

## LAND DATA

<b>Property Address</b>	State Highway 420, Brasher Falls NY 13613
<b>Address of the closest property with a numbered address</b>	1324 State Highway 420, Brasher Falls NY 13613
<b>Property APN - Assessors Parcel Number</b>	406289 25.001-2-29 (Tax ID)
<b>County, State:</b>	St. Lawrence County, New York State
<b>Lot Number/Subdivision:</b>	N/A
<b>Parcel Size:</b>	3.4 Acres
<b>Approximate Dimensions:</b>	243.05 feet—North, 498.43 feet-East, 297.34 feet South, 498.83 feet-West
<b>GPS Center Coordinates (Approximate):</b>	44.8532, -74.8484
<b>GPS Corner Coordinates (Approximate):</b>	44.8540, -74.8487 NE. 44.8529, -74.8475 SE, 44.8525,-74.8485 SW, 44.8537,-74.8494 NW
<b>Google map link:</b>	<a href="https://goo.gl/maps/ewL5JpEsLZysQAo19">https://goo.gl/maps/ewL5JpEsLZysQAo19</a>
<b>Elevation:</b>	269 Feet
<b>School District:</b>	Massena Central School District
<b>Annual Taxes:</b>	\$221.84
<b>Access to the property?</b> (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved, County Maintained
<b>Is there a Structure</b> (Yes or No (If Yes: Explain)	No

## Zoning and Use

<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	<b>Residential Hamlet District (R-H)</b>
<b>Terrain type?</b> (Is it flat /slope/etc)	Flat/Wooded
<b>Is the land cleared?</b>	No
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	* Please see attached Zoning Ordinance
<b>Can we camp on the property?</b>	Temporarily Allowed During Construction
<b>Are RV's allowed on the property?</b>	Temporarily Allowed During Construction
<b>Are Mobile homes allowed on the property?</b>	Yes, must be Doublewide. Singlewide are prohibited.
<b>Are tiny houses or small cabins allowed in the property?</b>	Yes
<b>Is there a total size restriction for any structures on the lot?</b>	
<b>Are there any building height restrictions?</b>	35 Feet
<b>What are the setbacks of the lot?</b>	* Please see attached Zoning-Land Use Development
<b>Is there any time limit to build?</b>	Permit is good for 6 months—need to renew
<b>Is the property in a flood zone/wetlands present?</b>	Minimal wetland present—rear of property
<b>Natural Habitat Restrictions??</b> Ie. In a protective area, like a wetland, preserve that would restrict use.	No
<b>Any other restrictions?</b>	No

## *Utilities*

<b>Does the Property have access to Water?</b>	Needs Well Installed
<b>Does the Property have Sewer or Septic?</b>	Needs Septic Installed
<b>Is there Electric Hook Up?</b>	At the road—National Grid
<b>What type of gas does this area service?</b>	Ferrellgas, MX Fuels & Propane, Griffith Energy
<b>Does the County or City Pick up the trash?</b>	St. Lawrence County Solid Waste or Casella Waste Systems

## *HOA/POA Information*

<b>Name of Homeowner's Association ( if applicable )</b>	N/A
<b>What is the annual/monthly HOA fee?</b>	
<b>Homeowner's / Property Owner's Association Website and Phone Number</b>	N/A
<b>What Amenities are included for the HOA fees?</b>	
<b>What restrictions apply to vacant lots in the HOA?</b>	

## County/City/Township Contacts

<b>Assessor Website</b>	<a href="https://www.stlawco.org/Departments/RealProperty/">https://www.stlawco.org/Departments/RealProperty/</a>
<b>Assessor Contact</b>	<b>(315) 379-2272</b>
<b>Treasurer Website</b>	<a href="https://www.stlawco.org/Departments/Treasurer/">https://www.stlawco.org/Departments/Treasurer/</a>
<b>Treasurer Contact</b>	<b>(315) 379-2234</b>
<b>Recorder/Clerk Website</b>	<a href="https://www.stlawco.org/Departments/CountyClerk/">https://www.stlawco.org/Departments/CountyClerk/</a>
<b>Recorder/Clerk Contact</b>	<b>(315) 379-2237</b>
<b>Zoning or Planning Department Website</b>	<a href="https://stlawco.org/Departments/PublicTransportation/ContactUs">https://stlawco.org/Departments/PublicTransportation/ContactUs</a>
<b>Zoning or Planning Department Contact</b>	<b>(315) 379-2292</b>
<b>County Environmental Health Department Website</b>	<a href="http://www.stlawco.org">www.stlawco.org</a>
<b>County Environmental Health Department Contact</b>	
<b>GIS Website</b>	<a href="https://maps.dancgis.org/ima/">https://maps.dancgis.org/ima/</a>
<b>Electricity Company Name &amp; Phone Number</b>	<a href="#">National Grid— 18006424272</a>
<b>Water Company Name &amp; Phone Number</b>	-
<b>Sewer Company Name &amp; Phone Number</b>	-
<b>Gas Company Name &amp; Phone Number</b>	<a href="#">MX Fuels and Propane - 13157699500</a>
<b>Waste Company Name &amp; Phone Number</b>	<a href="#">St. Lawrence County Solid Waste- 13157647312</a>

**\*\* If you have a specific question not answered above, many of our interested buyers have used the listed contact information above for the various offices to get their answers quickly \*\***