

Listing #1



106 Lower Toddsville Rd, Cooperstown, NY 13326

List Price	\$229,000
Status	Active for Sale
Listing ID	10966955
Property Type	House
County	Otsego
Township	Hartwick
School	COOPERSTOWN CENTRAL SCHOOL DISTRICT
Total Tax	\$2,275
Tax ID	363200-130.015-0001-020.000
Year Renovated	2015

Just ±3.8 miles from the Village of Cooperstown, this ±1,609 square foot house sits on ±0.86 acres surrounded by perennial gardens, mature shade trees, and sweeping lawn. This tastefully upgraded home has a large living room with propane stove, fireplace, built-in shelving; den or possible fourth bedroom, full bath, modern fully applianced eat-in kitchen with center island, large pantry closet, and mudroom. Upstairs are three spacious bedrooms with good closets, full bath with marble floor, and laundry. Oak, and Pine wood floors give "farmhouse" charm. Wide front porch for sitting, perfect for summer lounging. Great single-family home or rental opportunity. Detached two car garage sits to the back. Anderson replacement windows, newer roof, move-in ready. Cooperstown Schools. Spectrum Highspeed Internet. Convenient to Cooperstown, Oneonta, 3.5 hours to NYC.

Property Details

- 3 Total Bedrooms
- 2 Full Baths
- 1609 Sq. Ft.
- 0.86 Acres
- Built in 1927
- Renovated 2015
- 2 Stories
- Available 1/26/2021
- Two Story Style
- Full Basement
- Lower Level: Unfinished, Bilco Doors
- Renovation: New roof, new Anderson windows, new bath, updated kitchen.

Interior Features

- Open Kitchen
- Laminate Kitchen Counter
- Oven/Range
- Refrigerator
- Dishwasher
- Washer
- Dryer
- Hardwood Flooring
- Marble Flooring
- 8 Rooms
- Living Room
- Dining Room
- Den/Office
- Kitchen
- Laundry
- First Floor Bathroom
- 1 Fireplace
- Propane Stove
- Forced Air
- Oil Fuel
- 100 Amps

Exterior Features

- Frame Construction
- Cement Board Siding
- Asphalt Shingles Roof
- Detached Garage
- 2 Garage Spaces
- Private Well Water
- Private Septic
- Covered Porch
- Room For Pool
- Cul de Sac
- Driveway
- Trees
- Private View

Listed By

Patricia Bensen-Ashley, ASHLEY CONNOR REALTY 607-547-4045 info@ashleyconnorrealty.com

Listing data is deemed reliable but is NOT guaranteed accurate.

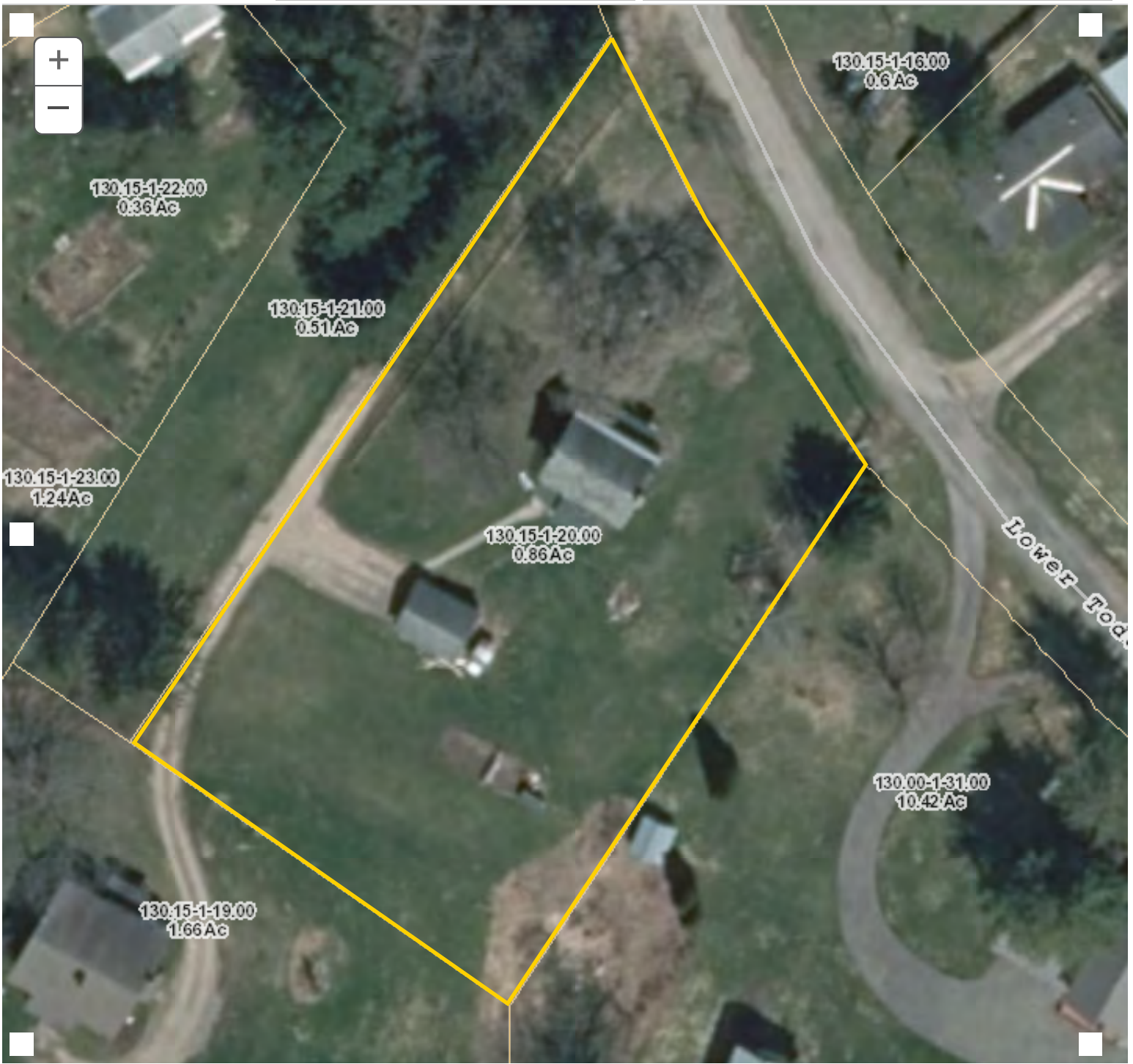


Full View

Reset

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Map Layers



Full Extent

Zoom In

Zoom Out

Prev Extent

Next Extent

Pan

Parcel Information

Simp

[MapXpress v1.2](#)

It is our recommendation to use [Mozilla Firefox](#) as your web browser.



Property Description Report For: 106 Lower Toddsville Rd, Municipality of Town of Hartwick



Status: Active
Roll Section: Taxable
Swis: 363200
Tax Map ID #: 130.15-1-20.00
Account Number: 056700
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: -
Neighborhood Code: 00003
School District: Cooperstown
Total Assessment: 2021 - \$120,300
2020 - \$120,300

Total Acreage/Size: 0.86
Land Assessment: 2021 - \$26,900
2020 - \$26,900
Full Market Value: 2021 - \$120,300
2020 - \$120,300
Equalization Rate: ----
Deed Book: 2012
Grid East: 331520

Property Desc:
Deed Page: 522
Grid North: 978270

Area

Living Area: 1,609 sq. ft.
Second Story Area: 720 sq. ft.
Additional Story Area: 0 sq. ft.
Finished Basement: 0 sq. ft.
Finished Rec Room: 0 sq. ft.
First Story Area: 889 sq. ft.
Half Story Area: 0 sq. ft.
3/4 Story Area: 0 sq. ft.
Number of Stories: 2
Finished Area Over Garage: 0 sq. ft.

Structure

Building Style: Old style
Bedrooms: 3
Fireplaces: 1
Porch Type: Porch-covered
Basement Garage Cap: 0
Overall Condition: Fair
Year Built: 1927
Bathrooms (Full - Half): 2 - 0
Kitchens: 1
Basement Type: Full
Porch Area: 132.00
Attached Garage Cap: 0.00 sq. ft.
Overall Grade: Average

Owners

Sarah T Ells
P.O. Box 527
Greene NY 13778

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
1/23/2012	\$95,000	210 - 1 Family Res	Land & Building	Rogers, Helen R	No	No	No	2012/522

Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Electric	Heat Type:	Hot wtr/stm
Fuel Type:	Oil	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Porch-coverd	6 x 22	Average	Fair	1927
Porch-enclsd	9 x 4	Average	Fair	1927
Barn-1.0 dairy	18 x 22	Average	Normal	1927
Porch-open/deck	4 x 3	Average	Fair	1927

Land Types

Type	Size
Primary	0.86 acres

Special Districts for 2021

Description	Units	Percent	Type	Value
FD108-Hartwick Fire Dist	0	0%		0
SW002-Solid Waste User Fee	1	0%		0

Special Districts for 2020

Description	Units	Percent	Type	Value
FD108-Hartwick Fire Dist	0	0%		0
SW002-Solid Waste User Fee	1	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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