



## Property Description Report For: State Route 17B, Municipality of Bethel

*No Photo Available*

|                            |                           |                             |                          |
|----------------------------|---------------------------|-----------------------------|--------------------------|
|                            |                           | <b>Status:</b>              | Active                   |
|                            |                           | <b>Roll Section:</b>        | Taxable                  |
|                            |                           | <b>Swis:</b>                | 482000                   |
|                            |                           | <b>Tax Map ID #:</b>        | 33.-3-2                  |
|                            |                           | <b>Property Class:</b>      | 311 - Res vac land       |
|                            |                           | <b>Site:</b>                | RES 1                    |
|                            |                           | <b>In Ag. District:</b>     | No                       |
|                            |                           | <b>Site Property Class:</b> | 311 - Res vac land       |
|                            |                           | <b>Zoning Code:</b>         | 02                       |
|                            |                           | <b>Neighborhood Code:</b>   | 00002                    |
|                            |                           | <b>School District:</b>     | Monticello               |
| <b>Total Acreage/Size:</b> | 121 x 161                 | <b>Total Assessment:</b>    | 2025 - Tentative \$5,000 |
| <b>Land Assessment:</b>    | 2024 - \$5,000            |                             | 2024 - \$5,000           |
| <b>Full Market Value:</b>  | 2025 - Tentative \$14,700 |                             |                          |
|                            | 2024 - \$13,500           |                             |                          |
| <b>Equalization Rate:</b>  | ----                      | <b>Property Desc:</b>       | Lot 25,26,A              |
| <b>Deed Book:</b>          | 2022                      | <b>Deed Page:</b>           | 3387                     |
| <b>Grid East:</b>          | 399660                    | <b>Grid North:</b>          | 1035337                  |

### Area

|                               |           |                                  |           |
|-------------------------------|-----------|----------------------------------|-----------|
| <b>Living Area:</b>           | 0 sq. ft. | <b>First Story Area:</b>         | 0 sq. ft. |
| <b>Second Story Area:</b>     | 0 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>        | 0         |
| <b>Finished Rec Room</b>      | 0 sq. ft. | <b>Finished Area Over Garage</b> | 0 sq. ft. |

### Structure

|                             |   |                                 |              |
|-----------------------------|---|---------------------------------|--------------|
| <b>Building Style:</b>      | 0 | <b>Bathrooms (Full - Half):</b> | 0 - 0        |
| <b>Bedrooms:</b>            | 0 | <b>Kitchens:</b>                | 0            |
| <b>Fireplaces:</b>          | 0 | <b>Basement Type:</b>           | 0            |
| <b>Porch Type:</b>          | 0 | <b>Porch Area:</b>              | 0.00         |
| <b>Basement Garage Cap:</b> | 0 | <b>Attached Garage Cap:</b>     | 0.00 sq. ft. |
| <b>Overall Condition:</b>   | 0 | <b>Overall Grade:</b>           |              |
| <b>Year Built:</b>          |   | <b>Eff Year Built:</b>          |              |

### Owners

Adar Villas at White Lake LLC  
463 Bedford Ave  
Brooklyn NY 11211

## Sales

| Sale Date  | Price       | Property Class     | Sale Type       | Prior Owner                   | Value Usable | Arms Length | Addl. Parcels | Deed Book and Page |
|------------|-------------|--------------------|-----------------|-------------------------------|--------------|-------------|---------------|--------------------|
| 3/15/2022  | \$5,300,000 | 311 - Res vac land | Building Only   | Villas at White Lake, Inc     | Yes          | Yes         | Yes           | 2022/3387          |
| 11/14/2013 | \$1,500,000 | 311 - Res vac land | Land & Building | D & M Rolnick Enterprises LLC | No           | No          | Yes           | 2013/9154          |
| 11/14/2013 | \$0         | 311 - Res vac land | Land & Building | D & M Rolnick Enterprises LLC | No           | No          | Yes           | 2013/9155          |
| 8/31/2007  | \$0         | 311 - Res vac land | Land & Building | D & M Rolnick Enterprises LLC | No           | No          | Yes           | 3416/1             |
| 7/17/2006  | \$0         | 311 - Res vac land | Land & Building | Estate Court LLC              | No           | No          | Yes           | 3196/263           |
| 2/17/2005  | \$35,000    | 311 - Res vac land | Land Only       | Kukic, Fazlija                | Yes          | Yes         | No            | 2924/584           |
| 4/26/1997  | \$40,000    | 311 - Res vac land | Land Only       | Goldman, Sherri E             | Yes          | Yes         | Yes           | 1945/561           |
| 9/26/1996  | \$130,209   | 311 - Res vac land | Land Only       | White, Lake Mansion           | No           | No          | Yes           | 1923/524           |
| 9/17/1994  | \$108,000   | 311 - Res vac land | Land Only       | Goldman, Levy Handler Levy    | Yes          | Yes         | Yes           | 1776/283           |

## Utilities

|                    |          |                      |      |
|--------------------|----------|----------------------|------|
| <b>Sewer Type:</b> | None     | <b>Water Supply:</b> | None |
| <b>Utilities:</b>  | Electric | <b>Heat Type:</b>    | 0    |
| <b>Fuel Type:</b>  | 0        | <b>Central Air:</b>  | No   |

## Improvements

| Structure | Size | Grade | Condition | Year |
|-----------|------|-------|-----------|------|
|-----------|------|-------|-----------|------|

## Land Types

| Type        | Size       |
|-------------|------------|
| Undeveloped | 0.28 acres |

## Special Districts for 2025 (Tentative)

| Description                   | Units | Percent | Type | Value |
|-------------------------------|-------|---------|------|-------|
| AMB02-Ambulance<br>dist #2    | 0     | 0%      |      | 0     |
| FD002-White lake<br>fire      | 0     | 0%      |      | 0     |
| LD001-E b crawford<br>mem lib | 0     | 0%      |      | 0     |
| LT001-Kauneonga<br>lake light | 0     | 0%      |      | 0     |

## Special Districts for 2024

| Description                   | Units | Percent | Type | Value |
|-------------------------------|-------|---------|------|-------|
| AMB02-Ambulance<br>dist #2    | 0     | 0%      |      | 0     |
| FD002-White lake<br>fire      | 0     | 0%      |      | 0     |
| LD001-E b crawford<br>mem lib | 0     | 0%      |      | 0     |
| LT001-Kauneonga<br>lake light | 0     | 0%      |      | 0     |

## Exemptions

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

## Taxes

| Year | Description | Amount   |
|------|-------------|----------|
| 2017 | County      | \$114.38 |
| 2016 | County      | \$112.64 |

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