



## Property Description Report For: 1 Brandywine Ln, Municipality of Town of Plattsburgh

*No Photo Available*

<b>Total Acreage/Size:</b>	116 x 372	<b>Status:</b>	Active
<b>Land Assessment:</b>	2026 - Tentative \$233,000 2025 - \$233,000	<b>Roll Section:</b>	Taxable
<b>Full Market Value:</b>	2026 - Tentative \$715,300 2025 - \$660,900	<b>Swis:</b>	094200
<b>Equalization Rate:</b>	----	<b>Tax Map ID #:</b>	209.1-2-7
<b>Deed Book:</b>	20122	<b>Property Class:</b>	210 - 1 Family Res
<b>Grid East:</b>	782474	<b>Site:</b>	RES 1
		<b>In Ag. District:</b>	No
		<b>Site Property Class:</b>	210 - 1 Family Res
		<b>Zoning Code:</b>	R-4
		<b>Neighborhood Code:</b>	42101
		<b>School District:</b>	Beekmantown
		<b>Total Assessment:</b>	2026 - Tentative \$715,300 2025 - \$625,000
		<b>Property Desc:</b>	
		<b>Deed Page:</b>	53311
		<b>Grid North:</b>	2141155

### Area

<b>Living Area:</b>	2,313 sq. ft.	<b>First Story Area:</b>	1,381 sq. ft.
<b>Second Story Area:</b>	0 sq. ft.	<b>Half Story Area:</b>	932 sq. ft.
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b>	0 sq. ft.
<b>Finished Basement:</b>	0 sq. ft.	<b>Number of Stories:</b>	1.5
<b>Finished Rec Room</b>	0 sq. ft.	<b>Finished Area Over Garage</b>	0 sq. ft.

### Structure

<b>Building Style:</b>	Cape cod	<b>Bathrooms (Full - Half):</b>	2 - 0
<b>Bedrooms:</b>	3	<b>Kitchens:</b>	1
<b>Fireplaces:</b>	1	<b>Basement Type:</b>	Partial
<b>Porch Type:</b>	Porch-up opn	<b>Porch Area:</b>	60.00
<b>Basement Garage Cap:</b>	0	<b>Attached Garage Cap:</b>	484.00 sq. ft.
<b>Overall Condition:</b>	Good	<b>Overall Grade:</b>	Average
<b>Year Built:</b>	1994	<b>Eff Year Built:</b>	

### Owners

Paula Selzer Life Use  
1 Brandywine Ln  
Plattsburgh NY 12901  
Claudine L Seizer-Clark  
1 Brandywine Ln  
Plattsburgh NY 12901

Ilona M Selzer-Kelting  
1 Brandywine Ln  
Plattsburgh NY 12901

Annelies Rocheleau  
1 Brandywine Ln  
Plattsburgh NY 12901

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
12/18/2012	\$1	210 - 1 Family Res	Land & Building	Selzer, William R	No	No	No	20122/53311

## Utilities

<b>Sewer Type:</b>	Private	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Electric	<b>Heat Type:</b>	Hot wtr/stm
<b>Fuel Type:</b>	Oil	<b>Central Air:</b>	No

## Improvements

Structure	Size	Grade	Condition	Year
Gar-1.0 att	22 x 22	Average	Normal	1994
Porch-up opn	15 x 4	Average	Normal	1994
Shed-machine	12 x 12	Average	Normal	2000
Patio-concr	560 x 4	Average	Normal	1994
Pavng-asphlt	3400 x 2	Average	Normal	1998
Concr bulkhd	126 x 9	Average	Normal	2000

## Special Districts for 2026 (Tentative)

Description	Units	Percent	Move Tax	Taxable
AB008-Platt Consol Amb Dis	0	0%	0	715300
FD021-Cumbrld Hd Fire Dist	0	0%	0	715300
LT037-Platt Consol Lt Gen	0	0%	0	715300
LT039-Platt Consol Lt Cap	0	0%	0	715300
WD014-PCWD Gen Capital	0	0%	0	715300
WD046-PCWD General	0	0%	0	715300
WD054-PWConDistrictGenCap	0	0%	0	715300

## Special Districts for 2025

Description	Units	Percent	Move Tax	Taxable
AB008-Platt Consol Amb Dis	0	0%	0	625000
FD021-Cumbrld Hd Fire Dist	0	0%	0	625000
LT037-Platt Consol Lt Gen	0	0%	0	625000
LT039-Platt Consol Lt Cap	0	0%	0	625000
WD014-PCWD Gen Capital	0	0%	0	625000
WD046-PCWD General	0	0%	0	625000
WD054-PWConDistrictGenCap	0	0%	0	625000