



City of Niagara Falls, New York

P.O. Box 69, Niagara Falls, NY 14302-0069

July 31, 2019

NIAGARA FALLS PLANNING BOARD

☒ **APPROVAL OF RECOMMENDATION TO CITY COUNCIL**
Disposition of Property – Real Property Sale

Pursuant to action taken by the Niagara Falls Planning Board on the 31st day of July 2019 your request is hereby granted.

NAME OF OWNER: City of Niagara Falls

ADDRESS OF ACTION: 440 10th Street (SBL# 159.30-4-17)
462 10th Street (SBL# 159.30-4-11)
929 Ferry Avenue (SBL#159.30-4-8)

PURPOSE: Transfer properties to the Niagara Orleans Land Improvement Corporation (NORLIC)

A real property disposition recommendation is made with the following condition(s):

DATE: July 31, 2019


Tony M. Palmer, Chairman
Niagara Falls Planning Board

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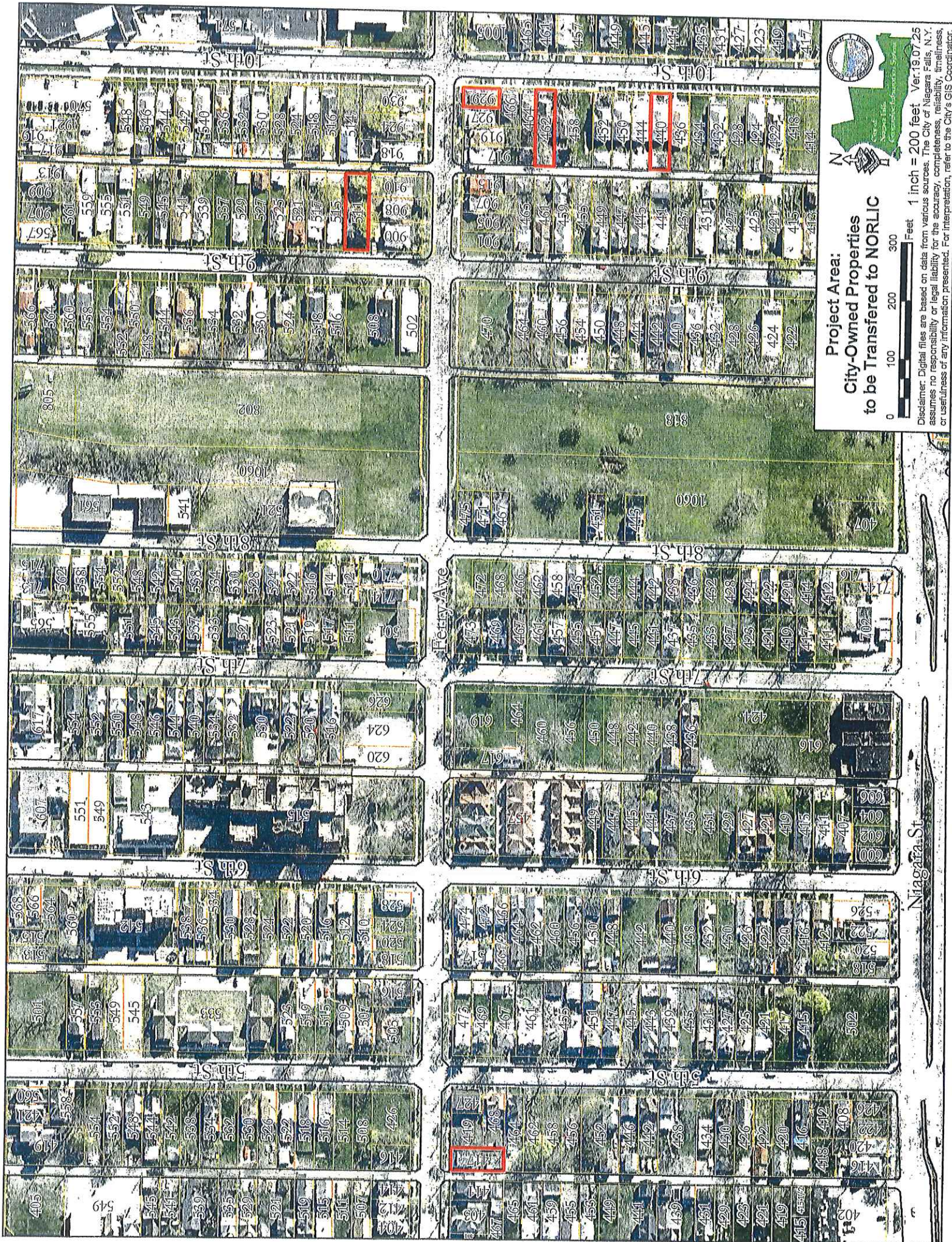


City-owned Properties to be transferred to NORLIC —January 2019 (1st Installment)

1. 511-9th St., Niagara Falls
2. 417 Ferry Ave., Niagara Falls

City-owned Properties to be transferred to NORLIC —July 2019 (2nd Installment)

3. 440-10th St., Niagara Falls 159.30-4-17
4. 462-10th St., Niagara Falls 159.30-4-11
5. 929 Ferry Ave., Niagara Falls 159.30-4-8





SWIS: 291100

Print Key: 159.30-3-17

Comment: 2012 left side

File Maintenance Info
Created: 03/27/1978
Modified: 05/01/2019 12:27 PM
By: Batch FM by michele
Folder: PARCEL

Economic Obs:	0
Data Mailed:	No
Last Phy Insp:	
Reappraisal:	10/05/2005

Area in Sq. Ft.	
1st Story:	1,316 Fin Bsmnt: 0
2nd Story:	1,316 Unfin 1/2: 658
Addl Story:	0 Unfin 3/4: 0
1/2 Story:	658 Unfin Rm: 0
3/4 Story:	0 Unfin Ovr Gar: 0
Over Garage:	0 SFLA: 2,632
Fin Attic:	0 Fin Rec Rm: 0

Depth Factor	Infl Pct	Infl Cd 1	Infl Cd 2	Infl Cd 3	Land Value	Unit Price	Dim Code
0	0				1405	42.576	

Overall Cond	Act Yr	Eff Yr Built	Pct Func Gd	Srv Obs Life	RCN	Unit RCN/LD No.	Bld No.	Bld Sec
Norm	1940	0	0	0	14328	6161	0	0
Norm	1915	0	0	0	3661	1208	0	0



SWIS: 291100

Print Key: 159.30-4-11

Comment: 2012 Right side

Parcel Information		Parcel Land Size		File Maintenance Info	
Curr Owner: City of Niagara Falls NY	Acct #: 05/0074.	Front: 33.00 Acres:	0.00	Created: 03/27/1978	
Location: 462 10th St Niagara Falls, NY 14303	School Cd: 291100 Niagara Falls Roll Sect: 1 Taxable RS/S:	Depth: 132.19 Sq Ft:	0	Modified: 05/01/2019 12:27 PM	
	Prop Class: 210 1 Family Res	Grid Coordinates		By: Batch FM by michele	
		East: 1023474 North: 1126420		Folder: PARCEL	

Site Characteristics		DC Entry Type:		Economic Obs: 0	
Site No: 1	Nbhd Cd: 100	Site Desire: 2 Typical		Data Mailer: No	
Site Type: R Residential	Sewer Type: 3 Comm/public	Nbhd Type: 3 Urban	R3-B Multi Unit Urba	Last Phy Insp:	
Prop Class: 210 1 Family Res	Water Supply: 3 Comm/public	Nbhd Rating: 2 Average		Reappraisal: 10/05/2005	
Route No: 05/0074.	Utilities: 4 Gas & elec	Road Type: 3 Improved			

Residential Building Information		Area in Sq. Ft.	
Bldg Style: 08 Old style	No. Bath: 1	Grade Adjust: 105	1st Story: 918 Fin Bsmint: 0
No. Stories: 2.5	No. Half: 0	Pct Good: 0	2nd Story: 900 Unfin 1/2: 0
Ext Wall Mtrl: 03 Alum/vinyl	Bath Qual: 2 Fair	Func Obs: 0	Addl Story: 0 Unfin 3/4: 0
Act Yr Blt: 1915	No. Bdrms: 4		1/2 Story: 450 Unfin Rm: 0
Eff Yr Blt:	No. Rooms: 0		3/4 Story: 0 Unfin Ovr Gar: 0
Yr Remodel:	No. Fireplaces: 0		Over Garage: 0 SFLA: 2,268
No. Kitchen: 1	Fireplc Type:		Fin Attic: 0 Fin Rec Rm: 0
Kitchen Qual: 2 Fair	Heat Type: 2 Hot air		

Land Breakdowns		Land		Unit Dim	
Land Type	Front	Depth	Wtrfrt	Land Value	Price Code
01 Primary	33.00	132.00	Type	1405	42.576

Additional Improvements		Overall Act Eff Yr		Pct Func Srv	
Structure Code	Measure Code	Dim1	Dim2	Yr Built	Gd Obs Life
RP2 Porch, Covered	SQFT / Mls .00		.00	1915	0 0 0

Overall Act Eff Yr		RCN		Unit Bid	
Grd Cond	Yr Built	RCN	RCNLD No.	Bid No.	Sec
C Norm	1915	2221	733 0	0	0



SWIS: 291100

Print Key: 159.30-4-8

Comment: 2012 Left side