



Property Description Report For: 72 Peddler Hill Rd, Municipality of V. South Blooming Grove,Blooming Grove



Total Acreage/Size: 3.70
Land Assessment: 2025 - \$14,700
2024 - \$14,700
Full Market Value: 2025 - \$875,600
2024 - \$798,100
Equalization Rate: ----

Deed Book: 2222
Grid East: 575427

Status: Active
Roll Section: Taxable
Swis: 332003
Tax Map ID #: 206-1-32
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: 02
Neighborhood Code: 00017
School District: Washingtonville
Total Assessment: 2025 - \$76,700
2024 - \$76,700

Property Desc: Lt 13 Peddler 208
Assoc Sub Map 5111
FNA (44-1-123)

Deed Page: 409
Grid North: 914869

Area

Living Area:	3,172 sq. ft.	First Story Area:	1,980 sq. ft.
Second Story Area:	1,192 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2
Finished Rec Room	865 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Colonial	Bathrooms (Full - Half):	3 - 0
Bedrooms:	5	Kitchens:	1
Fireplaces:	1	Basement Type:	Full
Porch Type:	Porch-open/deck	Porch Area:	336.00
Basement Garage Cap:	2	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Good
Year Built:	1982	Eff Year Built:	1985

Owners

Rev Neelankal Cherian	Kunjamma Cherian
72 Peddler Hill Rd	72 Peddler Hill Rd
Monroe NY 10950	Monroe NY 10950

Sales

No Sales Information Available

Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Electric	Heat Type:	Hot wtr/stm
Fuel Type:	Oil	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Porch-open/deck	336.00 sq ft	Average	Normal	1982
Porch-coverd	235.00 sq ft	Average	Normal	1982

Land Types

Type	Size
Primary	1.00 acres
Residual	2.70 acres

Special Districts for 2025

Description	Units	Percent	Type	Value
AM002-Bg ambul dist	0	0%		0
FD039-S blooming grve fire	0	0%		0
RG016-Town wide refuse	1	0%		0

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Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2025	CLERGY	\$1,500	0	2009		Y		0
2024	CLERGY	\$1,500	0	2009		Y		0
2024	BAS STAR	\$4,210	0	1999				0

Taxes

Year	Description	Amount
2025	County	\$6,032.35
2025	Village	\$1,429.11
2024	County	\$5,838.57
2024	School	\$12,142.12
2024	Village	\$1,428.79

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

