



Property Description Report For: 5549 Washington St, Municipality of Prattsville

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	194400
		Tax Map ID #:	74.14-3-4
		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 - \$98,700
Total Acreage/Size:	0.38	Property Desc:	
Land Assessment:	2025 - \$14,200	Deed Page:	1
Full Market Value:	2025 - \$181,100	Grid North:	1268498
Equalization Rate:	2025 - 54.50%		
Deed Book:	1		
Grid East:	510683		

Area

Living Area:	2,263 sq. ft.	First Story Area:	1,389 sq. ft.
Second Story Area:	874 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:	4	Kitchens:	1
Fireplaces:	0	Basement Type:	Crawl
Porch Type:	Porch-coverd	Porch Area:	160.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1840		

Owners

Carole A Johns 34-28 62nd St Woodside NY 11377	Stamatis Malahias 34-28 62nd St Woodside NY 11377
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Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
9/1/1989	\$43,000	210 - 1 Family Res	Land & Building	Johns, Carole A	Yes	No	Yes	1/1

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
Porch-coverd	160.00 sq ft	Average	Normal	1840
Patio-flgstn	288.00 sq ft	Average	Normal	1840
Gar-1.5 det	35 × 21	Economy	Normal	1840
Porch-coverd	186.00 sq ft	Average	Normal	1840

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
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	\$3,239.96
2024	County	\$3,218.09

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