



# City of Niagara Falls, New York

P.O. Box 69, Niagara Falls, NY 14302-0069

December 9, 2020

## NIAGARA FALLS PLANNING BOARD

**RECOMMENDATION TO CITY COUNCIL**  
**Disposition of Real Property**

Pursuant to action taken by the Niagara Falls Planning Board on the 12th day of November 2020 your request is hereby **APPROVED**.

**NAME OF OWNER:** City of Niagara Falls

**ADDRESS OF ACTION:** 1345 Niagara Avenue

**PURPOSE:** Sell property to adjacent property owner Beatrice Nix to amalgamate with 1345 Niagara Avenue

This Recommendation is hereby **APPROVED**

DATE: December 9, 2020

Tony M. Palmer, Chairman  
Niagara Falls Planning Board

RECEIVED  
CITY OF  
NIAGARA FALLS  
CITY CLERK'S OFFICE  
2020 DEC 15 PM 1:01

REQUEST TO PURCHASE CITY OWNED PROPERTY

SECTION A

Name:

Beatrice Nix

Address:

315 Chelsea Place

City:

Buffalo

State:

Ny

Zip:

14215

Phone:

(716) 704-7114

\*\*\*\*\*

SECTION B

Address of Property Requested for Purchase:

1345 Niagara Ave.

SBL # (Contact Assessor's Office for this):

# 144.48-1-51

\*\*\*\*\*

SECTION C

Your Bid for the Subject Property:

\$ 500<sup>00</sup>

\*\*\*\*\*

SECTION D

Briefly Describe What Use You Might Have for the Property:

I currently own 1341  
Niagara Ave I would like to expand my yard &  
have it fenced in for my family.

\*\*\*\*\*

Please forward this completed form to:

*City Hall Law Department - 745 Main Street - P.O. Box 69 - Niagara Falls, NY 14302*

# City of Niagara Falls

James R. Bird, Assessor

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Property: 1345 NIAGARA AVE, Niagara Falls, 14305  
SWIS: 291100 SBL: 144.48-1-51

No Municipal Photo Available

### Assessment

Total	\$1,000.00
Total Land	\$1,000.00
County Taxable (Niagara)	\$0.00
Town Taxable	\$0.00
School Taxable	\$0.00
Village Taxable	\$0.00
Equalization Rate	73%
Full Market Value	\$1,408.45

### Structure

Site 1  
of 1

Building  
1 of 0

Section  
1 of 0

Boeck # - Description	-
Construction Quality	
Gross Floor Area	
Number of Stories	
Story Height	
Year Built / Effective Year Built	/
Condition	-
Building Perimeter	
Basement Perimeter	
Basement SQFT	
Number of Elevators	
Air Conditioning %	
Sprinkler %	

### Property Description

Type	Vacant Land
Use	311 - Res vac land
Ownership Code	-
Zoning	R2-B
Road Type	3 - Improved
Water Supply	3 - Comm/public
Utilities	4 - Gas & elec
School District	Niagara Falls - 291100
Neighborhood Code	100

### Last Property Sale

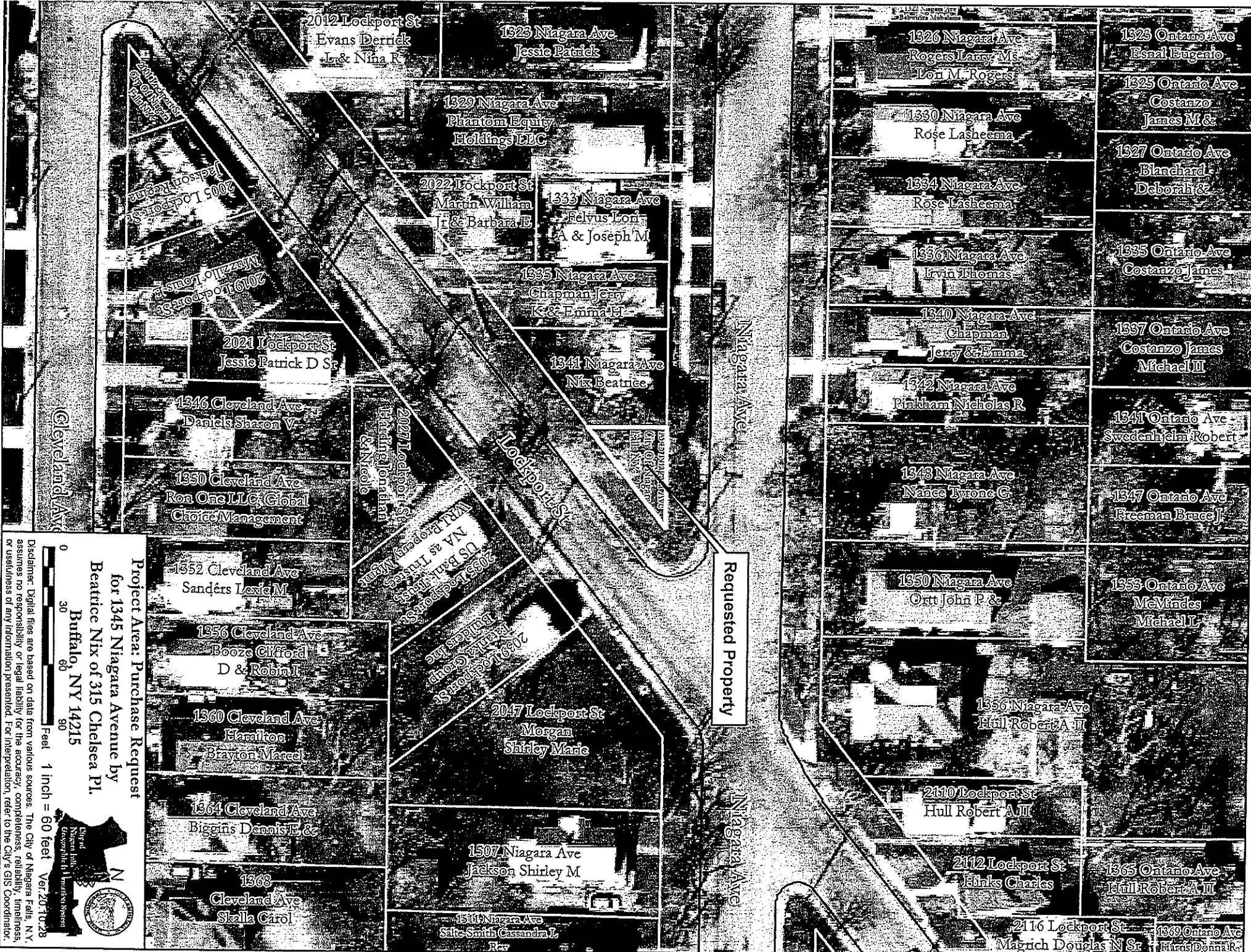
Sale Date	
Sale Price	
Useable Sale	NO
Arms Length	NO
Prior Owner Name	
Deed Book	
Deed Page	
Deed Date	

### Improvements

Site #	Description	Quantity	Condition	Year Built	SQFT	Dimensions
No Improvements						

### Land

Site #	Description	Quantity	Condition	Year Built	SQFT	Dimensions
No Land						



Disclaimer: Digital files are based on data from various sources. The City of Niagara Falls, N.Y., assumes no responsibility or legal liability for the accuracy, completeness, reliability, timeliness, or usefulness of any information presented. For interpretation, refer to the City's GIS Coordinator.

Scale: 1 inch = 60 feet

Ver: 2010.28

0 30 60 90 Feet

Project Area: Purchase Request for 1345 Niagara Avenue by Beatrice Nix of 315 Chelsea Pl. Buffalo, NY 14215

