

FACT SHEET

SOLD

PROPERTY ADDRESS: 511 MC KINLEY ST EAST ROCHESTER

MINIMUM OPENING BID: \$5,000

TOWN: EAST ROCHESTER

TAX MAP #: 138.83-1-51

CURRENT ASSESSED VALUE: \$88,300

CURRENT TAXES: \$3,215.84

LAND USE CODE: 210

TOTAL SITE SIZE: 0.11 ACRE

ROAD FRONTAGE: SEE TAX MAP

AVAILABLE UTILITIES:

GAS/ELEC: GAS & ELECTRIC

WATER: COMM/PUBLIC

SEWER: COMM/PUBLIC

**OTHER: 1/5 STORY CAPE COD CONTAINING 1,199
SQ.FT. CONSTRUCTED IN 1948**

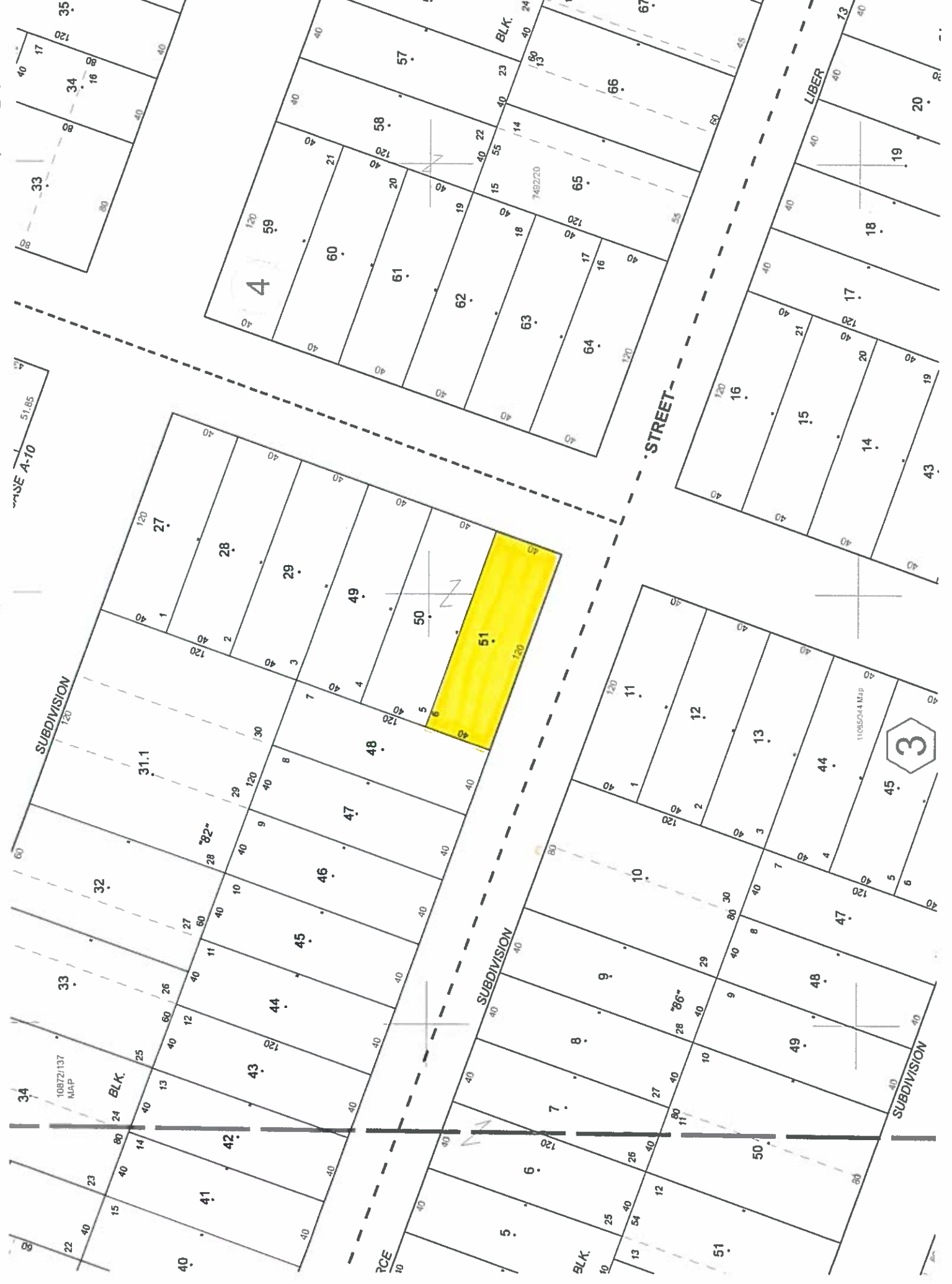
THE COUNTY IS SELLING THIS PARCEL IN "AS IS" CONDITION. IT IS THE RESPONSIBILITY OF THE PURCHASER TO DETERMINE THE PERMITTED USE OF THIS PARCEL AND COMPLY WITH ANY AND ALL TOWN ZONING AND BUILDING CODES.

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.

141-1000

PLAT A-10 51.85



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