

**MULTIPLE BUILDING PROPERTY SUMMARY**



<b>Beds</b>	<b>8</b>	<b>Full Baths</b>	<b>4</b>	<b>Half Baths</b>	<b>1</b>	<b>MLS List Price</b>	<b>\$4,300,000</b>	<b>MLS List Date</b>	<b>05/12/2023</b>
<b>Bldg Sq Ft</b>	<b>8,066</b>	<b>Lot Sq Ft</b>	<b>143,748</b>	<b>MLS Yr Built</b>	<b>1929</b>	<b>Type</b>	<b>MLT FAM DWLG</b>		

**OWNER INFORMATION**

<b>Owner Name</b>	<b>Flower Elizabeth S Trust</b>	<b>Tax Billing Address</b>	<b>7207 Westmoreland Dr</b>
<b>Owner Name 2</b>		<b>Tax Billing City &amp; State</b>	<b>Sarasota, FL</b>
<b>Do Not Mail</b>		<b>Tax Billing Zip</b>	<b>34243</b>
<b>Owner Occupied</b>	<b>No</b>	<b>Tax Billing Zip+4</b>	<b>1453</b>

**COMMUNITY INSIGHTS**

<b>Median Home Value</b>	<b>\$259,848</b>	<b>School District</b>	<b>BEMUS POINT CENTRAL SCHOOL DISTRICT</b>
<b>Median Home Value Rating</b>	<b>4 / 10</b>	<b>Family Friendly Score</b>	<b>76 / 100</b>
<b>Total Crime Risk Score (for the neighborhood, relative to the nation)</b>	<b>94 / 100</b>	<b>Walkable Score</b>	<b>40 / 100</b>
<b>Total Incidents (1 yr)</b>	<b>1</b>	<b>Q1 Home Price Forecast</b>	<b>\$256,015</b>
<b>Standardized Test Rank</b>	<b>56 / 100</b>	<b>Last 2 Yr Home Appreciation</b>	<b>14%</b>

**LOCATION INFORMATION**

<b>School District</b>	<b>063601</b>	<b>Zoning</b>	<b>03</b>
<b>School District Name</b>	<b>Bemus Point</b>	<b>Assessment District</b>	
<b>Subdivision</b>	<b>Holland Land Company's Surv</b>	<b>Location Influence</b>	
<b>Township</b>	<b>Bemus Point Vlg</b>	<b>Most Hazardous Flood Zone</b>	<b>C</b>
<b>Village</b>	<b>063601</b>	<b>Flood Zone Date</b>	<b>11/02/1977</b>
<b>Census Tract</b>	<b>369.02</b>	<b>Flood Zone Panel</b>	<b>3601330001B</b>
<b>Carrier Route</b>	<b>R777</b>		

**TAX INFORMATION**

<b>Tax ID</b>	<b>063601-333-013-0001-004-000</b>	<b>% Improved</b>	<b>66%</b>
<b>Alt. Tax ID</b>	<b>063601-104-000-0008-001-002</b>	<b>SWIS Code</b>	<b>063601</b>
<b>Lot #</b>	<b>4</b>	<b>Tax Appraisal Area</b>	<b>3601</b>
<b>Block #</b>	<b>1</b>		
<b>Legal Description</b>	<b>VILLA PROPERTY TWO RESIDEN CES</b>		

**ASSESSMENT & TAX**

<b>Assessment Year</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
<b>Assessed Value - Total</b>	<b>\$571,000</b>	<b>\$571,000</b>	<b>\$571,000</b>
<b>Assessed Value - Land</b>	<b>\$192,000</b>	<b>\$192,000</b>	<b>\$192,000</b>
<b>Assessed Value - Improved</b>	<b>\$379,000</b>	<b>\$379,000</b>	<b>\$379,000</b>
<b>YOY Assessed Change (\$)</b>	<b>\$0</b>	<b>\$0</b>	
<b>YOY Assessed Change (%)</b>	<b>0%</b>	<b>0%</b>	
<b>Market Value - Total</b>	<b>\$726,500</b>	<b>\$641,600</b>	<b>\$634,400</b>
<b>Market Value - Land</b>			
<b>Market Value - Improved</b>			
<b>Exempt Building Value</b>			
<b>Exempt Land Value</b>			
<b>Exempt Total Value</b>			

**CHARACTERISTICS**

<b>Land Use - State</b>	<b>Multiple Residences</b>	<b>Full Baths</b>	<b>4</b>
<b>Land Use - CoreLogic</b>	<b>Multi Family Dwelling</b>	<b>Half Baths</b>	<b>1</b>
<b>Lot Acres</b>	<b>3.3</b>	<b>Total Rooms</b>	
<b>Lot Sq Ft</b>	<b>143,748</b>	<b>Basement Type</b>	<b>Partial</b>
<b>Lot Frontage</b>		<b>Basement Sq Ft</b>	
<b>Lot Depth</b>		<b>Finished Basement Sq Ft</b>	

Total Units	
Total Buildings	2
Building Type	
Parking Type	
No. Parking Spaces	
Garage Type	
Garage Capacity	
Garage Sq Ft	
Style	Mansion
Stories	3
Year Built	Tax: 1921 MLS: 1929
Effective Year Built	1921
Building Sq Ft	8,066
Above Grade Sq Ft	8,066
Ground Floor Sq Ft	2,872
2nd Floor Sq Ft	2,643
Gross Sq Ft	MLS: 6,508
Bedrooms	8
Total Baths	5

Fireplaces	1
Heat Type	Hot Water Steam
Heat Fuel Type	Gas
Cooling Type	
Electric Service Type	Type Unknown
Other Rooms	Kitchen
Exterior	Stone
Condition	Average
Quality	
Patio Type	
Patio/Deck 1 Sq Ft	
Patio/Deck 2 Sq Ft	160
Porch	Enclosed Porch
Porch 1 Sq Ft	588
Pool	
Pool Size	
Water	Individual
Sewer	Commercial
Area Above 3rd Floor	993

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Enclosed Porch	S	588			1921
Covered Porch	S	160			1921
Canopy With Slab	S	35			1921

Feature Type	Value
Enclosed Porch	
Covered Porch	
Canopy With Slab	

Building Description	Building Size

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM™		Confidence Score	
RealAVM™ Range		Forecast Standard Deviation	
Value As Of			

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing #	B1474989	MLS Orig. List Price	\$5,200,000
MLS Status	A-Active	MLS Contingency Date	
MLS Area	BEMUS POINT-VILLAGE-063601	MLS Pending Date	
MLS D.O.M	176	MLS Sale Date	
MLS Status Change Date	06/02/2023	MLS Sale Price	
MLS Listing Date	05/12/2023	MLS Withdrawn Date	
MLS Current List Price	\$4,300,000		

MLS Listing #	B1470709	R1446444	R1446437	R1444006
MLS Status	A-Active	X-Expired	X-Expired	X-Expired
MLS Listing Date	05/12/2023	11/24/2022	11/24/2022	11/24/2022
MLS Listing Price	\$4,300,000	\$5,900,000	\$5,900,000	\$5,900,000
MLS Orig Listing Price	\$5,200,000	\$6,200,000	\$6,200,000	\$6,200,000
MLS Sale Date				
MLS Sale Price				
MLS Expiration Date		03/23/2023	03/23/2023	03/23/2023
MLS Withdrawn Dat				

LAST MARKET SALE & SALES HISTORY			
Recording Date	10/07/2011	Owner Name 2	
Sale Date	10/07/2011	Seller	Flower Frank Trust
Sale Price	\$999,995	Document Number	2011-5362
Price Per Square Feet	\$123.98	Deed Type	Deed (Reg)
Owner Name	Flower Elizabeth S Trust		

Recording Date	09/28/2022	07/26/2012	10/07/2011
Sale/Settlement Date	09/06/2022	07/26/2012	10/07/2011
Sale Price			\$999,995
Nominal	Y	Y	
Buyer Name	Flower Elizabeth S Trust	Duke Herbert A	Flower Elizabeth
Buyer Name 2			
Seller Name	Duke Herbert A Trust	Flower Elizabeth	Flower Frank Trust
Document Number	D6385	2012-4018	2011-5362
Document Type	Quit Claim Deed	Quit Claim Deed	Deed (Reg)

MORTGAGE HISTORY	
Mortgage Date	10/31/2016
Mortgage Amount	\$120,000
Mortgage Lender	Cattaraugus Cnty Bk
Mortgage Type	Conventional

FORECLOSURE HISTORY	
Document Type	
Default Date	
Foreclosure Filing Date	
Recording Date	
Document Number	
Book Number	
Page Number	
Default Amount	
Final Judgment Amount	
Original Doc Date	
Original Document Number	
Original Book Page	
Lien Type	

BUILDING 1 OF 2
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CHARACTERISTICS			
Land Use - State	Multiple Residences	Full Baths	3
Land Use - CoreLogic	Multi Family Dwelling	Half Baths	1
Lot Acres	3.3	Total Rooms	
Lot Sq Ft	143,748	Basement Type	Partial
Lot Frontage		Basement Sq Ft	
Lot Depth		Finished Basement Sq Ft	
Total Units		Fireplaces	1
Total Buildings		Heat Type	Hot Water Steam
Building Type		Heat Fuel Type	Gas
Parking Type		Cooling Type	
No. Parking Spaces		Electric Service Type	Type Unknown
Garage Type		Other Rooms	Kitchen
Garage Capacity		Exterior	Stone
Garage Sq Ft		Condition	Average
Style	Mansion	Quality	
Stories	3	Patio Type	
Year Built	1921	Patio/Deck 1 Sq Ft	
Effective Year Built	1921	Patio/Deck 2 Sq Ft	160
Building Sq Ft	6,508	Porch	Enclosed Porch
Above Grade Sq Ft	6,508	Porch 1 Sq Ft	588
Ground Floor Sq Ft	2,872	Pool	
2nd Floor Sq Ft	2,643	Pool Size	
Gross Sq Ft		Water	Individual
Bedrooms	5	Sewer	Commercial

Total Baths	Area Above 3rd Floor	993
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FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Enclosed Porch	S	588			1921
Covered Porch	S	160			1921
Canopy With Slab	S	35			1921

Feature Type	Value
Enclosed Porch	
Covered Porch	
Canopy With Slab	

Building Description	Building Size

**BUILDING 2 OF 2**

CHARACTERISTICS			
Land Use - State	Multiple Residences	Full Baths	1
Land Use - CoreLogic	Multi Family Dwelling	Half Baths	
Lot Acres	3.3	Total Rooms	
Lot Sq Ft	143,748	Basement Type	
Lot Frontage		Basement Sq Ft	
Lot Depth		Finished Basement Sq Ft	
Total Units		Fireplaces	
Total Buildings		Heat Type	Hot Water Steam
Building Type		Heat Fuel Type	Gas
Parking Type	Attached Garage	Cooling Type	
No. Parking Spaces		Electric Service Type	Type Unknown
Garage Type	Attached Garage	Other Rooms	Kitchen
Garage Capacity		Exterior	Stone
Garage Sq Ft	936	Condition	Good
Style	Old	Quality	
Stories	1.7	Patio Type	
Year Built	1921	Patio/Deck 1 Sq Ft	
Effective Year Built	1921	Patio/Deck 2 Sq Ft	
Building Sq Ft	1,558	Porch	
Above Grade Sq Ft	1,558	Porch 1 Sq Ft	
Ground Floor Sq Ft	541	Pool	
2nd Floor Sq Ft		Pool Size	
Gross Sq Ft		Water	Individual
Bedrooms	3	Sewer	Commercial
Total Baths		Area Above 3rd Floor	1,017

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Shed-Machinery	S	180			1921
Canopy-Roof Only	S	203			1921
Garage 1 Stry Attchd	S	936			1921
Canopy With Slab	S	94			1921
Shed-Machinery	S	308			1921

Feature Type	Value
Shed-Machinery	
Canopy-Roof Only	
Garage 1 Stry Attchd	
Canopy With Slab	
Shed-Machinery	

Building Description	Building Size