



LAND TYPE: Waterfront
LOT TYPE: Cleared, Private, Views, Waterfront, Wooded
USE: Single Family
WATERFRONT: Yes
WATERFRONT FOOTAGE: 320
BODY OF WATER: Raquette River
WATER FRONTAGE: 320
WATERFRONT INFO: River

AREA: Tupper Lke, Piercefld, Moody, Altamont, Cranberry
COUNTY: Franklin
TOWNSHIP: Tupper Lake
SUBDIVISION: RACQUETTE FLOW
SCHOOL DISTRICT: TUPPER LAKE
ZONING: Residential

ASSESSORS PARCEL/TAX MAP #: 489-1-33

ASSESSED VALUE: 83200

VOLUME: 818

PAGE: 113

INSTRUMENT: Deed

DEED DATE: 11/27/2002

LAND TAX \$: 1100

SCHOOL TAX \$: 1300

VILLAGE TAX \$:

APA: Mod Intensity

TOTAL TAXES \$: 2400

EXEMPTIONS: No

DOCUMENTS/EXEMPTIONS: Deed, House Plans

LOT DIMENSIONS: 5.55

APX ACREAGE: 5.55

ROAD FRONTAGE: 200

ROAD/LOT DESCRIPTION: Gravel, Public, Rolling, Trees, View, View -Water

WATER/SEWER/GAS: No Water, Septic

VIEWS: River, Wooded

WATER/SEWER: \$0

TERRAIN: Rolling

UTILITIES: Electric Installed

PROPERTY INFORMATION: None

RESTRICTIONS: APA Restrictions, Covenants & Guidelines

ASSOCIATION FEES:

REMARKS: What a great location with a lot of the basics in place. Over 5 acres with the building site cleared, driveway installed, foundation poured, and much of the infrastructure in place. Seller will provide all building plans. The parcel has a nice path to the water where there is a small bay that is ideal for swimming. Mature trees, rock outcrops, and everything Adirondack.