

FACT SHEET

PROPERTY ADDRESS: ELMGROVE ROAD
MINIMUM OPENING BID: \$1,000
TOWN: GATES
TAX MAP #: 103.19-1-65

CURRENT ASSESSED VALUE: \$21,600
CURRENT TAXES: \$1,009.83

CURRENT ZONING: RESIDENTIAL VACANT LAND

ROAD FRONTAGE: 50'
TOTAL SITE SIZE: 0.18 ACRE
AVAILABLE UTILITIES: ELECTRIC, GAS, WATER, SEWER

OTHER: RECTANGULAR SIZED LOT, 200' SOUTH OF ELMGROVE PARK, NEXT LOT SOUTH OF #782 ELMGROVE RD, PARTIALLY WOODED AND MOSTLY FLAT TERRAIN.

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.

