

Recent Improvements to the property include:

Since purchasing the home in 2015, the owner has renovated most of the home including flooring, lighting, kitchen and bath. New interior painting throughout too. Created a mechanical room/laundry room with utility sink at the back of the garage. More details:

- Flooring:
 - New bamboo flooring in living room/dining/kitchen
 - New ceramic tile in front entryway and garage entrance
 - New porcelain tile flooring in bathroom
- Kitchen:
 - New hickory cabinets
 - New granite counters
 - New appliances – stainless fridge (2020), natural gas stove, stainless dishwasher
- Bathroom:
 - New vanity/sink
 - New toilet
 - New lighting
- New windows (2015)
- Added blown-in insulation in attic
- New fire-rated door from garage to house
- New washer and dryer (2015) in laundry room
- Added front stone walkway

Utility & Tax Info:

- Taxes are based on the current assessment of \$235,000 = \$6,443.70/year
 - *Town of Dryden/Tompkins County tax rate is $9.54 \times 235 = \$2,241.90$*
 - *Dryden Schools tax rate is $17.88 \times 235 = \$4,201.80$*
 - *Municipal Yellow Barn Water district annual fee billed in taxes - \$712.43 in 2026*
 - *Municipal water usage billed quarterly with a minimum usage charge in 2026 is \$86.70*
 - *Annual Solid Waste fee billed annually in taxes = \$85*
- Septic system new in 2013 as per previous owner
- New forced-air natural gas furnace (2015) with programmable thermostat
- Radon mitigation system installed in 2015 (located in hallway pantry/closet)