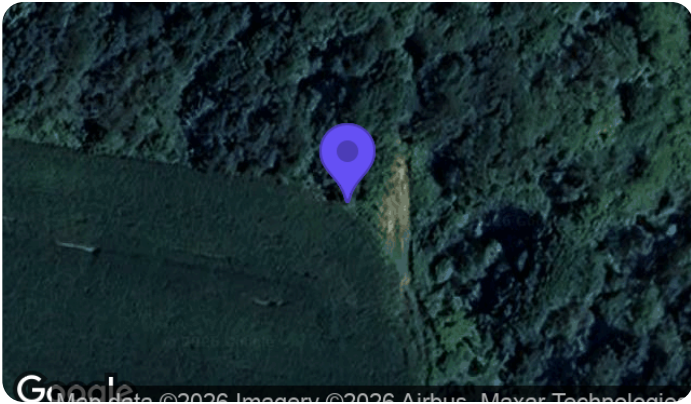


Rural Residence **RESIDENTIAL**

5654 ROUTE 474
ASHVILLE, NY 14710



3
BEDS

2
BATHS

1,176 ft²
LIVING AREA

31.5 ac
LOT SIZE

1993
YEAR BUILT

1
STORIES

VALUATION

Last Sale	\$299,000 · Dec 17, 2024
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TAX & ASSESSMENT

Property Tax	\$2,172 (2024)
Assessed Value	\$44,000
Previous Assessed	\$44,000
Assessor Market Value	\$64,700

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Chautauqua
Lot (acres)	31.50
Heating	Forced Air
Pool	No

Porch · 60 ft²

CLIMATE RISK

91 FLOOD	6 WILDFIRE	64 HEAT	93 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

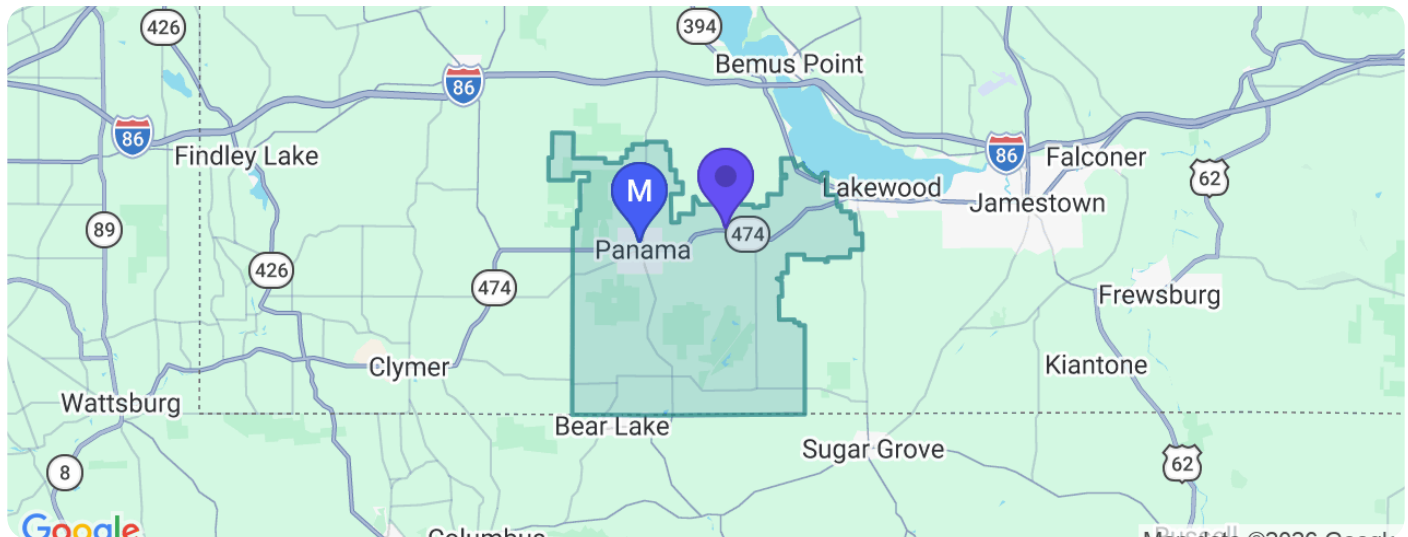
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 3, 2024	Resale	Executors Deed	\$299,000	\$254	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Panama High School	Middle	7–12	2.8 mi
Panama K-6 School	Elementary	PK–6	2.8 mi

District: Panama Central School District



Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 14710

90 CRIME INDEX	81 AIR POLLUTION	3,218 POPULATION	\$67K MEDIAN IN-COME	45°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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