000	County Route 69					
Wilson Robert	314 Rural vac<10		COUNTY TAXABLE VALUE			5,000
Wilson Joan	Avoca CSD 462201	5,000	TOWN TAXABLE VALUE			5,000
7051 County Route 69	ACRES 1.00	5,000	SCHOOL TAXABLE VALUE			5,000
Bath, NY 14810	EAST-0586443 NRTH-0862385		FD224 Avoca Fire District			5,000 TO
	FULL MARKET VALUE	5,208				

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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 1 2 7
 S U B - S E C T I O N - 0 0 0
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

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 VALUATION DATE-JUL 01, 2024
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 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	81	TOTAL		9935,400	3,000	9932,400
AG003	Ag Dist #3	9	TOTAL		1339,300		1339,300

*** 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
462201	Avoca CSD	71	2810,400	8109,100	365,987	7743,113	1241,424	6501,689
462402	Bath CSD	10	812,200	1826,300	253,684	1572,616	247,940	1324,676
	S U B - T O T A L	81	3622,600	9935,400	619,671	9315,729	1489,364	7826,365
	T O T A L	81	3622,600	9935,400	619,671	9315,729	1489,364	7826,365

*** 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
41121	VET WAR CT	5	72,000	36,000	
41131	VET COM CT	7	120,850	68,050	
41141	VET DIS CT	7	225,724	126,440	
41632	VFF & AMB	1	17,830		
41663	VOL FIRE T	1		3,000	
41720	AG DIST	8	496,553	496,553	496,553
41730	AG DIST	3	81,923	81,923	81,923
41800	AGED C/T/S	1	35,195	38,195	41,195
41802	AGED C	5	169,815		
41834	ENH STAR	14			1064,044
41854	BAS STAR	14			425,320
	T O T A L	66	1219,890	850,161	2109,035

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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
M A P S E C T I O N - 127
S U B - S E C T I O N - 000
UNIFORM PERCENT OF VALUE IS 096.00

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VALUATION DATE-JUL 01, 2024
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RPS150/V04/L015
CURRENT DATE 4/25/2025

*** 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	81	3622,600	9935,400	8715,510	9085,239	9315,729	7826,365

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 360
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

128.00-01-001.100	Redmond Gully Rd 314 Rural vac<10		COUNTY TAXABLE VALUE	128.00-01-001.100		00213
Rosbaugh Timothy J.	Avoca CSD 462201	16,500	TOWN TAXABLE VALUE			
Schedule A	Hubbard Lane	16,500	SCHOOL TAXABLE VALUE			
2468 State Route 444	ACRES 5.00		FD224 Avoca Fire District			
Bloomfield, NY 14469	EAST-0595694 NRTH-0866788					
	DEED BOOK 2747 PG-244					
	FULL MARKET VALUE	17,188				

128.00-01-001.211	Shadow Tree Ln 311 Res vac land		COUNTY TAXABLE VALUE	128.00-01-001.211		00023-7915
Orengo Sandra	Avoca CSD 462201	15,300	TOWN TAXABLE VALUE			
18 Quinton Hill Cir	Lane Quagliana	15,300	SCHOOL TAXABLE VALUE			
Fairport, NY 14450	ACRES 5.31		FD224 Avoca Fire District			
	EAST-0599810 NRTH-0868524					
	DEED BOOK 2659 PG-253					
	FULL MARKET VALUE	15,938				

128.00-01-001.212	Shadow Tree Ln 322 Rural vac>10		COUNTY TAXABLE VALUE	128.00-01-001.212		
Kester Kristopher	Avoca CSD 462201	22,500	TOWN TAXABLE VALUE			
Kester Dawn Marie	Lane Lane	22,500	SCHOOL TAXABLE VALUE			
8068 Shadow Tree Ln	TS04		FD224 Avoca Fire District			
Bath, NY 14810	ACRES 5.01					
	EAST-0599848 NRTH-0867529					
	DEED BOOK 2566 PG-135					
	FULL MARKET VALUE	23,438				

128.00-01-001.213	8068 Shadow Tree Ln 260 Seasonal res		COUNTY TAXABLE VALUE	128.00-01-001.213		
Kester Kris	Avoca CSD 462201	23,400	TOWN TAXABLE VALUE			
Kester Dawn Marie	ACRES 5.35	61,500	SCHOOL TAXABLE VALUE			
8068 Shadow Tree Ln	EAST-0599848 NRTH-0867529		FD224 Avoca Fire District			
Bath, NY 14810	DEED BOOK 2522 PG-62					
	FULL MARKET VALUE	64,063				

128.00-01-001.220	7758 Redmond Gully Rd 210 1 Family Res		96 PCT OF VALUE USED FOR EXEMPTION PURPOSES	128.00-01-001.220		00215
Burlew Charles H	Avoca CSD 462201	27,500	VET COM CT 41131		20,000	10,000 0
7758 Redmond Gully Rd	Hubbard Bishop	132,300	VET DIS CT 41141		40,000	20,000 0
Bath, NY 14810	ACRES 5.00		ENH STAR 41834		0	0 86,100
	EAST-0595944 NRTH-0867138		COUNTY TAXABLE VALUE		72,300	
	DEED BOOK 1939 PG-101		TOWN TAXABLE VALUE		102,300	
	FULL MARKET VALUE	137,813	SCHOOL TAXABLE VALUE		46,200	
			FD224 Avoca Fire District		132,300	TO

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.			

128.00-01-001.230	7784 Redmond Gully Rd	98 PCT OF VALUE USED FOR EXEMPTION PURPOSES		128.00-01-001.230		*****	
Barnes Eric D	210 1 Family Res		VET WAR CT 41121	0	12,000	6,000	0
Barnes Annis E	Avoca CSD 462201	30,400	VET COM CT 41131	0	20,000	10,000	0
7784 Redmond Gully Rd	ACRES 6.40	195,500	ENH STAR 41834	0	0	0	86,100
Bath, NY 14810	EAST-0596294 NRTH-0867438		COUNTY TAXABLE VALUE		163,500		
	DEED BOOK 1394 PG-287		TOWN TAXABLE VALUE		179,500		
	FULL MARKET VALUE	203,646	SCHOOL TAXABLE VALUE		109,400		
			FD224 Avoca Fire District		195,500 TO		

128.00-01-001.240	7814 Redmond Gully Rd	96 PCT OF VALUE USED FOR EXEMPTION PURPOSES		128.00-01-001.240		*****	
Klos James R	210 1 Family Res		VET WAR CT 41121	0	12,000	6,000	0
7814 Redmond Gully Rd	Avoca CSD 462201	30,900	ENH STAR 41834	0	0	0	86,100
Bath, NY 14810	ACRES 6.85	111,400	COUNTY TAXABLE VALUE		99,400		
	EAST-0596594 NRTH-0867788		TOWN TAXABLE VALUE		105,400		
	DEED BOOK 1230 PG-232		SCHOOL TAXABLE VALUE		25,300		
	FULL MARKET VALUE	116,042	FD224 Avoca Fire District		111,400 TO		

128.00-01-001.250	Redmond Gully Rd			128.00-01-001.250		*****	
Wilkins Patrick A	312 Vac w/imprv		COUNTY TAXABLE VALUE		32,000		000000-000
Vuthy Lav	Avoca CSD 462201	31,200	TOWN TAXABLE VALUE		32,000		
35 Wyndham Rd W	Bosbard Lane	32,000	SCHOOL TAXABLE VALUE		32,000		
Rochester, NY 14612	ACRES 17.47		FD224 Avoca Fire District		32,000 TO		
	EAST-0596794 NRTH-0868238						
	DEED BOOK 2324 PG-134						
	FULL MARKET VALUE	33,333					

128.00-01-001.270	7852 Redmond Gully Rd			128.00-01-001.270		*****	
Hubbard Gretchen	270 Mfg housing		B STAR ADD 41864	0	0	0	00216
5226 County Route 70 A	Avoca CSD 462201	32,000	COUNTY TAXABLE VALUE		50,600		5,100
Avoca, NY 14809	Hubbard Lane	50,600	TOWN TAXABLE VALUE		50,600		
	ACRES 7.95		SCHOOL TAXABLE VALUE		45,500		
	EAST-0597644 NRTH-0868538		AG003 Ag Dist #3		50,600 TO		
	DEED BOOK 1195 PG-89		FD224 Avoca Fire District		50,600 TO		
	FULL MARKET VALUE	52,708					

128.00-01-001.320	8010 Redmond Gully Rd			128.00-01-001.320		*****	
Hubbard Emily G	210 1 Family Res		COUNTY TAXABLE VALUE		132,300		000000-8010
8010 Redmond Gully Rd	Avoca CSD 462201	26,000	TOWN TAXABLE VALUE		132,300		
Bath, NY 14810	Maxwell Bennett	132,300	SCHOOL TAXABLE VALUE		132,300		
	ACRES 5.50		FD224 Avoca Fire District		132,300 TO		
	EAST-0599344 NRTH-0870138						
	DEED BOOK 2900 PG-75						
	FULL MARKET VALUE	137,813					

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2 0 2 5 T E N T A T I V E 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 362
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.			

128.00-01-001.340	7755 Redmond Gully Rd			128.00-01-001.340		*****	
Barry Anderson Rev. Trust	210 1 Family Res		VET COM CT 41131	0	20,000	10,000	0
7755 Redmond Gully Rd	Avoca CSD 462201	27,500	ENH STAR 41834	0	0	0	86,100
Bath, NY 14810	ACRES 5.00	117,300	COUNTY TAXABLE VALUE		97,300		
	EAST-0596144 NRTH-0866688		TOWN TAXABLE VALUE		107,300		
	DEED BOOK 2961 PG-136		SCHOOL TAXABLE VALUE		31,200		
	FULL MARKET VALUE	122,188	FD224 Avoca Fire District		117,300 TO		

128.00-01-001.350	7965 Redmond Gully Rd			128.00-01-001.350		*****	
Thorne Ross A	210 1 Family Res		BAS STAR 41854	0	0	0	30,380
Smith Laura	Avoca CSD 462201	27,500	COUNTY TAXABLE VALUE		84,000		
7965 Redmond Gully Rd	Gully Rd Lane	84,000	TOWN TAXABLE VALUE		84,000		
Bath, NY 14810	ACRES 5.00 BANK 359		SCHOOL TAXABLE VALUE		53,620		
	EAST-0599294 NRTH-0869138		FD224 Avoca Fire District		84,000 TO		
	DEED BOOK 2481 PG-98						
	FULL MARKET VALUE	87,500					

128.00-01-001.360	7843 Redmond Gully Rd			128.00-01-001.360		*****	
Huslage John	270 Mfg housing		71 PCT OF VALUE USED FOR EXEMPTION PURPOSES				0007843-000
7843 Redmond Gully Rd	Avoca CSD 462201	34,100	AGED C 41802	0	24,729	0	0
Bath, NY 14810	ACRES 10.12	77,400	ENH STAR 41834	0	0	0	77,400
	EAST-0597896 NRTH-0867634		COUNTY TAXABLE VALUE		52,671		
	DEED BOOK 2228 PG-327		TOWN TAXABLE VALUE		77,400		
	FULL MARKET VALUE	80,625	SCHOOL TAXABLE VALUE		0		
			FD224 Avoca Fire District		77,400 TO		

128.00-01-001.370	7781 Redmond Gully Rd			128.00-01-001.370		*****	
Evans Lynn	240 Rural res		COUNTY TAXABLE VALUE		375,900		00219
7781 Redmond Gully Rd	Avoca CSD 462201	69,700	TOWN TAXABLE VALUE		375,900		
Bath, NY 14810	Redmond Gully Slayton	375,900	SCHOOL TAXABLE VALUE		375,900		
	ACRES 34.12 BANK 450		FD224 Avoca Fire District		375,900 TO		
	EAST-0597104 NRTH-0866938						
	DEED BOOK 2806 PG-343						
	FULL MARKET VALUE	391,563					

128.00-01-001.380	7842 Redmond Gully Rd			128.00-01-001.380		*****	
Thornton Priscilla H	240 Rural res		87 PCT OF VALUE USED FOR EXEMPTION PURPOSES				00220
7842 Redmond Gully Rd	Avoca CSD 462201	38,100	AGED C/S 41805	0	62,771	0	62,771
Bath, NY 14810	ACRES 13.07 BANK 450	144,300	ENH STAR 41834	0	0	0	81,529
	EAST-0597294 NRTH-0868538		COUNTY TAXABLE VALUE		81,529		
	DEED BOOK 2691 PG-313		TOWN TAXABLE VALUE		144,300		
	FULL MARKET VALUE	150,313	SCHOOL TAXABLE VALUE		0		
			FD224 Avoca Fire District		144,300 TO		

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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		

128.00-01-001.390	7866 Redmond Gully Rd			128.00-01-001.390		00221
Burns David J	260 Seasonal res		COUNTY TAXABLE VALUE	60,800		
Burns Sandra J	Avoca CSD 462201	27,700	TOWN TAXABLE VALUE	60,800		
1167 North Rd	Lane Lane	60,800	SCHOOL TAXABLE VALUE	60,800		
Scottsville, NY 14546	ACRES 5.07		FD224 Avoca Fire District	60,800 TO		
	EAST-0598044 NRTH-0868538					
	DEED BOOK 3016 PG-334					
	FULL MARKET VALUE	63,333				

128.00-01-001.410	7939 Redmond Gully Rd			128.00-01-001.410		
Knoll Dustin	210 1 Family Res		COUNTY TAXABLE VALUE	151,000		
4528 Waterbury Hill Rd	Avoca CSD 462201	27,500	TOWN TAXABLE VALUE	151,000		
Avoca, NY 14809	Lane Lane	151,000	SCHOOL TAXABLE VALUE	151,000		
	ACRES 5.00		FD224 Avoca Fire District	151,000 TO		
	EAST-0598994 NRTH-0868638					
	DEED BOOK 2063 PG-159					
	FULL MARKET VALUE	157,292				

128.00-01-001.420	7911 Shadow Tree Ln			128.00-01-001.420		
Stopka George E	260 Seasonal res		COUNTY TAXABLE VALUE	68,900		
Stopka Paige E	Avoca CSD 462201	27,500	TOWN TAXABLE VALUE	68,900		
7911 Shadow Tree Ln	Lane Lane	68,900	SCHOOL TAXABLE VALUE	68,900		
Bath, NY 14810	ACRES 5.01 BANK 450		FD224 Avoca Fire District	68,900 TO		
	EAST-0598194 NRTH-0867838					
	DEED BOOK 2826 PG-295					
	FULL MARKET VALUE	71,771				

128.00-01-001.430	7915 Redmond Gully Rd			128.00-01-001.430		
Shaw Michael J	210 1 Family Res		COUNTY TAXABLE VALUE	247,300		
Shaw Ann M	Avoca CSD 462201	34,000	TOWN TAXABLE VALUE	247,300		
7915 Redmond Gully Rd	Gully Rd Lane	247,300	SCHOOL TAXABLE VALUE	247,300		
Bath, NY 14810	FRNT 426.99 DPTH 700.00		FD224 Avoca Fire District	247,300 TO		
	ACRES 10.01					
	EAST-0598444 NRTH-0868038					
	DEED BOOK 3120 PG-312					
	FULL MARKET VALUE	257,604				

128.00-01-001.440	7870 Redmond Gully Rd	63 PCT OF VALUE USED FOR EXEMPTION PURPOSES		128.00-01-001.440		
Holden Irrevocable Trust Carl	240 Rural res		VET COM CT 41131	0	20,000	10,000 0
Holden Irrevocable Trust Judy	Avoca CSD 462201	53,200	ENH STAR 41834	0	0	0 86,100
7870 Redmond Gully Rd	Maxwell Hubbard D	155,300	COUNTY TAXABLE VALUE	135,300		
Bath, NY 14810	ACRES 23.13		TOWN TAXABLE VALUE	145,300		
	EAST-0598294 NRTH-0869438		SCHOOL TAXABLE VALUE	69,200		
	DEED BOOK 3075 PG-158		FD224 Avoca Fire District	155,300 TO		
	FULL MARKET VALUE	161,771				

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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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

128.00-01-001.452	8079 Redmond Gully Rd	46 PCT OF VALUE USED FOR EXEMPTION PURPOSES		128.00-01-001.452		*****
Denison Gary	240 Rural res		COLD WAR 1 41161	0	5,955	5,955 0
8079 Redmond Gully Rd	Avoca CSD 462201	50,000	COLD WAR D 41171	0	15,879	15,879 0
Bath, NY 14810	ACRES 21.00	86,300	AGED C 41802	0	4,466	0 0
	EAST-0599894 NRTH-0869638		ENH STAR 41834	0	0	0 86,100
	DEED BOOK 2539 PG-224		COUNTY TAXABLE VALUE		60,000	
	FULL MARKET VALUE	89,896	TOWN TAXABLE VALUE		64,466	
			SCHOOL TAXABLE VALUE		200	
			FD224 Avoca Fire District		86,300 TO	

128.00-01-001.460	7955 Redmond Gully Rd			128.00-01-001.460		*****
Melita George C	260 Seasonal res		COUNTY TAXABLE VALUE		108,100	
Crandall Catherine B	Avoca CSD 462201	27,500	TOWN TAXABLE VALUE		108,100	
94 W Market St	FRNT 318.31 DPTH 699.68	108,100	SCHOOL TAXABLE VALUE		108,100	
Corning, NY 14830	ACRES 5.00		FD224 Avoca Fire District		108,100 TO	
	EAST-0599144 NRTH-0868838					
	DEED BOOK 2412 PG-194					
	FULL MARKET VALUE	112,604				

128.00-01-001.470	Redmond Gully Rd			128.00-01-001.470		*****
Fontaine Richard W Sr	314 Rural vac<10		COUNTY TAXABLE VALUE		18,100	
Fontaine Steph	Avoca CSD 462201	18,100	TOWN TAXABLE VALUE		18,100	
3962 Brick Schoolhouse Rd	Holden Gully Rd	18,100	SCHOOL TAXABLE VALUE		18,100	
Hamlin, NY 14464	ACRES 8.06		FD224 Avoca Fire District		18,100 TO	
	EAST-0598294 NRTH-0868838					
	DEED BOOK 1285 PG-293					
	FULL MARKET VALUE	18,854				

128.00-01-001.480	7919 Redmond Gully Rd			128.00-01-001.480		*****
Raymond Richard D	210 1 Family Res		BAS STAR 41854	0	0	0 30,380
7919 Redmond Gully Rd	Avoca CSD 462201	28,300	COUNTY TAXABLE VALUE		230,000	
Bath, NY 14810	Gully Rd Wheaton	230,000	TOWN TAXABLE VALUE		230,000	
	FRNT 200.00 DPTH 660.30		SCHOOL TAXABLE VALUE		199,620	
	ACRES 5.30 BANK 230		FD224 Avoca Fire District		230,000 TO	
	EAST-0598818 NRTH-0868278					
	DEED BOOK 2360 PG-102					
	FULL MARKET VALUE	239,583				

128.00-01-001.510	7974 Shadow Tree Ln			128.00-01-001.510		*****
Pauly Gregory	312 Vac w/imprv		COUNTY TAXABLE VALUE		30,000	
Pauly Jeff	Avoca CSD 462201	20,000	TOWN TAXABLE VALUE		30,000	
4975 Culver Rd	ACRES 10.00	30,000	SCHOOL TAXABLE VALUE		30,000	
Rochester, NY 14622	EAST-0598194 NRTH-0867138		FD224 Avoca Fire District		30,000 TO	
	DEED BOOK 1923 PG-324					
	FULL MARKET VALUE	31,250				

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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		
***** 128.00-01-001.520 *****						
128.00-01-001.520	8082 Shadow Tree Ln					
Shaver Michael	260 Seasonal res		COUNTY TAXABLE VALUE	105,700		
Shaver Michelle M	Avoca CSD 462201	28,200	TOWN TAXABLE VALUE	105,700		
6087 Bopple Hill Rd	ACRES 5.27 BANK 450	105,700	SCHOOL TAXABLE VALUE	105,700		
Naples, NY 14512	EAST-0600294 NRTH-0867788		FD224 Avoca Fire District	105,700 TO		
	DEED BOOK 3030 PG-348					
	FULL MARKET VALUE	110,104				
***** 128.00-01-001.530 *****						
128.00-01-001.530	8099 Shadow Tree Ln					
Schmiedlin Joshua	260 Seasonal res		COUNTY TAXABLE VALUE	46,000		
Schmiedlin Michelle	Avoca CSD 462201	25,900	TOWN TAXABLE VALUE	46,000		
61 Amerige Park	Bennett Bennett	46,000	SCHOOL TAXABLE VALUE	46,000		
Rochester, NY 14617	ACRES 13.94		FD224 Avoca Fire District	46,000 TO		
	EAST-0601044 NRTH-0868838					
	DEED BOOK 2797 PG-324					
	FULL MARKET VALUE	47,917				
***** 128.00-01-001.541 *****						
128.00-01-001.541	8017 Shadow Tree Ln					
Ritter Robert J	260 Seasonal res		COUNTY TAXABLE VALUE	149,500		
Ritter Timberly	Avoca CSD 462201	42,200	TOWN TAXABLE VALUE	149,500		
8502 State Route 54	Darren Lane	149,500	SCHOOL TAXABLE VALUE	149,500		
Hammondsport, NY 14840	ACRES 15.80 BANK 450		FD224 Avoca Fire District	149,500 TO		
	EAST-0599421 NRTH-0868099					
	DEED BOOK 3118 PG-237					
	FULL MARKET VALUE	155,729				
***** 128.00-01-001.550 *****						
128.00-01-001.550	8018 Shadow Tree Ln					
Tyo-Bettters Michelle	322 Rural vac>10		COUNTY TAXABLE VALUE	16,400		
Bettters Etal Ian	Avoca CSD 462201	16,400	TOWN TAXABLE VALUE	16,400		
303 Mount Ridge Cir	Harris Lane	16,400	SCHOOL TAXABLE VALUE	16,400		
Rochester, NY 14616	ACRES 10.36		FD224 Avoca Fire District	16,400 TO		
	EAST-0599344 NRTH-0867188					
	DEED BOOK 3110 PG-262					
	FULL MARKET VALUE	17,083				
***** 128.00-01-001.560 *****						
128.00-01-001.560	Shadow Tree Ln					
Tyo-Bettters Michelle	322 Rural vac>10		COUNTY TAXABLE VALUE	25,200		
Bettters Etal Ian	Avoca CSD 462201	25,200	TOWN TAXABLE VALUE	25,200		
303 Mount Ridge Cir	Harris Quagliana	25,200	SCHOOL TAXABLE VALUE	25,200		
Rochester, NY 14616	ACRES 15.34		FD224 Avoca Fire District	25,200 TO		
	EAST-0598794 NRTH-0866938					
	DEED BOOK 3110 PG-262					
	FULL MARKET VALUE	26,250				

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2 0 2 5 T E N T A T I V E 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
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

128.00-01-001.570	8087 Shadow Tree Ln			128.00-01-001.570		*****
Bailey James E	240 Rural res		COUNTY TAXABLE VALUE			
Bailey Mary C	Avoca CSD 462201	56,400	TOWN TAXABLE VALUE			
8087 Shadow Tree Ln	ACRES 25.26	113,600	SCHOOL TAXABLE VALUE			
Bath, NY 14810-9201	EAST-0600256 NRTH-0868705		FD224 Avoca Fire District		113,600 TO	
	DEED BOOK 1467 PG-151					
	FULL MARKET VALUE	118,333				

128.00-01-002.000	7960 State Route 415 N			128.00-01-002.000		*****
Bennett Enterprises Inc	260 Seasonal res		COUNTY TAXABLE VALUE			000023-7960
16095 W Lake Rd	Avoca CSD 462201	92,300	TOWN TAXABLE VALUE			
Branchport, NY 14418	Xway Redmond Gully	125,900	SCHOOL TAXABLE VALUE			
	ACRES 49.17		FD224 Avoca Fire District		125,900 TO	
	EAST-0598594 NRTH-0870138					
	DEED BOOK 1369 PG-223					
	FULL MARKET VALUE	131,146				

128.00-01-003.100	State Route 415			128.00-01-003.100		*****
Lenhardt John W	210 1 Family Res		COUNTY TAXABLE VALUE			000415-8009
215 Strathmore Pl	Avoca CSD 462201	32,200	TOWN TAXABLE VALUE			
Corning, NY 14830	River River	83,000	SCHOOL TAXABLE VALUE			
	ACRES 8.23 BANK 450		FD224 Avoca Fire District		83,000 TO	
	EAST-0599894 NRTH-0871978					
	DEED BOOK 2522 PG-102					
	FULL MARKET VALUE	86,458				

128.00-01-003.200	8007 State Route 415			128.00-01-003.200		*****
Nichols Steven	421 Restaurant		COUNTY TAXABLE VALUE			000415-8007
4182 Tilly Swamp Rd	Avoca CSD 462201	20,900	TOWN TAXABLE VALUE			
Conway, SC 29526	ACRES 1.57	52,000	SCHOOL TAXABLE VALUE			
	EAST-0599704 NRTH-0871858		FD224 Avoca Fire District		52,000 TO	
	DEED BOOK 2983 PG-209					
	FULL MARKET VALUE	54,167				

128.00-01-005.200	7986 State Route 415			128.00-01-005.200		*****
Cornerstone Homes INC	270 Mfg housing		COUNTY TAXABLE VALUE			000415-7986
% Candlelight Properties	Avoca CSD 462201	5,900	TOWN TAXABLE VALUE			
PO Box 471	Rt 415 Lathrop	12,100	SCHOOL TAXABLE VALUE			
Bath, NY 14810	ACRES 0.21		FD224 Avoca Fire District		12,100 TO	
	EAST-0601821 NRTH-0870716					
	DEED BOOK 2032 PG-146					
	FULL MARKET VALUE	12,604				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 367
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.		

128.00-01-006.000	7985 Lathrup Rd			128.00-01-006.000		000415-7985
Lyon Robert C II	210 1 Family Res		COUNTY TAXABLE VALUE	173,700		
Fairbrother Gay A	Avoca CSD 462201	34,800	TOWN TAXABLE VALUE	173,700		
8924 Cook Rd	Ts 10/94,95	173,700	SCHOOL TAXABLE VALUE	173,700		
Avoca, NY 14809	ACRES 10.79 BANK 241		FD224 Avoca Fire District	173,700 TO		
	EAST-0601834 NRTH-0871318					
	DEED BOOK 2808 PG-231					
	FULL MARKET VALUE	180,938				

128.00-01-007.110	5490 Owens Rd			128.00-01-007.110		000415-5490
Brusso Debra M	210 1 Family Res		COUNTY TAXABLE VALUE	74,800		
Brusso Edward J	Avoca CSD 462201	21,700	TOWN TAXABLE VALUE	74,800		
5490 Owens Rd	ACRES 2.68	74,800	SCHOOL TAXABLE VALUE	74,800		
Avoca, NY 14809	EAST-0600654 NRTH-0872129		FD224 Avoca Fire District	74,800 TO		
	DEED BOOK 2155 PG-237					
	FULL MARKET VALUE	77,917				

128.00-01-007.210	5490 Owens Rd			128.00-01-007.210		*****
SWIRA, LLC	105 Vac farmland		AG DIST 41730 0	20,029	20,029	20,029
5811 Unionville Rd	Avoca CSD 462201	32,200	COUNTY TAXABLE VALUE	12,171		
Bath, NY 14810	King River	32,200	TOWN TAXABLE VALUE	12,171		
	TS04		SCHOOL TAXABLE VALUE	12,171		
	ACRES 24.32		AG003 Ag Dist #3	32,200 TO		
MAY BE SUBJECT TO PAYMENT	EAST-0602984 NRTH-0871112		FD224 Avoca Fire District	32,200 TO		
UNDER AGDIST LAW TIL 2032	DEED BOOK 2660 PG-299					
	FULL MARKET VALUE	33,542				

128.00-01-008.100	8103 Kanona Rd			128.00-01-008.100		000024-8103
Longwell Timothy S	210 1 Family Res		BAS STAR 41854 0	0	0	30,380
Longwell Kathy Jo	Avoca CSD 462201	35,300	COUNTY TAXABLE VALUE	143,800		
8107 Kanona Rd	ACRES 3.10	143,800	TOWN TAXABLE VALUE	143,800		
Avoca, NY 14809	EAST-0601806 NRTH-0873295		SCHOOL TAXABLE VALUE	113,420		
	DEED BOOK 2491 PG-252		FD224 Avoca Fire District	143,800 TO		
	FULL MARKET VALUE	149,792				

128.00-01-009.112	8046 Kanona Rd			128.00-01-009.112		000024-8050
Cornerstone Homes Inc	270 Mfg housing		COUNTY TAXABLE VALUE	17,300		
% Candlelight Properties	Avoca CSD 462201	12,000	TOWN TAXABLE VALUE	17,300		
PO Box 471	Back Road Kanona	17,300	SCHOOL TAXABLE VALUE	17,300		
Bath, NY 14810	TS10/03,04		FD224 Avoca Fire District	17,300 TO		
	FRNT 800.00 DPTH 175.00					
	ACRES 2.00					
	EAST-0602294 NRTH-0872598					
	DEED BOOK 2066 PG-101					
	FULL MARKET VALUE	18,021				

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2 0 2 5 T E N T A T I V E 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 368
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

128.00-01-009.113	Kanona Back Rd			128.00-01-009.113		00024-8035
Johnson Michael D	322 Rural vac>10		COUNTY TAXABLE VALUE	38,100		
Johnson Heather A	Avoca CSD 462201	38,100	TOWN TAXABLE VALUE	38,100		
106 Trinity Ln	FRNT 412.87 DPTH 1571.28	38,100	SCHOOL TAXABLE VALUE	38,100		
Greensburg, PA 15601	ACRES 22.07		FD224 Avoca Fire District	38,100 TO		
	EAST-0603174 NRTH-0872888					
	DEED BOOK 2277 PG-191					
	FULL MARKET VALUE	39,688				

128.00-01-009.114	Kanona Rd			128.00-01-009.114		00024-8045
McMahon William F	311 Res vac land		COUNTY TAXABLE VALUE	35,600		
McMahon Jacqueline B	Avoca CSD 462201	35,600	TOWN TAXABLE VALUE	35,600		
8295 Kanona Rd	ACRES 11.38	35,600	SCHOOL TAXABLE VALUE	35,600		
Avoca, NY 14809	EAST-0602444 NRTH-0873038		FD224 Avoca Fire District	35,600 TO		
	DEED BOOK 2923 PG-161					
	FULL MARKET VALUE	37,083				

128.00-01-009.115	8045 Kanona Back Rd			128.00-01-009.115		
Houser Charles C III	210 1 Family Res		COUNTY TAXABLE VALUE	174,700		
Houser Ashlie	Avoca CSD 462201	16,300	TOWN TAXABLE VALUE	174,700		
8045 Kanona Back Rd	ACRES 1.26 BANK 450	174,700	SCHOOL TAXABLE VALUE	174,700		
Avoca, NY 14809	EAST-0603102 NRTH-0872293		FD224 Avoca Fire District	174,700 TO		
	DEED BOOK 2702 PG-130					
	FULL MARKET VALUE	181,979				

128.00-01-009.120	8050 Kanona Back Rd			128.00-01-009.120		00024-8050
YLime LLc	271 Mfg housings		COUNTY TAXABLE VALUE	43,700		
5811 Unionville Rd	Avoca CSD 462201	24,000	TOWN TAXABLE VALUE	43,700		
Bath, NY 14810	ACRES 1.90	43,700	SCHOOL TAXABLE VALUE	43,700		
	EAST-0601754 NRTH-0872978		FD224 Avoca Fire District	43,700 TO		
	DEED BOOK 2271 PG-33					
	FULL MARKET VALUE	45,521				

128.00-01-009.200	8095 Kanona Rd			128.00-01-009.200		00024-8095
Underwood Ronald J	210 1 Family Res		BAS STAR 41854 0	0	0	30,380
Underwood Deborah	Avoca CSD 462201	23,500	COUNTY TAXABLE VALUE	86,300		
8095 Kanona Rd	ACRES 3.40	86,300	TOWN TAXABLE VALUE	86,300		
Avoca, NY 14809-9728	EAST-0601974 NRTH-0873228		SCHOOL TAXABLE VALUE	55,920		
	DEED BOOK 1035 PG-01108		FD224 Avoca Fire District	86,300 TO		
	FULL MARKET VALUE	89,896				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 369
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 128.00-01-011.200 *****						
8035 Kanona Rd						000024-7990
128.00-01-011.200	240 Rural res		VETERANS 41101	0	2,580	2,580 0
Yates Robert W	Bath CSD 462402	63,500	ENH STAR 41834	0	0	86,100
Yates Mary	Town Line Knowles	176,500	COUNTY TAXABLE VALUE		173,920	
8035 Kanona Rd	ACRES 30.00		TOWN TAXABLE VALUE		173,920	
Avoca, NY 14809	EAST-0603964 NRTH-0872639		SCHOOL TAXABLE VALUE		90,400	
	DEED BOOK 969 PG-00564		FD224 Avoca Fire District		176,500 TO	
	FULL MARKET VALUE	183,854				
***** 128.00-01-012.100 *****						
7945 East Of Xway 390						000024-7945
128.00-01-012.100	910 Priv forest		COUNTY TAXABLE VALUE		83,800	
Martinell Matthew J	Bath CSD 462402	83,800	TOWN TAXABLE VALUE		83,800	
Martinell Karen S	Tn Line Gerych	83,800	SCHOOL TAXABLE VALUE		83,800	
1714 Maple Ave	ACRES 80.32		FD224 Avoca Fire District		83,800 TO	
Hatfield, PA 19440	EAST-0605346 NRTH-0872195					
	DEED BOOK 2331 PG-131					
	FULL MARKET VALUE	87,292				
***** 128.00-01-012.200 *****						
E Of Exway						
128.00-01-012.200	105 Vac farmland		COUNTY TAXABLE VALUE		6,600	
Lyons William J Sr	Bath CSD 462402	6,600	TOWN TAXABLE VALUE		6,600	
Lyons William Jr	ACRES 4.70	6,600	SCHOOL TAXABLE VALUE		6,600	
4981 Ford Rd	EAST-0606094 NRTH-0872639		AG003 Ag Dist #3		6,600 TO	
Elba, NY 14058	DEED BOOK 2553 PG-4		FD224 Avoca Fire District		6,600 TO	
	FULL MARKET VALUE	6,875				
***** 128.00-01-013.000 *****						
7935 State Route 415						000415-7935
128.00-01-013.000	280 Res Multiple		COUNTY TAXABLE VALUE		43,700	
Pinneo Ricky	Avoca CSD 462201	31,300	TOWN TAXABLE VALUE		43,700	
Pinneo Nicholas	River River	43,700	SCHOOL TAXABLE VALUE		43,700	
8741 County Route 13	ACRES 9.10		FD224 Avoca Fire District		43,700 TO	
Bath, NY 14810	EAST-0603734 NRTH-0870419					
	DEED BOOK 2948 PG-38					
	FULL MARKET VALUE	45,521				
***** 128.00-01-014.000 *****						
7861-7863 Kanona Rd		52 PCT OF VALUE USED FOR EXEMPTION PURPOSES				000024-7861
128.00-01-014.000	240 Rural res		AGED C 41802	0	11,661	0 0
Grose Beverly	Bath CSD 462402	59,900	ENH STAR 41834	0	0	86,100
Gerych Norman	ACRES 40.40	149,500	COUNTY TAXABLE VALUE		137,839	
% Beverly Grose	EAST-0607294 NRTH-0869639		TOWN TAXABLE VALUE		149,500	
7861 N Main St	DEED BOOK 1513 PG-127		SCHOOL TAXABLE VALUE		63,400	
Bath, NY 14810	FULL MARKET VALUE	155,729	AG003 Ag Dist #3		149,500 TO	
			FD224 Avoca Fire District		149,500 TO	

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 370
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

128.00-01-015.000	State Route 415			128.00-01-015.000		*****
W R & L Associates Inc	330 Vacant comm		COUNTY TAXABLE VALUE	600		
% Petrella Phillips LLP	Bath CSD 462402	600	TOWN TAXABLE VALUE	600		
1892 S Winton Rd Ste 180	ACRES 2.00	600	SCHOOL TAXABLE VALUE	600		
Rochester, NY 14618	EAST-0605491 NRTH-0869921		FD224 Avoca Fire District	600 TO		
	FULL MARKET VALUE	625				

128.00-01-016.000	7812 State Route 415			128.00-01-016.000		*****
Gardner Leonard C	210 1 Family Res		ENH STAR 41834	0	0	000415-7812
Gardner Bonnie L	Bath CSD 462402	13,800	COUNTY TAXABLE VALUE	174,000		
7812 State Route 415 N	Rittenhouse Rt 415	174,000	TOWN TAXABLE VALUE	174,000		
Bath, NY 14810	FRNT 125.00 DPTH 225.00		SCHOOL TAXABLE VALUE	87,900		
	ACRES 0.80		FD224 Avoca Fire District	174,000 TO		
	EAST-0605894 NRTH-0868039					
	DEED BOOK 1655 PG-82					
	FULL MARKET VALUE	181,250				

128.00-01-020.110	5465 Nipher Rd			128.00-01-020.110		*****
Todd Timothy A	210 1 Family Res		COUNTY TAXABLE VALUE	117,600		000022-5410
Todd Brenda M	Bath CSD 462402	32,800	TOWN TAXABLE VALUE	117,600		
5465 Nipher Rd	Owens Obrien	117,600	SCHOOL TAXABLE VALUE	117,600		
Bath, NY 14810	ACRES 8.80		FD224 Avoca Fire District	117,600 TO		
	EAST-0601594 NRTH-0865888					
	DEED BOOK 2537 PG-122					
	FULL MARKET VALUE	122,500				

128.00-01-020.400	Nipher Rd			128.00-01-020.400		*****
Keddy John S	322 Rural vac>10		COUNTY TAXABLE VALUE	20,000		00225
Keddy Anne M	Bath CSD 462402	20,000	TOWN TAXABLE VALUE	20,000		
5575 Nipher Rd	Rittenhouse Callear	20,000	SCHOOL TAXABLE VALUE	20,000		
Bath, NY 14810	Brewer Young		AG003 Ag Dist #3	20,000 TO		
	ACRES 14.00		FD224 Avoca Fire District	20,000 TO		
	EAST-0602524 NRTH-0866478					
	DEED BOOK 1046 PG-00697					
	FULL MARKET VALUE	20,833				

128.00-01-021.111	7842 State Route 415			128.00-01-021.111		*****
Slaytons Family Farm Inc	105 Vac farmland		AG DIST 41720	0	148,280	148,280 148,280
7201 County Route 27	Bath CSD 462402	249,000	COUNTY TAXABLE VALUE	100,720		
Hornell, NY 14843	Rittenhouserie	249,000	TOWN TAXABLE VALUE	100,720		
	ACRES 177.00		SCHOOL TAXABLE VALUE	100,720		
	EAST-0604794 NRTH-0867939		AG003 Ag Dist #3	249,000 TO		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 1418 PG-188		FD224 Avoca Fire District	249,000 TO		
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	259,375				

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2 0 2 5 T E N T A T I V E 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 371
VALUATION DATE-JUL 01, 2024
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UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 128.00-01-021.112 *****						
7950	State Route 415					000415-7950
128.00-01-021.112	105 Vac farmland		AG DIST 41720	0	80,695	80,695
Slaytons Family Farms	Avoca CSD 462201	161,200	COUNTY TAXABLE VALUE		80,505	
7201 County Route 27	Rt 415 River	161,200	TOWN TAXABLE VALUE		80,505	
Hornell, NY 14843	Rittenhousbennett		SCHOOL TAXABLE VALUE		80,505	
	89 Soil Map		AG003 Ag Dist #3		161,200 TO	
MAY BE SUBJECT TO PAYMENT	ACRES 109.00		FD224 Avoca Fire District		161,200 TO	
UNDER AGDIST LAW TIL 2029	EAST-0602694 NRTH-0868838					
	DEED BOOK 1418 PG-188					
	FULL MARKET VALUE	167,917				
***** 128.00-01-021.113 *****						
	State Route 415					00226
128.00-01-021.113	105 Vac farmland		AG DIST 41730	0	8,192	8,192
Heagy Wayne R	Bath CSD 462402	23,400	COUNTY TAXABLE VALUE		15,208	
Heagy Jennifer L	Erie Rr Arber	23,400	TOWN TAXABLE VALUE		15,208	
8820 State Route 53	Rt 415 Connelly		SCHOOL TAXABLE VALUE		15,208	
Bath, NY 14810	1286.79 Road Frontage		FD224 Avoca Fire District		23,400 TO	
	ACRES 30.34					
MAY BE SUBJECT TO PAYMENT	EAST-0605890 NRTH-0869368					
UNDER AGDIST LAW TIL 2032	DEED BOOK 2359 PG-280					
	FULL MARKET VALUE	24,375				
***** 128.00-01-021.114 *****						
7841	State Route 415					000415-7841
128.00-01-021.114	210 1 Family Res		VET WAR CT 41121	0	12,000	6,000
Torres Eden	Bath CSD 462402	49,900	COUNTY TAXABLE VALUE		225,500	
Vacanti Tammy	River River	237,500	TOWN TAXABLE VALUE		231,500	
7841 State Route 415	Bath Ln 415		SCHOOL TAXABLE VALUE		237,500	
Bath, NY 14810	ACRES 11.94		FD224 Avoca Fire District		237,500 TO	
	EAST-0606011 NRTH-0868619					
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2937 PG-36					
UNDER AGDIST LAW TIL 2027	FULL MARKET VALUE	247,396				
***** 128.00-01-021.116 *****						
	State Route 415					
128.00-01-021.116	314 Rural vac<10		COUNTY TAXABLE VALUE		4,300	
Torres Eden	Bath CSD 462402	4,300	TOWN TAXABLE VALUE		4,300	
Vacanti Tammy	ACRES 1.13	4,300	SCHOOL TAXABLE VALUE		4,300	
7841 State Route 415	EAST-0604983 NRTH-0869771		FD224 Avoca Fire District		4,300 TO	
Bath, NY 14810	DEED BOOK 2937 PG-36					
	FULL MARKET VALUE	4,479				
MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2027						

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2 0 2 5 T E N T A T I V E 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 372
VALUATION DATE-JUL 01, 2024
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		

128.00-01-021.120	7974 State Route 415			128.00-01-021.120		*****
Lathrop Diann L	210 1 Family Res		ENH STAR 41834 0	0	0	000415-7974
Lathrop Timothy W	Avoca CSD 462201	13,600	COUNTY TAXABLE VALUE	88,500		86,100
7974 Lathrop Rd	Lathrop Old Rt 15	88,500	TOWN TAXABLE VALUE	88,500		
Bath, NY 14810	Rt 415 Lathrop		SCHOOL TAXABLE VALUE	2,400		
	Tri/565x12perff/1152sfx38		FD224 Avoca Fire District	88,500 TO		
	ACRES 1.40					
	EAST-0602054 NRTH-0870978					
	DEED BOOK 3001 PG-42					
	FULL MARKET VALUE	92,188				

128.00-01-021.200	7940 State Route 415			128.00-01-021.200		*****
ALSTOM Mass Transit Corp	710 Manufacture		COUNTY TAXABLE VALUE	2012,000		000415-7940
7940 State Route 415	Avoca CSD 462201	47,000	TOWN TAXABLE VALUE	2012,000		
Bath, NY 14810	ACRES 17.00	2012,000	SCHOOL TAXABLE VALUE	2012,000		
	EAST-0603114 NRTH-0870018		FD224 Avoca Fire District	2012,000 TO		
	DEED BOOK 2059 PG-250					
	FULL MARKET VALUE	2095,833				

128.00-01-022.110	5265 Nipher Rd			128.00-01-022.110		*****
Dennis Robert	270 Mfg housing		COUNTY TAXABLE VALUE	61,500		000022-5211
Dennis Doneva	Bath CSD 462402	45,200	TOWN TAXABLE VALUE	61,500		
37 Tickie Ridge Cir	Road Elsbree	61,500	SCHOOL TAXABLE VALUE	61,500		
Crawfordville, FL 32327-2579	ACRES 20.02		FD224 Avoca Fire District	61,500 TO		
	EAST-0597694 NRTH-0864538					
	DEED BOOK 1057 PG-00610					
	FULL MARKET VALUE	64,063				

128.00-01-022.120	5275 Nipher Rd			128.00-01-022.120		*****
Mattison Tina	210 1 Family Res		AGED C 41802 0	55,200	0	000022-5620
Mattison Richard K	Bath CSD 462402	34,000	COUNTY TAXABLE VALUE	55,200		0
6713B Roosevelt Ave	ACRES 10.00	110,400	TOWN TAXABLE VALUE	110,400		
Bath, NY 14810	EAST-0598094 NRTH-0865838		SCHOOL TAXABLE VALUE	110,400		
	DEED BOOK 3143 PG-107		FD224 Avoca Fire District	110,400 TO		
	FULL MARKET VALUE	115,000				

128.00-01-022.130	Nipher Rd			128.00-01-022.130		*****
Caccamise Norman	322 Rural vac>10		COUNTY TAXABLE VALUE	20,900		000022-5630
Caccamise Shirley	Bath CSD 462402	20,900	TOWN TAXABLE VALUE	20,900		
2109 Poplar Hill Rd	Bennett Lane	20,900	SCHOOL TAXABLE VALUE	20,900		
Lima, NY 14485	Road Paris		FD224 Avoca Fire District	20,900 TO		
	10.601x1000 Per					
	ACRES 10.60					
	EAST-0598444 NRTH-0865838					
	DEED BOOK 1050 PG-00569					
	FULL MARKET VALUE	21,771				

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
SWIS - 462289

2 0 2 5 T E N T A T I V E 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 373
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

128.00-01-022.150	5310 Nipher Rd			128.00-01-022.150		*****
Carter Debra	240 Rural res		ENH STAR 41834	0	0	000022-5680
5310 Nipher Rd	Bath CSD 462402	44,200	COUNTY TAXABLE VALUE	74,800	0	74,800
Bath, NY 14810	ACRES 17.12	74,800	TOWN TAXABLE VALUE	74,800		
	EAST-0599194 NRTH-0866438		SCHOOL TAXABLE VALUE	0		
	DEED BOOK 1060 PG-00609		FD224 Avoca Fire District	74,800 TO		
	FULL MARKET VALUE	77,917				

128.00-01-022.191	5312 Nipher Rd			128.00-01-022.191		*****
Cameron Darrell D	270 Mfg housing		AGED C/T/S 41800	0	25,250	000022-7700
5312 Nipher Rd	Bath CSD 462402	50,100	ENH STAR 41834	0	0	25,250
Bath, NY 14810	ACRES 21.09	50,500	COUNTY TAXABLE VALUE	25,250	0	25,250
	EAST-0599435 NRTH-0865764		TOWN TAXABLE VALUE	25,250		
	DEED BOOK 1458 PG-275		SCHOOL TAXABLE VALUE	0		
	FULL MARKET VALUE	52,604	FD224 Avoca Fire District	50,500 TO		

128.00-01-022.200	5263 Nipher Rd			128.00-01-022.200		*****
Holmes Timothy L	240 Rural res		BAS STAR 41854	0	0	00228
Holmes Lou-Anne K	Bath CSD 462402	36,500	COUNTY TAXABLE VALUE	182,300	0	30,380
5263 Nipher Rd	ACRES 11.98	182,300	TOWN TAXABLE VALUE	182,300		
Bath, NY 14810-7647	EAST-0597654 NRTH-0865838		SCHOOL TAXABLE VALUE	151,920		
	DEED BOOK 1820 PG-146		FD224 Avoca Fire District	182,300 TO		
	FULL MARKET VALUE	189,896				

128.00-01-022.300	Nipher Rd			128.00-01-022.300		*****
Jackson Amanda L	322 Rural vac>10		COUNTY TAXABLE VALUE	31,800		000022-5223
Carmen S. DeNardo	Bath CSD 462402	31,800	TOWN TAXABLE VALUE	31,800		
5533 Nipher Rd	Road Bath	31,800	SCHOOL TAXABLE VALUE	31,800		
Bath, NY 14810	Tn Line Dennis		FD224 Avoca Fire District	31,800 TO		
	750 Per					
	ACRES 20.20					
	EAST-0598294 NRTH-0864538					
	DEED BOOK 2316 PG-176					
	FULL MARKET VALUE	33,125				

128.00-01-024.100	8000 State Route 415			128.00-01-024.100		*****
7992 Route 415, LLC	475 Junkyard		COUNTY TAXABLE VALUE	309,000		000415-8000
1272 Salt Rd	Avoca CSD 462201	118,800	TOWN TAXABLE VALUE	309,000		
Webster, NY 14580	Rt 415 H Rittenhouse	309,000	SCHOOL TAXABLE VALUE	309,000		
	Ts 10/7/88		FD224 Avoca Fire District	309,000 TO		
	ACRES 76.23					
	EAST-0601114 NRTH-0869768					
	DEED BOOK 2718 PG-157					
	FULL MARKET VALUE	321,875				

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
SWIS - 462289

2 0 2 5 T E N T A T I V E 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 374
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 128.00-01-024.200 *****						
128.00-01-024.200	State Route 415					
Slayton Ag, LLC	105 Vac farmland		AG DIST 41730 0	4,229	4,229	4,229
7201 County Route 27	Avoca CSD 462201	5,300	COUNTY TAXABLE VALUE	1,071		
Hornell, NY 14843	ACRES 1.80	5,300	TOWN TAXABLE VALUE	1,071		
	EAST-0600084 NRTH-0871216		SCHOOL TAXABLE VALUE	1,071		
	DEED BOOK 3005 PG-196		FD224 Avoca Fire District	5,300	TO	
	FULL MARKET VALUE	5,521				
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2032						
***** 128.00-01-025.000 *****						
128.00-01-025.000	7945-7947 Kanona Back Rd					000024-7903
Bailey Michael	270 Mfg housing		COUNTY TAXABLE VALUE	35,100		
Bailey Sandra	Bath CSD 462402	21,800	TOWN TAXABLE VALUE	35,100		
315 North 18th St	Exway Gerych	35,100	SCHOOL TAXABLE VALUE	35,100		
Olean, NY 14760	ACRES 2.70		FD224 Avoca Fire District	35,100	TO	
	EAST-0605944 NRTH-0869839					
	DEED BOOK 2379 PG-149					
	FULL MARKET VALUE	36,563				
***** 128.00-01-027.000 *****						
128.00-01-027.000	5209 County Route 70 A					000701-5209
Pickering Luke A	210 1 Family Res		COUNTY TAXABLE VALUE	103,500		
5209 County Route 70A	Avoca CSD 462201	17,000	TOWN TAXABLE VALUE	103,500		
Avoca, NY 14809	FRNT 297.32 DPTH 300.00	103,500	SCHOOL TAXABLE VALUE	103,500		
	ACRES 1.40		FD224 Avoca Fire District	103,500	TO	
	EAST-0596814 NRTH-0871188					
	DEED BOOK 3051 PG-196					
	FULL MARKET VALUE	107,813				
***** 128.00-01-028.121 *****						
128.00-01-028.121	5175 County Route 70 A					000701-5175
Clark Terry	311 Res vac land		COUNTY TAXABLE VALUE	16,000		
6888 Shannon Rd	Avoca CSD 462201	16,000	TOWN TAXABLE VALUE	16,000		
Bath, NY 14810	ACRES 1.20	16,000	SCHOOL TAXABLE VALUE	16,000		
	EAST-0596154 NRTH-0871018		FD224 Avoca Fire District	16,000	TO	
	DEED BOOK 2965 PG-222					
	FULL MARKET VALUE	16,667				
***** 128.00-01-028.122 *****						
128.00-01-028.122	5173 County Route 70 A					000701-5173
White Brenda	210 1 Family Res		COUNTY TAXABLE VALUE	92,000		
5173 County Route 70A	Avoca CSD 462201	18,000	TOWN TAXABLE VALUE	92,000		
Bath, NY 14810	ACRES 1.59	92,000	SCHOOL TAXABLE VALUE	92,000		
	EAST-0595977 NRTH-0870734		FD224 Avoca Fire District	92,000	TO	
	DEED BOOK 2990 PG-41					
	FULL MARKET VALUE	95,833				

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
SWIS - 462289

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 375
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.		
***** 128.00-01-028.200 *****						
128.00-01-028.200	5171 County Route 70 A					000701-5171
Cole Barbara	270 Mfg housing		COLD WAR 1 41161	0	2,595	2,595 0
5811 Unionville Rd	Avoca CSD 462201	10,000	COLD WAR D 41171	0	6,055	6,055 0
Bath, NY 14810	Rt 70A Luckenbach	17,300	COUNTY TAXABLE VALUE		8,650	
	FRNT 226.00 DPTH 80.00		TOWN TAXABLE VALUE		8,650	
	EAST-0595804 NRTH-0870668		SCHOOL TAXABLE VALUE		17,300	
	DEED BOOK 1812 PG-90		FD224 Avoca Fire District		17,300 TO	
	FULL MARKET VALUE	18,021				
***** 128.00-01-029.000 *****						
128.00-01-029.000	5167 County Route 70 A					000701-5167
Clark Reginald	270 Mfg housing		AGED C 41802	0	20,150	0 0
5167 County Route 70A	Avoca CSD 462201	15,000	ENH STAR 41834	0	0	0 40,300
Bath, NY 14810	FRNT 152.00 DPTH 306.00	40,300	COUNTY TAXABLE VALUE		20,150	
	ACRES 1.00		TOWN TAXABLE VALUE		40,300	
	EAST-0595721 NRTH-0870398		SCHOOL TAXABLE VALUE		0	
	DEED BOOK 1230 PG-215		FD224 Avoca Fire District		40,300 TO	
	FULL MARKET VALUE	41,979				
***** 128.00-01-030.100 *****						
128.00-01-030.100	Nipher Rd					
Keddy John	314 Rural vac<10		COUNTY TAXABLE VALUE		1,400	
Keddy Anne	Bath CSD 462402	1,400	TOWN TAXABLE VALUE		1,400	
5575 Nipher Rd	ACRES 1.00	1,400	SCHOOL TAXABLE VALUE		1,400	
Bath, NY 14810	EAST-0600617 NRTH-0867177		FD224 Avoca Fire District		1,400 TO	
	DEED BOOK 2313 PG-307					
	FULL MARKET VALUE	1,458				
***** 128.00-01-031.000 *****						
128.00-01-031.000	Nipher Rd					000022-5360
Keddy John	120 Field crops		AG BLDG 41700	0	32,500	32,500
Keddy Anne	Bath CSD 462402	174,600	COUNTY TAXABLE VALUE		202,100	
5575 Nipher Rd	ACRES 136.84	234,600	TOWN TAXABLE VALUE		202,100	
Bath, NY 14810	EAST-0601545 NRTH-0866771		SCHOOL TAXABLE VALUE		202,100	
	DEED BOOK 1653 PG-9		AG003 Ag Dist #3		234,600 TO	
	FULL MARKET VALUE	244,375	FD224 Avoca Fire District		234,600 TO	
***** 128.00-01-032.000 *****						
128.00-01-032.000	5455 Nipher Rd					000022-5455
Todd Krystal	314 Rural vac<10		COUNTY TAXABLE VALUE		7,000	
Potter Jack	Bath CSD 462402	7,000	TOWN TAXABLE VALUE		7,000	
5455 Nipher Rd	Burleson Burleson	7,000	SCHOOL TAXABLE VALUE		7,000	
Bath, NY 14810	ACRES 1.80 BANK 450		FD224 Avoca Fire District		7,000 TO	
	EAST-0600984 NRTH-0865598					
	DEED BOOK 2119 PG-39					
	FULL MARKET VALUE	7,292				

MAY BE SUBJECT TO PAYMENT
UNDER RPTL483 UNTIL 2029

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
SWIS - 462289

2 0 2 5 T E N T A T I V E 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 376
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

128.00-01-033.000	5471 Nipher Rd			128.00-01-033.000		000022-5471
Vanderveer Michael	314 Rural vac<10		COUNTY TAXABLE VALUE	1,800		
Vanderveer Gayle	Bath CSD 462402	1,800	TOWN TAXABLE VALUE	1,800		
5471 Nipher Rd	Young Obrien	1,800	SCHOOL TAXABLE VALUE	1,800		
Bath, NY 14810	ACRES 1.32		FD224 Avoca Fire District	1,800 TO		
	EAST-0601774 NRTH-0865518					
	DEED BOOK 1067 PG-199					
	FULL MARKET VALUE	1,875				

128.00-01-034.000	Nipher Rd			128.00-01-034.000		000022-5495
O'Brien Mark	314 Rural vac<10		COUNTY TAXABLE VALUE	2,900		
O'brien Sandra	Bath CSD 462402	2,900	TOWN TAXABLE VALUE	2,900		
5499 Nipher Rd	Young Brewer	2,900	SCHOOL TAXABLE VALUE	2,900		
Bath, NY 14810	ACRES 2.10		FD224 Avoca Fire District	2,900 TO		
	EAST-0602104 NRTH-0865588					
	DEED BOOK 1026 PG-00441					
	FULL MARKET VALUE	3,021				

128.00-01-035.000	State Route 415			128.00-01-035.000		00230
Slayton Ag, LLC	105 Vac farmland		AG DIST 41730 0	11,008	11,008	11,008
7201 County Route 27	Avoca CSD 462201	16,200	COUNTY TAXABLE VALUE	5,192		
Hornell, NY 14843	Rt 17 Rr	16,200	TOWN TAXABLE VALUE	5,192		
	ACRES 9.00		SCHOOL TAXABLE VALUE	5,192		
	EAST-0600744 NRTH-0871098		FD224 Avoca Fire District	16,200 TO		
	DEED BOOK 3005 PG-196					
	FULL MARKET VALUE	16,875				

MAY BE SUBJECT TO PAYMENT
UNDER AGDIST LAW TIL 2032

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 1 2 8
 S U B - S E C T I O N - 0 0 0
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

PAGE 377
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	82	TOTAL		9237,000		9237,000
AG003	Ag Dist #3	8	TOTAL		903,700		903,700

*** 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
462201	Avoca CSD	57	1854,900	7179,200	178,732	7000,468	928,549	6071,919
462402	Bath CSD	25	1079,800	2057,800	214,222	1843,578	388,730	1454,848
	S U B - T O T A L	82	2934,700	9237,000	392,954	8844,046	1317,279	7526,767
	T O T A L	82	2934,700	9237,000	392,954	8844,046	1317,279	7526,767

*** 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
41101	VETERANS	1	2,580	2,580	
41121	VET WAR CT	3	36,000	18,000	
41131	VET COM CT	4	80,000	40,000	
41141	VET DIS CT	1	40,000	20,000	
41161	COLD WAR 1	2	8,550	8,550	
41171	COLD WAR D	2	21,934	21,934	
41700	AG BLDG	1	32,500	32,500	32,500
41720	AG DIST	2	228,975	228,975	228,975
41730	AG DIST	4	43,458	43,458	43,458
41800	AGED C/T/S	1	25,250	25,250	25,250
41802	AGED C	5	116,206		
41805	AGED C/S	1	62,771		62,771

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1
 M A P S E C T I O N - 1 2 8
 S U B - S E C T I O N - 0 0 0
 U N I F O R M P E R C E N T O F V A L U E I S 0 9 6 . 0 0

PAGE 378
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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	15			1160,279
41854	BAS STAR	5			151,900
41864	B STAR ADD	1			5,100
	T O T A L	48	698,224	441,247	1710,233

*** 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	82	2934,700	9237,000	8538,776	8795,753	8844,046	7526,767

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T A X A B L E S E C T I O N O F T H E R O L L - 1

PAGE 379
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

UNIFORM PERCENT OF VALUE IS 096.00

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
FD224	Avoca Fire Dis	443	TOTAL		51002,985	4,800	50998,185
AG003	Ag Dist #3	125	TOTAL		22270,600	40,700	22229,900
AG005	Ag dist #5	15	TOTAL		2488,590		2488,590
FD222	Wallace fire d	433	TOTAL		43792,190	53,700	43738,490
LD221	Wallace light	98	TOTAL		98,000	4,000	94,000

*** 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
462201	Avoca CSD	834	36723,796	90294,675	8770,730	81523,945	12000,943	69523,002
462402	Bath CSD	35	1892,000	3884,100	467,906	3416,194	636,670	2779,524
467401	Wayland-Cohocton SD	7	433,600	684,900	202,466	482,434	60,760	421,674
	S U B - T O T A L	876	39049,396	94863,675	9441,102	85422,573	12698,373	72724,200
	T O T A L	876	39049,396	94863,675	9441,102	85422,573	12698,373	72724,200

*** 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	1	7,000	7,000	7,000
13800	SCH DIST	1	1,800	1,800	1,800
41101	VETERANS	1	2,580	2,580	
41121	VET WAR CT	36	437,790	227,175	
41131	VET COM CT	29	542,300	288,050	
41141	VET DIS CT	27	737,253	463,126	
41161	COLD WAR 1	4	34,328	20,550	
41171	COLD WAR D	2	21,934	21,934	

STATE OF NEW YORK
 COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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 380
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

UNIFORM PERCENT OF VALUE IS 096.00

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
41632	VFF & AMB	4	40,228		
41663	VOL FIRE T	4		12,000	
41700	AG BLDG	6	550,000	550,000	550,000
41720	AG DIST	83	5820,790	5820,790	5820,790
41730	AG DIST	52	1702,161	1702,161	1702,161
41800	AGED C/T/S	14	670,581	679,581	688,581
41802	AGED C	29	1240,982		
41805	AGED C/S	6	267,971		273,971
41834	ENH STAR	115			8715,073
41854	BAS STAR	131			3966,500
41864	B STAR ADD	2			16,800
41932	DISABILITY	3	68,349		
42120	GRNHOUSE	1	160,000	160,000	160,000
47460	IND REFORS	2	196,099	196,099	196,099
47610	BUS INVTCS	1	40,700	40,700	40,700
	T O T A L	554	12542,846	10193,546	22139,475

*** 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	876	39049,396	94863,675	82320,829	84670,129	85422,573	72724,200

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
SWIS - 462289

2 0 2 5 T E N T A T I V E 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 096.00

PAGE 381
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.		
***** 507.00-05-006.000 *****						
	Avoca					00231
507.00-05-006.000	868 Pipeline		COUNTY TAXABLE VALUE			9,623
Atlantic Pipeline Corp	Avoca CSD 462201	0	TOWN TAXABLE VALUE			9,623
% K.E. Andrews	BANK 507	9,623	SCHOOL TAXABLE VALUE			9,623
2424 Ridge Rd	FULL MARKET VALUE	10,024	FD222 Wallace fire dist			6,447 TO
Rockwall, TX 75087			FD224 Avoca Fire District			9,623 TO

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 SPECIAL FRANCHISE SECTION OF THE ROLL - 5
 M A P S E C T I O N - 507
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	1	TOTAL		9,623		9,623
FD222	Wallace fire d	1	TOTAL		6,447		6,447

*** 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
462201	Avoca CSD	1		9,623		9,623		9,623
	S U B - T O T A L	1		9,623		9,623		9,623
	T O T A L	1		9,623		9,623		9,623

*** 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 ***

NO EXEMPTIONS AT THIS LEVEL

*** 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
5	SPECIAL FRANCHISE	1		9,623	9,623	9,623	9,623	9,623

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
SPECIAL FRANCHISE SECTION OF THE ROLL - 5

PAGE 383
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 545.00-05-003.000 *****						
	Avoca					00233
545.00-05-003.000	861 Elec & gas		COUNTY TAXABLE VALUE			1026,771
NYS Electric & Gas Corp	Avoca CSD 462201	0	TOWN TAXABLE VALUE			1026,771
c/o Avangrid Mgmt Co-Local Tax	BANK 545	1026,771	SCHOOL TAXABLE VALUE			1026,771
One City Center Fl 5	FULL MARKET VALUE	1069,553	FD222 Wallace fire dist			616,063 TO
Portland, ME 04101			FD224 Avoca Fire District			1026,771 TO

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 SPECIAL FRANCHISE SECTION OF THE ROLL - 5
 M A P S E C T I O N - 545
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

PAGE 384
 VALUATION DATE-JUL 01, 2024
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 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	1	TOTAL		1026,771		1026,771
FD222	Wallace fire d	1	TOTAL		616,063		616,063

*** 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
462201	Avoca CSD	1		1026,771		1026,771		1026,771
	S U B - T O T A L	1		1026,771		1026,771		1026,771
	T O T A L	1		1026,771		1026,771		1026,771

*** 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 ***

NO EXEMPTIONS AT THIS LEVEL

*** 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
5	SPECIAL FRANCHISE	1		1026,771	1026,771	1026,771	1026,771	1026,771

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
SPECIAL FRANCHISE SECTION OF THE ROLL - 5

PAGE 385
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 546.00-05-001.000 *****						
546.00-05-001.000	Avoca					00239
Verizon New York Inc	866 Telephone		COUNTY TAXABLE VALUE	282,944		
C/O Duff & Phelps	Avoca CSD 462201	0	TOWN TAXABLE VALUE	282,944		
PO Box 2749	BANK 546	282,944	SCHOOL TAXABLE VALUE	282,944		
Addison, TX 75001	FULL MARKET VALUE	294,733	FD222 Wallace fire dist	189,572 TO		
			FD224 Avoca Fire District	282,944 TO		

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 SPECIAL FRANCHISE SECTION OF THE ROLL - 5
 M A P S E C T I O N - 546
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
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 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	1	TOTAL		282,944		282,944
FD222	Wallace fire d	1	TOTAL		189,572		189,572

*** 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
462201	Avoca CSD	1		282,944		282,944		282,944
	S U B - T O T A L	1		282,944		282,944		282,944
	T O T A L	1		282,944		282,944		282,944

*** 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 ***

NO EXEMPTIONS AT THIS LEVEL

*** 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
5	SPECIAL FRANCHISE	1		282,944	282,944	282,944	282,944	282,944

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
SPECIAL FRANCHISE SECTION OF THE ROLL - 5

PAGE 387
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 548.00-05-005.000 *****						
	Avoca					00247
548.00-05-005.000	869 Television		COUNTY TAXABLE VALUE			212,722
Time Warner Dansville	Avoca CSD 462201	0	TOWN TAXABLE VALUE			212,722
PO Box 7467	BANK 508	212,722	SCHOOL TAXABLE VALUE			212,722
Charlotte, NC 28241-7467	FULL MARKET VALUE	221,585	FD222 Wallace fire dist			212,722 TO

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 SPECIAL FRANCHISE SECTION OF THE ROLL - 5
 M A P S E C T I O N - 548
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
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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
FD222	Wallace fire d	1	TOTAL		212,722		212,722

*** 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
462201	Avoca CSD	1		212,722		212,722		212,722
	S U B - T O T A L	1		212,722		212,722		212,722
	T O T A L	1		212,722		212,722		212,722

*** 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 ***

NO EXEMPTIONS AT THIS LEVEL

*** 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
5	SPECIAL FRANCHISE	1		212,722	212,722	212,722	212,722	212,722

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
SPECIAL FRANCHISE SECTION OF THE ROLL - 5

PAGE 389
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 550.00-05-007.000 *****						
Special Franchise						
550.00-05-007.000	831 Tele Comm		COUNTY TAXABLE VALUE	80,069		
First Light Fiber, Inc.	Avoca CSD 462201	0	TOWN TAXABLE VALUE	80,069		
685 Watervliet Shaker Rd	BANK 550	80,069	SCHOOL TAXABLE VALUE	80,069		
PO Box 1290	FULL MARKET VALUE	83,405	FD224 Avoca Fire District	80,069 TO		
Latham, NY 12110-1290						

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 SPECIAL FRANCHISE SECTION OF THE ROLL - 5
 M A P S E C T I O N - 550
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

PAGE 390
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
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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
FD224	Avoca Fire Dis	1	TOTAL		80,069		80,069

*** 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
462201	Avoca CSD	1		80,069		80,069		80,069
	S U B - T O T A L	1		80,069		80,069		80,069
	T O T A L	1		80,069		80,069		80,069

*** 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 ***

NO EXEMPTIONS AT THIS LEVEL

*** 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
5	SPECIAL FRANCHISE	1		80,069	80,069	80,069	80,069	80,069

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
SPECIAL FRANCHISE SECTION OF THE ROLL - 5

PAGE 391
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 551.00-05-012.000 *****						
Special Franchise						
551.00-05-012.000	866 Telephone		COUNTY	TAXABLE VALUE	1,591	
Empire Long Distance	Avoca CSD 462201	0	TOWN	TAXABLE VALUE	1,591	
34 Main St		1,591	SCHOOL	TAXABLE VALUE	1,591	
Prattsburgh, NY 14873	FULL MARKET VALUE	1,657				

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 SPECIAL FRANCHISE SECTION OF THE ROLL - 5
 M A P S E C T I O N - 551
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

PAGE 392
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
462201	Avoca CSD	1		1,591		1,591		1,591
	S U B - T O T A L	1		1,591		1,591		1,591
	T O T A L	1		1,591		1,591		1,591

*** 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 ***

NO EXEMPTIONS AT THIS LEVEL

*** 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
5	SPECIAL FRANCHISE	1		1,591	1,591	1,591	1,591	1,591

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
SPECIAL FRANCHISE SECTION OF THE ROLL - 5

PAGE 393
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 553.00-05-002.000 *****						
553.00-05-002.000	Special Franchise					00243
Frontier Tel of Rochester	866 Telephone		COUNTY TAXABLE VALUE			177,687
c/o Duff & Phelps LLC	Avoca CSD 462201	0	TOWN TAXABLE VALUE			177,687
PO Box 2629	BANK 553	177,687	SCHOOL TAXABLE VALUE			177,687
Addison, TX 75001-2629	FULL MARKET VALUE	185,091	FD222 Wallace fire dist			177,687 TO

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 SPECIAL FRANCHISE SECTION OF THE ROLL - 5
 M A P S E C T I O N - 553
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

PAGE 394
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD222	Wallace fire d	1	TOTAL		177,687		177,687

*** 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
462201	Avoca CSD	1		177,687		177,687		177,687
	S U B - T O T A L	1		177,687		177,687		177,687
	T O T A L	1		177,687		177,687		177,687

*** 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 ***

NO EXEMPTIONS AT THIS LEVEL

*** 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
5	SPECIAL FRANCHISE	1		177,687	177,687	177,687	177,687	177,687

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 SPECIAL FRANCHISE SECTION OF THE ROLL - 5

PAGE 395
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

UNIFORM PERCENT OF VALUE IS 096.00

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
FD224	Avoca Fire Dis	4	TOTAL		1399,407		1399,407
FD222	Wallace fire d	5	TOTAL		1202,491		1202,491

*** 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
462201	Avoca CSD	7		1791,407		1791,407		1791,407
	S U B - T O T A L	7		1791,407		1791,407		1791,407
	T O T A L	7		1791,407		1791,407		1791,407

*** 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 ***

NO EXEMPTIONS AT THIS LEVEL

*** 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
5	SPECIAL FRANCHISE	7		1791,407	1791,407	1791,407	1791,407	1791,407

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E 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 096.00

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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.		

085.00-01-011.120	County Route 135			085.00-01-011.120		*****
	380 Pub Util Vac					00176
NYS Electric & Gas Corp	Avoca CSD 462201	17,700	COUNTY TAXABLE VALUE			
c/o Avangrid Mgmt Co-Local Tax	Utility Vacant Land	17,700	TOWN TAXABLE VALUE			
One City Center Fl 5	FRNT 195.86 DPTH 157.81		SCHOOL TAXABLE VALUE			
Portland, ME 04101	ACRES 0.70 BANK 545		FD222 Wallace fire dist		17,700 TO	
	EAST-0588194 NRTH-0889438					
	DEED BOOK 1210 PG-259					
	FULL MARKET VALUE	18,438				

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6

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

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 099.00-01-001.600 *****						
60973	off State Route 415					
099.00-01-001.600	872 Elec-Substation		COUNTY TAXABLE VALUE	924,646		
NYS Electric & Gas Corp	Avoca CSD 462201	26,400	TOWN TAXABLE VALUE	924,646		
c/o Avangrid Mgmt Co-Local Tax	Wallace Substation #663	924,646	SCHOOL TAXABLE VALUE	924,646		
One City Center Fl 5	FRNT 150.00 DPTH 200.00		FD222 Wallace fire dist	924,646	TO	
Portland, ME 04101	BANK 545		LD221 Wallace light	1,000	TO	
	EAST-0583793 NRTH-0888882					
	FULL MARKET VALUE	963,173				
***** 099.00-01-005.200 *****						
	North of State Route 415					
099.00-01-005.200	873 Gas Meas Sta		COUNTY TAXABLE VALUE	70,171		
NYS Electric & Gas Corp	Avoca CSD 462201	25,000	TOWN TAXABLE VALUE	70,171		
c/o Avangrid Mgmt Co-Local Tax	Equipment	70,171	SCHOOL TAXABLE VALUE	70,171		
One City Center Fl 5	FRNT 292.64 DPTH 234.91		FD222 Wallace fire dist	70,171	TO	
Portland, ME 04101	BANK 545					
	EAST-0586300 NRTH-0886516					
	DEED BOOK 1306 PG-8					
	FULL MARKET VALUE	73,095				
***** 099.00-01-043.000 *****						
	4770 Reservoir Rd					000016-4770
099.00-01-043.000	380 Pub Util Vac		VIL OUT TN 13746	0	6,000	6,000
Village of Avoca Water	Avoca CSD 462201	6,000	COUNTY TAXABLE VALUE	6,000		
PO Box 462	622.089-9999-202.310/1001	6,000	TOWN TAXABLE VALUE	0		
Avoca, NY 14809	Utility Vac Ld		SCHOOL TAXABLE VALUE	0		
	ACRES 12.08 BANK 501		FD224 Avoca Fire District	0	TO	
	EAST-0588423 NRTH-0881465		6,000 EX			
	DEED BOOK 1121 PG-130					
	FULL MARKET VALUE	6,250				
***** 099.00-01-045.200 *****						
	4505 Mackey Rd					000036-4510
099.00-01-045.200	883 Gas Trans Impr		COUNTY TAXABLE VALUE	20176,571		
Tennessee Gas Pipeline Co	Avoca CSD 462201	51,500	TOWN TAXABLE VALUE	20176,571		
Property Tax Dept	ACRES 20.00 BANK 557	20176,571	SCHOOL TAXABLE VALUE	20176,571		
PO Box 4372	EAST-0584049 NRTH-0881049		FD224 Avoca Fire District	20176,571	TO	
Houston, TX 77210-4372	DEED BOOK 2085 PG-126					
	FULL MARKET VALUE	21017,261				

STATE OF NEW YORK
 COUNTY - Steuben
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 UTILITY & R.R. SECTION OF THE ROLL - 6
 M A P S E C T I O N - 099
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

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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
FD224	Avoca Fire Dis	2	TOTAL		20182,571	6,000	20176,571
FD222	Wallace fire d	2	TOTAL		994,817		994,817
LD221	Wallace light	1	TOTAL		1,000		1,000

*** 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
462201	Avoca CSD	4	108,900	21177,388	6,000	21171,388		21171,388
	S U B - T O T A L	4	108,900	21177,388	6,000	21171,388		21171,388
	T O T A L	4	108,900	21177,388	6,000	21171,388		21171,388

*** 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
13746	VIL OUT TN	1		6,000	6,000
	T O T A L	1		6,000	6,000

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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6
M A P S E C T I O N - 099
S U B - S E C T I O N - 000
UNIFORM PERCENT OF VALUE IS 096.00

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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 COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
6	UTILITIES & N.C.	4	108,900	21177,388	21177,388	21171,388	21171,388	21171,388

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6

PAGE 401
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

111.00-02-002.200	Connor Hill Rd			111.00-02-002.200		00200
Steuben Rural Electric Coop	872 Elec-Substation		COUNTY TAXABLE VALUE	292,789		
9 Wilson Ave	Avoca CSD 462201	12,500	TOWN TAXABLE VALUE	292,789		
Bath, NY 14810-1633	Avoca Substation	292,789	SCHOOL TAXABLE VALUE	292,789		
	FRNT 105.00 DPTH 105.00		FD222 Wallace fire dist	292,789 TO		
	BANK 556					
	EAST-0571006 NRTH-0879370					
	DEED BOOK 846 PG-409					
	FULL MARKET VALUE	304,989				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 UTILITY & R.R. SECTION OF THE ROLL - 6
 M A P S E C T I O N - 111
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

PAGE 402
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
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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
FD222	Wallace fire d	1	TOTAL		292,789		292,789

*** 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
462201	Avoca CSD	1	12,500	292,789		292,789		292,789
	S U B - T O T A L	1	12,500	292,789		292,789		292,789
	T O T A L	1	12,500	292,789		292,789		292,789

*** 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 ***

NO EXEMPTIONS AT THIS LEVEL

*** 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
6	UTILITIES & N.C.	1	12,500	292,789	292,789	292,789	292,789	292,789

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6

PAGE 403
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 112.00-01-021.000 *****						
4348	Smith Pond Rd					00204
112.00-01-021.000	380 Pub Util Vac		COUNTY TAXABLE VALUE			35,900
Tennessee Gas Pipeline Co	Avoca CSD 462201	35,900	TOWN TAXABLE VALUE			35,900
Property Tax Dept	Utility vacant land	35,900	SCHOOL TAXABLE VALUE			35,900
PO Box 4372	ACRES 1.92 BANK 557		FD224 Avoca Fire District			35,900 TO
Houston, TX 77210-4372	EAST-0581652 NRTH-0872360					
	FULL MARKET VALUE	37,396				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6

PAGE 405
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 113.00-01-018.000/7 *****						
	Loucks Pond Rd					
113.00-01-018.000/7	837 Cell Tower		COUNTY TAXABLE VALUE			74,700
Dobson Cellular Systems Inc	Avoca CSD 462201	0	TOWN TAXABLE VALUE			74,700
AT&T Mobility	BANK 586	74,700	SCHOOL TAXABLE VALUE			74,700
Attn: Tower Property Tax Team	FULL MARKET VALUE	77,813	FD224 Avoca Fire District			74,700 TO
1010 Pine St Rm 6E-L-01						
St Louis, MO 63101						
***** 113.00-01-020.000/6 *****						
	Loucks Pond Rd					
113.00-01-020.000/6	837 Cell Tower		COUNTY TAXABLE VALUE			220,400
Crown Altantic LLC	Avoca CSD 462201	11,500	TOWN TAXABLE VALUE			220,400
4017 Washington Rd	Self Supporting Tower/Bld	220,400	SCHOOL TAXABLE VALUE			220,400
PO Box 353	FRNT 100.00 DPTH 100.00		FD224 Avoca Fire District			220,400 TO
McMurray, PA 15317	BANK 595					
	FULL MARKET VALUE	229,583				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 UTILITY & R.R. SECTION OF THE ROLL - 6
 M A P S E C T I O N - 113
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
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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
FD224	Avoca Fire Dis	2	TOTAL		295,100		295,100

*** 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
462201	Avoca CSD	2	11,500	295,100		295,100		295,100
	S U B - T O T A L	2	11,500	295,100		295,100		295,100
	T O T A L	2	11,500	295,100		295,100		295,100

*** 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 ***

NO EXEMPTIONS AT THIS LEVEL

*** 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
6	UTILITIES & N.C.	2	11,500	295,100	295,100	295,100	295,100	295,100

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6

PAGE 407
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 507.00-06-002.000 *****						
507.00-06-002.000	Gas Trans					00232
Sunoco Pipeline LP	744 Petro prod		COUNTY TAXABLE VALUE	414,172		
% K.E. Andrews	Avoca CSD 462201	0	TOWN TAXABLE VALUE	414,172		
2424 Ridge Rd	622.089-9999-805.500/2001	414,172	SCHOOL TAXABLE VALUE	414,172		
Rockwall, TX 75087	Oil Long Trans Line		FD222 Wallace fire dist	136,677 TO		
	BANK 507		FD224 Avoca Fire District	414,172 TO		
	FULL MARKET VALUE	431,429				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 UTILITY & R.R. SECTION OF THE ROLL - 6
 M A P S E C T I O N - 507
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	1	TOTAL		414,172		414,172
FD222	Wallace fire d	1	TOTAL		136,677		136,677

*** 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
462201	Avoca CSD	1		414,172		414,172		414,172
	S U B - T O T A L	1		414,172		414,172		414,172
	T O T A L	1		414,172		414,172		414,172

*** 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 ***

NO EXEMPTIONS AT THIS LEVEL

*** 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
6	UTILITIES & N.C.	1		414,172	414,172	414,172	414,172	414,172

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 UTILITY & R.R. SECTION OF THE ROLL - 6

PAGE 409
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
 UNIFORM PERCENT OF VALUE IS 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 508.00-06-007.000 *****						
508.00-06-007.000	Loucks Pond Rd					
Time Warner Entertainment	835 Cable tv		COUNTY TAXABLE VALUE	6,800		
PO Box 7467	Avoca CSD 462201	0	TOWN TAXABLE VALUE	6,800		
Charlotte, NC 28241-7467	Cellular Tower	6,800	SCHOOL TAXABLE VALUE	6,800		
	40 foot tower		FD224 Avoca Fire District	6,800 TO		
	BANK 508					
	FULL MARKET VALUE	7,083				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 UTILITY & R.R. SECTION OF THE ROLL - 6
 M A P S E C T I O N - 508
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

PAGE 410
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS150/V04/L015
 CURRENT DATE 4/25/2025

*** 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
FD224	Avoca Fire Dis	1	TOTAL		6,800		6,800

*** 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
462201	Avoca CSD	1		6,800		6,800		6,800
	S U B - T O T A L	1		6,800		6,800		6,800
	T O T A L	1		6,800		6,800		6,800

*** 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 ***

NO EXEMPTIONS AT THIS LEVEL

*** 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
6	UTILITIES & N.C.	1		6,800	6,800	6,800	6,800	6,800

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6

PAGE 411
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

	Elec Trans			545.00-06-003.000	*****	
545.00-06-003.000	882 Elec Trans Imp		COUNTY TAXABLE VALUE	1215,762	00234	
NYS Electric & Gas Corp	Avoca CSD 462201	0	TOWN TAXABLE VALUE	1215,762		
c/o Avangrid Mgmt Co-Local Tax	622.089-9999-131.600/1001	1215,762	SCHOOL TAXABLE VALUE	1215,762		
One City Center Fl 5	RGE-Quaker Rd Trans Line		FD222 Wallace fire dist	729,457 TO		
Portland, ME 04101	BANK 545		FD224 Avoca Fire District	1215,762 TO		
	FULL MARKET VALUE	1266,419				

	Elec Trans			545.00-06-004.000	*****	
545.00-06-004.000	882 Elec Trans Imp		COUNTY TAXABLE VALUE	654,534	00235	
NYS Electric & Gas Corp	Avoca CSD 462201	0	TOWN TAXABLE VALUE	654,534		
c/o Avangrid Mgmt Co-Local Tax	622.089-9999-131.600/1011	654,534	SCHOOL TAXABLE VALUE	654,534		
One City Center Fl 5	Elmira Grouped Trans Line		FD222 Wallace fire dist	261,814 TO		
Portland, ME 04101	BANK 545		FD224 Avoca Fire District	654,534 TO		
	FULL MARKET VALUE	681,806				

	Outside Plant			545.00-06-005.100	*****	
545.00-06-005.100	884 Elec Dist Out		COUNTY TAXABLE VALUE	42,952	00237	
NYS Electric & Gas Corp	Bath CSD 462402	0	TOWN TAXABLE VALUE	42,952		
c/o Avangrid Mgmt Co-Local Tax	622.089-9999-131.600/1882	42,952	SCHOOL TAXABLE VALUE	42,952		
One City Center Fl 5	.0347		FD222 Wallace fire dist	21,476 TO		
Portland, ME 04101	Poles Wires Cables		FD224 Avoca Fire District	42,952 TO		
	BANK 545					
	FULL MARKET VALUE	44,742				

	Outside Plant			545.00-06-005.200	*****	
545.00-06-005.200	884 Elec Dist Out		COUNTY TAXABLE VALUE	1194,845	00238	
NYS Electric & Gas Corp	Avoca CSD 462201	0	TOWN TAXABLE VALUE	1194,845		
c/o Avangrid Mgmt Co-Local Tax	622.089-9999-131.600/1881	1194,845	SCHOOL TAXABLE VALUE	1194,845		
One City Center Fl 5	.9653		FD222 Wallace fire dist	597,423 TO		
Portland, ME 04101	Poles Wires Cables		FD224 Avoca Fire District	1194,845 TO		
	BANK 545					
	FULL MARKET VALUE	1244,630				

	Gas Dist			545.00-06-006.000	*****	
545.00-06-006.000	885 Gas Outside Pla		COUNTY TAXABLE VALUE	368,646		
NYS Electric & Gas Corp	Avoca CSD 462201	0	TOWN TAXABLE VALUE	368,646		
c/o Avangrid Mgmt Co-Local Tax	622.089-9999-131.600/2881	368,646	SCHOOL TAXABLE VALUE	368,646		
One City Center Fl 5	Gas Dist Mains		FD224 Avoca Fire District	368,646 TO		
Portland, ME 04101	BANK 545					
	FULL MARKET VALUE	384,006				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

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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.		
***** 545.00-06-014.000 *****						
545.00-06-014.000	M & R Station					
NYS Electric & Gas Corp	873 Gas Meas Sta		COUNTY TAXABLE VALUE	222,742		
c/o Avangrid Mgmt Co-Local Tax	Avoca CSD 462201	0	TOWN TAXABLE VALUE	222,742		
One City Center Fl 5	622.089-9999-131.600/2021	222,742	SCHOOL TAXABLE VALUE	222,742		
Portland, ME 04101	Wallace Reg Sta		FD222 Wallace fire dist	222,742 TO		
	BANK 545					
	FULL MARKET VALUE	232,023				
***** 545.00-06-018.000 *****						
545.00-06-018.000	Station Equipment					
NYS Electric & Gas Corp	872 Elec-Substation		COUNTY TAXABLE VALUE	2901,086		
% Avangrid Mgmt Co- Local Tax	Avoca CSD 462201	0	TOWN TAXABLE VALUE	2901,086		
1 City Center Fl 5	622.089-9999-131.600/1031	2901,086	SCHOOL TAXABLE VALUE	2901,086		
Portland, ME 04101	Elmira Area Bright line P		FD224 Avoca Fire District	2901,086 TO		
	BANK 545					
	FULL MARKET VALUE	3021,965				

STATE OF NEW YORK
 COUNTY - Steuben
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 UTILITY & R.R. SECTION OF THE ROLL - 6
 M A P S E C T I O N - 545
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

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 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
FD224	Avoca Fire Dis	6	TOTAL		6377,825		6377,825
FD222	Wallace fire d	5	TOTAL		1832,912		1832,912

*** 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
462201	Avoca CSD	6		6557,615		6557,615		6557,615
462402	Bath CSD	1		42,952		42,952		42,952
	S U B - T O T A L	7		6600,567		6600,567		6600,567
	T O T A L	7		6600,567		6600,567		6600,567

*** 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 ***

NO EXEMPTIONS AT THIS LEVEL

*** 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
6	UTILITIES & N.C.	7		6600,567	6600,567	6600,567	6600,567	6600,567

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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 UTILITY & R.R. SECTION OF THE ROLL - 6

PAGE 414
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
 UNIFORM PERCENT OF VALUE IS 096.00
 UNIFORM PERCENT OF VALUE IS 096.00

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.		

546.00-06-001.100	Outside plant			546.00-06-001.100		*****
Verizon New York Inc	836 Telecom. eq.		COUNTY TAXABLE VALUE			00241
C/O Duff & Phelps	Bath CSD 462402	0	TOWN TAXABLE VALUE			
PO Box 2749	622.089-9999-631.900/1882	9,268	SCHOOL TAXABLE VALUE			
Addison, TX 75001	Poles Wires Cables		FD222 Wallace fire dist			
	BANK 546		FD224 Avoca Fire District			
	FULL MARKET VALUE	9,654				

546.00-06-001.200	Outside plant			546.00-06-001.200		*****
Verizon New York Inc	836 Telecom. eq.		COUNTY TAXABLE VALUE			00242
C/O Duff & Phelps	Avoca CSD 462201	0	TOWN TAXABLE VALUE			
PO Box 2749	622.089-9999.631.900/1881	227,931	SCHOOL TAXABLE VALUE			
Addison, TX 75001	Poles Wires Cables		FD222 Wallace fire dist			
	BANK 546		FD224 Avoca Fire District			
	FULL MARKET VALUE	237,428				

546.00-06-001.300	Tele Com Ceiling			546.00-06-001.300		*****
Verizon New York Inc	836 Telecom. eq.		COUNTY TAXABLE VALUE			Way-Coh
C/O Duff & Phelps	Wayland-Cohocto 467401	0	TOWN TAXABLE VALUE			
PO Box 2749	.0070	1,672	SCHOOL TAXABLE VALUE			
Addison, TX 75001	BANK 546		FD222 Wallace fire dist			
	FULL MARKET VALUE	1,742	FD224 Avoca Fire District			

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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 UTILITY & R.R. SECTION OF THE ROLL - 6
 M A P S E C T I O N - 546
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

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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
FD224	Avoca Fire Dis	3	TOTAL		237,868		237,868
FD222	Wallace fire d	3	TOTAL		143,323		143,323

*** 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
462201	Avoca CSD	1		227,931		227,931		227,931
462402	Bath CSD	1		9,268		9,268		9,268
467401	Wayland-Cohocton SD	1		1,672		1,672		1,672
	S U B - T O T A L	3		238,871		238,871		238,871
	T O T A L	3		238,871		238,871		238,871

*** 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 ***

NO EXEMPTIONS AT THIS LEVEL

*** 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
6	UTILITIES & N.C.	3		238,871	238,871	238,871	238,871	238,871

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6

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TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		

553.00-06-011.000	Outside Plant			553.00-06-011.000		*****
836 Telecom. eq.						00244
Frontier Tel of Rochester	Avoca CSD 462201	0	COUNTY TAXABLE VALUE	1,070		
c/o Duff & Phelps LLC	622.089-9999-639.100/1881	1,070	TOWN TAXABLE VALUE	1,070		
PO Box 2629	Poles Wires Cables		SCHOOL TAXABLE VALUE	1,070		
Addison, TX 75001-2629	BANK 553		FD222 Wallace fire dist	1,070 TO		
	FULL MARKET VALUE	1,115				

553.00-06-011.100	Telecom Ceiling			553.00-06-011.100		*****
836 Telecom. eq.						Bath CSD
Frontier Tele of Rochester	Bath CSD 462402	0	COUNTY TAXABLE VALUE	43		
PO Box 2629	.0388	43	TOWN TAXABLE VALUE	43		
Addison, TX 75001	BANK 553		SCHOOL TAXABLE VALUE	43		
	FULL MARKET VALUE	45	FD222 Wallace fire dist	26 TO		
			FD224 Avoca Fire District	17 TO		

553.00-06-011.200	Telecom Ceiling			553.00-06-011.200		*****
836 Telecom. eq.						Way-Coh
Frontier Tele of Rochester	Wayland-Cohocto 467401	0	COUNTY TAXABLE VALUE	8		
PO Box 2629	.0070	8	TOWN TAXABLE VALUE	8		
Addison, TX 75001	BANK 553		SCHOOL TAXABLE VALUE	8		
	FULL MARKET VALUE	8	FD222 Wallace fire dist	5 TO		
			FD224 Avoca Fire District	3 TO		

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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 UTILITY & R.R. SECTION OF THE ROLL - 6
 M A P S E C T I O N - 553
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

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 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
FD224	Avoca Fire Dis	2	TOTAL		20		20
FD222	Wallace fire d	3	TOTAL		1,101		1,101

*** 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
462201	Avoca CSD	1		1,070		1,070		1,070
462402	Bath CSD	1		43		43		43
467401	Wayland-Cohocton SD	1		8		8		8
	S U B - T O T A L	3		1,121		1,121		1,121
	T O T A L	3		1,121		1,121		1,121

*** 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 ***

NO EXEMPTIONS AT THIS LEVEL

*** 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
6	UTILITIES & N.C.	3		1,121	1,121	1,121	1,121	1,121

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6

PAGE 418
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 556.00-06-016.000 *****						
3760	Connor Hill Rd					
556.00-06-016.000	884 Elec Dist Out		COUNTY	TAXABLE VALUE		638,037
Steuben Rural Electric Coop	Avoca CSD 462201	0	TOWN	TAXABLE VALUE		638,037
9 Wilson Ave	622.089-9999-143.800/1881	638,037	SCHOOL	TAXABLE VALUE		638,037
Bath, NY 14810-1633	Poles Wires Cables		FD222 Wallace fire dist			638,037 TO
	BANK 556					
	FULL MARKET VALUE	664,622				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 UTILITY & R.R. SECTION OF THE ROLL - 6
 M A P S E C T I O N - 556
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

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 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
FD222	Wallace fire d	1	TOTAL		638,037		638,037

*** 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
462201	Avoca CSD	1		638,037		638,037		638,037
	S U B - T O T A L	1		638,037		638,037		638,037
	T O T A L	1		638,037		638,037		638,037

*** 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 ***

NO EXEMPTIONS AT THIS LEVEL

*** 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
6	UTILITIES & N.C.	1		638,037	638,037	638,037	638,037	638,037

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6

PAGE 420
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 557.00-06-010.000 *****						
	Gas Trans					00246
557.00-06-010.000	883 Gas Trans Impr		COUNTY TAXABLE VALUE	1921,144		
Tennessee Gas Pipeline Co	Avoca CSD 462201	0	TOWN TAXABLE VALUE	1921,144		
Property Tax Dept	622.089-9999-844.750/2001	1921,144	SCHOOL TAXABLE VALUE	1921,144		
PO Box 4372	gas long trans line		FD222 Wallace fire dist	633,978 TO		
Houston, TX 77210-4372	BANK 557		FD224 Avoca Fire District	1287,166 TO		
	FULL MARKET VALUE	2001,192				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 UTILITY & R.R. SECTION OF THE ROLL - 6
 M A P S E C T I O N - 557
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

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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
FD224	Avoca Fire Dis	1	TOTAL		1287,166		1287,166
FD222	Wallace fire d	1	TOTAL		633,978		633,978

*** 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
462201	Avoca CSD	1		1921,144		1921,144		1921,144
	S U B - T O T A L	1		1921,144		1921,144		1921,144
	T O T A L	1		1921,144		1921,144		1921,144

*** 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 ***

NO EXEMPTIONS AT THIS LEVEL

*** 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
6	UTILITIES & N.C.	1		1921,144	1921,144	1921,144	1921,144	1921,144

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 UTILITY & R.R. SECTION OF THE ROLL - 6

PAGE 422
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UNIFORM PERCENT OF VALUE IS 096.00

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
FD224	Avoca Fire Dis	19	TOTAL		28837,422	6,000	28831,422
FD222	Wallace fire d	18	TOTAL		4691,334		4691,334
LD221	Wallace light	1	TOTAL		1,000		1,000

*** 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
462201	Avoca CSD	21	186,500	31585,646	6,000	31579,646		31579,646
462402	Bath CSD	3		52,263		52,263		52,263
467401	Wayland-Cohocton SD	2		1,680		1,680		1,680
	S U B - T O T A L	26	186,500	31639,589	6,000	31633,589		31633,589
	T O T A L	26	186,500	31639,589	6,000	31633,589		31633,589

*** 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
13746	VIL OUT TN	1		6,000	6,000
	T O T A L	1		6,000	6,000

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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6

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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
6	UTILITIES & N.C.	26	186,500	31639,589	31639,589	31633,589	31633,589	31633,589

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00

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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.		
***** 085.13-01-002.000 *****						
61145	State Route 415					000415-9112
085.13-01-002.000	210 1 Family Res		PARSONAGES 21600	0	118,500	118,500
Wallace Wesleyan	Avoca CSD 462201	7,200	COUNTY TAXABLE VALUE		0	
9079 Church St	Winters Main St	118,500	TOWN TAXABLE VALUE		0	
Avoca, NY 14809-9403	FRNT 66.00 DPTH 174.61		SCHOOL TAXABLE VALUE		0	
	EAST-0583747 NRTH-0891624		FD222 Wallace fire dist		118,500 TO	
	DEED BOOK 438 PG-49		LD221 Wallace light		1,000 TO	
	FULL MARKET VALUE	123,438				
***** 085.13-01-035.000 *****						
085.13-01-035.000	South Of Donald Francis		NYS OWNED 12100	0	2,100	000105-4505
State Of New York	323 Vacant rural		COUNTY TAXABLE VALUE		0	
Department Of Transportat	Avoca CSD 462201	2,100	TOWN TAXABLE VALUE		0	
Attn: Office 6	Old Erie Xway	2,100	SCHOOL TAXABLE VALUE		0	
Map 123D Parcel 304 District O	FRNT 102.00 DPTH 176.00		FD222 Wallace fire dist		0 TO	
107 Broadway	EAST-0584227 NRTH-0889982		FULL MARKET VALUE		2,188	
Hornell, NY 14843					2,100 EX	
***** 085.13-01-065.000 *****						
085.13-01-065.000	9077 Old Wallace Cemetary		TN CEMTERY 13510	0	11,000	000040-9077
Wallace Wesleyan Cemetary	695 Cemetary		COUNTY TAXABLE VALUE		0	
Town Of Avoca	Avoca CSD 462201	11,000	TOWN TAXABLE VALUE		0	
3 Chase St	Oh Farms Oh Farms	11,000	SCHOOL TAXABLE VALUE		0	
PO Box 468	Wesleyan Ch Oh Farms		FD222 Wallace fire dist		0 TO	
Avoca, NY 14809	FRNT 99.00 DPTH 200.00				11,000 EX	
	EAST-0584294 NRTH-0890958		LD221 Wallace light		0 TO	
	FULL MARKET VALUE	11,458			1,000 EX	
***** 085.13-01-066.000 *****						
085.13-01-066.000	9079 Church St		RELIGIOUS 25110	0	305,000	000040-9112
Wallace Wesleyan	620 Religious		COUNTY TAXABLE VALUE		0	
61145 State Route 415	Avoca CSD 462201	23,800	TOWN TAXABLE VALUE		0	
Avoca, NY 14809-9403	ACRES 2.32	305,000	SCHOOL TAXABLE VALUE		0	
	EAST-0584154 NRTH-0890888		FD222 Wallace fire dist		0 TO	
	DEED BOOK 881 PG-822				305,000 EX	
	FULL MARKET VALUE	317,708	LD221 Wallace light		0 TO	
					1,000 EX	

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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 096.00

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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.		
***** 085.13-01-070.000 *****						
085.13-01-070.000	61108 State Route 415					000415-9087
Fire Commissioner	662 Police/fire		TOWN OWNED 13500	0	128,500	128,500
Avoca Fire District #1	Avoca CSD 462201	8,500	COUNTY TAXABLE VALUE		0	
Attn: Fairbrother Jeffrey	Vanvorhees Church	128,500	TOWN TAXABLE VALUE		0	
Avoca, NY 14809	FRNT 55.00 DPTH 132.00		SCHOOL TAXABLE VALUE		0	
	EAST-0584004 NRTH-0891008		FD222 Wallace fire dist		0 TO	
	DEED BOOK 751 PG-244		128,500 EX			
	FULL MARKET VALUE	133,854	LD221 Wallace light		0 TO	
			1,000 EX			

STATE OF NEW YORK
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 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 WHOLLY EXEMPT SECTION OF THE ROLL - 8
 M A P S E C T I O N - 085
 S U B - S E C T I O N - 013
 UNIFORM PERCENT OF VALUE IS 096.00

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 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
FD222	Wallace fire d	5	TOTAL		565,100	446,600	118,500
LD221	Wallace light	4	TOTAL		4,000	3,000	1,000

*** 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
462201	Avoca CSD	5	52,600	565,100	565,100			
	S U B - T O T A L	5	52,600	565,100	565,100			
	T O T A L	5	52,600	565,100	565,100			

*** 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
12100	NYS OWNED	1	2,100	2,100	2,100
13500	TOWN OWNED	1	128,500	128,500	128,500
13510	TN CEMTERY	1	11,000	11,000	11,000
21600	PARSONAGES	1	118,500	118,500	118,500
25110	RELIGIOUS	1	305,000	305,000	305,000
	T O T A L	5	565,100	565,100	565,100

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
M A P S E C T I O N - 085
S U B - S E C T I O N - 013
UNIFORM PERCENT OF VALUE IS 096.00

PAGE 427
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 COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
8	WHOLLY EXEMPT	5	52,600	565,100				

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
SWIS - 462289

2 0 2 5 T E N T A T I V E 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 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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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.		
***** 099.00-01-006.000/2 *****						
7000	Genesee Xway					000105-7000
099.00-01-006.000/2	323 Vacant rural		NYS OWNED 12100	0	15,600	15,600
New York State	Avoca CSD 462201	15,600	COUNTY TAXABLE VALUE		0	
RD1	River Jones	15,600	TOWN TAXABLE VALUE		0	
Albany, NY 12207	Xway Slayton		SCHOOL TAXABLE VALUE		0	
	ACRES 5.56		FD222 Wallace fire dist		0 TO	
	FULL MARKET VALUE	16,250	15,600 EX			
***** 099.00-01-009.000 *****						
	State Route 415					00190
099.00-01-009.000	843 Non-ceil. rr		IND DEV AG 18020	0	28,900	28,900
Steuben County IDA	Avoca CSD 462201	28,900	COUNTY TAXABLE VALUE		0	
Bath, NY 14810	Single Track	28,900	TOWN TAXABLE VALUE		0	
	ACRES 24.20		SCHOOL TAXABLE VALUE		0	
	EAST-0587514 NRTH-0885448		FD222 Wallace fire dist		0 TO	
	FULL MARKET VALUE	30,104	28,900 EX			
			LD221 Wallace light		0 TO	
			1,000 EX			
***** 099.00-01-041.115 *****						
	Jacobs Ladder					
099.00-01-041.115	620 Religious		RELIGIOUS 25110	0	690,000	690,000
Avoca Methodist Church Inc.	Avoca CSD 462201	25,600	COUNTY TAXABLE VALUE		0	
8593 Jacobs Ladder Rd	Jacobs Ladder Rte 415	690,000	TOWN TAXABLE VALUE		0	
Avoca, NY 14809	Towner Keeler		SCHOOL TAXABLE VALUE		0	
	ACRES 3.03		FD224 Avoca Fire District		0 TO	
	EAST-0590001 NRTH-0881865		690,000 EX			
	DEED BOOK 3086 PG-48					
	FULL MARKET VALUE	718,750				
***** 099.00-01-041.120 *****						
8500	Jacobs Ladder Rd					000015-8500
099.00-01-041.120	695 Cemetery		VIL CEMTRY 13660	0	16,500	16,500
Valley View	Avoca CSD 462201	16,500	COUNTY TAXABLE VALUE		0	
Village Of Avoca	Jacobs Ladder Rd	16,500	TOWN TAXABLE VALUE		0	
PO Box 462	6.54a Outside Village		SCHOOL TAXABLE VALUE		0	
Avoca, NY 14809	ACRES 6.54		FD224 Avoca Fire District		0 TO	
	EAST-0589014 NRTH-0880818		16,500 EX			
	DEED BOOK 937 PG-211					
	FULL MARKET VALUE	17,188				
***** 099.00-01-068.200 *****						
	Reservoir Rd					000016-4602
099.00-01-068.200	720 Mining		TOWN OWNED 13500	0	47,300	47,300
Avoca Town	Avoca CSD 462201	47,300	COUNTY TAXABLE VALUE		0	
PO Box 468	Water Shed	47,300	TOWN TAXABLE VALUE		0	
Avoca, NY 14809	ACRES 28.19		SCHOOL TAXABLE VALUE		0	
	EAST-0588134 NRTH-0880025		FD224 Avoca Fire District		0 TO	
	DEED BOOK 1745 PG-258		47,300 EX			
	FULL MARKET VALUE	49,271				

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

PAGE 429
VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 099.00-01-075.000 *****						
099.00-01-075.000	N Of 390 Uneconomic					00198
New York State	323 Vacant rural		NYS OWNED 12100	0	23,900	23,900
Department Of Transportat	Avoca CSD 462201	23,900	COUNTY TAXABLE VALUE		0	23,900
Attn: Fice No 6	Cohocton R Saxton	23,900	TOWN TAXABLE VALUE		0	
Map 103D Remainder District Of	390 Slayton		SCHOOL TAXABLE VALUE		0	
107 Broadway	ACRES 5.56		FD222 Wallace fire dist		0 TO	
Hornell, NY 14843	EAST-0586694 NRTH-0889038		23,900 EX			
	DEED BOOK 103 PG-274					
	FULL MARKET VALUE	24,896				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 WHOLLY EXEMPT SECTION OF THE ROLL - 8
 M A P S E C T I O N - 0 9 9
 S U B - S E C T I O N - 0 0 0
 UNIFORM PERCENT OF VALUE IS 096.00

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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
FD224	Avoca Fire Dis	3	TOTAL		753,800	753,800	
FD222	Wallace fire d	3	TOTAL		68,400	68,400	
LD221	Wallace light	1	TOTAL		1,000	1,000	

*** 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
462201	Avoca CSD	6	157,800	822,200	822,200			
	S U B - T O T A L	6	157,800	822,200	822,200			
	T O T A L	6	157,800	822,200	822,200			

*** 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
12100	NYS OWNED	2	39,500	39,500	39,500
13500	TOWN OWNED	1	47,300	47,300	47,300
13660	VIL CEMTRY	1	16,500	16,500	16,500
18020	IND DEV AG	1	28,900	28,900	28,900
25110	RELIGIOUS	1	690,000	690,000	690,000
	T O T A L	6	822,200	822,200	822,200

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
M A P S E C T I O N - 099
S U B - S E C T I O N - 000
UNIFORM PERCENT OF VALUE IS 096.00

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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 COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
8	WHOLLY EXEMPT	6	157,800	822,200				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 099.10-01-013.000 *****						
099.10-01-013.000	On Cross Rd					000037-4751
Vale Of Rest Cem Assoc	695 Cemetery	17,500	TN CEMTERY 13510	0	17,500	17,500
PO Box 29	Avoca CSD 462201	17,500	COUNTY TAXABLE VALUE		0	
Avoca, NY 14809	Saxton Old Erie	17,500	TOWN TAXABLE VALUE		0	
	ACRES 1.50		SCHOOL TAXABLE VALUE		0	
	EAST-0588424 NRTH-0884998		FD222 Wallace fire dist		0 TO	
	DEED BOOK 475 PG-544		17,500 EX			
	FULL MARKET VALUE	18,229				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 WHOLLY EXEMPT SECTION OF THE ROLL - 8
 M A P S E C T I O N - 099
 S U B - S E C T I O N - 010
 UNIFORM PERCENT OF VALUE IS 096.00

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 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
FD222	Wallace fire d	1	TOTAL		17,500	17,500	

*** 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
462201	Avoca CSD	1	17,500	17,500	17,500			
	S U B - T O T A L	1	17,500	17,500	17,500			
	T O T A L	1	17,500	17,500	17,500			

*** 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
13510	TN CEMTERY	1	17,500	17,500	17,500
	T O T A L	1	17,500	17,500	17,500

*** 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	1	17,500	17,500				

STATE OF NEW YORK
COUNTY - Steuben
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2 0 2 5 T E N T A T I V E 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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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 114.00-01-038.000 *****						
114.00-01-038.000	Ward St					
Wu-Wei Acupuncture & Herbs	323 Vacant rural	200	WITHDRAWAL 29700	0	200	200
740 E Broadway 16	Avoca CSD 462201	200	COUNTY TAXABLE VALUE		0	
Long Beach, NY 11561	Salmon Creek Ward Street	200	TOWN TAXABLE VALUE		0	
	ACRES 0.08		SCHOOL TAXABLE VALUE		0	
	EAST-0596586 NRTH-0880084		FD224 Avoca Fire District		0 TO	
	DEED BOOK 2352 PG-316		200 EX			
	FULL MARKET VALUE	208				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 WHOLLY EXEMPT SECTION OF THE ROLL - 8
 M A P S E C T I O N - 114
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

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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
FD224	Avoca Fire Dis	1	TOTAL		200	200	

*** 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
462201	Avoca CSD	1	200	200	200			
	S U B - T O T A L	1	200	200	200			
	T O T A L	1	200	200	200			

*** 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
29700	WITHDRAWAL	1	200	200	200
	T O T A L	1	200	200	200

*** 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	1	200	200				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 128.00-01-018.000 *****						
128.00-01-018.000	State Route 415					
Steuben County IDA	843 Non-ceil. rr		IND DEV AG 18020	0	38,300	38,300
25 West Steuben Street	Bath CSD 462402	38,300	COUNTY TAXABLE VALUE		0	38,300
Drawer 393	Slayton Tn Bath	38,300	TOWN TAXABLE VALUE		0	
Bath, NY 14810	ACRES 33.10		SCHOOL TAXABLE VALUE		0	
	EAST-0602794 NRTH-0869538		FD224 Avoca Fire District		0 TO	
	FULL MARKET VALUE	39,896	38,300 EX			
***** 128.00-01-037.000 *****						
128.00-01-037.000	State Route 415					
Cemetery	695 Cemetery		TN CEMTERY 13510	0	17,500	17,500
Attn: Town Of Avoca	Avoca CSD 462201	17,500	COUNTY TAXABLE VALUE		0	17,500
3 Chase St	South Of State Rt 415	17,500	TOWN TAXABLE VALUE		0	
Avoca, NY 14809	FRNT 200.00 DPTH 140.00		SCHOOL TAXABLE VALUE		0	
	EAST-0601894 NRTH-0871038		FD224 Avoca Fire District		0 TO	
	DEED BOOK 346 PG-494		17,500 EX			
	FULL MARKET VALUE	18,229				
***** 128.00-01-038.000 *****						
128.00-01-038.000	State Route 415					
Town Line Cemetery	695 Cemetery		TN CEMTERY 13510	0	1,200	1,200
Attn: Town Of Avoca	Avoca CSD 462201	1,200	COUNTY TAXABLE VALUE		0	1,200
3 Chase St	FRNT 18.00 DPTH 62.00	1,200	TOWN TAXABLE VALUE		0	
Avoca, NY 14809	EAST-0605816 NRTH-0867899		SCHOOL TAXABLE VALUE		0	
	DEED BOOK 166 PG-245		FD224 Avoca Fire District		0 TO	
	FULL MARKET VALUE	1,250	1,200 EX			

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 WHOLLY EXEMPT SECTION OF THE ROLL - 8
 M A P S E C T I O N - 128
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

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 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
FD224	Avoca Fire Dis	3	TOTAL		57,000	57,000	

*** 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
462201	Avoca CSD	2	18,700	18,700	18,700			
462402	Bath CSD	1	38,300	38,300	38,300			
	S U B - T O T A L	3	57,000	57,000	57,000			
	T O T A L	3	57,000	57,000	57,000			

*** 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
13510	TN CEMTERY	2	18,700	18,700	18,700
18020	IND DEV AG	1	38,300	38,300	38,300
	T O T A L	3	57,000	57,000	57,000

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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
M A P S E C T I O N - 128
S U B - S E C T I O N - 000
UNIFORM PERCENT OF VALUE IS 096.00

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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 COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
8	WHOLLY EXEMPT	3	57,000	57,000				

STATE OF NEW YORK
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2 0 2 5 T E N T A T I V E 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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VALUATION DATE-JUL 01, 2024
TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 096.00
UNIFORM PERCENT OF VALUE IS 096.00

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.		
***** 501.00-06-001.000 *****						
501.00-06-001.000	County Route 415		TOWN OWNED 13500	0	55,933	55,933
Town of Avoca	742 Water pipeln	0	COUNTY TAXABLE VALUE		0	55,933
3 Chase St	Avoca CSD 462201	55,933	TOWN TAXABLE VALUE		0	
PO Box 468	FULL MARKET VALUE	58,264	SCHOOL TAXABLE VALUE		0	
Avoca, NY 14809			FD224 Avoca Fire District		0 TO	
			55,933 EX			

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 WHOLLY EXEMPT SECTION OF THE ROLL - 8
 M A P S E C T I O N - 501
 S U B - S E C T I O N - 000
 UNIFORM PERCENT OF VALUE IS 096.00

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 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
FD224	Avoca Fire Dis	1	TOTAL		55,933	55,933	

*** 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
462201	Avoca CSD	1		55,933	55,933			
	S U B - T O T A L	1		55,933	55,933			
	T O T A L	1		55,933	55,933			

*** 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	1	55,933	55,933	55,933
	T O T A L	1	55,933	55,933	55,933

*** 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	1		55,933				

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E 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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UNIFORM PERCENT OF VALUE IS 096.00

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
FD224	Avoca Fire Dis	8	TOTAL		866,933	866,933	
FD222	Wallace fire d	9	TOTAL		651,000	532,500	118,500
LD221	Wallace light	5	TOTAL		5,000	4,000	1,000

*** 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
462201	Avoca CSD	16	246,800	1479,633	1479,633			
462402	Bath CSD	1	38,300	38,300	38,300			
	S U B - T O T A L	17	285,100	1517,933	1517,933			
	T O T A L	17	285,100	1517,933	1517,933			

*** 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
12100	NYS OWNED	3	41,600	41,600	41,600
13500	TOWN OWNED	3	231,733	231,733	231,733
13510	TN CEMTERY	4	47,200	47,200	47,200
13660	VIL CEMTRY	1	16,500	16,500	16,500
18020	IND DEV AG	2	67,200	67,200	67,200
21600	PARSONAGES	1	118,500	118,500	118,500
25110	RELIGIOUS	2	995,000	995,000	995,000
29700	WITHDRAWAL	1	200	200	200
	T O T A L	17	1517,933	1517,933	1517,933

STATE OF NEW YORK
COUNTY - Steuben
TOWN - Avoca
SWIS - 462289

2 0 2 5 T E N T A T I V E 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	17	285,100	1517,933				

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E 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 096.00

*** 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
FD224	Avoca Fire Dis	474	TOTAL		82106,747	877,733	81229,014
AG003	Ag Dist #3	125	TOTAL		22270,600	40,700	22229,900
AG005	Ag dist #5	15	TOTAL		2488,590		2488,590
FD222	Wallace fire d	465	TOTAL		50337,015	586,200	49750,815
LD221	Wallace light	104	TOTAL		104,000	8,000	96,000

*** 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
462201	Avoca CSD	878	37157,096	125151,361	10256,363	114894,998	12000,943	102894,055
462402	Bath CSD	39	1930,300	3974,663	506,206	3468,457	636,670	2831,787
467401	Wayland-Cohocton SD	9	433,600	686,580	202,466	484,114	60,760	423,354
	S U B - T O T A L	926	39520,996	129812,604	10965,035	118847,569	12698,373	106149,196
	T O T A L	926	39520,996	129812,604	10965,035	118847,569	12698,373	106149,196

*** 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
12100	NYS OWNED	3	41,600	41,600	41,600
13500	TOWN OWNED	4	238,733	238,733	238,733
13510	TN CEMTERY	4	47,200	47,200	47,200
13660	VIL CEMTRY	1	16,500	16,500	16,500
13746	VIL OUT TN	1		6,000	6,000
13800	SCH DIST	1	1,800	1,800	1,800
18020	IND DEV AG	2	67,200	67,200	67,200
21600	PARSONAGES	1	118,500	118,500	118,500

STATE OF NEW YORK
 COUNTY - Steuben
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2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L

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

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
25110	RELIGIOUS	2	995,000	995,000	995,000
29700	WITHDRAWAL	1	200	200	200
41101	VETERANS	1	2,580	2,580	
41121	VET WAR CT	36	437,790	227,175	
41131	VET COM CT	29	542,300	288,050	
41141	VET DIS CT	27	737,253	463,126	
41161	COLD WAR 1	4	34,328	20,550	
41171	COLD WAR D	2	21,934	21,934	
41632	VFF & AMB	4	40,228		
41663	VOL FIRE T	4		12,000	
41700	AG BLDG	6	550,000	550,000	550,000
41720	AG DIST	83	5820,790	5820,790	5820,790
41730	AG DIST	52	1702,161	1702,161	1702,161
41800	AGED C/T/S	14	670,581	679,581	688,581
41802	AGED C	29	1240,982		
41805	AGED C/S	6	267,971		273,971
41834	ENH STAR	115			8715,073
41854	BAS STAR	131			3966,500
41864	B STAR ADD	2			16,800
41932	DISABILITY	3	68,349		
42120	GRNHOUSE	1	160,000	160,000	160,000
47460	IND REFORS	2	196,099	196,099	196,099
47610	BUS INVTCS	1	40,700	40,700	40,700
	T O T A L	572	14060,779	11717,479	23663,408

*** 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	876	39049,396	94863,675	82320,829	84670,129	85422,573	72724,200
5	SPECIAL FRANCHISE	7		1791,407	1791,407	1791,407	1791,407	1791,407

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 462289

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L

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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 COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
6	UTILITIES & N.C.	26	186,500	31639,589	31639,589	31633,589	31633,589	31633,589
8	WHOLLY EXEMPT	17	285,100	1517,933				
*	SUB TOTAL	926	39520,996	129812,604	115751,825	118095,125	118847,569	106149,196
**	GRAND TOTAL	926	39520,996	129812,604	115751,825	118095,125	118847,569	106149,196

UNIFORM PERCENT OF VALUE IS 096.00

*** 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
FD224	Avoca Fire Dis	900	TOTAL		136968,435	20846,833	116121,602
AG003	Ag Dist #3	137	TOTAL		22949,600	40,700	22908,900
AG005	Ag dist #5	15	TOTAL		2488,590		2488,590
FD222	Wallace fire d	465	TOTAL		50337,015	586,200	49750,815
LD221	Wallace light	104	TOTAL		104,000	8,000	96,000

*** 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
462201	Avoca CSD	1,307	43270,597	180069,049	30919,876	149149,173	20284,273	128864,900
462402	Bath CSD	39	1930,300	3974,663	506,206	3468,457	636,670	2831,787
467401	Wayland-Cohocton SD	9	433,600	686,580	202,466	484,114	60,760	423,354
	S U B - T O T A L	1,355	45634,497	184730,292	31628,548	153101,744	20981,703	132120,041
	T O T A L	1,355	45634,497	184730,292	31628,548	153101,744	20981,703	132120,041

*** 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
12100	NYS OWNED	11	170,100	211,700	211,700	211,700
13500	TOWN OWNED	8	331,700	570,433	570,433	570,433
13510	TN CEMTERY	5	3,500	50,700	50,700	50,700
13650	VIL OWNED	14	1046,300	1046,300	1046,300	1046,300
13660	VIL CEMTRY	1		16,500	16,500	16,500
13746	VIL OUT TN	1			6,000	6,000
13800	SCH DIST	5	15783,200	17250,000	17250,000	17250,000
18020	IND DEV AG	4	32,400	99,600	99,600	99,600

STATE OF NEW YORK
 COUNTY - Steuben
 TOWN - Avoca
 SWIS - 4622

2 0 2 5 T E N T A T I V E A S S E S S M E N T R O L L
 T O W N T O T A L S

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UNIFORM PERCENT OF VALUE IS 096.00

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

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
21600	PARSONAGES	2	114,400	232,900	232,900	232,900
25110	RELIGIOUS	9	807,100	1802,100	1802,100	1802,100
25300	ALLOTHERNP	1	100,000	100,000	100,000	100,000
26100	VETORG CTS	1	69,900	69,900	69,900	69,900
26400	INC VOL FR	2	152,600	152,600	152,600	152,600
29700	WITHDRAWAL	1		200	200	200
41101	VETERANS	2	5,000	7,580	7,580	
41121	VET WAR CT	63	168,000	768,465	395,175	
41131	VET COM CT	42	130,000	787,975	418,050	
41141	VET DIS CT	41	246,400	1165,838	709,526	
41161	COLD WAR 1	9	30,000	113,513	50,550	
41171	COLD WAR D	5	60,000	156,274	81,934	
41400	CLERGY	2		3,000	3,000	3,000
41632	VFF & AMB	7		68,408		
41663	VOL FIRE T	7	6,000		21,000	
41700	AG BLDG	7	4,600	554,600	554,600	554,600
41720	AG DIST	91	141,730	5962,520	5962,520	5962,520
41730	AG DIST	57	62,208	1764,369	1764,369	1764,369
41800	AGED C/T/S	24	369,775	1034,491	1049,356	1064,356
41802	AGED C	51		2000,362		
41805	AGED C/S	6		267,971		273,971
41834	ENH STAR	191				14477,723
41854	BAS STAR	214				6470,280
41864	B STAR ADD	3				33,700
41932	DISABILITY	3		68,349		
42120	GRNHOUSE	1		160,000	160,000	160,000
47460	IND REFORS	2		196,099	196,099	196,099
47610	BUS INVTCS	1		40,700	40,700	40,700
	T O T A L	894	19834,913	36723,447	33023,392	52610,251

