

Property Description Report For: 12 George & Bliss Ln Bldg 119, Municipality of North Elba



		Status:	Active
		Roll Section:	Taxable
		Swis:	154089
		Tax Map ID #:	33.-2-11.000
		Property #:	675J118808
		Property Class:	260 - Seasonal res
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	260 - Seasonal res
		Zoning Code:	02
		Neighborhood Code:	00260 - LP & Mirror Lk
		School District:	Lake Placid
		Total Assessment:	2016 - \$873,000 2015 - \$873,000
Total Acreage/Size:	1.00		
Land Assessment:	2016 - \$678,300 2015 - \$678,300		
Full Market Value:	2016 - \$873,000 2015 - \$873,000		
Equalization Rate:	----		
Deed Book:	1289	Legal Property Desc:	292 Twp 11 Omt Rs
Grid East:	593411	Deed Page:	126
		Grid North:	1580569

Area

Living Area:	1,448 sq. ft.	First Story Area:	724 sq. ft.
Second Story Area:	724 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2
Finished Rec Room	0 sq. ft.		

Structure

Building Style:	Contemporary	Bathrooms (Full - Half):	2 - 0
Bedrooms:	3	Kitchens:	1
Fireplaces:	1	Basement Type:	Slab/pier
Porch Type:	Porch-screen	Porch Area:	156.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Good	Overall Grade:	Good
Year Built:	1993		

Owners

John T Wilkins
2461 Main St Ste 2
Lake Placid NY 12946

Aimee T Wilkins
2461 Main St Ste 2
Lake Placid NY 12946

Sales

No Sales Information Available

Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Electric	Heat Type:	Electric
Fuel Type:	Electric	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Porch-screen	156.00 sq ft	Average	Normal	1993
Boat shelter	12 × 29	Economy	Fair	1950
Stake dock	29 × 23	Economy	Fair	1950
Stake dock	29 × 2	Economy	Fair	1950
Porch-covered	0 × 0	Good	Normal	1993

Land Types

Type	Size
Waterfront	140 × 200
Residual	0.36 acres

Taxes

Year	Description	Amount
2015	County	\$4,651.22
2015	School	\$6,194.82
2014	County	\$4,451.93
2014	School	\$6,010.09

***Taxes may not reflect exemptions or changes in assessment**

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12 George Bliss Ln

Lake Placid, NY 12946

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Listing Agent

Mark Adler

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Overview

Photos (22)

Schools & Neighborhood

Property History

Payment Options

Property Details

Camp Piney Nook, surrounded on 3 sides by NYS forever wild forest, is nestled along the pristine west shore of Lake Placid. The rustic 2-story Adirondack lodge features 3 bedrooms and 2 baths, full kitchen, Great Room with stone fireplace, heart pine floors, wainscoting, and a screened sitting porch. An amazing 3 slip boathouse includes an 850 sq. ft. upper level entertainment room with wood burning fireplace, bar, vaulted wood ceiling and sauna on lower level. A roof top sun deck overlooks beautiful lake. [Read More](#)

General Information

Beds	3 Bed	Baths	2 Full Bath
House Size	1,448 Sq Ft	Lot Size	1 Acres

Agent's Other Listings

[See All Listings](#)

Price **[REDACTED]** Price/sqft **[REDACTED]**
 Property Type **Single Family Home** Year Built **1993 - Request Renovation Report**
 Status **Active** Style **Adirondack, Camp**

Bedrooms

- Bedrooms: 3
- Bedroom 3 Dim/Desc: 16'6x12'6
- Bedroom 2 Floor: Hdwd
- Master Bedroom Dim/Desc: 17x11
- Master Bedroom Floor: Hdwd
- Bedroom 3 Level: 2
- Bedroom 2 Dim/Desc: 11x11
- Bedroom 2 Level: 2
- Bedroom 3 Floor: Hdwd

Bathrooms

- Full Bathrooms: 2

Kitchen and Dining

- Kitchen Floor: Hdwd
- Kitchen Level: 1

Other rooms

- Living Rm Dim/Desc: 18x20
- Living Rm Level: 1
- Den Floor: Hdwd
- Other Rm 2 Floor: Wood
- Other Rm 2 Dim/Desc: 12x13
- Living Rm Floor: Hdwd
- Other Rm 2 Name: Scr. Porch
- Other Rm 4 Name: BoatHouse
- Kitchen Dim/Desc: 13x16
- Den Level: 2
- Other Rm 2 Level: 1

Interior Features

- Interior Features/Windows: Fireplace, Satellite Receiver, Thermal Pane

Building and Construction

- House Style: Adirondack, Camp
- Roof: Asphalt Shingle
- Finished Above Grade Square Feet: 1448
- Exterior: Wood
- Basement/Foundation: Pier & Beam
- Energy Features: None

Exterior and Lot Features

- Road/Lot Description: Boat Access, Borders State Land, Trees, View-Mountains, View-Water
- Views: Lake, Mountains, Wooded
- Boat Dock
- Boat House
- Lake Access Steps
- Porch-Screened
- Undergound Utilities
- Deck
- Porch-Covered
- Sauna
- Lot Dimensions/Acres: 1.0 acre
- Seasonal Usage

Waterfront and Water Access

- Waterfront: Lake, Owned
- Body of Water: Lake Placid
- Waterfront Footage: 150

Heating and Cooling

- # Fireplaces: 2
- Fireplace: Masonry, Living Room, Family Room
- Heating Features: Electric Baseboard

Utilities

- Water/Sewer/Gas: Lake, Septic
- Electric: 200 Amps

Appliances

- Clothes Washer
- Range/Oven-Electric
- Clothes Dryer
- Refrigerator
- Dishwasher

Amenities and Community Features

- Community: N Elba



92 Blodgett Way, Lake Placid, NY 12946

\$3,495,000

3 Bd | 2 Full, 1 Half Ba | 3,218 Sq Ft



363 Whiteface Inn Ln, Lake Placid, NY 12946

\$1,485,000

4 Bd | 3 Full, 1 Half Ba | 3,768 Sq Ft

Moving Cost Calculator

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zip code

Move To

12946

Zip Lookup

Size of Move

2-3 Bedroom

Packing

None

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Real Estate Resources

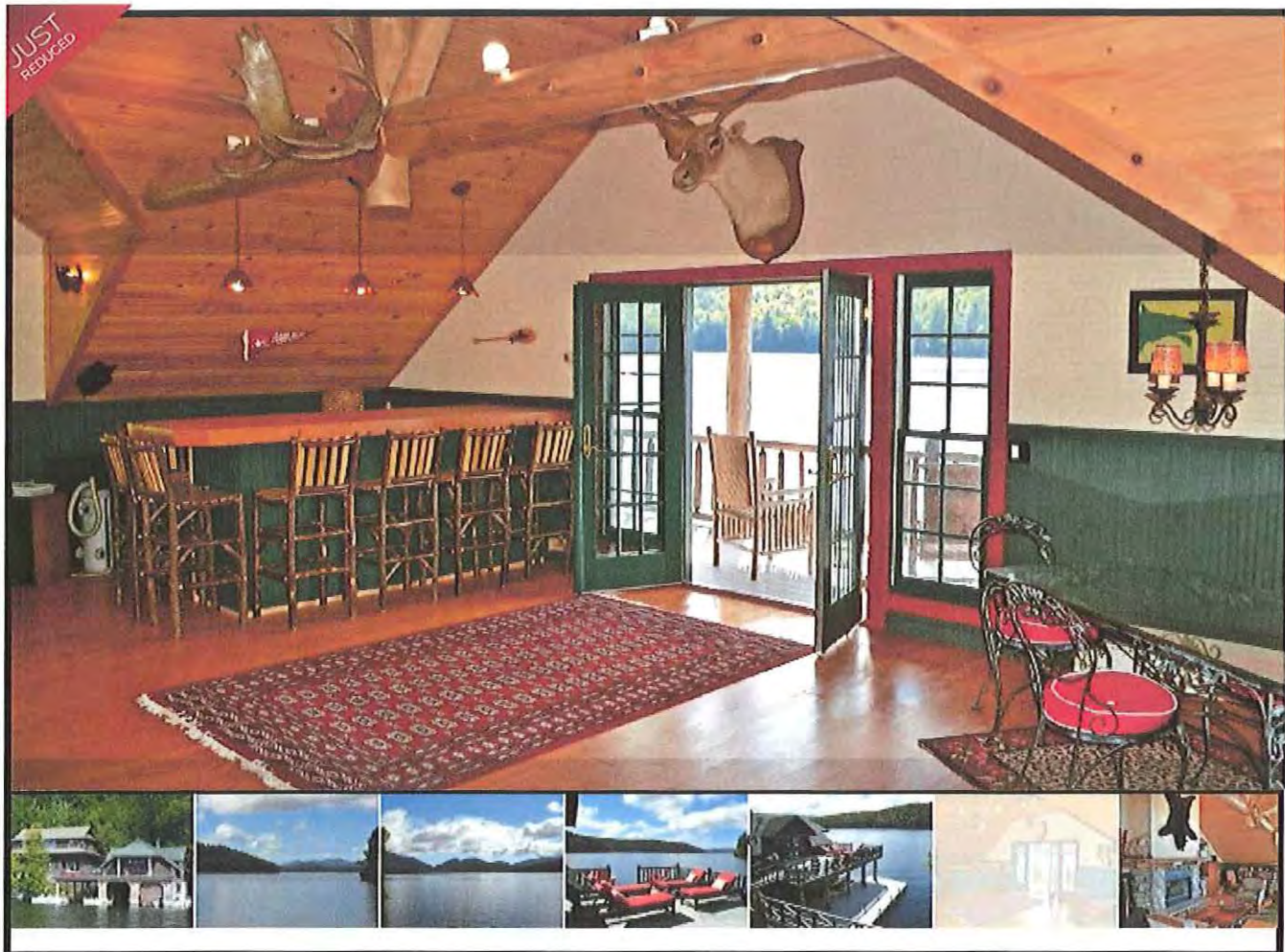


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Camp Piney Nook



Camp Piney Nook, surrounded on three sides by NYS forever wild forest, is nestled along the pristine western shore of Lake Placid. This rustic 2-story Adirondack Lodge features 3 bedrooms and 2 baths, open kitchen and dining area, great room with stone fireplace, southern pine floors, wainscoting and a screened sitting porch. An amazing 3 slip boat house includes an 850 sq. ft. upper level entertainment room with wood burning fireplace, bar, vaulted wood ceiling and lower level sauna. A roof top sun deck with southern exposure overlooks beautiful lake and mountain views. Many camp furnishings are included. A private waterfront escape that can be enjoyed 3 seasons and just a 10 minute boat ride to the village. Excellent vacation rental potential.

Property Description Report For: 12 George & Bliss Ln Bldg 121, Municipality of North Elba

*No Photo
Available*

		Status:	Active
		Roll Section:	Taxable
		Swis:	154089
		Tax Map ID #:	33.8-1-2.000
		Property #:	675J117511
		Property Class:	260 - Seasonal res
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	260 - Seasonal res
		Zoning Code:	02
		Neighborhood Code:	00260 - LP & Mirror Lk
		School District:	Lake Placid
		Total Assessment:	2016 - \$935,000 2015 - \$935,000
Total Acreage/Size:	7.50		
Land Assessment:	2016 - \$680,200 2015 - \$680,200		
Full Market Value:	2016 - \$935,000 2015 - \$935,000		
Equalization Rate:	----		
Deed Book:	1756	Legal Property Desc:	292 312 Twp 22 Omt Rs
Grid East:	594385	Deed Page:	11
		Grid North:	1581618

Area

Living Area:	1,368 sq. ft.	First Story Area:	912 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	456 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	1.5
Finished Rec Room	0 sq. ft.		

Structure

Building Style:	Cottage	Bathrooms (Full - Half):	1 - 1
Bedrooms:	3	Kitchens:	1
Fireplaces:	0	Basement Type:	Crawl
Porch Type:	Porch-screen	Porch Area:	198.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Good	Overall Grade:	Average
Year Built:	1990		

Owners

Christopher G Jacob
121 Beech Hill Cir

Allison C Jacob
121 Beech Hill Cir

Lake Placid NY 12946

Lake Placid NY 12946

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
1/6/2014	\$970,000	260 - Seasonal res	Land & Building	Brown, Michael H	Yes	Yes	No	1756/11
11/13/2006	\$794,000	260 - Seasonal res	Land & Building	Dickinson, Andrea G	Yes	Yes	No	1516/22

Utilities

Sewer Type:	None	Water Supply:	None
Utilities:	Electric	Heat Type:	Electric
Fuel Type:	Electric	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
1sty boathse	12 x 24	Average	Normal	1990
Stake dock	156.00 sq ft	Average	Normal	1990
Porch-screen	198.00 sq ft	Average	Good	1990
1sty boathse	1,248.00 sq ft	Average	Excellent	2009
Porch-open/deck	18 x 29	Average	Excellent	2009

Land Types

Type	Size
Waterfront	270 x 200
Residual	6.26 acres

Taxes

Year	Description	Amount
2015	County	\$4,981.56
2015	School	\$6,634.77
2014	County	\$4,451.93
2014	School	\$6,436.92

***Taxes may not reflect exemptions or changes in assessment**

Property Description Report For: 26 Point O View Way, Municipality of North Elba



		Status:	Active
		Roll Section:	Taxable
		Swis:	154089
		Tax Map ID #:	33.19-1-12.000
		Property #:	675J113208
		Property Class:	281 - Multiple res
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	210 - 1 Family Res
		Zoning Code:	02
		Neighborhood Code:	00260 - LP & Mirror Lk
		School District:	Lake Placid
		Total Assessment:	2016 - \$2,870,000 2015 - \$2,870,000
Total Acreage/Size:	7.20		
Land Assessment:	2016 - \$2,303,400 2015 - \$2,303,400		
Full Market Value:	2016 - \$2,870,000 2015 - \$2,870,000		
Equalization Rate:	----		
Deed Book:	1756	Legal Property Desc:	276 Twp 11 Omt Rs
Grid East:	591187	Deed Page:	103
		Grid North:	1569992

Area

Living Area:	4,299 sq. ft.	First Story Area:	3,739 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	2,400 sq. ft.	Number of Stories:	1
Finished Rec Room	0 sq. ft.		

Structure

Building Style:	Ranch	Bathrooms (Full - Half):	4 - 1
Bedrooms:	6	Kitchens:	1
Fireplaces:	2	Basement Type:	Partial
Porch Type:	Porch-open/deck	Porch Area:	700.00
Basement Garage Cap:	0	Attached Garage Cap:	1,120.00 sq. ft.
Overall Condition:	Good	Overall Grade:	Good
Year Built:	1910		

Owners

26 POV LLC
P.O. Box 1260
Alpine NJ 07620

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
1/11/2014	\$2,875,000	280 - Res Multiple	Land & Building	Blum Rose Corp	Yes	Yes	No	1756/103
1/11/2014	\$2,875,000	280 - Res Multiple	Land & Building	Blum Rose Corp	Yes	Yes	No	1756/103
9/5/2006	\$3,800,000	280 - Res Multiple	Land & Building	Camp Point-O-View LP	Yes	Yes	No	1508/154
9/5/2006	\$3,800,000	280 - Res Multiple	Land & Building	Camp Point-O-View LP	Yes	Yes	No	1508/154

Utilities

Sewer Type:	Comm/public	Water Supply:	Private
Utilities:	Electric	Heat Type:	Electric
Fuel Type:	Electric	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
1sty boathse	632.00 sq ft	Average	Normal	2000
Porch-open/deck	700.00 sq ft	Good	Normal	2007
Porch-screen	15 x 20	Good	Normal	2007
Canpy-w/scrn	8 x 12	Good	Normal	1995
Gar-1.5 att	28 x 40	Good	Normal	2007
Porch-open/deck	13 x 27	Good	Normal	2007

Land Types

Type	Size
Waterfront	396 x 200
Residual	5.38 acres

Taxes

Year	Description	Amount
2015	County	\$15,290.96
2015	School	\$20,365.56



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Property Records

26 Point O View Way

Lake Placid, NY 12946

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6 Beds

5 Full, 1 half

4,700 Sqft

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Property Details

Property details for 26 Point O View Way, Lake Placid, NY 12946. This Single Family Home is located at Point O View in Lake Placid, New York. The home provides approximately 4700 square feet of living space. This property features 6 bedrooms. There are 6 bathrooms. 26 Point O View Way, Lake Placid, NY 12946 falls within the Essex county lines. This home sold for \$2,880,000 on Jan 11, 2014. Similar homes in the area are priced around \$2,829,847.

Public Records Property Information from local public records.

Beds	3 Bed	Baths	2.5 Bath
House Size	2,993 Sq Ft	Lot Size	7.2 Acres
Year Built	1910	Price	-
Property Type	Multi-Family Home	Stories	1
Style	Old Style	Garage	Detached Garage
Units	-	Cooling	Unknown
Pool	-	Construction	-
Heating	-	Year Renovated	1980

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Nearby Homes for Sale

Property Description Report For: 292 Mirror Lake Dr, Municipality of North Elba



Status:	Active
Roll Section:	Taxable
Swis:	154089
Tax Map ID #:	42.26-2-8.000
Property #:	675J111314
Property Class:	210 - 1 Family Res
Site:	RES 1
In Ag. District:	No
Site Property Class:	210 - 1 Family Res
Zoning Code:	02
Neighborhood Code:	00260 - LP & Mirror Lk
School District:	Lake Placid
Total Assessment:	2016 - \$1,284,800 2015 - \$1,284,800
Total Acreage/Size:	0.65
Land Assessment:	2016 - \$783,400 2015 - \$783,400
Full Market Value:	2016 - \$1,284,800 2015 - \$1,284,800
Equalization Rate:	----
Deed Book:	1756
Grid East:	593625
Legal Property Desc:	277 Twp 11 Omt Rs Brian G & Thea M Niles Subd Lot A
Deed Page:	86
Grid North:	1566184

Area

Living Area:	1,639 sq. ft.	First Story Area:	1,339 sq. ft.
Second Story Area:	300 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2
Finished Rec Room	0 sq. ft.		

Structure

Building Style:	Contemporary	Bathrooms (Full - Half):	2 - 0
Bedrooms:	3	Kitchens:	1
Fireplaces:	2	Basement Type:	Partial
Porch Type:	Porch-screen	Porch Area:	84.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average

Year Built: 1950

Owners

Kathleen S Belmonte
145 Jackson St
Saratoga Springs NY 12866

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
1/9/2014	\$1,250,000	210 - 1 Family Res	Land & Building	Isenberg, Arthur N	Yes	Yes	No	1756/86
4/5/2013	\$972,000	210 - 1 Family Res	Land & Building	Isenberg, Arthur N	Yes	Yes	No	1730/136

Utilities

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

Improvements

Structure	Size	Grade	Condition	Year
Porch-screen	12 x 7	Average	Normal	1950
Shed-machine	10 x 6	Average	Normal	1950
Porch-open/deck	97.00 sq ft	Average	Normal	1950

Land Types

Type	Size
Waterfront	100 x 200
Residual	0.19 acres

Taxes

Year	Description	Amount
------	-------------	--------



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Property Records

292 Mirror Lake Dr
Lake Placid, NY 12946

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3 Beds 2 Full, 1 half 2,300 Sqft

Overview

Schools & Neighborhood

Property History

Property Details

Property details for 292 Mirror Lake Dr, Lake Placid, NY 12946. This Single Family Home is located at Mirror Lake in Lake Placid, New York. The home provides approximately 2300 square feet of living space. This property features 3 bedrooms. There are 3 bathrooms. 292 Mirror Lake Dr, Lake Placid, NY 12946 falls within the Essex county lines. This home sold for \$1,250,000 on Jan 10, 2014. Similar homes in the area are priced around \$1,261,328.

Public Records Property Information from local public records.

Beds	3 Bed	Baths	2 Bath
House Size	1,639 Sq Ft	Lot Size	0.65 Acres
Year Built	1950	Price	-
Property Type	Single Family Home	Stories	2
Style	Contemporary	Garage	Attached Garage
Units	1	Cooling	Unknown
Pool	-	Construction	-
Heating	-	Year Renovated	-
Rooms	-	Roofing	-

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Phone (Optional)

Request analysis

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Zip Code

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Nearby Homes for Sale

Property Description Report For: 12 George & Bliss Ln Bldg 95, Municipality of North Elba



		Status:	Active
		Roll Section:	Taxable
		Swis:	154089
		Tax Map ID #:	33.11-1-4.200
		Property #:	675J114313
		Property Class:	281 - Multiple res
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	260 - Seasonal res
		Zoning Code:	02
		Neighborhood Code:	00260 - LP & Mirror Lk
		School District:	Lake Placid
		Total Assessment:	2016 - \$1,246,800 2015 - \$1,246,800
Total Acreage/Size:	2.35		
Land Assessment:	2016 - \$1,016,400 2015 - \$1,016,400		
Full Market Value:	2016 - \$1,246,800 2015 - \$1,246,800		
Equalization Rate:	----		
Deed Book:	1710	Legal Property Desc:	253 273 Rs Twp 11 Omt
Grid East:	589603	Deed Page:	323
		Grid North:	1577183

Area

Living Area:	3,738 sq. ft.	First Story Area:	1,769 sq. ft.
Second Story Area:	1,969 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2
Finished Rec Room	0 sq. ft.		

Structure

Building Style:	Old style	Bathrooms (Full - Half):	4 - 0
Bedrooms:	6	Kitchens:	1
Fireplaces:	3	Basement Type:	Slab/pier
Porch Type:	Porch-screen	Porch Area:	200.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1926		

Owners

Peter R Pence
38 Waldron Ave
Summit NJ 07901

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
10/5/2012	\$1,375,000	280 - Res Multiple	Land & Building	Calder, Frederick C	Yes	Yes	No	1710/323
10/5/2012	\$1,375,000	280 - Res Multiple	Land & Building	Calder, Frederick C	Yes	Yes	No	1710/323
10/5/2012	\$1,375,000	280 - Res Multiple	Land & Building	Calder, Frederick C	Yes	Yes	No	1710/323

Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Electric	Heat Type:	No central
Fuel Type:	Wood	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Porch-screen	10 x 20	Average	Fair	1926
Shed-machine	14 x 21	Average	Fair	1926
Porch-screen	194.00 sq ft	Average	Fair	1926
Shed-machine	8 x 10	Average	Fair	1926
Shed-machine	0 x 0	Economy	Poor	1926
Canpy-roof	14 x 16	Economy	Poor	1926
Porch-open/deck	0 x 0	Average	Normal	1926
Stake dock	0 x 0	Average	Normal	2014

Land Types

Type	Size
Waterfront	225 x 200
Residual	1.30 acres

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Property Records

12 George Bliss Ln Bldg 95

Lake Placid, NY 12946

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Property Details

Property details for 12 George Bliss Ln Bldg 95, Lake Placid, NY 12946. This Single Family Home is located at George Bliss in Lake Placid, New York. The home provides approximately 2800 square feet of living space. This property features 6 bedrooms. There are 3 bathrooms. 12 George Bliss Ln Bldg 95, Lake Placid, NY 12946 falls within the Essex county lines.

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Message (optional)

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Property Description Report For: 378 Mirror Lake Dr, Municipality of North Elba



		Status:	Active
		Roll Section:	Taxable
		Swis:	154089
		Tax Map ID #:	42.34-2-5.000
		Property #:	675J118015
		Property Class:	260 - Seasonal res
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	260 - Seasonal res
		Zoning Code:	02
		Neighborhood Code:	00260 - LP & Mirror Lk
		School District:	Lake Placid
		Total Assessment:	2016 - \$970,000 2015 - \$970,000
Total Acreage/Size:	0.70		
Land Assessment:	2016 - \$714,000 2015 - \$714,000		
Full Market Value:	2016 - \$970,000 2015 - \$970,000		
Equalization Rate:	----		
Deed Book:	1793	Legal Property Desc:	278 298 Twp 11 Omt Rs
Grid East:	593925	Deed Page:	217
		Grid North:	1565400

Area

Living Area:	1,101 sq. ft.	First Story Area:	734 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	367 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	1.5
Finished Rec Room	0 sq. ft.		

Structure

Building Style:	Cape cod	Bathrooms (Full - Half):	1 - 1
Bedrooms:	2	Kitchens:	1
Fireplaces:	1	Basement Type:	Crawl
Porch Type:	Porch-open/deck	Porch Area:	24.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1920		

Owners

Kevin K Dodd
14 Wardwell Ln
Woodstock NY 12498

Allison W Dodd
14 Wardwell Ln
Woodstock NY 12498

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
2/23/2015	\$1,150,000	260 - Seasonal res	Land & Building	Hornaday, John D	Yes	Yes	No	1793/217
3/24/2007	\$950,000	260 - Seasonal res	Land & Building	Thaell, Edwina	No	No	No	1531/217

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Electric	Heat Type:	Electric
Fuel Type:	Electric	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Porch-open/deck	4 × 6	Average	Poor	1960
Porch-screen	11 × 16	Average	Fair	1960
Gar-1.0 det	12 × 13	Average	Normal	1960
Porch-up opn	156.00 sq ft	Average	Normal	1960

Land Types

Type	Size
Waterfront	140 × 200
Residual	0.06 acres

Taxes

Year	Description	Amount
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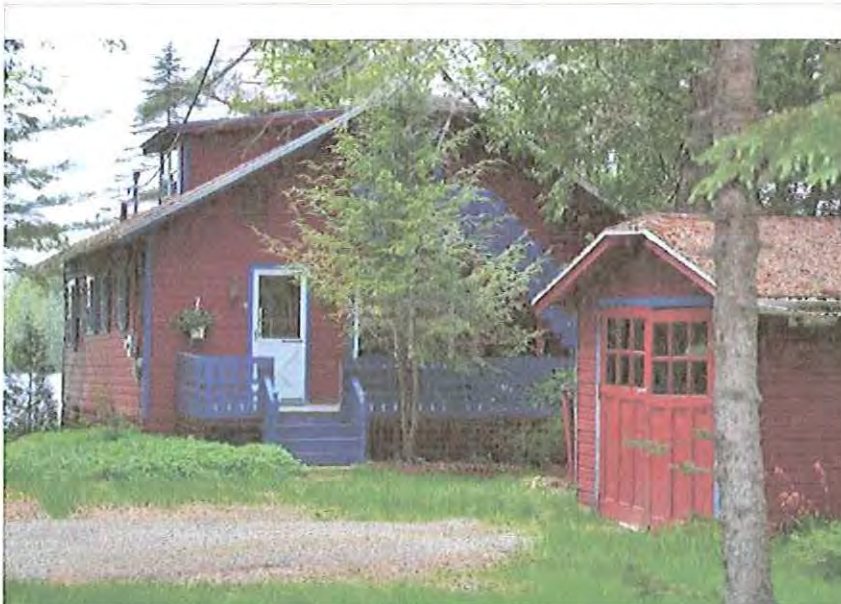
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Property Records

378 Mirror Lake Dr

Lake Placid, NY 12946

Est. \$1,078,741

[Refi Rates](#)[Share](#)[Print](#)

3 Beds 1 Full, 1 half 1,100 Sqft

[Overview](#)[Schools & Neighborhood](#)[Property History](#)

Property Details

Property details for 378 Mirror Lake Dr, Lake Placid, NY 12946. This Single Family Home is located at Mirror Lake in Lake Placid, New York. The home provides approximately 1100 square feet of living space. This property features 3 bedrooms. There are 2 bathrooms. 378 Mirror Lake Dr, Lake Placid, NY 12946 falls within the Essex county lines. This home sold for \$1,150,000 on Feb 23, 2015. Similar homes in the area are priced around \$1,078,741.

Public Records Property Information from local public records

Beds	2 Bed	Baths	1.5 Bath
House Size	1,101 Sq Ft	Lot Size	0.7 Acres
Year Built	1960	Price	-
Property Type	Single Family Home	Stories	2
Style	Cape Cod	Garage	Detached Garage
Units	1	Cooling	Unknown
Pool	-	Construction	-
Heating	-	Year Renovated	-
Rooms	-	Roofing	-

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Free agent analysis

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SALES COMPARISON APPROACH TO VALUE							
	SUBJECT	Comparable Sale Number One	Adjustments	Comparable Sale Number Two	Adjustments	Comparable Sale Number Three	Adjustments
Owner							
Address	12 George & Bliss Lane Bld 119 North Elba, N.Y.						
Proximity to Subject							
	33.-2-11.0						
Sale Date							
Sale Price							
Selling \$/Sq.Ft. with Land							
Verified Sales Price							
Personal Property	None						
Recording Instrument #	Deed 1289, Page 126						
Land Size	1.00+/- Acres						
	140.0+/- Lake Frontage						
Location	Flat Lake Frontage						
Use	Residential - Seasonal						
Buildings	Contemporary						
Building Style	Two						
Story Height	Slab						
Foundation	1993						
Year Built	1,448						
SFLA	6/3/2.0						
Rooms/Beds/Baths	Wood Frame						
Construction Type	Good						
Construction Quality	Good						
Overall Condition	BB Electric						
Heat	No						
Air Conditioning	Boat House						
Garage	Fireplace						
Fireplace	Porch/Deck						
Porches							
Allocated Land Value Analysis							
Land to Total Value Ratio -							
Allocated Land Value							
Depth In Feet	200						
Depth Factor							
Adjusted Total Land Value							
Value Per Front Foot							
Indicated Value Per Front Foot of Lake Frontage							
TOTAL ADJUSTMENTS							
ADJUSTED Selling Price Including Land							
SUBJECT PROPERTY FAIR MARKET VALUE -							

SALES COMPARISON APPROACH TO VALUE							
	SUBJECT	Comparable Sale Number One	Adjust-ments	Comparable Sale Number Two	Adjust-ments	Comparable Sale Number Three	Adjust-ments
Owner							
Address	12 George & Bliss Lane Bld 119 North Elba, N.Y.	12 George & Bliss Lane Bld 121 North Elba, N.Y.		292 Mirror Lake Drive North Elba, N.Y.		12 George & Bliss Lane Bld 95 North Elba, N.Y.	
Proximity to Subject							
	33.-2-11.0	33.8-1-2.0		42.26-2-8.0		33.11-1-4.20	
Sale Date		1/6/2014		1/9/2014		10/5/2012	
Sale Price		\$970,000		\$1,250,000		\$1,375,000	
Selling \$/Sq.Ft. with Land							
Verified Sales Price		MLS		MLS		MLS	
Personal Property	None	None		None		None	
Recording Instrument #	Deed 1289, Page 126	Deed 1756, Page 11		Deed 1756, Page 86		Deed 1710, Page 323	
Land Size	1.00±' Acres	7.50±' Acres	-\$65,000	0.65±' Acres	+\$3,500	2.35±' Acres	-\$13,500
	140.0±' Lake Frontage	270.0±' Lake Frontage	-\$130,000	100.0±' Lake Frontage	+\$40,000	225.0±' Lake Frontage	-\$85,000
Location	Flat Lake Frontage	Flat Lake Frontage		Flat Lake Frontage		Flat Lake Frontage	
Use	Residential - Seasonal	Residential - Seasonal		Residential - Year Around		Residential - Seasonal	
Buildings	Building Style	Contemporary	Cottage	Contemporary		Old Style	
	Story Height	Two	One & One Half	Two		Two	
	Foundation	Slab	Crawl	Partial		Slab	
	Year Built	1993	1990	1950		1926	
	SFLA	1,448	1,368	1,639	-\$14,300	3,738	-\$171,700
	Rooms/Beds/Baths	6/3/2.0	6/3/1.5	6/3/2.0		9/6/3.0	-\$5,000
	Construction Type	Wood Frame	Wood Frame	Wood Frame		Wood Frame	
	Construction Quality	Good	Good	Average	+\$100000	Average	+\$100000
	Overall Condition	Good	Good	Normal	+\$100000	Normal	+\$100000
	Heat	BB Electric	BB Electric	HWBB		None	
	Air Conditioning	No	No	No		No	
	Garage	Boat House	Boat House (Excellent)	Garage		Boat House	
	Fireplace	Fireplace	None	2 Fireplace	-\$5,000	3 Fireplaces	-\$10,000
	Porches	Porch/Deck	Porch/Deck	Porch/Deck		Porch/Deck	
Allocated Land Value Analysis							
Land to Total Value Ratio - 60%							
Allocated Land Value		\$585,000		\$750,000		\$825,000	
Depth In Feet	200	200		200		200	
Depth Factor	0	0		0		0	
Adjusted Total Land Value							
Value Per Front Foot		\$585,000		\$750,000		\$825,000	
Indicated Value Per Front Foot of Lake Frontage		\$2,166		\$7,500		\$3,666	
TOTAL ADJUSTMENTS		-\$242,500		+\$180,700		-\$85,200	
ADJUSTED Selling Price Including Land		\$727,500		\$1,069,300		\$1,289,800	
	Mean Adjusted Sales Price = \$1,028,800 - Median Adjusted Sale Price = \$1,069,300						
SUBJECT PROPERTY FAIR MARKET VALUE - \$1,000,000							