

Maxwell Appraisal Service
5320 West Taft Road
North Syracuse, NY 13212
maxappraisalcolumbus@live.com
1-866-727-2650
Fax: 315-458-0365

To: Town of Columbus Property Owners.

The town has hired Maxwell Appraisal Services to update the current assessments. Enclosed is a copy of the information collected on your property. Please review this information carefully. If you should find any incorrect information, please mail, fax or E-mail a copy of the correction to the above address.

We will send you a copy of the updated assessment by March 1, 2010. At that time you may make an appointment with Maxwell Appraisal Service to discuss your new assessment.

EXPLANATION OF TERMS ON PROPERTY RECORD CARDS

Property ID: Swis a six-character numerical code that uniquely identifies each County, ity, Town and Village within the State of New York.

Tax Map Number: is a twenty-character parcel identification number, which is derived from the current tax maps and consists of tax map section-block-lot.

CD: is the check digit for the parcel. It is used to prevent the accessing of a wrong data record due to the transposition of digits in the swis and tax map number.

Property Location: This is the street address on which the parcel is located.

Parcel Size: Refers to whether land was calculated in acres or front feet.

Acres or Frontage: Indicates number of acres of subject property o r the effective number of front feet shown for lot. (This may vary from deed dimensions.)

Depth in feet: indicates the effective depth of the property. (This may vary from deed dimensions.)

Property Class: Refers to type involved 210-1 family, 220-2 family, etc.

Site Number: Land and/or buildings, which comprise a single marketable unit within a separately assessed lot. (Two houses on one lot are two sites.)

Sale Price: The selling price of the property excluding any personal property involved.

Sale Date: The date, year and month of the last sale of the property.

Neighborhood Type: Rural, Suburban, Urban, or Commercial.

Zoning: 1-family residential, commercial, etc.

Utilities: Refers to availability of electricity and natural gas to subject property.

Electric: Indicates electricity present or available to subject property.

Gas: Indicates natural gas is present to subject property.

Gas & Electric: Indicates both are available to subject property.

None: Indicates neither natural gas nor electricity is present or available to subject property.

Water: Refers to the source of water supply for the subject property.

Private: Indicates a domestic supply is available from spring, well, etc.

Comm/Public: Indicates that a municipal system is connected or available to the subject property.

None: Indicates that no supply, neither domestic nor municipal is available to the subject property.

Sewer: Refers to the type of sewage disposal that is available to the subject property.

Private: Indicates septic system is present.

Comm/Public: Indicates a municipal waste disposal system is available to subject property.

None: Indicates that neither type of system is available to the subject property.

Type of Entry: Refers to whether or not the interior of the subject property was inspected by a data collector.

No. Of Kitchens: Refers to rooms equipped with at minimum a sink, range or oven, and a refrigerator.

No. Of Bedrooms: Refers to the total number of rooms designed for bedroom use.

Building Style: Architectural style of the building.

Year Built: Approximate date of original construction.

Exterior Walls: Principal materials used in covering exterior wall.

Stories: Number of stories in building excluding basement. (Raised Ranch & Split-Levels are considered one story and basement.)

Heat Type: Hot water, hot air, steam, electric, no central heat.

Fuel Type: None, gas, oil, electric, wood, solar, coal.

Full Baths: Refers to the number of three-fixture bathrooms with water closet, wash basin, bathtub or shower stalls.

Half Baths: Refers to the number of two-fixture bathrooms with water closet and wash basin.

Basement Type: Refers to the type of basement or foundation.

Pier/Slab: Indicates a building on a concrete slab or on piers.

Crawl: Indicates a crawl space beneath a first floor on a foundation.

Partial: Indicates a basement under 74% or less of the first floor area.

Full: Indicates a basement under 75% or more than the first floor area.

Sq. Ft. Living Area: The total square footage of finished living area of the building using exterior measurements

No. Of Fireplaces: Number of openings for functional fireplaces.

Central Air Conditioning: Yes, No. (Window units are not considered.)

Basement Garage: Number of cars designed to hold.

Swimming Pool: Steel vinyl, Fiberglass, Poured concrete, Granite, above ground.

Garage Type: Attached, Detached.

Thank you,
Michael Maxwell
Owner/Maxwell Appraisal Service