



## Property Description Report For: 74 Montgomery St, Municipality of Village of Cherry Valley



**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 362401  
**Tax Map ID #:** 58.10-1-48.00  
**Account Number:** 048100  
**Property Class:** 210 - 1 Family Res  
**Site:** RES 1  
**In Ag. District:** No  
**Site Property Class:** 210 - 1 Family Res  
**Zoning Code:** -  
**Neighborhood Code:** 00001  
**School District:** Cherry Valley-Springfield  
**Total Assessment:** 2025 - \$87,495  
**Property Desc:** FM 2793  
**Deed Page:** 3069  
**Grid North:** 1020870

**Total Acreage/Size:** 0.32  
**Land Assessment:** 2025 - \$15,500  
**Full Market Value:** 2025 - \$124,993  
**Equalization Rate:** ----  
**Deed Book:** 2016  
**Grid East:** 388130

### Area

<b>Living Area:</b>	1,469 sq. ft.	<b>First Story Area:</b>	947 sq. ft.
<b>Second Story Area:</b>	522 sq. ft.	<b>Half Story Area:</b>	0 sq. ft.
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b>	0 sq. ft.
<b>Finished Basement:</b>	0 sq. ft.	<b>Number of Stories:</b>	2
<b>Finished Rec Room</b>	0 sq. ft.	<b>Finished Area Over Garage</b>	0 sq. ft.

### Structure

<b>Building Style:</b>	Old style	<b>Bathrooms (Full - Half):</b>	1 - 1
<b>Bedrooms:</b>	3	<b>Kitchens:</b>	1
<b>Fireplaces:</b>	0	<b>Basement Type:</b>	Full
<b>Porch Type:</b>	Porch-covered	<b>Porch Area:</b>	54.00
<b>Basement Garage Cap:</b>	0	<b>Attached Garage Cap:</b>	0.00 sq. ft.
<b>Overall Condition:</b>	Normal	<b>Overall Grade:</b>	Average
<b>Year Built:</b>	1903		

### Owners

George E Friend  
 74 Montgomery St  
 Cherry Valley NY 13320

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
6/29/2016	\$75,000	210 - 1 Family Res	Land & Building	LEINHART, Jonathan	Yes	Yes	No	2016/3069

## Utilities

<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Gas & elec	<b>Heat Type:</b>	Hot air
<b>Fuel Type:</b>	Oil	<b>Central Air:</b>	No

## Improvements

Structure	Size	Grade	Condition	Year
Porch-covered	6 × 9	Average	Normal	1903
Porch-open/deck	14 × 18.5	Average	Normal	1903
Gar-1.0 det	21 × 32	Average	Normal	1903

## Land Types

Type	Size
Primary	0.32 acres

## Special Districts for 2025

Description	Units	Percent	Type	Value
FD102-Cherry Valley Fire	0	0%		0
SW002-Solid Waste User Fee	1	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	Village	\$981.68

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