



Your Lake George Real Estate Experts!

Davies Davies & Associates

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

www.davies-davies.com



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Listing courtesy of: Hunt ERA

MLS# - 202322068 - Price: \$25,000

L14 Balsam Drive, Indian Lake, NY

Description: 2 acre building lot on A quiet Cul De Sac. Build your dream home on this secluded lot that backs up to 174 acres of forever wild, State Land. This is Unimproved property. This won't last long at this new improved price.

Acres: 2

School District: Indian Lake

Sewer: None

Town: Indian Lake

Estimated Taxes: \$145

County: Hamilton

Property Type: Land

Water: None

Zoning: Multi Residence



Daniel Davies
NYS Licensed Real Estate
Broker GRI, ABR,
RSPS, SRS, C2EX
(518) 656-9068
dan@daviesrealty.net



Municipality of Indian Lake			
SWIS:	202600	Tax ID:	66.005-1-14
Tax Map ID / Property Data			
Status:	Active	Roll Section:	Taxable
Address:	Balsam Dr		
Property Class:	311 - Res vac land	Site Property Class:	311 - Res vac land
Generating Code:		In Ag. District:	No
Site:	Res 1	Reg. Style:	0
Zoning Code:	R1		
Neighborhood:	00500	School District:	Indian Lake
Total Acreage/Size:	2.00	Exemption Rate:	2023 - 75.00%
Land Assessment:	2023 - \$15,200	Total Assessment:	2023 - \$15,200
Full Market Value:	2023 - \$20,300		
Deed Book:	2012	Deed Page:	5364
Grid East:	565180	Grid North:	1797932
Special Districts for 2023			
Description	Units	Percent	Type
AM001-Ambulance #101	0	0%	0
FD005-Indian Lake fire #1	0	0%	0
Land Types			
Type	Size		
Undeveloped	1.00 acres		
W05-A023-1-1111111-101-15	1.00 acres		

