



Property Description Report For: 87 Malden Ave, Municipality of Catskill

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	192689
		Tax Map ID #:	199.07-5-6.1
		Property Class:	210 - 1 Family Res
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	210 - 1 Family Res
		Zoning Code:	07 - MR - .5
		Neighborhood Code:	06802
		School District:	Catskill
		Total Assessment:	2025 - \$88,200
Total Acreage/Size:	2.20	Property Desc:	
Land Assessment:	2025 - \$22,600	Deed Page:	15
Full Market Value:	2025 - \$315,000	Grid North:	1215248
Equalization Rate:	2025 - 28.00%		
Deed Book:	1253		
Grid East:	622340		

Area

Living Area:	1,804 sq. ft.	First Story Area:	1,028 sq. ft.
Second Story Area:	776 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	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Old style	Bathrooms (Full - Half):	2 - 0
Bedrooms:	3	Kitchens:	1
Fireplaces:	0	Basement Type:	Partial
Porch Type:	Porch-enclsd	Porch Area:	72.00
Basement Garage Cap:	0	Attached Garage Cap:	440.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1890		

Owners

Francis M Raffiani, Jr 87 Malden Ave Palenville NY 12463	Tracy B Edwards 87 Malden Ave Palenville NY 12463
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Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
4/25/2007	\$1	210 - 1 Family Res	Land & Building	Raffiani, Francis M	No	No	No	1253/15
8/3/2001	\$1	210 - 1 Family Res	Land & Building	Raffiani, Francis M	No	No	No	1014/101
8/2/2001	\$1	210 - 1 Family Res	Land & Building	Edwards, Shane M	No	No	No	1004/290
11/22/1994	\$1	210 - 1 Family Res	Land & Building	Battillo, Muriel	No	No	No	824/155

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-enclsd	8 × 9	Average	Normal	1950
Shed-galvnzd	12 × 12	Economy	Normal	1970
Gar-2.0 att	20 × 22	Average	Normal	1890
Porch-enclsd	112.00 sq ft	Average	Normal	1890

Special Districts for 2025

Description	Units	Percent	Type	Value
FD264-Palenville fire	0	0%		0
LD264-Palenville lt	0	0%		0

Exemptions

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

Year	Description	Amount
2025	County	\$4,891.45
2024	County	\$4,816.50

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