



# Property Description Report For: 39 Cauthers Ln, Municipality of Fallsburg

*No Photo Available*

		<b>Status:</b>	Active
		<b>Roll Section:</b>	Taxable
		<b>Swis:</b>	482889
		<b>Tax Map ID #:</b>	58.-1-37.1
		<b>Property Class:</b>	240 - Rural res
		<b>Site:</b>	RES 1
		<b>In Ag. District:</b>	No
		<b>Site Property Class:</b>	240 - Rural res
		<b>Zoning Code:</b>	B3
		<b>Neighborhood Code:</b>	00009
		<b>School District:</b>	Fallsburg
		<b>Total Assessment:</b>	2025 - Tentative \$65,000 2024 - \$65,000
<b>Total Acreage/Size:</b>	15.38		
<b>Land Assessment:</b>	2025 - Tentative \$24,800 2024 - \$24,800		
<b>Full Market Value:</b>	2025 - Tentative \$245,300 2024 - \$224,138		
<b>Equalization Rate:</b>	----		
<b>Deed Book:</b>	1796	<b>Property Desc:</b>	
<b>Grid East:</b>	473663	<b>Deed Page:</b>	155
		<b>Grid North:</b>	1038377

## Area

<b>Living Area:</b>	2,242 sq. ft.	<b>First Story Area:</b>	1,336 sq. ft.
<b>Second Story Area:</b>	0 sq. ft.	<b>Half Story Area:</b>	108 sq. ft.
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b>	798 sq. ft.
<b>Finished Basement:</b>	0 sq. ft.	<b>Number of Stories:</b>	1.7
<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>	3 - 0
<b>Bedrooms:</b>	4	<b>Kitchens:</b>	1
<b>Fireplaces:</b>	1	<b>Basement Type:</b>	Full
<b>Porch Type:</b>	Porch-covered	<b>Porch Area:</b>	90.00
<b>Basement Garage Cap:</b>	0	<b>Attached Garage Cap:</b>	364.00 sq. ft.
<b>Overall Condition:</b>	Normal	<b>Overall Grade:</b>	Average
<b>Year Built:</b>	1927	<b>Eff Year Built:</b>	

## Owners

Michael M Eberenz  
39 Cauthers Ln  
Woodridge NY 12789

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
2/17/1995	\$64,000	240 - Rural res	Land Only	G E Capital Mortgage	Yes	Yes	No	1796/155
7/21/1994	\$123,165	240 - Rural res	Land Only	Peterson, Paul	No	No	No	1796/151

## Utilities

<b>Sewer Type:</b>	Private	<b>Water Supply:</b>	Private
<b>Utilities:</b>	Electric	<b>Heat Type:</b>	Hot wtr/stm
<b>Fuel Type:</b>	Oil	<b>Central Air:</b>	No

## Improvements

Structure	Size	Grade	Condition	Year
Gar-1.0 att	364.00 sq ft	Average	Normal	1950
Gar-1.0 att	240.00 sq ft	Average	Normal	1950
Shed-machine	146.00 sq ft	Average	Normal	1970
Shed-machine	322.00 sq ft	Average	Fair	1930
Shed-machine	0 x 0	Average	Fair	1930
Porch-coverd	0 x 0	Average	Normal	1927

## Land Types

Type	Size
Primary	1.15 acres
Woodland	14.23 acres

## Special Districts for 2025 (Tentative)

Description	Units	Percent	Type	Value
FD036-Woodridge fire	0	0%		0
GB015-Garbage/refuse dist	0	0%		0
LT025-Glen wild light	0	0%		0

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## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2025	AGED-CTS	(Tentative)\$20,800	50	2025				0

## Taxes

Year	Description	Amount
2017	County	\$2,140.80
2016	County	\$5,136.94

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