



Property Description Report For: 40 Pennsylvania Ave, Municipality of City of Port Jervis



Total Acreage/Size: 100 x 100
Land Assessment: 2025 - \$18,500
2024 - \$18,500
Full Market Value: 2025 - \$298,900
2024 - \$260,000
Equalization Rate: ----
Deed Book: 15144
Grid East: 441554

Status: Active
Roll Section: Taxable
Swis: 331300
Tax Map ID #: 9-8-12
Property Class: 449 - Other Storage
Site: COM 1
In Ag. District: No
Site Property Class: 449 - Other Storage
Zoning Code: R2 - Res. Med Den
Neighborhood Code: 00002
School District: Port Jervis
Total Assessment: 2025 - \$65,000
2024 - \$65,000
Property Desc:
Deed Page: 1096
Grid North: 924486

Owners

Pennsylvania Monsey LLC
24 Fastov Ave Unit 201
Spring Valley NY 10977

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
12/29/2021	\$22,500	449 - Other Storage	Land & Building	Fischer, Mordchi	Yes	No	No	15144/1096
7/2/2019	\$85,000	449 - Other Storage	Land & Building	Tedesco, Thomas	No	No	No	14590/1015
4/2/2004	\$69,000	449 - Other Storage	Land & Building	Sulinka Inc	Yes	Yes	No	11452/1702

Utilities

Sewer Type: Comm/public
Utilities: Gas & elec
Water Supply: Comm/public

Inventory

Overall Eff Year Built: 0
Overall Grade: Average
Overall Condition: Normal
Overall Desirability: 3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Indent Bldgs
0	0	0	0	Unfinished	1920		Normal	Average	8507	1	1

Site Uses

Use	Rentable Area (sqft)	Total Units
Non-contrib	3,220	0
Row storage	8,507	0

Improvements

Structure	Size	Grade	Condition	Year
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Land Types

Type	Size
Primary	100 × 100

Special Districts for 2025

No information available for the 2025 roll year.

Special Districts for 2024

No information available for the 2024 roll year.

Exemptions

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

Year	Description	Amount
2025	City	\$8,385.99
2025	County	\$556.17
2025	School	\$4,422.99
2024	City	\$3,473.41
2024	County	\$519.04
2024	School	\$4,171.56

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