



Property Description Report For: 5546 Washington St, Municipality of Prattsville

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	194400
		Tax Map ID #:	74.14-2-18
		Property Class:	210 - 1 Family Res
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	210 - 1 Family Res
		Zoning Code:	01
		Neighborhood Code:	00001
		School District:	Gilboa-Conesville
		Total Assessment:	2025 - \$148,400
Total Acreage/Size:	0.28	Property Desc:	
Land Assessment:	2025 - \$12,700	Deed Page:	139
Full Market Value:	2025 - \$272,300	Grid North:	1268689
Equalization Rate:	2025 - 54.50%		
Deed Book:	1294		
Grid East:	510656		

Area

Living Area:	1,903 sq. ft.	First Story Area:	1,007 sq. ft.
Second Story Area:	896 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):	1 - 1
Bedrooms:	3	Kitchens:	1
Fireplaces:	0	Basement Type:	Full
Porch Type:	Porch-coverd	Porch Area:	64.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1917		

Owners

Everett J Sherman
P.O. Box 325
5546 Washington St
Prattsville NY 12468

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
11/9/2007	\$148,936	210 - 1 Family Res	Land & Building	Hill, Susan	Yes	Yes	No	1271/80

Utilities

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

Improvements

Structure	Size	Grade	Condition	Year
Gar-1.0 det	840.00 sq ft	Average	Normal	1917
Porch-coverd	64.00 sq ft	Average	Normal	1917
Shed-machine	40.00 sq ft	Average	Normal	1917
Porch-coverd	245.00 sq ft	Average	Normal	1917

Special Districts for 2025

Description	Units	Percent	Type	Value
AD441-Pratts Ambulance	0	0%		0
FD441-Pratts fire	0	0%		0
HD441-Pratts hydrant	0	0%		0
LD441-Pratts lt	0	0%		0
SD441-Pratts sewer	0	0%		0
WD441-Pratts water	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	\$4,685.03
2024	County	\$4,655.47

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