



Property Description Report For: 870 Old Route 17, Municipality of Rockland

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	484400
		Tax Map ID #:	25.-1-50.1
		Property Class:	421 - Restaurant
		Site:	COM 1
		In Ag. District:	No
		Site Property Class:	421 - Restaurant
		Zoning Code:	NB - nbhd business
		Neighborhood Code:	00010
		School District:	
Total Acreage/Size:	4.15	Total Assessment:	2025 - Tentative \$95,000 2024 - \$95,000
Land Assessment:	2025 - Tentative \$18,100 2024 - \$18,100		
Full Market Value:	2025 - Tentative \$275,400 2024 - \$265,700		
Equalization Rate:	----	Property Desc:	
Deed Book:	2021	Deed Page:	11698
Grid East:	401410	Grid North:	1124333

Owners

Get Busy Boyz Dev. & Const.,
LLC
331 S First Ave
Mount Vernon NY 10550

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
11/9/2021	\$159,000	421 - Restaurant	Land & Building	870 Building, LLC	Yes	Yes	No	2021/11698
12/3/2018	\$45,000	421 - Restaurant	Land & Building	Consolidated Funds, LLC	No	No	No	2018/8548
5/13/2014	\$45,000	421 - Restaurant	Land & Building	Western Sullivan O.R.E., LLC	No	No	No	2014/3011
6/14/2005	\$385,000	421 - Restaurant	Land & Building	Knief, William F	Yes	Yes	No	3080/355
12/15/1999	\$110,000	421 - Restaurant	Land & Building	Elkins, Vilma	No	No	No	2157/552

Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Electric		

Inventory

Overall Eff Year Built:	1975	Overall Condition:	Normal
Overall Grade:	Average	Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Indent Bldgs
100	0	0	0	Unfinished	1955	1975	Fair	Average	10070	2	1

Site Uses

Use	Rentable Area (sqft)	Total Units
Restaurant	8,870	0
Non-contrib	1,200	0
External apt	1,200	1

Improvements

Structure	Size	Grade	Condition	Year
Cold stor rm	270 × 2	Average	Normal	1975
Pavng-asphlt	30000 × 4	Average	Normal	1999

Land Types

Type	Size
Primary	0.25 acres
Residual	3.90 acres

Special Districts for 2025 (Tentative)

Description	Units	Percent	Type	Value
FD099-Liv manor fire	0	0%		0

Special Districts for 2024

Description	Units	Percent	Type	Value
FD099-Liv manor 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	\$4,073.63
2016	County	\$3,906.26

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