



# Property Description Report For: 49 Broadway, Municipality of V. Woodridge

No Photo Available

<b>Status:</b>	Active
<b>Roll Section:</b>	Taxable
<b>Swis:</b>	482801
<b>Tax Map ID #:</b>	103.-1-16
<b>Property Class:</b>	484 - 1 use sm bld
<b>Site:</b>	COM 1
<b>In Ag. District:</b>	No
<b>Site Property Class:</b>	484 - 1 use sm bld
<b>Zoning Code:</b>	-
<b>Neighborhood Code:</b>	00000
<b>School District:</b>	Fallsburg
<b>Total Assessment:</b>	2025 - Tentative \$70,300 2024 - \$70,300
<b>Total Acreage/Size:</b>	50 x 150
<b>Land Assessment:</b>	2025 - Tentative \$19,400 2024 - \$19,400
<b>Full Market Value:</b>	2025 - Tentative \$265,300 2024 - \$242,414
<b>Equalization Rate:</b>	----
<b>Deed Book:</b>	1710
<b>Grid East:</b>	472783
<b>Property Desc:</b>	
<b>Deed Page:</b>	387
<b>Grid North:</b>	1047183

## Owners

Alexander-Wayne Rifenberg  
4888 Route 9G  
Tivoli NY 12583

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
12/2/1993	\$1	484 - 1 use sm bld	Land & Building	Rifenberg, Alexander	No	No	No	1710/387

## Utilities

<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Electric		

## Inventory

<b>Overall Eff Year Built:</b>	0	<b>Overall Condition:</b>	Normal
<b>Overall Grade:</b>	Average	<b>Overall Desirability:</b>	4

## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Indent Bldgs
0	0	0	0		1953		Normal	Average-	1775	1	1

## Site Uses

Use	Rentable Area (sqft)	Total Units
Post office	1,775	0

## Improvements

Structure	Size	Grade	Condition	Year
Canpy-w/slab	117.00 sq ft	Average	Normal	1970

## Land Types

Type	Size
Primary	0.17 acres

## Special Districts for 2025 (Tentative)

Description	Units	Percent	Type	Value
FD036-Woodridge fire	0	0%		0

## Special Districts for 2024

Description	Units	Percent	Type	Value
FD036-Woodridge fire	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
2017	County	\$1,811.49
2016	County	\$1,792.48

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