

## Site Selection Options

With the assistance of Napierala Consulting Professional Engineering, PC, HUEBER-BREUER reviewed fifteen (15) sites in regards to their viability for a new facility. Site visits occurred for each site on a minimum of two (2) occasions. A list of scoring criteria was developed by the Committee.

The following is a summary of our site analysis and the completed site scoring sheet. As evident by the scoring, the committee recommends moving forward with either Site 1 or Site 2 depending on which ownership scenario is selected.

- Site 1:** Civic Center
- Site 2:** Santa Clara Corner
- Site 3:** Current EMS
- Site 4:** Lake Street
- Site 5:** Elevated Concrete Pad
- Site 6:** Other Side of Town Hall
- Site 7:** Open Field West of Site 5
- Site 8:** Holy Ghost Academy
- Site 9:** Alaskan Oil Site
- Site 10:** DPW Site
- Site 11:** OWD Site
- Site 12:** Old Rite Aid
- Site 13:** Mclaughlin Avenue
- Site 14:** Tupper Lake Municipal Park
- Site 15:** LeMere Property





**SITE #1**  
**Civic Center Site**

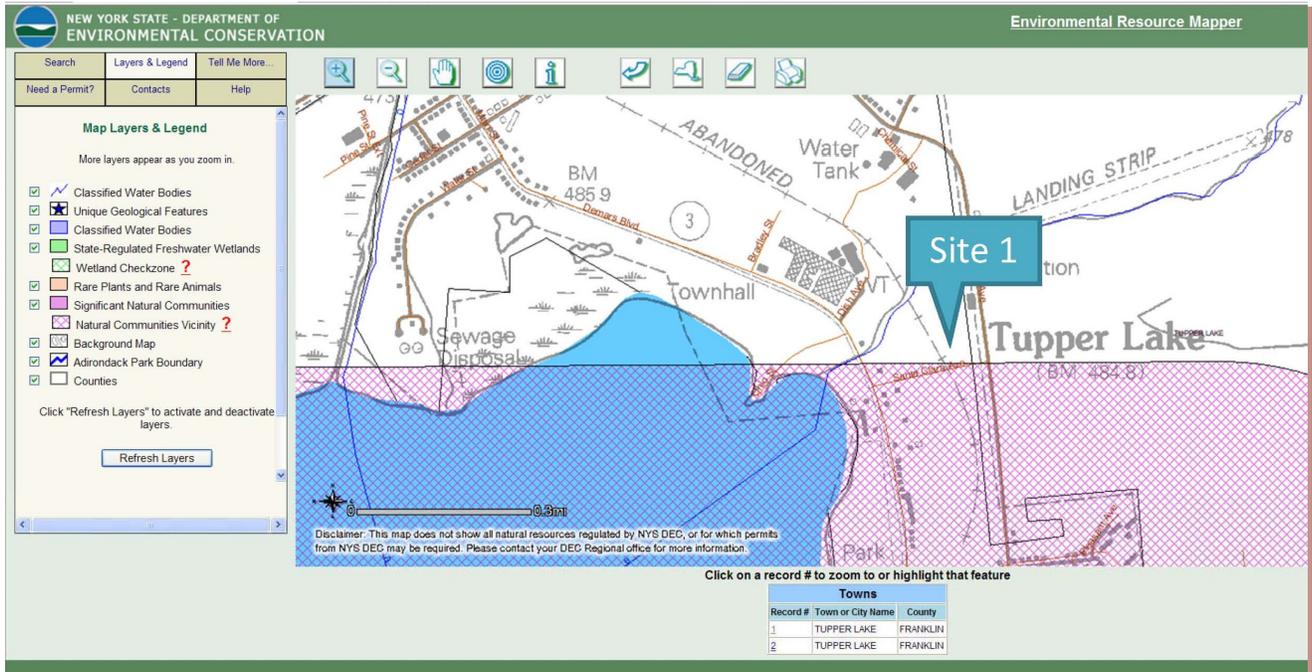
- Tax ID 490.35-3-2
- Owner — Central School District #1
- Approximate Area = 1.27 acres
- Current Use — Vacant
- Environmental Concerns — None noted



**SITE #1**  
**Civic Center Site**



**SITE #1**  
**Civic Center Site**



**SITE #1**  
**Civic Center Site**



Property Description Report For: 31 Santa Clara Ave,  
Municipality of V. Tupper Lake

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*No Photo Available*

**Total Acreage/Size:** 2.51  
**Land Assessment:** 2011 - \$34,500  
**Full Market Value:** 2011 - \$1,416,500  
**Equalization Rate:** ----

**Deed Book:** 742  
**Grid East:** 502287

**Status:** Active  
**Roll Section:** Wholly Exem  
**Swis:** 162001  
**Tax Map ID #:** 490.35-3-2  
**Property Class:** 542 - Indoor rink  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 542 - Indoor rink  
**Zoning Code:** -  
**Neighborhood Code:** 20401  
**School District:** Tupper Lake  
**Total Assessment:** 2011 - \$1,416,500

**Legal Property Desc:** T 22 G 93 Town  
Mclaughlin Ave Town  
Niagara Mohawk

**Deed Page:** 222  
**Grid North:** 1967506

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**Owners**

Central School Dist #1  
25 Chaney Ave  
Tupper Lake NY 12986

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**Sales**

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
2/1/2000	\$132,500	521 - Stadium	Land & Building	Town Of Altamont	No	No	No	742/222

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**Utilities**

<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Electric		

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**Inventory**

<b>Overall Eff Year Built:</b>	1990	<b>Overall Condition:</b>	Normal
<b>Overall Grade:</b>	Economy	<b>Overall Desirability:</b>	3

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**Buildings**

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0	0	1990	Normal	Average	25200	1.00

**SITE #2**  
**Santa Clara Corner Site**

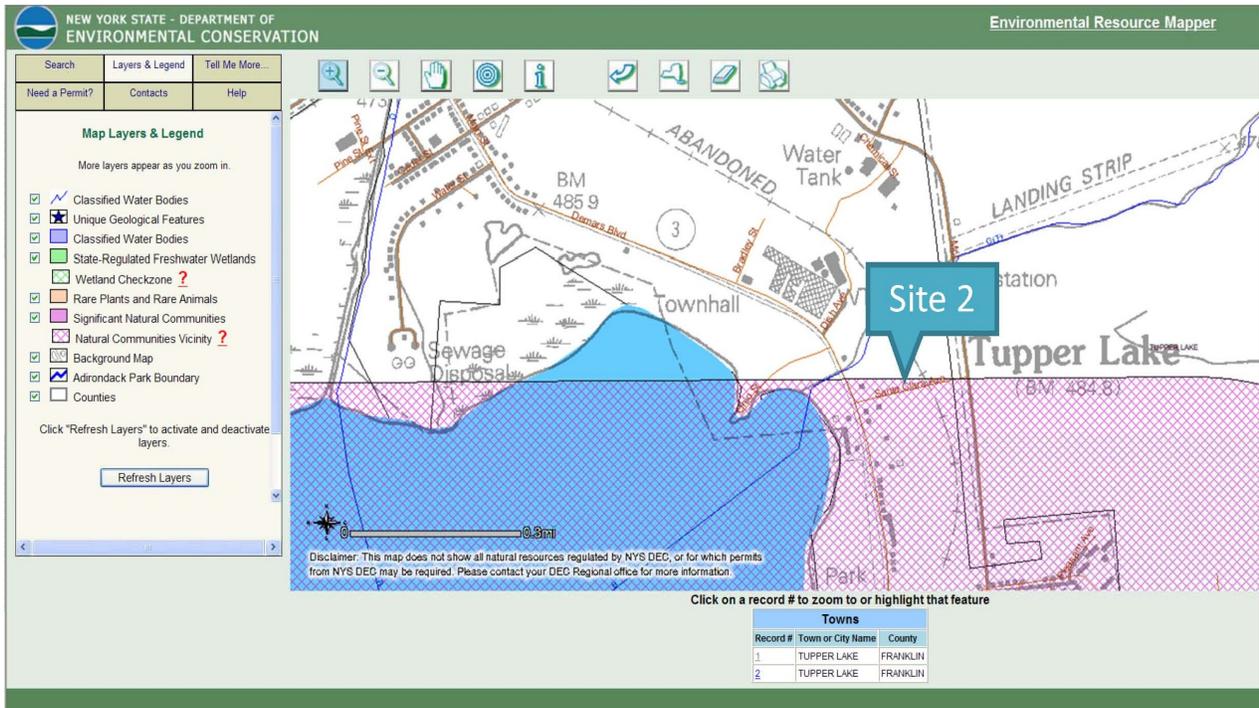
- Tax ID 490.35-2-2.100
- Current Owner — Tupper Lake Associates LLC
- Approximate Area = 1.87 acres of 18 acre mother parcel
- Current Use — Vacant
- Environmental Concerns:
  - Appears to be watercourse along the back of proposed lot.
  - There could be potential for Army Corps jurisdictional wetland.
  - The site is within a check zone for natural communities.



**SITE #2**  
**Santa Clara Corner Site**



**SITE #2**  
**Santa Clara Corner Site**

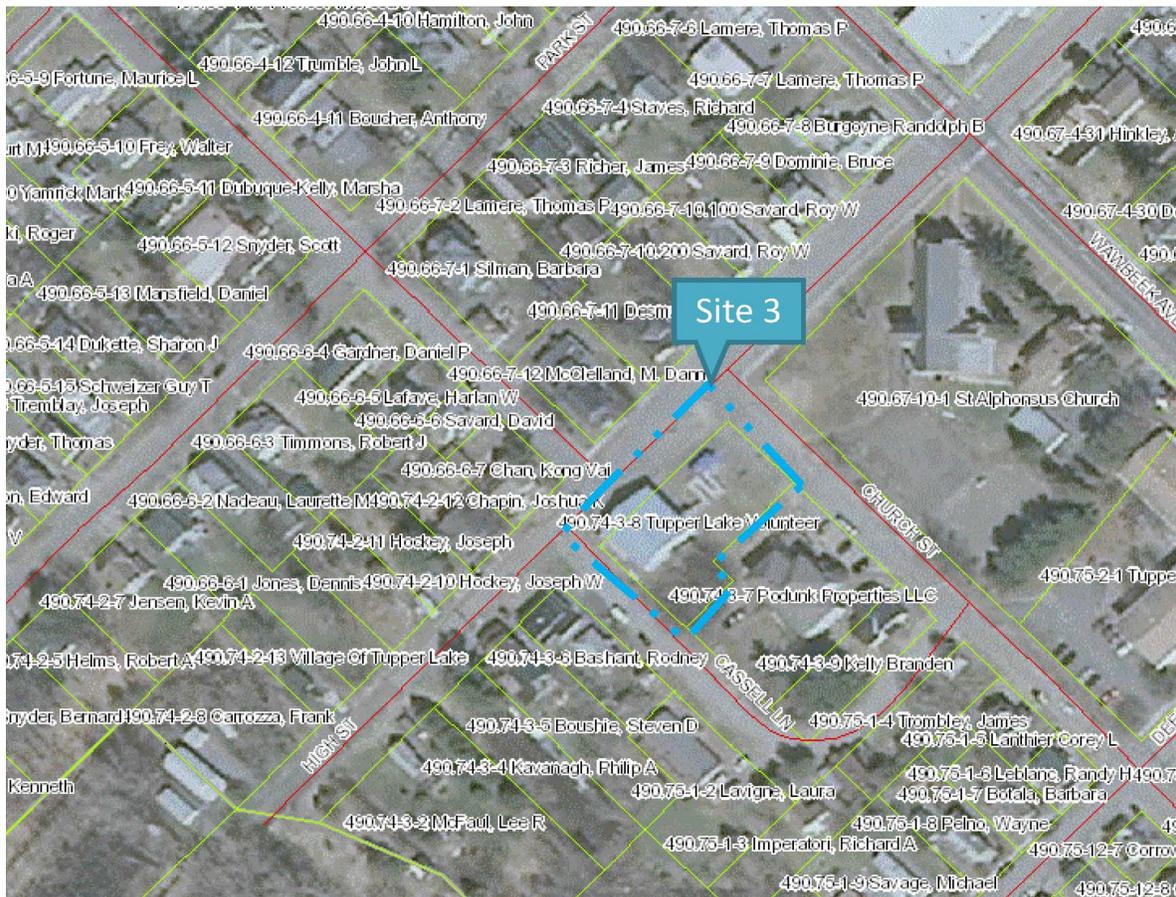


**SITE #2**  
**Santa Clara Corner Site**

		Property Description Report For: 94 Demars Blvd, Municipality of V. Tupper Lake																											
		No Photo Available				<b>Status:</b> Active <b>Roll Section:</b> Taxable <b>Swis:</b> 162001 <b>Tax Map ID #:</b> 490.35-2-2.100 <b>Property Class:</b> 452 - Nbh shop ctr <b>Site:</b> COM 1 <b>In Ag. District:</b> No <b>Site Property Class:</b> 452 - Nbh shop ctr <b>Zoning Code:</b> - <b>Neighborhood Code:</b> 20401 <b>School District:</b> Tupper Lake <b>Total Assessment:</b> 2011 - \$2,225,600																							
<b>Total Acreage/Size:</b> 10.80 <b>Land Assessment:</b> 2011 - \$59,400 <b>Full Market Value:</b> 2011 - \$2,225,600 <b>Equalization Rate:</b> ----		<b>Deed Book:</b> 644 <b>Grid East:</b> 501626		<b>Legal Property Desc:</b> 2-089-08.00 Block7 1 GI93 Lot		<b>Deed Page:</b> 177 <b>Grid North:</b> 1967628																							
<b>Owners</b>  Tupper Lake Associates LLC 331 Madison Ave New York NY 10017																													
<b>Sales</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Price</th> <th>Property Class</th> <th>Sale Type</th> <th>Prior Owner</th> <th>Value Usable</th> <th>Arms Length</th> <th>Add. Parcels</th> <th>Deed Book and Page</th> </tr> </thead> <tbody> <tr> <td>12/21/1996</td> <td>\$1,400,000</td> <td>452 - Nbh shop ctr</td> <td>Land &amp; Building</td> <td>Pudding Enterprises Inc</td> <td>Yes</td> <td>No</td> <td>No</td> <td>644/177</td> </tr> </tbody> </table>										Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Add. Parcels	Deed Book and Page	12/21/1996	\$1,400,000	452 - Nbh shop ctr	Land & Building	Pudding Enterprises Inc	Yes	No	No	644/177		
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12/21/1996	\$1,400,000	452 - Nbh shop ctr	Land & Building	Pudding Enterprises Inc	Yes	No	No	644/177																					
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<b>Utilities:</b>	Electric																												
<b>Inventory</b> <table border="1"> <tr> <td><b>Overall Eff Year Built:</b></td> <td>0</td> <td><b>Overall Condition:</b></td> <td>Fair</td> </tr> <tr> <td><b>Overall Grade:</b></td> <td>Economy</td> <td><b>Overall Desirability:</b></td> <td>2</td> </tr> </table>										<b>Overall Eff Year Built:</b>	0	<b>Overall Condition:</b>	Fair	<b>Overall Grade:</b>	Economy	<b>Overall Desirability:</b>	2												
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AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories																				
100	0	0	0	0	1975	Normal	Average	71384	1.00																				

**SITE #3**  
**Current EMS**

- Tax ID 490.74-3-3-8
- Owner — Tupper Lake Volunteer
- Approximate Area = 0.25 acres
- Current Use — EMS
- Environmental Concerns:
  - The site is within an area designated as significant natural communities and rare plants and rare animals.
  - Other Concerns — The lot size is very small.



**SITE #3**  
**Current EMS**



**SITE #3**  
**Current EMS**

**NEW YORK STATE - DEPARTMENT OF ENVIRONMENTAL CONSERVATION** Environmental Resource Mapper

Search Layers & Legend Tell Me More...  
Need a Permit? Contacts Help

**Map Layers & Legend**  
More layers appear as you zoom in.

- Classified Water Bodies
- Unique Geological Features
- Classified Water Bodies
- State-Regulated Freshwater Wetlands
- Wetland Checkzone ?
- Rare Plants and Rare Animals
- Significant Natural Communities
- Natural Communities Vicinity ?
- Background Map
- Adirondack Park Boundary
- Counties

Click "Refresh Layers" to activate and deactivate layers.

Disclaimer: This map does not show all natural resources regulated by NYS DEC, or for which permits from NYS DEC may be required. Please contact your DEC Regional office for more information.

Click on a record # to zoom to or highlight that feature

Towns		
Record #	Town or City Name	County
1	TUPPER LAKE	FRANKLIN
2	TUPPER LAKE	FRANKLIN

**SITE #3**  
**Current EMS**



Property Description Report For: 49 High St, Municipality of V. Tupper Lake

<i>No Photo Available</i>		<b>Status:</b>	Active
		<b>Roll Section:</b>	Wholly Exem
		<b>Swis:</b>	162001
		<b>Tax Map ID #:</b>	490.74-3-8
		<b>Property Class:</b>	662 - Police/fire
		<b>Site:</b>	COM 1
		<b>In Ag. District:</b>	No
		<b>Site Property Class:</b>	662 - Police/fire
		<b>Zoning Code:</b>	-
		<b>Neighborhood Code:</b>	20401
		<b>School District:</b>	Tupper Lake
		<b>Total Assessment:</b>	2011 - \$118,600
<b>Total Acreage/Size:</b>	0.25	<b>Legal Property Desc:</b>	T 22 Lot 105 490.74-3-7. Church Ave Beaulieu Beaulieu High Street
<b>Land Assessment:</b>	2011 - \$12,500	<b>Deed Page:</b>	969
<b>Full Market Value:</b>	2011 - \$118,600	<b>Grid North:</b>	1962878
<b>Equalization Rate:</b>	----		
<b>Deed Book:</b>	454		
<b>Grid East:</b>	500900		

**Owners**

Tupper Lake Volunteer Squad Inc 49 High St Tupper Lake NY 12986	Ambulance & Emergency Squad Inc 49 High St Tupper Lake NY 12986
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**Sales**

*No Sales Information Available*

**Utilities**

<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Electric		

**Inventory**

<b>Overall Eff Year Built:</b>	1985	<b>Overall Condition:</b>	Normal
<b>Overall Grade:</b>	Economy	<b>Overall Desirability:</b>	3

**Buildings**

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0	0	1985	Normal	Average	5408	2.00

**SITE #4**  
**Lake Street Site**

- Tax ID 490.59-3-9
- Owner — Helen Manne
- Approximate Area = 0.89 acres
- Current Use — Commercial
- Environmental Concerns:
  - The site is within an area designated as significant natural communities and rare plants and rare animals.
- Other Concern: Lot size and width may limit the project.



**SITE #4**  
**Lake Street Site**



**SITE #4**  
**Lake Street Site**

NEW YORK STATE - DEPARTMENT OF ENVIRONMENTAL CONSERVATION Environmental Resource Mapper

Search Layers & Legend Tell Me More...  
Need a Permit? Contacts Help

**Map Layers & Legend**  
More layers appear as you zoom in.

- Classified Water Bodies
- Unique Geological Features
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- State-Regulated Freshwater Wetlands
- Wetland Checkzone ?
- Rare Plants and Rare Animals
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- Background Map
- Adirondack Park Boundary
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Click "Refresh Layers" to activate and deactivate layers.

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Click on a record # to zoom to or highlight that feature

Towns		
Record #	Town or City Name	County
1	TUPPER LAKE	FRANKLIN
2	TUPPER LAKE	FRANKLIN

**SITE #4**  
**Lake Street Site**



Property Description Report For: 61 Lake St, Municipality of V. Tupper Lake

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*No Photo Available*

**Total Acreage/Size:** 0.89

**Land Assessment:** 2011 - \$28,900

**Full Market Value:** 2011 - \$356,000

**Equalization Rate:** ----

**Deed Book:** 735

**Grid East:** 501411

**Status:** Active

**Roll Section:** Taxable

**Swis:** 162001

**Tax Map ID #:** 490.59-3-9

**Property Class:** 442 - MiniWhseSelfSto

**Site:** COM 1

**In Ag. District:** No

**Site Property Class:** 442 - MiniWhseSelfSto

**Zoning Code:** -

**Neighborhood Code:** 20402

**School District:** Tupper Lake

**Total Assessment:** 2011 - \$356,000

**Legal Property Desc:** 2-056-02.00 Block50 G1104 Lot4-8-9 3300 Sq Ft

**Deed Page:** 111

**Grid North:** 1964533

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**Owners**

Helen R. Manne  
61 Lake St Ste 2  
Tupper Lake NY 12986

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**Sales**

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
10/20/1999	\$1	411 - Apartment	Land & Building	Manne, John E	No	No	No	735/111
2/5/1993	\$95,000	400 - Commercial	Land & Building	Rjd, Of Tupper Lake Inc	Yes	Yes	No	589/77

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**Utilities**

<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Electric		

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**Inventory**

<b>Overall Eff Year Built:</b>	1985	<b>Overall Condition:</b>	Normal
<b>Overall Grade:</b>	Average	<b>Overall Desirability:</b>	2

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**Buildings**

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0	0	1985	Normal	Average	2296	1.00

**SITE #5**  
**Elevated Concrete Pad**

- Tax ID 490.26-1-1
- Owner — Tupper Lake Mill LLC
- Approximate Area = 2.5 acres of 18.1 acre mother parcel
- Current Use — Vacant
- Environmental Concerns — None noted.



**SITE #5**  
**Elevated Concrete Pad**



**SITE #5**  
**Elevated Concrete Pad**



Property Description Report For: 124 Demars Blvd,  
Municipality of V. Tupper Lake

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*No Photo Available*

**Total Acreage/Size:** 18.09  
**Land Assessment:** 2011 - \$45,000  
**Full Market Value:** 2011 - \$45,000  
**Equalization Rate:** ----

**Deed Book:** 993  
**Grid East:** 500146

**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 162001  
**Tax Map ID #:** 490.26-1-1  
**Property Class:** 340 - Vacant indus  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 340 - Vacant indus  
**Zoning Code:** -  
**Neighborhood Code:** 20401  
**School District:** Tupper Lake  
**Total Assessment:** 2011 - \$45,000

**Legal Property Desc:** 2-099-05.00 Block79  
G192 Lot Parcel

**Deed Page:** 203  
**Grid North:** 1968599

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**Owners**

Tupper Lake Mill LLC  
331 Madison Ave  
New York NY 10017

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**Sales**

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
12/30/2008	\$349,000	710 - Manufacture	Land & Building	Alltrista Plastics Corporation	No	Yes	Yes	993/203
4/23/2003	\$1	710 - Manufacture	Land & Building	Tupper Lake Plastics Inc	No	No	Yes	910/120
11/1/1991	\$497,500	340 - Vacant indus	Land Only	Tupper Lake Veneer Corp	Yes	Yes	Yes	565/310

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**Utilities**

**Sewer Type:** Comm/public      **Water Supply:** Comm/public  
**Utilities:** Electric

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**Inventory**

**Overall Eff Year Built:**      **Overall Condition:** 0  
**Overall Grade:**      **Overall Desirability:** 3

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**Buildings**

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories



**SITE #6**  
**Other Side of Town Hall**

- Tax ID 490.26-2-3/490.26-2-2
- Owner — Town of Tupper Lake/Tupper Lake Mill LLC
- Approximate Area = +/- 1 acre
- Current Use — Community Service/Commercial
- Environmental Concerns — None noted.



**SITE #6**  
**Other Side of Town Hall**



**SITE #6**  
**Other Side of Town Hall**



**SITE #6**  
**Other Side of Town Hall**

		<b>Property Description Report For: 116 Demars Blvd, Municipality of V. Tupper Lake</b>																																														
		<hr/>																																														
<i>No Photo Available</i>		<b>Status:</b> Active <b>Roll Section:</b> Taxable <b>Swis:</b> 162001 <b>Tax Map ID #:</b> 490.26-2-2 <b>Property Class:</b> 449 - Other Storage <b>Site:</b> COM 1 <b>In Ag. District:</b> No <b>Site Property Class:</b> 449 - Other Storage <b>Zoning Code:</b> - <b>Neighborhood Code:</b> 20401 <b>School District:</b> Tupper Lake <b>Total Assessment:</b> 2011 - \$55,400	<b>Legal Property Desc:</b> 2-099-07.00 Block79 G192/93 Lot <b>Deed Page:</b> 203 <b>Grid North:</b> 1968447																																													
		<b>Total Acreage/Size:</b> 7.51 <b>Land Assessment:</b> 2011 - \$44,500 <b>Full Market Value:</b> 2011 - \$55,400 <b>Equalization Rate:</b> ----	<b>Deed Book:</b> 993 <b>Grid East:</b> 500783																																													
<b>Owners</b> Tupper Lake Mill LLC 331 Madison Ave New York NY 10017																																																
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<b>Inventory</b> <b>Overall Eff Year Built:</b> 1970 <b>Overall Grade:</b> Economy <b>Overall Condition:</b> Fair <b>Overall Desirability:</b> 2																																																
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0	100	0	0	0	1970	Fair	Average	61208	1.00																																							

**SITE #6**  
**Other Side of Town Hall**

		<b>Property Description Report For: 120 Demars Blvd, Municipality of V. Tupper Lake</b>							
		<hr/>							
<i>No Photo Available</i>		<b>Status:</b> Active	<b>Roll Section:</b> Wholly Exem						
		<b>Swis:</b> 162001	<b>Tax Map ID #:</b> 490.26-2-3						
<b>Total Acreage/Size:</b> 1.17 <b>Land Assessment:</b> 2011 - \$30,500 <b>Full Market Value:</b> 2011 - \$335,900 <b>Equalization Rate:</b> ----		<b>Property Class:</b> 652 - Govt bldgs	<b>Site:</b> COM 1						
		<b>In Ag. District:</b> No	<b>Site Property Class:</b> 652 - Govt bldgs						
<b>Deed Book:</b> 450 <b>Grid East:</b> 500582		<b>Zoning Code:</b> -	<b>Neighborhood Code:</b> 20401						
		<b>School District:</b> Tupper Lake	<b>Total Assessment:</b> 2011 - \$335,900						
<b>Legal Property Desc:</b> 1-259-05.00 Block 22 GI 92 Lot		<b>Deed Page:</b> 343	<b>Grid North:</b> 1968173						
		<hr/>							
<b>Owners</b>									
Town of Tupper Lake 120 Demars Blvd Tupper Lake NY 12986									
<hr/>									
<b>Sales</b>									
<i>No Sales Information Available</i>									
<hr/>									
<b>Utilities</b>									
<b>Sewer Type:</b> Comm/public	<b>Water Supply:</b> Comm/public								
<b>Utilities:</b> Electric									
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<b>Overall Grade:</b> Average	<b>Overall Desirability:</b> 3								
<hr/>									
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100	0	0	0	0	1980	Normal	Average	5184	2.00
<hr/>									
<b>Site Uses</b>									
<b>Use</b>	<b>Rentable Area (sqft)</b>	<b>Total Units</b>							
Walk-up off	5,184	5184							



**SITE #7**  
**Open Field West of Site #5**

- Tax ID 490.26-1-1
- Owner — Town Lake Mill LLC Mill LLC
- Approximate Area = 2.5 acres of 18.1 acre mother parcel
- Current Use — Vacant
- Environmental Concerns — The site is close to the lake and could have the potential for wetlands.

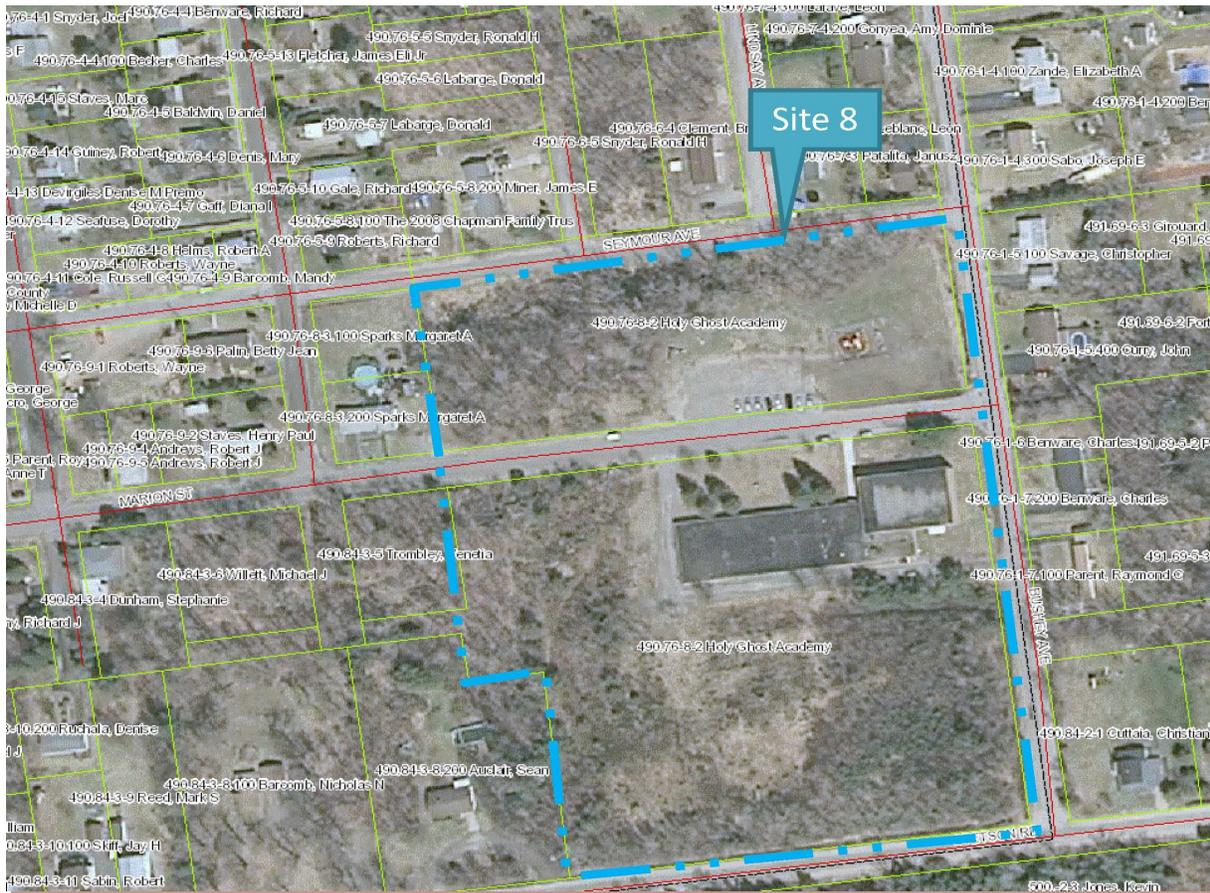


**SITE #7**  
**Open Field West of Site #5**

		<b>Property Description Report For: 124 Demars Blvd, Municipality of V. Tupper Lake</b>							
		<hr/>							
<i>No Photo Available</i>		<b>Status:</b> Active	<b>Roll Section:</b> Taxable						
		<b>Swis:</b> 162001	<b>Tax Map ID #:</b> 490.26-1-1						
<b>Total Acreage/Size:</b> 18.09 <b>Land Assessment:</b> 2011 - \$45,000 <b>Full Market Value:</b> 2011 - \$45,000 <b>Equalization Rate:</b> ----		<b>Property Class:</b> 340 - Vacant indus	<b>Site:</b> COM 1						
		<b>In Ag. District:</b> No	<b>Site Property Class:</b> 340 - Vacant indus						
<b>Deed Book:</b> 993 <b>Grid East:</b> 500146		<b>Zoning Code:</b> -	<b>Neighborhood Code:</b> 20401						
		<b>School District:</b> Tupper Lake	<b>Total Assessment:</b> 2011 - \$45,000						
<b>Legal Property Desc:</b> 2-099-05.00 Block79 G192 Lot Parcel		<b>Deed Page:</b> 203	<b>Grid North:</b> 1968599						
		<hr/>							
<b>Owners</b>									
Tupper Lake Mill LLC 331 Madison Ave New York NY 10017									
<hr/>									
<b>Sales</b>									
<b>Sale Date</b>	<b>Price</b>	<b>Property Class</b>	<b>Sale Type</b>	<b>Prior Owner</b>	<b>Value Usable</b>	<b>Arms Length</b>	<b>Addl. Parcels</b>	<b>Deed Book and Page</b>	
12/30/2008	\$349,000	710 - Manufacture	Land & Building	Alltrista Plastics Corporation	No	Yes	Yes	993/203	
4/23/2003	\$1	710 - Manufacture	Land & Building	Tupper Lake Plastics Inc	No	No	Yes	910/120	
11/1/1991	\$497,500	340 - Vacant indus	Land Only	Tupper Lake Veneer Corp	Yes	Yes	Yes	565/310	
<hr/>									
<b>Utilities</b>									
<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public						
<b>Utilities:</b>	Electric								
<hr/>									
<b>Inventory</b>									
<b>Overall Eff Year Built:</b>	<b>Overall Condition:</b>		0						
<b>Overall Grade:</b>	<b>Overall Desirability:</b>		3						
<hr/>									
<b>Buildings</b>									
<b>AC%</b>	<b>Sprinkler%</b>	<b>Alarm%</b>	<b>Elevators</b>	<b>Basement Type</b>	<b>Year Built</b>	<b>Condition</b>	<b>Quality</b>	<b>Gross Floor Area (sqft)</b>	<b>Stories</b>

**SITE #8**  
**Holy Ghost Academy**

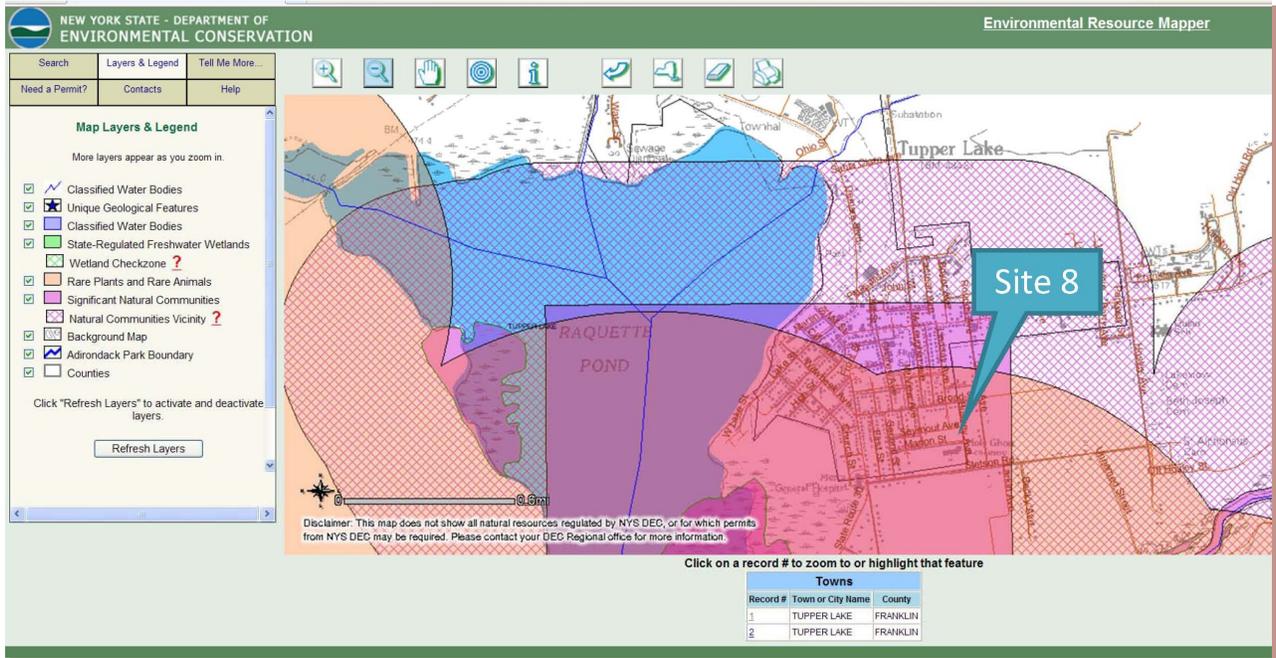
- Tax ID 490.76-8-2
- Owner — Holy Ghost Academy
- Approximate Area = 9.7 acres
- Current Use — Education
- Environmental Concerns — The site is within an area designated as significant natural communities and rare plants and rare animals.



**SITE #8**  
**Holy Ghost Academy**



**SITE #8**  
**Holy Ghost Academy**



**SITE #8**  
**Holy Ghost Academy**

		Property Description Report For: 40 Marion St, Municipality of V. Tupper Lake							
		<hr/>							
No Photo Available		<b>Status:</b>	Active						
		<b>Roll Section:</b>	Wholly Exem						
<b>Total Acreage/Size:</b> 9.70 <b>Land Assessment:</b> 2011 - \$40,700 <b>Full Market Value:</b> 2011 - \$1,511,100 <b>Equalization Rate:</b> ----		<b>Swis:</b>	162001						
		<b>Tax Map ID #:</b>	490,76-8-2						
<b>Deed Book:</b> <b>Grid East:</b> 503442		<b>Property Class:</b>	612 - School						
		<b>Site:</b>	COM 1						
<b>Deed Page:</b> <b>Grid North:</b> 1961958		<b>In Ag. District:</b>	No						
		<b>Site Property Class:</b>	612 - School						
<b>Legal Property Desc:</b> 1-262-04.00 Educational-Ed School		<b>Zoning Code:</b>	-						
		<b>Neighborhood Code:</b>	20401						
<b>School District:</b> Tupper Lake <b>Total Assessment:</b> 2011 - \$1,511,100		<b>Legal Property Desc:</b>	1-262-04.00 Educational-Ed School						
		<b>Deed Page:</b>	1961958						
<hr/>									
<b>Owners</b>									
Holy Ghost Academy 40 Marion St Tupper Lake NY 12986									
<hr/>									
<b>Sales</b>									
No Sales Information Available									
<hr/>									
<b>Utilities</b>									
<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public						
<b>Utilities:</b>	Electric								
<hr/>									
<b>Inventory</b>									
<b>Overall Eff Year Built:</b>	1975	<b>Overall Condition:</b>	Normal						
<b>Overall Grade:</b>	Average	<b>Overall Desirability:</b>	3						
<hr/>									
<b>Buildings</b>									
<b>AC%</b>	<b>Sprinkler%</b>	<b>Alarm%</b>	<b>Elevators</b>	<b>Basement Type</b>	<b>Year Built</b>	<b>Condition</b>	<b>Quality</b>	<b>Gross Floor Area (sqft)</b>	<b>Stories</b>
0	0	0	0	0	1975	Normal	Average	24868	1.00

**SITE #9**  
**Alaskan Oil Site**

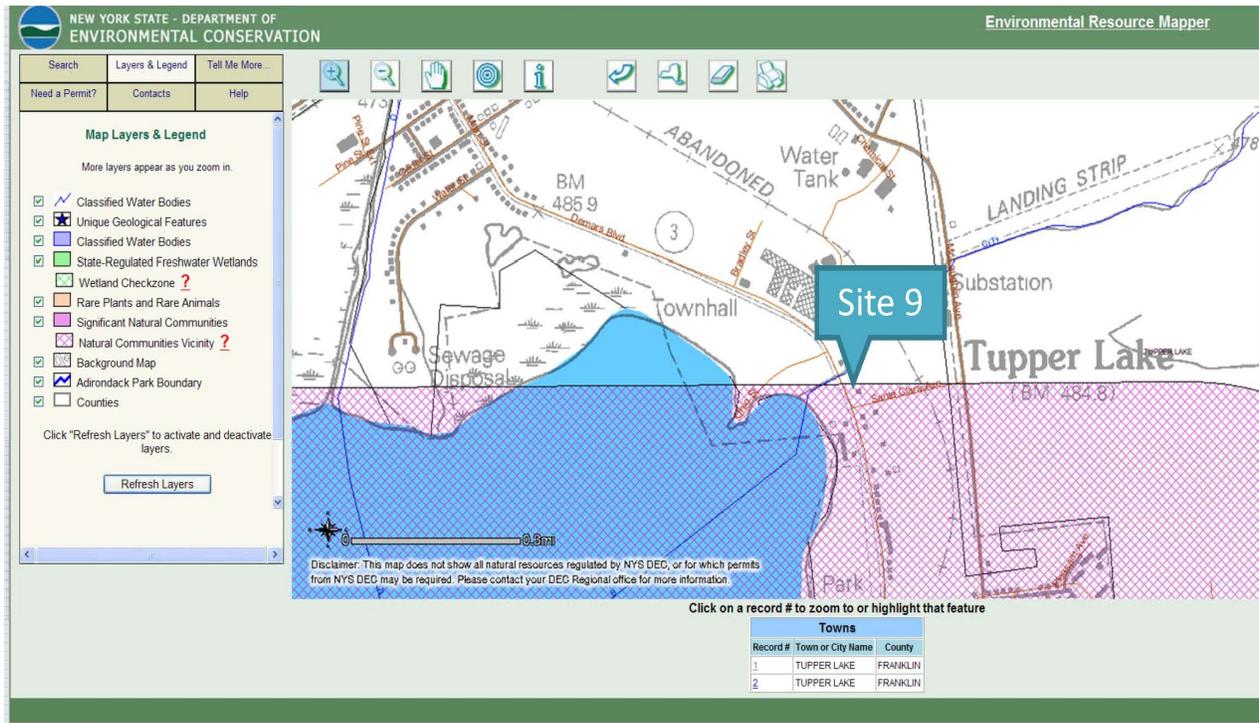
- Tax ID 490.35-2-7
- Owner — Alaskan Oil Inc.
- Approximate Area = 1.28 acres
- Current Use — Convenience Store
- Environmental Concerns:
  - The site is within a check zone for natural communities.
  - Will likely require environmental site assessment based on previous used.



**SITE #9**  
**Alaskan Oil Site**



**SITE #9  
Alaskan Oil Site**



**SITE #9**  
**Alaskan Oil Site**

	<b>Property Description Report For: 86 Demars Blvd,</b>	
	<b>Municipality of V. Tupper Lake</b>	
<i>No Photo Available</i>		<b>Status:</b> Active <b>Roll Section:</b> Taxable <b>Swis:</b> 162001 <b>Tax Map ID #:</b> 490.35-2-7 <b>Property Class:</b> 486 - Mini-mart <b>Site:</b> COM 1 <b>In Ag. District:</b> No <b>Site Property Class:</b> 486 - Mini-mart <b>Zoning Code:</b> - <b>Neighborhood Code:</b> 20401 <b>School District:</b> Tupper Lake <b>Total Assessment:</b> 2011 - \$72,500
<b>Total Acreage/Size:</b> 1.28 <b>Land Assessment:</b> 2011 - \$30,800 <b>Full Market Value:</b> 2011 - \$72,500 <b>Equalization Rate:</b> ----	<b>Legal Property Desc:</b> 2-089-07.00 Block71 G193 Lot 67 <b>Deed Book:</b> 528 <b>Deed Page:</b> 67 <b>Grid East:</b> 501552 <b>Grid North:</b> 1967267	
<b>Owners</b>		
Alaskan Oil Inc 49 Onondaga St Skaneateles NY 13152-1335		
<b>Sales</b>		
<i>No Sales Information Available</i>		
<b>Utilities</b>		
<b>Sewer Type:</b> Comm/public <b>Utilities:</b> Electric	<b>Water Supply:</b> Comm/public	
<b>Inventory</b>		
<b>Overall Eff Year Built:</b> 0 <b>Overall Grade:</b> Average	<b>Overall Condition:</b> Normal <b>Overall Desirability:</b> 3	
<b>Buildings</b>		
<b>AC%</b> 0 <b>Sprinkler%</b> 0 <b>Alarm%</b> 0 <b>Elevators</b> 0	<b>Basement Type</b> 0 <b>Year Built</b> 1979	<b>Condition</b> Normal <b>Quality</b> Average- <b>Gross Floor Area (sqft)</b> 988 <b>Stories</b> 1.00

**SITE #10**  
**DPW Site**

- Tax ID 490.27-2-2
- Owner — Village of Tupper Lake
- Approximate Area = 4.93 acres
- Current Use — Village DPW
- Environmental Concerns — Will likely require environmental site based on previous use.



**SITE #10**  
**DPW Site**



**SITE #10**  
**DPW Site**

	<b>Property Description Report For: 195 Mclaughlin Ave (W), Municipality of V. Tupper Lake</b>																					
	<hr/>																					
<p><i>No Photo Available</i></p>	<b>Status:</b> Active <b>Roll Section:</b> Wholly Exem <b>Swis:</b> 162001 <b>Tax Map ID #:</b> 490.27-2-2 <b>Property Class:</b> 651 - Highway gar <b>Site:</b> COM 1 <b>In Ag. District:</b> No <b>Site Property Class:</b> 651 - Highway gar <b>Zoning Code:</b> - <b>Neighborhood Code:</b> 20401 <b>School District:</b> Tupper Lake <b>Total Assessment:</b> 2011 - \$199,400																					
<b>Total Acreage/Size:</b> 4.93 <b>Land Assessment:</b> 2011 - \$41,800 <b>Full Market Value:</b> 2011 - \$199,400 <b>Equalization Rate:</b> ---- <b>Deed Book:</b> 263 <b>Grid East:</b> 502132	<b>Legal Property Desc:</b> Village Garage <b>Deed Page:</b> 613 <b>Grid North:</b> 1967958																					
<hr/>																						
<b>Owners</b>  Village Of Tupper Lake P.O. Box 1290 53 Park St Tupper Lake NY 12986																						
<hr/>																						
<b>Sales</b>  <i>No Sales Information Available</i>																						
<hr/>																						
<b>Utilities</b>  <table border="0" style="width: 100%;"> <tr> <td><b>Sewer Type:</b></td> <td>Comm/public</td> <td><b>Water Supply:</b></td> <td>Comm/public</td> </tr> <tr> <td><b>Utilities:</b></td> <td>Electric</td> <td></td> <td></td> </tr> </table>			<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public	<b>Utilities:</b>	Electric														
<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public																			
<b>Utilities:</b>	Electric																					
<hr/>																						
<b>Inventory</b>  <table border="0" style="width: 100%;"> <tr> <td><b>Overall Eff Year Built:</b></td> <td>1975</td> <td><b>Overall Condition:</b></td> <td>Fair</td> </tr> <tr> <td><b>Overall Grade:</b></td> <td>Economy</td> <td><b>Overall Desirability:</b></td> <td>3</td> </tr> </table>			<b>Overall Eff Year Built:</b>	1975	<b>Overall Condition:</b>	Fair	<b>Overall Grade:</b>	Economy	<b>Overall Desirability:</b>	3												
<b>Overall Eff Year Built:</b>	1975	<b>Overall Condition:</b>	Fair																			
<b>Overall Grade:</b>	Economy	<b>Overall Desirability:</b>	3																			
<hr/>																						
<b>Buildings</b>  <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>AC%</th> <th>Sprinkler%</th> <th>Alarm%</th> <th>Elevators</th> <th>Basement Type</th> <th>Year Built</th> <th>Condition</th> <th>Quality</th> <th>Gross Floor Area (sqft)</th> <th>Stories</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">1975</td> <td style="text-align: center;">Fair</td> <td style="text-align: center;">Average</td> <td style="text-align: center;">10224</td> <td style="text-align: center;">1.00</td> </tr> </tbody> </table>			AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	0	0	0	0	0	1975	Fair	Average	10224	1.00
AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories													
0	0	0	0	0	1975	Fair	Average	10224	1.00													



**SITE #11**  
**OWD Site**

- Tax ID 490.26-2-2
- Owner — Tupper Lake Mill LLC
- Approximate Area = 7.51 acres
- Current Use — Vacant Industrial
- Environmental Concerns — Will likely require environmental site based on previous use.



**SITE #11**  
**OWD Site**



**SITE #11**  
**OWD Site**



**Property Description Report For: 116 Demars Blvd,**  
**Municipality of V. Tupper Lake**

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*No Photo Available*

**Total Acreage/Size:** 7.51  
**Land Assessment:** 2011 - \$44,500  
**Full Market Value:** 2011 - \$55,400  
**Equalization Rate:** ----

**Deed Book:** 993  
**Grid East:** 500783

**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 162001  
**Tax Map ID #:** 490.26-2-2  
**Property Class:** 449 - Other Storage  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 449 - Other Storage  
**Zoning Code:** -  
**Neighborhood Code:** 20401  
**School District:** Tupper Lake  
**Total Assessment:** 2011 - \$55,400

**Legal Property Desc:** 2-099-07.00 Block79  
G92/93 Lot

**Deed Page:** 203  
**Grid North:** 1968447

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**Owners**

Tupper Lake Mill LLC  
 331 Madison Ave  
 New York NY 10017

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**Sales**

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
12/30/2008	\$349,000	340 - Vacant indus	Land & Building	Alltrista Plastics Corporation	No	Yes	Yes	993/203
4/23/2003	\$1	710 - Manufacture	Land & Building	Tupper Lake Plastics	No	No	Yes	910/120
4/23/2003	\$1	340 - Vacant indus	Land Only	Tupper Lake Plastics Inc	No	No	No	910/105
11/1/1991	\$497,500	340 - Vacant indus	Land Only	Tupper Lake Veneer Corp	Yes	Yes	Yes	565/310

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**Utilities**

**Sewer Type:** Comm/public  
**Utilities:** Electric

**Water Supply:** Comm/public

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**Inventory**

**Overall Eff Year Built:** 1970  
**Overall Grade:** Economy

**Overall Condition:** Fair  
**Overall Desirability:** 2

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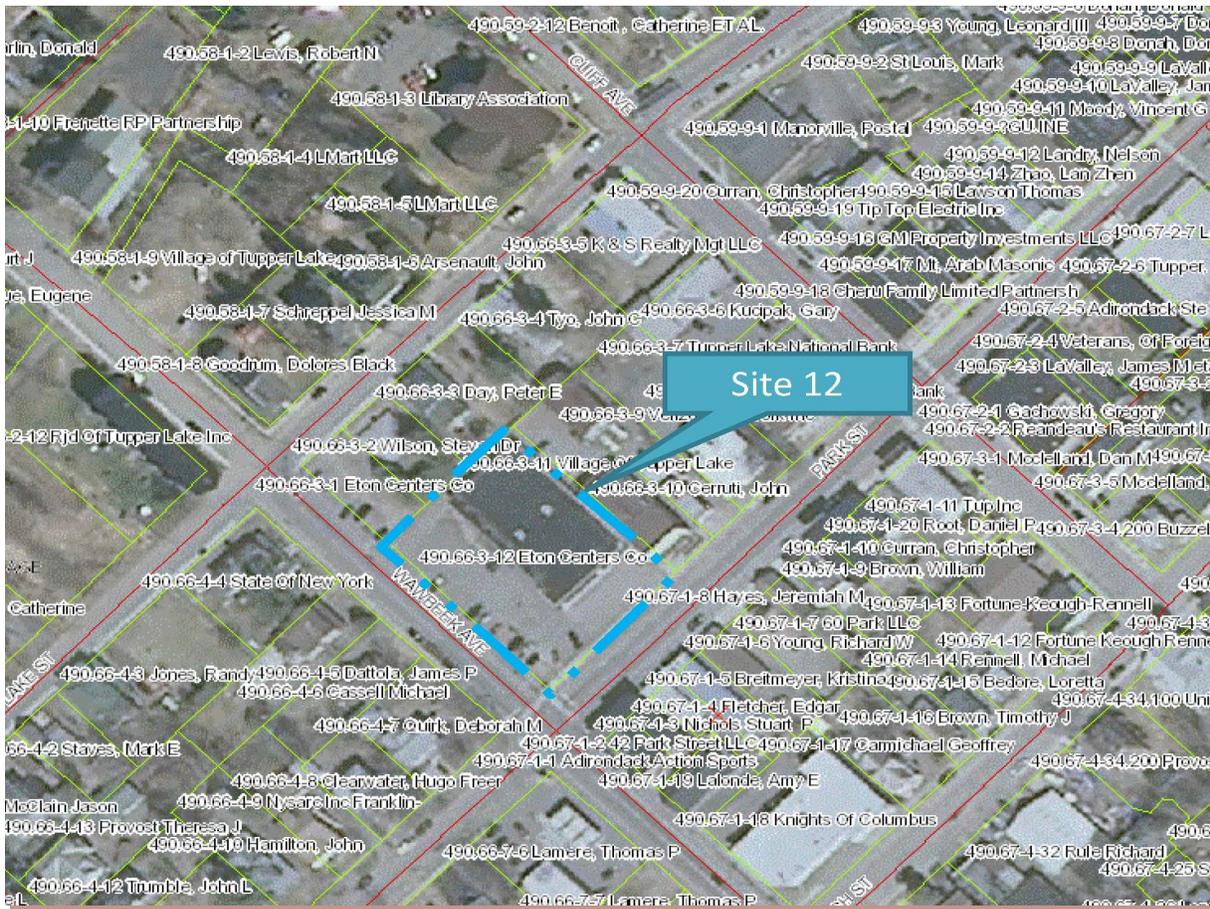
**Buildings**

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	100	0	0	0	1970	Fair	Average	61208	1.00



**SITE #12  
Old Rite Aid**

- Tax ID 490.66-3-12
- Owner — Eaton Centers Co.
- Approximate Area = 0.71 acres
- Current Use — Commercial
- Environmental Concerns — None noted.



**SITE #12**  
**Old Rite Aid**

		<b>Property Description Report For: 47 Park St, Municipality of V. Tupper Lake</b>							
		<hr/>							
<p><i>No Photo Available</i></p>		<b>Status:</b> Active	<b>Roll Section:</b> Taxable						
		<b>Swis:</b> 162001	<b>Tax Map ID #:</b> 490.66-3-12						
<b>Total Acreage/Size:</b> 0.71		<b>Property Class:</b> 484 - 1 use sm bld	<b>Site:</b> COM 1						
<b>Land Assessment:</b> 2012 - Tentative \$26,700 2011 - \$26,700		<b>In Ag. District:</b> No	<b>Site Property Class:</b> 484 - 1 use sm bld						
<b>Full Market Value:</b> 2012 - Tentative \$352,000 2011 - \$352,000		<b>Zoning Code:</b> -	<b>Neighborhood Code:</b> 20402						
<b>Equalization Rate:</b> ----		<b>School District:</b> Tupper Lake	<b>Total Assessment:</b> 2012 - Tentative \$352,000 2011 - \$352,000						
<b>Deed Book:</b> 406	<b>Grid East:</b> 500868	<b>Legal Property Desc:</b> 2-042-10.00 Block36 G105 Lot8-S.1							
		<b>Deed Page:</b> 406	<b>Grid North:</b> 1963588						
<hr/>									
<b>Owners</b>									
Eton Centers Co Brouse Realty Inc 52 Vanderbilt Ave New York NY 10017-3888									
<hr/>									
<b>Sales</b>									
<p><i>No Sales Information Available</i></p>									
<hr/>									
<b>Utilities</b>									
<b>Sewer Type:</b> Comm/public	<b>Water Supply:</b> Comm/public								
<b>Utilities:</b> Electric									
<hr/>									
<b>Inventory</b>									
<b>Overall Eff Year Built:</b> 1980	<b>Overall Condition:</b> Fair								
<b>Overall Grade:</b> Economy	<b>Overall Desirability:</b> 3								
<hr/>									
<b>Buildings</b>									
<b>AC%</b> 100	<b>Sprinkler%</b> 0	<b>Alarm%</b> 0	<b>Elevators</b> 0	<b>Basement Type</b> Unfinished	<b>Year Built</b> 1980	<b>Condition</b> Fair	<b>Quality</b> Average	<b>Gross Floor Area (sqft)</b> 10470	<b>Stories</b> 1.00

**SITE #13  
Mclaughlin Ave.**

- Tax ID 490.-2-1
- Owner — Randy J Amell
- Approximate Area = +/-20 acres of 62 acre mother parcel
- Current Use — Vacant
- Environmental Concerns — None noted.

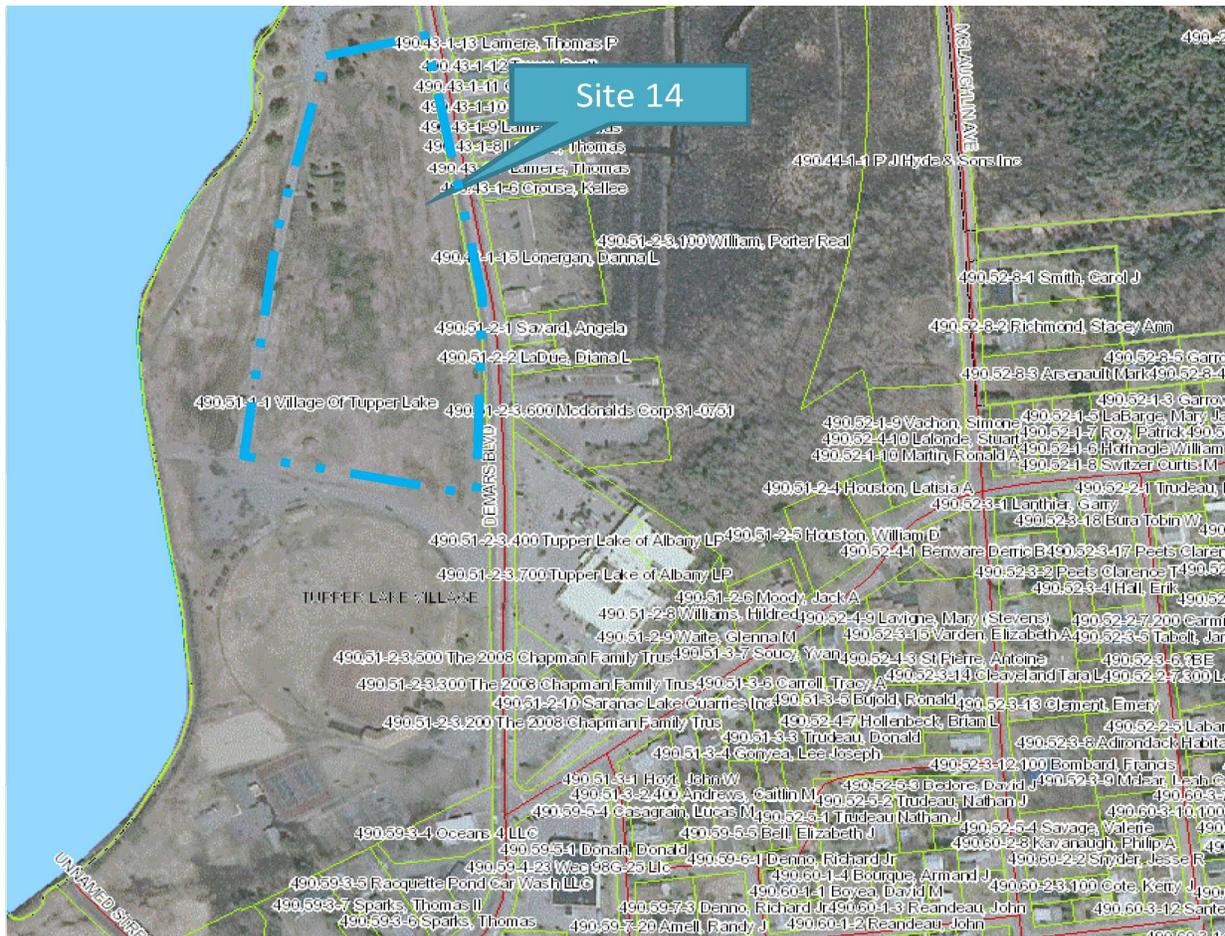


**SITE #13**  
**Mclaughlin Ave.**

		<b>Property Description Report For: 194 Mclaughlin Ave,</b> <b>Municipality of Tupper Lake</b>							
		<hr/>							
<i>No Photo Available</i>		<b>Status:</b> Active	<b>Roll Section:</b> Taxable						
		<b>Swis:</b> 162089	<b>Tax Map ID #:</b> 490.-2-1						
<b>Total Acreage/Size:</b> 61.90		<b>Property Class:</b> 449 - Other Storage	<b>Site:</b> COM 1						
		<b>In Ag. District:</b> No	<b>Site Property Class:</b> 449 - Other Storage						
<b>Land Assessment:</b> 2012 - Tentative \$87,200 2011 - \$87,200		<b>Zoning Code:</b> -	<b>Neighborhood Code:</b> 20403						
<b>Full Market Value:</b> 2012 - Tentative \$148,600 2011 - \$148,600		<b>School District:</b> Tupper Lake	<b>Total Assessment:</b> 2012 - Tentative \$148,600 2011 - \$148,600						
<b>Equalization Rate:</b> ----		<b>Legal Property Desc:</b> T 22							
<b>Deed Book:</b> 752		<b>Deed Page:</b> 266							
<b>Grid East:</b> 503111		<b>Grid North:</b> 1967223							
<hr/>									
<b>Owners</b>									
Amell Randy J 308 Hosley Ave Tupper Lake NY 12986									
<hr/>									
<b>Sales</b>									
<i>No Sales Information Available</i>									
<hr/>									
<b>Utilities</b>									
<b>Sewer Type:</b> Private	<b>Water Supply:</b> Private								
<b>Utilities:</b> Electric									
<hr/>									
<b>Inventory</b>									
<b>Overall Eff Year Built:</b> 2000	<b>Overall Condition:</b> Normal								
<b>Overall Grade:</b> Economy	<b>Overall Desirability:</b> 3								
<hr/>									
<b>Buildings</b>									
<b>AC%</b> 0	<b>Sprinkler%</b> 0	<b>Alarm%</b> 0	<b>Elevators</b> 0	<b>Basement Type</b> 0	<b>Year Built</b> 2000	<b>Condition</b> Normal	<b>Quality</b> Economy	<b>Gross Floor Area (sqft)</b> 3000	<b>Stories</b> 1.00

**SITE #14**  
**Tupper Lake Municipal Park**

- Tax ID 490.-51-1-1
- Owner — Village of Tupper Lake
- Approximate Area = +/-20 acres
- Current Use — Vacant
- Environmental Concerns — None noted.



**SITE #14**  
**Tupper Lake Municipal Park**

		<b>Property Description Report For: 17-19 Demars Blvd,</b> <b>Municipality of V. Tupper Lake</b>																															
		<hr/>																															
<p><i>No Photo Available</i></p>		<b>Status:</b> Active <b>Roll Section:</b> Wholly Exem <b>Swis:</b> 162001 <b>Tax Map ID #:</b> 490.51-1-1 <b>Property Class:</b> 592 - Athletic fld <b>Site:</b> COM 1 <b>In Ag. District:</b> No <b>Site Property Class:</b> 592 - Athletic fld <b>Zoning Code:</b> - <b>Neighborhood Code:</b> 20401 <b>School District:</b> Tupper Lake <b>Total Assessment:</b> 2012 - Tentative \$465,200 2011 - \$465,200																															
		<b>Total Acreage/ Size:</b> 20.00 <b>Land Assessment:</b> 2012 - Tentative \$304,400 2011 - \$304,400 <b>Full Market Value:</b> 2012 - Tentative \$465,200 2011 - \$465,200 <b>Equalization Rate:</b> ---- <b>Deed Book:</b> <b>Grid East:</b> 501438	<b>Legal Property Desc:</b> 1-263-12.00 Public Park <b>Deed Page:</b> <b>Grid North:</b> 1965344																														
<hr/> <p><b>Owners</b></p> <p>Village Of Tupper Lake                  P.O. Box 1290                  53 Park St                  Tupper Lake NY 12986</p>																																	
<hr/> <p><b>Sales</b></p> <p><i>No Sales Information Available</i></p>																																	
<hr/> <p><b>Utilities</b></p> <table> <tr> <td><b>Sewer Type:</b></td> <td>Comm/public</td> <td><b>Water Supply:</b></td> <td>Comm/public</td> </tr> <tr> <td><b>Utilities:</b></td> <td>Electric</td> <td></td> <td></td> </tr> </table>				<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public	<b>Utilities:</b>	Electric																								
<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public																														
<b>Utilities:</b>	Electric																																
<hr/> <p><b>Inventory</b></p> <table> <tr> <td><b>Overall Eff Year Built:</b></td> <td>1980</td> <td><b>Overall Condition:</b></td> <td>Normal</td> </tr> <tr> <td><b>Overall Grade:</b></td> <td>Economy</td> <td><b>Overall Desirability:</b></td> <td>5</td> </tr> </table>				<b>Overall Eff Year Built:</b>	1980	<b>Overall Condition:</b>	Normal	<b>Overall Grade:</b>	Economy	<b>Overall Desirability:</b>	5																						
<b>Overall Eff Year Built:</b>	1980	<b>Overall Condition:</b>	Normal																														
<b>Overall Grade:</b>	Economy	<b>Overall Desirability:</b>	5																														
<hr/> <p><b>Buildings</b></p> <table border="1"> <thead> <tr> <th>AC%</th> <th>Sprinkler%</th> <th>Alarm%</th> <th>Elevators</th> <th>Basement Type</th> <th>Year Built</th> <th>Condition</th> <th>Quality</th> <th>Gross Floor Area (sqft)</th> <th>Stories</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>1980</td> <td>Normal</td> <td>Average</td> <td>1000</td> <td>1.00</td> </tr> <tr> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>1965</td> <td>Fair</td> <td>Average</td> <td>760</td> <td>1.00</td> </tr> </tbody> </table>				AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	0	0	0	0	0	1980	Normal	Average	1000	1.00	0	0	0	0	0	1965	Fair	Average	760	1.00
AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories																								
0	0	0	0	0	1980	Normal	Average	1000	1.00																								
0	0	0	0	0	1965	Fair	Average	760	1.00																								

**SITE #15  
Lamere Properties**

- Tax ID 490.43-1-7
- 490.43-1-8
- 490.43-1-9
- Owner — Thomas & Michelle Lemere
- Approximate Area = +/- 0.6 acres total
- Current Use — Commercial & Residential



**SITE #15**  
**Lamere Properties**

		<b>Property Description Report For: 42 Demars Blvd, Municipality of V. Tupper Lake</b>	
		<hr/>	
<i>No Photo Available</i>		<b>Status:</b> Active	<b>Roll Section:</b> Taxable
		<b>Swis:</b> 162001	<b>Tax Map ID #:</b> 490.43-1-7
<b>Total Acreage/Size:</b> 0.23 <b>Land Assessment:</b> 2012 - \$11,500 <b>Full Market Value:</b> 2012 - \$134,800 <b>Equalization Rate:</b> ----		<b>Property Class:</b> 433 - Auto body	<b>Site:</b> COM 1
		<b>In Ag. District:</b> No	<b>Site Property Class:</b> 433 - Auto body
<b>Deed Book:</b> 576 <b>Grid East:</b> 501810		<b>Zoning Code:</b> -	<b>Neighborhood Code:</b> 20401
		<b>School District:</b> Tupper Lake	<b>Total Assessment:</b> 2012 - \$134,800
<b>Deed Page:</b> 153 <b>Grid North:</b> 1966147		<b>Legal Property Desc:</b> 2-088-05.00 Block7 1 G193 Lot14	
		<hr/>	
<b>Owners</b>			
Thomas Lamere 208 Racquette River Dr Tupper Lake NY 12926		Michelle Lamere 208 Racquette River Dr Tupper Lake NY 12926	
<hr/>			
<b>Sales</b>			
<b>Sale Date</b> 6/26/1992	<b>Price</b> \$9,000	<b>Property Class</b> 220 - 2 Family Res	<b>Sale Type</b> Land & Building
		<b>Prior Owner</b> Lamere, Richard	<b>Value Usable</b> Yes
			<b>Arms Length</b> Yes
			<b>Addl. Parcels</b> No
			<b>Deed Book and Page</b> 576/153
<hr/>			
<b>Utilities</b>			
<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Electric		
<hr/>			
<b>Inventory</b>			
<b>Overall Eff Year Built:</b>	1995	<b>Overall Condition:</b>	Normal
<b>Overall Grade:</b>	Average	<b>Overall Desirability:</b>	3
<hr/>			
<b>Buildings</b>			
<b>AC%</b>	<b>Sprinkler%</b>	<b>Alarm%</b>	<b>Elevators</b>
0	0	0	0
		<b>Basement Type</b>	<b>Year Built</b>
		0	1995
		<b>Condition</b>	<b>Quality</b>
		Normal	Average
		<b>Gross Floor Area (sqft)</b>	<b>Stories</b>
		2400	1.00

**SITE #15**  
**Lamere Properties**

	<b>Property Description Report For: 44 Demars Blvd, Municipality of V. Tupper Lake</b>							
	<i>No Photo Available</i>							
<b>Total Acreage/Size:</b>	38 x 199	<b>Status:</b> Active						
<b>Land Assessment:</b>	2012 - \$10,700	<b>Roll Section:</b> Taxable						
<b>Full Market Value:</b>	2012 - \$58,700	<b>Swis:</b> 162001						
<b>Equalization Rate:</b>	----	<b>Tax Map ID #:</b> 490.43-1-8						
<b>Deed Book:</b>	676	<b>Property Class:</b> 210 - 1 Family Res						
<b>Grid East:</b>	501801	<b>Site:</b> RES 1						
		<b>In Ag. District:</b> No						
		<b>Site Property Class:</b> 210 - 1 Family Res						
		<b>Zoning Code:</b> -						
		<b>Neighborhood Code:</b> 20201						
		<b>School District:</b> Tupper Lake						
		<b>Total Assessment:</b> 2012 - \$58,700						
		<b>Legal Property Desc:</b> 2-088-06.00 Block71 G193 Lot15						
		<b>Deed Page:</b> 74						
		<b>Grid North:</b> 1966189						
<b>Area</b>								
<b>Living Area:</b>	1,320 sq. ft.	<b>First Story Area:</b> 748 sq. ft.						
<b>Second Story Area:</b>	0 sq. ft.	<b>Half Story Area:</b> 0 sq. ft.						
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b> 572 sq. ft.						
<b>Finished Basement:</b>	0 sq. ft.	<b>Number of Stories:</b> 1.7						
<b>Structure</b>								
<b>Building Style:</b>	Old style	<b>Bathrooms (Full - Half):</b> 1 - 0						
<b>Bedrooms:</b>	3	<b>Kitchens:</b> 1						
<b>Fireplaces:</b>	0	<b>Basement Type:</b> Crawl						
<b>Porch Type:</b>	Porch-enclsd	<b>Porch Area:</b> 132.00						
<b>Basement Garage Cap:</b>	0	<b>Attached Garage Cap:</b> 0.00 sq. ft.						
<b>Overall Condition:</b>	Fair	<b>Overall Grade:</b> Average						
<b>Year Built:</b>	1920							
<b>Owners</b>								
Thomas Lamere 208 Racquette River Dr Tupper Lake NY 12986	Michelle Lamere 208 Racquette River Dr Tupper Lake NY 12986							
<b>Sales</b>								
<b>Sale Date</b>	<b>Price</b>	<b>Property Class</b>	<b>Sale Type</b>	<b>Prior Owner</b>	<b>Value Usable</b>	<b>Arms Length</b>	<b>Addl. Parcels</b>	<b>Deed Book and Page</b>
6/13/1997	\$33,000	210 - 1 Family Res	Land & Building	Lafave, Harlan	Yes	Yes	No	676/74
8/27/1992	\$30,000	210 - 1 Family Res	Land & Building	Price, Harry L	Yes	Yes	No	579/280
<b>Utilities</b>								
<b>Sewer Type:</b>	Comm/public	<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					

**SITE #15**  
**Lamere Properties**

		<b>Property Description Report For: 46 Demars Blvd, Municipality of V. Tupper Lake</b>	
		<hr/>	
<p><i>No Photo Available</i></p>		<b>Status:</b> Active	<b>Roll Section:</b> Taxable
		<b>Swis:</b> 162001	<b>Tax Map ID #:</b> 490.43-1-9
<b>Total Acreage/Size:</b> 43 x 190		<b>Property Class:</b> 210 - 1 Family Res	<b>Site:</b> RES 1
<b>Land Assessment:</b> 2012 - \$11,300		<b>In Ag. District:</b> No	<b>Site Property Class:</b> 210 - 1 Family Res
<b>Full Market Value:</b> 2012 - \$53,500		<b>Zoning Code:</b> -	<b>Neighborhood Code:</b> 20201
<b>Equalization Rate:</b> ----		<b>School District:</b> Tupper Lake	<b>Total Assessment:</b> 2012 - \$53,500
<b>Deed Book:</b> 624		<b>Legal Property Desc:</b> 2-088-07.00 Block71 G193 Lot16	<b>Deed Page:</b> 273
<b>Grid East:</b> 501792		<b>Deed Page:</b> 273	<b>Grid North:</b> 1966230
<hr/>			
<b>Area</b>			
<b>Living Area:</b> 1,334 sq. ft.	<b>First Story Area:</b> 759 sq. ft.	<b>Second Story Area:</b> 0 sq. ft.	<b>Half Story Area:</b> 0 sq. ft.
<b>Additional Story Area:</b> 0 sq. ft.	<b>3/4 Story Area:</b> 575 sq. ft.	<b>Finished Basement:</b> 0 sq. ft.	<b>Number of Stories:</b> 1.7
<hr/>			
<b>Structure</b>			
<b>Building Style:</b> Old style	<b>Bathrooms (Full - Half):</b> 1 - 0	<b>Bedrooms:</b> 3	<b>Kitchens:</b> 1
<b>Fireplaces:</b> 0	<b>Basement Type:</b> Crawl	<b>Porch Type:</b> Porch-endsld	<b>Porch Area:</b> 138.00
<b>Basement Garage Cap:</b> 0	<b>Attached Garage Cap:</b> 567.00 sq. ft.	<b>Overall Condition:</b> Fair	<b>Overall Grade:</b> Economy
<b>Year Built:</b> 1920			
<hr/>			
<b>Owners</b>			
Thomas Lamere 208 Racquette River Dr Tupper Lake NY 12986	Michelle Lamere 208 Racquette River Dr Tupper Lake NY 12986		
<hr/>			
<b>Sales</b>			
<p><i>No Sales Information Available</i></p>			
<hr/>			
<b>Utilities</b>			
<b>Sewer Type:</b> Comm/public	<b>Water Supply:</b> Comm/public	<b>Utilities:</b> Electric	<b>Heat Type:</b> Hot air
<b>Fuel Type:</b> Oil	<b>Central Air:</b> No		

Site Selection Analysis

14 September 2012

PUBLIC  
PRIVATE

	Multiplier	SITE 1 Civic Center	SITE 2 Santa Clara Corner	SITE 3 Current EMS	SITE 4 Lake Street	SITE 5 Elevated Concrete Pad	SITE 6 Other Side of Town Hall	SITE 7 Open Field West of Site 5	SITE 8 Holy Ghost Academy	SITE 9 Alaskan Oil Site	SITE 10 DPW Site	SITE 11 OWD Site	SITE 12 Old Rite Aid	SITE 13 Mclaughlin Ave.	SITE 14 Tupper Lake Municipal Park	SITE 15 LaMere Property
Lot Size	4	32	40		24				40		32		24			
Traffic / DOT Issues	5	50	50		5				0		50		10			
Site Cleanup Requirements	3	24	30		24				30		21		21			
Abatement Requirements	3	30	30		30				15		30		15			
Demolition Requirements	3	30	30		24				27		30		9			
Maintain Village street-scape	4	28	28		32				12		12		40			
Sufficient parking provided	5	50	45		10				40		20		10			
Maintains or improves response times to scene	5	50	50		40				0		50		30			
Potential environmental impact	4	40	40		28				40		12		28			
Perceived acquisition expense	4	40	32		12				12		40		24			
<b>TOTAL POINTS</b>	<b>400</b>	<b>374</b>	<b>375</b>	<b>0</b>	<b>229</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>216</b>	<b>0</b>	<b>297</b>	<b>0</b>	<b>211</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>PERCENT OF NEEDS MET</b>		<b>94%</b>	<b>94%</b>		<b>57%</b>				<b>54%</b>		<b>74%</b>		<b>53%</b>			

Site was not deemed feasible and therefore not scored.