

5497 Genesee St, Lancaster, NY 14086-9744, Erie County 📍 Expired Listing

APN: 145289-093-000-0001-031-000 CLIP: 8037991721



Beds N/A	Full Baths N/A	Half Baths N/A	Sale Price \$350,000	Sale Date 12/16/2021
Bldg Sq Ft N/A	Lot Sq Ft 2,956,417	Yr Built N/A	Type COML ACG	

OWNER INFORMATION

Owner Name	AI Hujurat Corp	Tax Billing Address	14 Paula Dr
Owner Name 2		Tax Billing City & State	Buffalo, NY
Do Not Mail		Tax Billing Zip	14225
Owner Occupied	No	Tax Billing Zip+4	4432

COMMUNITY INSIGHTS

Median Home Value	\$434,822	School District	LANCASTER CENTRAL SCHOOL DISTRICT
Median Home Value Rating	6 / 10	Family Friendly Score	75 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	66 / 100	Walkable Score	33 / 100
Total Incidents (1 yr)	69	Q1 Home Price Forecast	\$436,183
Standardized Test Rank	71 / 100	Last 2 Yr Home Appreciation	11%

LOCATION INFORMATION

School District	145201	Zoning	
School District Name	Lancaster	Assessment District	Suburban-2
Subdivision		Location Influence	Restrictions
Township	Lancaster	Most Hazardous Flood Zone	AE
Village		Flood Zone Date	06/07/2019
Census Tract	142.08	Flood Zone Panel	36029C0233H
Carrier Route			

TAX INFORMATION

Tax ID	145289-093-000-0001-031-000	% Improved	
Alt. Tax ID		SWIS Code	145289
Lot #	31	Tax Appraisal Area	5289
Block #	1		
Legal Description	FL 1 SC12 500-78-100 67.87A AC		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	\$82,000	\$82,000	\$82,000
Assessed Value - Land	\$82,000	\$82,000	\$82,000
Assessed Value - Improved			
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$128,125	\$113,900	\$109,300
Market Value - Land			
Market Value - Improved			
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

CHARACTERISTICS

Land Use - State	Vacant Commercial	Full Baths	
Land Use - CoreLogic	Commercial Acreage	Half Baths	
Lot Acres	67.87	Total Rooms	
Lot Sq Ft	2,956,417	Basement Type	
Lot Frontage	891	Basement Sq Ft	
Lot Depth		Finished Basement Sq Ft	
Total Units		Fireplaces	
Total Buildings		Heat Type	
Building Type		Heat Fuel Type	

Parking Type		Cooling Type	
No. Parking Spaces		Electric Service Type	Type Unknown
Garage Type		Other Rooms	
Garage Capacity		Exterior	
Garage Sq Ft		Condition	
Style		Quality	
Stories		Patio Type	
Year Built		Patio/Deck 1 Sq Ft	
Effective Year Built		Patio/Deck 2 Sq Ft	
Building Sq Ft		Porch	
Above Grade Sq Ft		Porch 1 Sq Ft	
Ground Floor Sq Ft		Pool	
2nd Floor Sq Ft		Pool Size	
Gross Sq Ft		Water	Commercial
Bedrooms		Sewer	None
Total Baths		Area Above 3rd Floor	

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Feature Type					Value

Building Description	Building Size
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SELL SCORE

Rating	Value As Of	2026-05-17 06:32:57
Sell Score		

ESTIMATED VALUE

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION

MLS Listing #	B1656404	MLS Orig. List Price	\$699,900
MLS Status	X-Expired	MLS Contingency Date	
MLS Area	LANCASTER-145289	MLS Pending Date	
MLS D.O.M	132	MLS Sale Date	
MLS Status Change Date	05/17/2026	MLS Sale Price	
MLS Listing Date	01/05/2026	MLS Withdrawn Date	
MLS Current List Price	\$699,900		

MLS Listing #	B412002
MLS Status	X-Expired
MLS Listing Date	07/10/2012
MLS Listing Price	\$249,900
MLS Orig Listing Price	\$249,900
MLS Sale Date	
MLS Sale Price	
MLS Expiration Date	12/31/2012
MLS Withdrawn Dat	

LAST MARKET SALE & SALES HISTORY

Recording Date	12/17/2021	Owner Name 2	
Sale Date	12/16/2021	Seller	Buza Geoffrey D
Sale Price	\$350,000	Document Number	11392-9350
Price Per Square Feet		Deed Type	Warranty Deed
Owner Name	Al Hujurat Corp		

Recording Date	12/17/2021	01/25/2012
Sale/Settlement Date	12/16/2021	01/11/2012
Sale Price	\$350,000	\$80,000

Nominal		
Buyer Name	Al Hujurat Corp	Buza Geoffrey D
Buyer Name 2		
Seller Name	Buza Geoffrey D	Diocese Of Buffalo Ny
Document Number	11392-9350	11216-2894
Document Type	Warranty Deed	Corporation Grant Deed

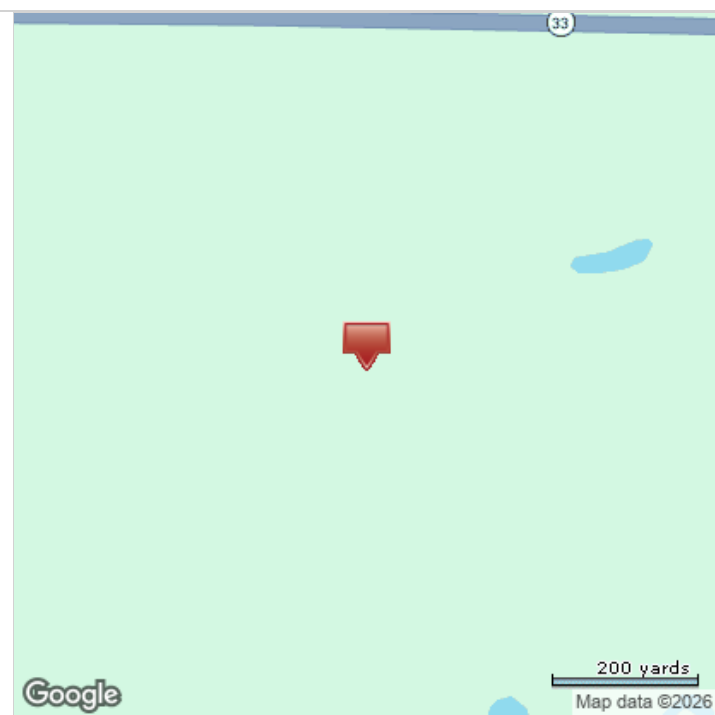
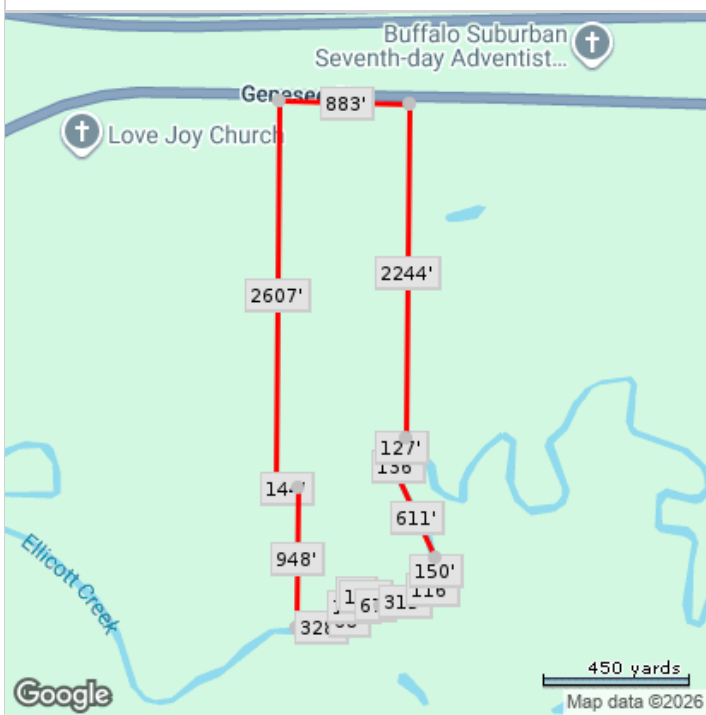
MORTGAGE HISTORY

Mortgage Date	
Mortgage Amount	
Mortgage Lender	
Mortgage Type	

FORECLOSURE HISTORY

Document Type	
Default Date	
Foreclosure Filing Date	
Recording Date	
Document Number	
Book Number	
Page Number	
Default Amount	
Final Judgment Amount	
Original Doc Date	
Original Document Number	
Original Book Page	
Lien Type	

PROPERTY MAP



*Lot Dimensions are Estimated