

SOLD

FACT SHEET

PROPERTY ADDRESS: BRIGHTON HENRIETTA TOWN LINE
ROAD (5 PARCELS)
MINIMUM OPENING BID: \$40,000
TOWN: BRIGHTON
TAX MAP #: 148.19-1-16; 1-17; 1-22; 1-23.1; 1-65

CURRENT ASSESSED VALUE: \$218,400 (TOTAL OF THE 5 PARCELS)
CURRENT TAXES: \$8,317.87 (TOTAL OF THE 5 PARCELS)

CURRENT ZONING: INDUSTRIAL

ROAD FRONTAGE: 53'
TOTAL SITE SIZE: 10.18 ACRES
AVAILABLE UTILITIES: ELECTRIC, GAS, AND WATER

OTHER: IRREGULARLY SHAPED LOT IS
COMPRISED OF FIVE SEPARATE PARCELS
(TWO ARE VERY SMALL) AND FIVE TAX
ACCOUNT NUMBERS. ACCESS TO
PROPERTY IS GAINED THROUGH ONE
PARCEL WITH ~53' OF FRONTAGE ON
BRIGHTON HENRIETTA TOWN LINE
ROAD.

THE COUNTY IS SELLING THIS PARCEL IN "AS IS" CONDITION. IT IS THE RESPONSIBILITY OF THE PURCHASER TO DETERMINE THE PERMITTED USE OF THIS PARCEL AND COMPLY WITH ANY AND ALL TOWN ZONING AND BUILDING CODES.

INFORMATION GIVEN HERE IS FOR INFORMATIONAL PURPOSES ONLY. THESE FACTS AND FIGURES ARE SUBJECT TO CHANGES AND ARE THEREFORE DISCRETIONARY. POTENTIAL BUYERS ARE RESPONSIBLE TO PERFORM THEIR OWN DUE DILIGENCE.

THE SELLER (MONROE COUNTY), NEITHER GUARANTEES NOR WARRANTIES ANYTHING AS TO THE LOCATION, DIMENSION, PARCEL USE OR SIZE. IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER TO DETERMINE THE LEGAL AND/OR PHYSICAL FITNESS OF THE PROPERTY.

PORTION OF PARCEL
145 15-3-39 100

6440340 40001

TOWN OF BRIGHTON

1

75

70

14.2
10A(D)

5211-17
71821
2.008 ACRES
POWER

4.3
8A(C)

APPROPRIATION
L 1185 P 150
M 144 P 154A
APPROPRIATION
L 1185 P 280
M 142 P 154

APPROPRIATION
L 1185 P 298
P 146 M 155

424.20(D)
380(S)

6770/235 MAP
8090/851

6211-18
71884
2.774 ACRES
COMPANY

DRYSDALE
6798/227 MAP

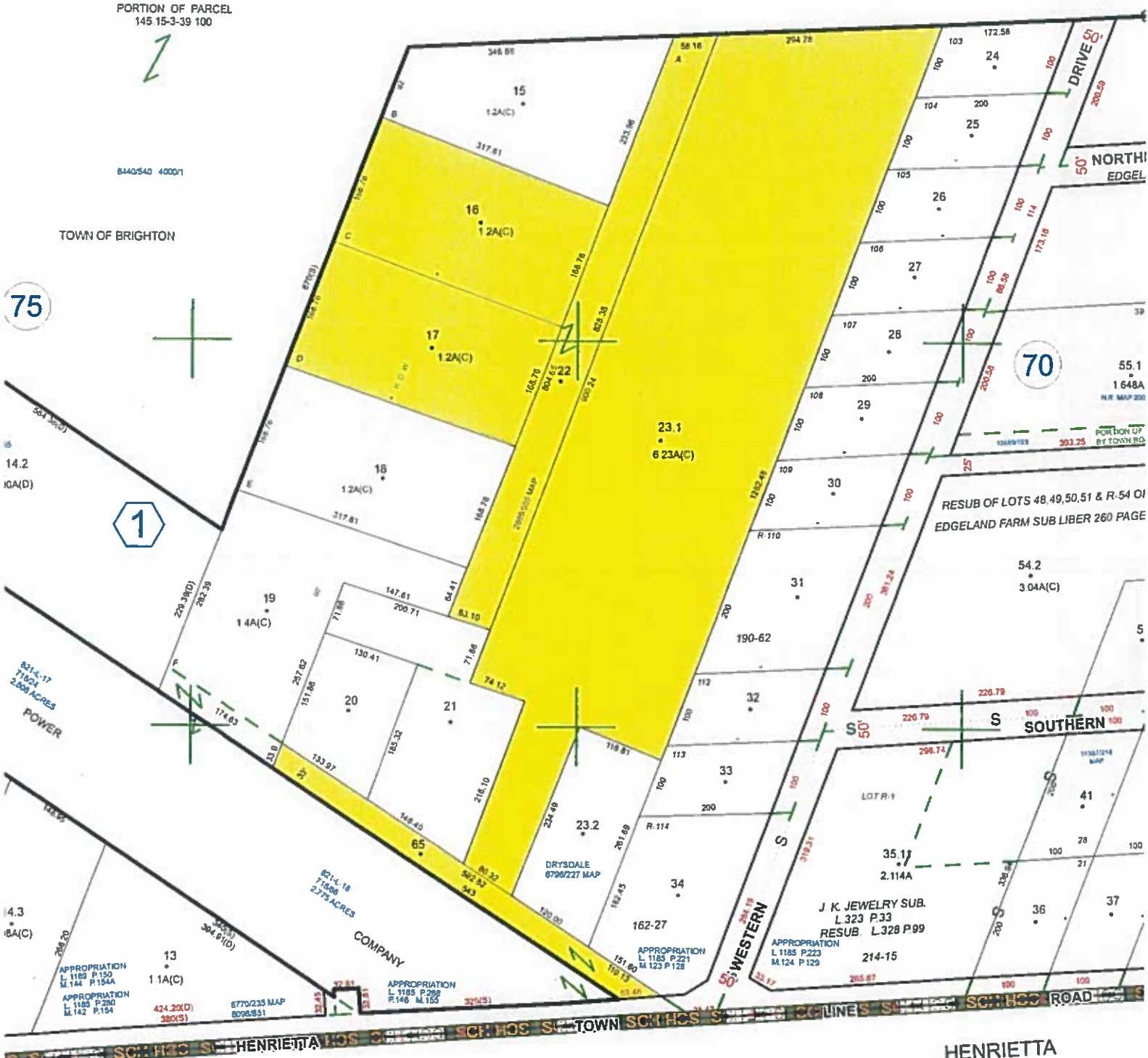
APPROPRIATION
L 1185 P 221
M 123 P 128

J K JEWELRY SUB.
L 323 P 33
RESUB. L 328 P 99

APPROPRIATION
L 1185 P 223
M 124 P 129

SC: H3C S: HENRIETTA HOS C: SC: H3C S: TOWN SC: H3C S: EQUINE S: SC: H3C ROAD

HENRIETTA



FACT SHEET

PROPERTY ADDRESS: 2720 HENRIETTA RD

MINIMUM OPENING BID: \$210,000

TOWN: BRIGHTON
TAX MAP #: 148.20-2-64.2

CURRENT ASSESSED VALUE: \$610,000
CURRENT TAXES: \$23,245.84

LAND USE CODE: 421
TOTAL SITE SIZE: 0.5 ACRE
ROAD FRONTAGE: SEE TAX MAP
AVAILABLE UTILITIES:
 GAS/ELEC: GAS & ELECTRIC
 WATER: COMM/PUBLIC
 SEWER: COMM/PUBLIC

OTHER: SINGLE STORY 10,680 SQ.FT. RESTAURANT
CONSTRUCTED IN 1960.

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FACT SHEET

SOLD

PROPERTY ADDRESS: 1285 E HENRIETTA ROAD
A/K/A 2420 BRIGHTON HENRIETTA
TOWN LINE ROAD

OPENING BID: \$240,000

TOWN: BRIGHTON

TAX MAP #: 149.18-2-2

CURRENT ASSESSED VALUE: \$188,000

CURRENT TAXES: \$7,163.68

LAND USE CODE: 613

TOTAL SITE SIZE: 0.92 ACRE

ROAD FRONTAGE: SEE TAX MAP

AVAILABLE UTILITIES:

GAS/ELEC: GAS & ELECTRIC

WATER: NONE

SEWER: NONE

OTHER: SINGLE STORY 2,544 SQ.FT. MASONRY
BLDG CONSTRUCTED IN 1975.

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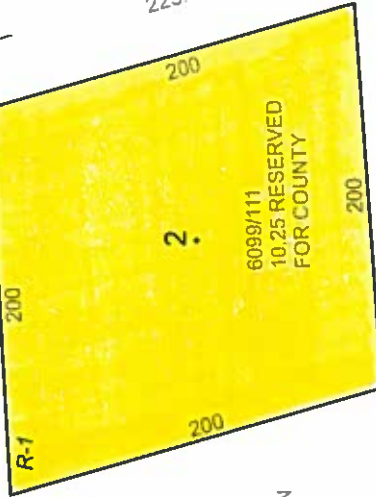
27

HENRIETTA ROAD
RTE. 15A

56

APPROPRIATION
L.1201 P.16
M.177 P.177

APPROPRIATION
M.195-D P.209



225.41

S

S

TOWN

TOWN

49.5'

APPROPRIATION
L.1200 P.253
M.175 P.175

M.125 P.22.53
E.769 P.14.57

265001