

# Orange County, NY

## Property



**Property Address:** 28 Cavalin Dr  
**Municipality:** Town of Montgomery  
**Tax ID:** 21-2-9.11

## Summary

|                             |                                |
|-----------------------------|--------------------------------|
| <b>Municipality</b>         | Town of Montgomery             |
| <b>SWIS</b>                 | 334289                         |
| <b>Tax ID</b>               | 21-2-9.11                      |
| <b>Status</b>               | Active                         |
| <b>Roll Section</b>         | Taxable                        |
| <b>Property Address</b>     | 28 Cavalin Dr<br>Montgomery NY |
| <b>Property Class</b>       | 210 - 1 Family Res             |
| <b>Ownership Code</b>       |                                |
| <b>In Ag District</b>       | No                             |
| <b>Zoning</b>               | RA3A                           |
| <b>Neighborhood</b>         | 5                              |
| <b>School District</b>      | Valley Central Sch             |
| <b>Property Description</b> | Lot 1 Gualtieri Sub Map 9644   |
| <b>Total Acreage/Size</b>   | 1.2                            |
| <b>Deed Book</b>            | 15878                          |
| <b>Deed Page</b>            | 639                            |
| <b>Grid East</b>            | 571706                         |
| <b>Grid North</b>           | 981249                         |
| <b>Bank Code</b>            |                                |

## Owners

[COUNTY OF ORANGE](#)  
 255 MAIN St  
 GOSHEN, NY 10924

## Valuation

| Assessed Year            | 2026             | 2025             |
|--------------------------|------------------|------------------|
|                          | <b>Tentative</b> |                  |
| Equalization Rate        | 37.00%           | 40.00%           |
| Land Assessment          | \$38,800         | \$38,800         |
| <b>Total Assessment</b>  | <b>\$160,800</b> | <b>\$160,800</b> |
| <b>Full Market Value</b> | <b>\$459,400</b> | <b>\$434,600</b> |

## Special Districts

| Year           | Description                  | Type | Units | Percent | Value |
|----------------|------------------------------|------|-------|---------|-------|
| 2026 Tentative | FD026 - Montgomery fire      |      | 0     | 0%      | \$0   |
| 2026 Tentative | AM009 - Montgomery Ambulance |      | 0     | 0%      | \$0   |
| 2025           | FD026 - Montgomery fire      |      | 0     | 0%      | \$0   |
| 2025           | AM009 - Montgomery Ambulance |      | 0     | 0%      | \$0   |

## Land

| Site  | Land Type | Size       |
|-------|-----------|------------|
| Res 1 | Primary   | 0.69 acres |
| Res 1 | Residual  | 0.51 acres |

## Sales

| Sale Date | Sale Price | Property Class     | Sale Type       | Prior Owner     | Value Usable | Arms Length | Addl. Parcels | Deed Book/Page |
|-----------|------------|--------------------|-----------------|-----------------|--------------|-------------|---------------|----------------|
| 3/26/2026 | \$10       | 210 - 1 Family Res | Land Only       | Maier, Edward J | No           | No          | Yes           | 15878 / 639    |
| 8/27/2021 | \$0        | 210 - 1 Family Res | Land & Building | Maier, Edward J | No           | No          | Yes           | 15041 / 1780   |

## Additional Parcels Involved in Sale

[03/26/2026 15878/639](#)
[08/27/2021 15041/1780](#)

## Residential Buildings

|                      |               |                           |          |
|----------------------|---------------|---------------------------|----------|
| Site                 | Res 1         | Living Area               | 1,608    |
| Building Style       | Colonial      | First Story Area          | 916      |
| Number of Full Baths | 2             | Second Story Area         | 692      |
| Number of Half Baths | 1             | Half Story Area           | 0        |
| Number of Bedrooms   | 3             | Additional Story Area     | 0        |
| Number of Kitchens   | 1             | Three Quarter Story Area  | 0        |
| Number of Fireplaces | 0             | Finished Basement Area    | 0        |
| Overall Condition    | Good          | Finished Rec Room Area    | 0        |
| Overall Grade        | Average       | Finished Area Over Garage | 0        |
| Porch Type           | Porch-covered | Number of Stories         | 2        |
| Porch Area           | 60            | Sewer Type                | Private  |
| Year Built           | 1996          | Water Supply              | Private  |
| Effective Year Built |               | Utilities                 | Electric |
| Basement Type        | Partial       | Heat Type                 | Hot air  |
| Basement Garage Cap. | 0             | Fuel Type                 | Oil      |
| Attached Garage Cap. | 400           | Central Air               | No       |

## Improvements

| Site  | Structure       | Size      | Grade   | Condition | Year Built |
|-------|-----------------|-----------|---------|-----------|------------|
| Res 1 | Gar-1.5 att     | 20 x 20   | Average | Good      | 1996       |
| Res 1 | Porch-covered   | 60 sq ft  | Average | Good      | 1996       |
| Res 1 | Porch-open/deck | 160 sq ft | Average | Good      | 1996       |

## Historical Tax Summary

| Tax Year             | Tax Type | Original Bill | Total Assessed Value | Full Market Value | Uniform % | Roll Section |
|----------------------|----------|---------------|----------------------|-------------------|-----------|--------------|
| <a href="#">2026</a> | County   | \$9,210.53    | \$160,800.00         | \$434,600.00      | 37.00%    | 1            |
| <a href="#">2025</a> | School   | \$5,937.55    | \$160,800.00         | \$434,600.00      | 37.00%    | 1            |
| <a href="#">2025</a> | County   | \$8,865.67    | \$160,800.00         | \$402,000.00      | 40.00%    | 1            |
| <a href="#">2024</a> | School   | \$5,932.32    | \$160,800.00         | \$402,000.00      | 40.00%    | 1            |
| <a href="#">2024</a> | County   | \$8,387.22    | \$160,800.00         | \$382,900.00      | 42.00%    | 1            |
| <a href="#">2023</a> | School   | \$5,866.04    | \$160,800.00         | \$382,900.00      | 42.00%    | 1            |
| <a href="#">2023</a> | County   | \$8,607.00    | \$160,800.00         | \$328,200.00      | 49.00%    | 1            |
| <a href="#">2022</a> | School   | \$5,988.29    | \$160,800.00         | \$328,200.00      | 49.00%    | 1            |
| <a href="#">2022</a> | County   | \$8,541.17    | \$160,800.00         | \$287,100.00      | 56.00%    | 1            |
| <a href="#">2021</a> | School   | \$5,920.76    | \$160,800.00         | \$287,100.00      | 56.00%    | 1            |
| <a href="#">2021</a> | County   | \$8,604.20    | \$160,800.00         | \$277,200.00      | 58.00%    | 1            |
| <a href="#">2020</a> | School   | \$5,934.79    | \$160,800.00         | \$277,200.00      | 58.00%    | 1            |
| <a href="#">2020</a> | County   | \$8,583.79    | \$160,800.00         | \$263,600.00      | 61.00%    | 1            |
| <a href="#">2019</a> | School   | \$5,877.19    | \$160,800.00         | \$263,600.00      | 61.00%    | 1            |
| <a href="#">2019</a> | County   | \$8,443.88    | \$160,800.00         | \$247,400.00      | 65.00%    | 1            |
| <a href="#">2018</a> | School   | \$5,834.54    | \$160,800.00         | \$247,400.00      | 65.00%    | 1            |
| <a href="#">2018</a> | County   | \$8,257.96    | \$160,800.00         | \$236,500.00      | 68.00%    | 1            |
| <a href="#">2017</a> | School   | \$5,667.98    | \$160,800.00         | \$236,500.00      | 68.00%    | 1            |
| <a href="#">2017</a> | County   | \$8,203.13    | \$160,800.00         | \$226,500.00      | 71.00%    | 1            |
| <a href="#">2016</a> | School   | \$5,639.41    | \$160,800.00         | \$226,500.00      | 71.00%    | 1            |
| <a href="#">2016</a> | County   | \$8,196.41    | \$160,800.00         | \$223,300.00      | 72.00%    | 1            |
| <a href="#">2015</a> | School   | \$5,671.39    | \$160,800.00         | \$223,300.00      | 72.00%    | 1            |
| <a href="#">2015</a> | County   | \$8,077.03    | \$160,800.00         | \$226,500.00      | 71.00%    | 1            |
| <a href="#">2015</a> | County   | \$8,077.03    | \$160,800.00         | \$226,500.00      | 71.00%    | 1            |

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

## Exemptions

| Tax Year       | Code Description | Amount    | Exempt % | Start Year | End Year | Vflag | Hcode | Own % |
|----------------|------------------|-----------|----------|------------|----------|-------|-------|-------|
| 2026 Tentative | 33201 - TAX SALE | \$160,800 | 0        | 2026       | 2028     | No    |       | 0     |

No data available for the following modules: Comparable Search (Com), Historic Deed, Inventory, Commercial Buildings, Utilities, Site Uses, View Tax Map, Photos.

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