



Property Description Report For: 91 Rockland Rd, Municipality of Rockland

No Photo Available

| | | | |
|----------------------------|---|-----------------------------|-------------------------------|
| | | Status: | Active |
| | | Roll Section: | Taxable |
| | | Swis: | 484400 |
| | | Tax Map ID #: | 23.-1-16 |
| | | Property Class: | 210 - 1 Family Res |
| | | Site: | RES 1 |
| | | In Ag. District: | No |
| | | Site Property Class: | 210 - 1 Family Res |
| | | Zoning Code: | NB - nbhd business |
| | | Neighborhood Code: | 00001 |
| | | School District: | |
| Total Acreage/Size: | 65.03 x 385.83 | Total Assessment: | 2025 - Tentative \$108,900 |
| Land Assessment: | 2025 - Tentative \$10,700 2024 - \$10,700 | | 2024 - \$108,900 |
| Full Market Value: | 2025 - Tentative \$315,700 2024 - \$304,600 | | |
| Equalization Rate: | ---- | Property Desc: | STAR CREDIT 2022 |
| Deed Book: | 2019 | Deed Page: | 7948 |
| Grid East: | 379292 | Grid North: | 1132954 |

Area

| | | | |
|-------------------------------|---------------|----------------------------------|---------------|
| Living Area: | 2,984 sq. ft. | First Story Area: | 1,828 sq. ft. |
| Second Story Area: | 1,156 sq. ft. | Half Story Area: | 578 sq. ft. |
| Additional Story Area: | 0 sq. ft. | 3/4 Story Area: | 0 sq. ft. |
| Finished Basement: | 0 sq. ft. | Number of Stories: | 2.5 |
| Finished Rec Room | 0 sq. ft. | Finished Area Over Garage | 0 sq. ft. |

Structure

| | | | |
|-----------------------------|---------------|---------------------------------|--------------|
| Building Style: | Colonial | Bathrooms (Full - Half): | 2 - 2 |
| Bedrooms: | 4 | Kitchens: | 1 |
| Fireplaces: | 1 | Basement Type: | Full |
| Porch Type: | Porch-covered | Porch Area: | 288.00 |
| Basement Garage Cap: | 0 | Attached Garage Cap: | 0.00 sq. ft. |
| Overall Condition: | Normal | Overall Grade: | Average |
| Year Built: | 1910 | Eff Year Built: | |

Owners

Kelly N Thomas
91 Rockland Rd
Roscoe NY 12776

Yolanda Y Thomas
91 Rockland Rd
Roscoe NY 12776

Sales

| Sale Date | Price | Property Class | Sale Type | Prior Owner | Value Usable | Arms Length | Addl. Parcels | Deed Book and Page |
|------------|-----------|--------------------|-----------------|-----------------|--------------|-------------|---------------|--------------------|
| 10/28/2019 | \$180,000 | 210 - 1 Family Res | Land & Building | Browne, William | Yes | Yes | No | 2019/7948 |
| 9/20/2002 | \$130,000 | 210 - 1 Family Res | Land & Building | Baldo, Daniel | Yes | Yes | No | 2462/279 |

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-covered | 9 x 32 | Average | Normal | 1909 |
| Gar-1.0 det | 20 x 30 | Economy | Normal | 1950 |
| Porch-open/deck | 386.00 sq ft | Average | Normal | 2004 |
| Porch-covered | 48.00 sq ft | Average | Normal | 2004 |
| Porch-open/deck | 0 x 0 | Average | Normal | 2007 |

Land Types

| Type | Size |
|----------|------------|
| Primary | 0.25 acres |
| Residual | 0.36 acres |

Special Districts for 2025 (Tentative)

| Description | Units | Percent | Type | Value |
|---------------------------|-------|---------|------|-------|
| FD102-Roscoe/rockland fd | 0 | 0% | | 0 |
| LT080-Roscoe light | 0 | 0% | | 0 |
| SD060-Roscoe sewer | 0 | 0% | | 0 |
| WD036-Roscoe/rcklnd water | 0 | 0% | | 0 |

Special Districts for 2024

| Description | Units | Percent | Type | Value |
|---------------------------|-------|---------|------|-------|
| FD102-Roscoe/rockland fd | 0 | 0% | | 0 |
| LT080-Roscoe light | 0 | 0% | | 0 |
| SD060-Roscoe sewer | 0 | 0% | | 0 |
| WD036-Roscoe/rcklnd water | 0 | 0% | | 0 |

Exemptions

| Year | Description | Amount | Exempt % | Start Yr | End Yr | V Flag | H Code | Own % |
|------|-------------|------------------------------------|----------|----------|--------|--------|--------|-------|
| 2025 | AGED-CT | (Tentative)\$43,560 | 40 | 2023 | | | | 0 |
| 2025 | AGED-S | (Tentative)\$27,225 | 25 | 2023 | | | | 0 |
| 2025 | BAS STAR | (Tentative)\$12,690 | 0 | 2023 | | | | 0 |
| 2024 | AGED-CT | \$43,560 | 40 | 2023 | | | | 0 |
| 2024 | AGED-S | \$27,225 | 25 | 2023 | | | | 0 |
| 2024 | BAS STAR | \$14,260 | 0 | 2023 | | | | 0 |

Taxes

| Year | Description | Amount |
|------|-------------|------------|
| 2017 | County | \$3,040.71 |
| 2016 | County | \$2,929.17 |

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