

# Property Description Report For: 32 Blanche Ave, Municipality of New Windsor



|                            |                                     |                             |                                    |
|----------------------------|-------------------------------------|-----------------------------|------------------------------------|
| <b>Total Acreage/Size:</b> | 60 x 100                            | <b>Status:</b>              | Active                             |
| <b>Land Assessment:</b>    | 2025 - \$4,100<br>2024 - \$4,100    | <b>Roll Section:</b>        | Taxable                            |
| <b>Full Market Value:</b>  | 2025 - \$106,300<br>2024 - \$97,700 | <b>Swis:</b>                | 334800                             |
| <b>Equalization Rate:</b>  | ----                                | <b>Tax Map ID #:</b>        | 13-10-7                            |
| <b>Deed Book:</b>          | 15470                               | <b>Property Class:</b>      | 210 - 1 Family Res                 |
| <b>Grid East:</b>          | 622417                              | <b>Site:</b>                | RES 1                              |
|                            |                                     | <b>In Ag. District:</b>     | No                                 |
|                            |                                     | <b>Site Property Class:</b> | 210 - 1 Family Res                 |
|                            |                                     | <b>Zoning Code:</b>         | R-4                                |
|                            |                                     | <b>Neighborhood Code:</b>   | 00001                              |
|                            |                                     | <b>School District:</b>     | Newburg                            |
|                            |                                     | <b>Total Assessment:</b>    | 2025 - \$10,400<br>2024 - \$10,400 |
|                            |                                     | <b>Property Desc:</b>       | Lt 131<132 City Pk                 |
|                            |                                     | <b>Deed Page:</b>           | 1939                               |
|                            |                                     | <b>Grid North:</b>          | 967325                             |

## Area

|                               |             |                                  |             |
|-------------------------------|-------------|----------------------------------|-------------|
| <b>Living Area:</b>           | 864 sq. ft. | <b>First Story Area:</b>         | 864 sq. ft. |
| <b>Second Story Area:</b>     | 0 sq. ft.   | <b>Half Story Area:</b>          | 0 sq. ft.   |
| <b>Additional Story Area:</b> | 0 sq. ft.   | <b>3/4 Story Area:</b>           | 0 sq. ft.   |
| <b>Finished Basement:</b>     | 0 sq. ft.   | <b>Number of Stories:</b>        | 1           |
| <b>Finished Rec Room</b>      | 0 sq. ft.   | <b>Finished Area Over Garage</b> | 0 sq. ft.   |

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## Structure

|                             |              |                                 |              |
|-----------------------------|--------------|---------------------------------|--------------|
| <b>Building Style:</b>      | Bungalow     | <b>Bathrooms (Full - Half):</b> | 1 - 0        |
| <b>Bedrooms:</b>            | 2            | <b>Kitchens:</b>                | 1            |
| <b>Fireplaces:</b>          | 0            | <b>Basement Type:</b>           | Full         |
| <b>Porch Type:</b>          | Porch-coverd | <b>Porch Area:</b>              | 132.00       |
| <b>Basement Garage Cap:</b> | 0            | <b>Attached Garage Cap:</b>     | 0.00 sq. ft. |
| <b>Overall Condition:</b>   | Fair         | <b>Overall Grade:</b>           | Average      |
| <b>Year Built:</b>          | 1921         | <b>Eff Year Built:</b>          | 1958         |

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## Owners

32 Blanche Inc.  
P.O. Box 8  
Highland Mills NY 10930

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## Sales

| <b>Sale Date</b> | <b>Price</b> | <b>Property Class</b> | <b>Sale Type</b> | <b>Prior Owner</b>            | <b>Value Usable</b> | <b>Arms Length</b> | <b>Addl. Parcels</b> | <b>Deed Book and Page</b> |
|------------------|--------------|-----------------------|------------------|-------------------------------|---------------------|--------------------|----------------------|---------------------------|
| 7/1/2023         | \$0          | 210 - 1 Family Res    | Land & Building  | Freedom Well Estates Inc.     | Yes                 | No                 | No                   | 15470/1939                |
| 2/24/2021        | \$105,000    | 210 - 1 Family Res    | Land & Building  | Deal House Capital Fund I LLC | Yes                 | Yes                | No                   | 14915/158                 |
| 2/24/2021        | \$92,500     | 210 - 1 Family Res    | Land & Building  | Grehl, Judy L                 | Yes                 | No                 | No                   | 14915/154                 |
| 7/13/2015        | \$32,500     | 210 - 1 Family Res    | Land & Building  | Estate of Rose M. Grossholz   | Yes                 | No                 | No                   | 13925/134                 |

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## Utilities

|                    |             |                      |             |
|--------------------|-------------|----------------------|-------------|
| <b>Sewer Type:</b> | Comm/public | <b>Water Supply:</b> | Comm/public |
| <b>Utilities:</b>  | Electric    | <b>Heat Type:</b>    | Hot wtr/stm |
| <b>Fuel Type:</b>  | Oil         | <b>Central Air:</b>  | No          |

## Improvements

| Structure    | Size         | Grade   | Condition | Year |
|--------------|--------------|---------|-----------|------|
| Shed-machine | 8 × 8        | Average | Normal    | 0    |
| Porch-coverd | 132.00 sq ft | Average | Normal    | 1921 |

## Land Types

**Type** Primary **Size** 60 × 100

## Special Districts for 2025

| Description           | Units | Percent | Type | Value |
|-----------------------|-------|---------|------|-------|
| AM003-Nw ambulance    | 0     | 0%      |      | 0     |
| FD035-Quassick fire   | 0     | 0%      |      | 0     |
| RG004-New windsor gbg | 0     | 0%      |      | 0     |
| SW829-Swr dist 9 bond | 10    | 0%      |      | 0     |
| WD006-Nw wtr 1        | 0     | 0%      |      | 0     |

## Special Districts for 2024

| Description           | Units | Percent | Type | Value |
|-----------------------|-------|---------|------|-------|
| AM003-Nw ambulance    | 0     | 0%      |      | 0     |
| FD035-Quassick fire   | 0     | 0%      |      | 0     |
| RG004-New windsor gbg | 0     | 0%      |      | 0     |
| SW829-Swr dist 9 bond | 10    | 0%      |      | 0     |
| WD006-Nw wtr 1        | 0     | 0%      |      | 0     |

## Exemptions

| Year | Description | Amount | Exempt % | Start Yr | End Yr | V Flag | H Code | Own % |
|------|-------------|--------|----------|----------|--------|--------|--------|-------|
|------|-------------|--------|----------|----------|--------|--------|--------|-------|

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## Taxes

| <b>Year</b> | <b>Description</b> | <b>Amount</b> |
|-------------|--------------------|---------------|
| 2025        | County             | \$1,011.94    |
| 2025        | School             | \$1,440.75    |
| 2024        | County             | \$1,125.61    |
| 2024        | School             | \$1,489.84    |

**\* Taxes reflect exemptions, but may not include recent changes in assessment.**