

Orange County, NY

Property



Property Address: Bluff Ave
Municipality: Town of Warwick
Tax ID: 77-6-6

Summary

Municipality	Town of Warwick
SWIS	335489
Tax ID	77-6-6
Status	Active
Roll Section	Taxable
Property Address	Bluff Ave Greenwood Lake NY 10925
Property Class	311 - Res vac land
Ownership Code	
In Ag District	No
Zoning	00205
Neighborhood	9330
School District	Greenwood Lake Sch
Property Description	Lt 140 Second Div W H Agr
Total Acreage/Size	60 x 199
Deed Book	15878
Deed Page	639
Grid East	543855
Grid North	857162
Bank Code	

Owners

[County of Orange](#)
[Attn: Real Property](#)
 255 Main St
 Goshen, NY 10924

Valuation

Assessed Year	2026	2025
	Tentative	
Equalization Rate	8.40%	8.90%
Land Assessment	\$3,500	\$3,500
Total Assessment	\$3,500	\$3,500
Full Market Value	\$45,800	\$41,700

Special Districts

Year	Description	Type	Units	Percent	Value
2026 Tentative	AM006 - Gwd Lake Ambul		0	0%	\$0
2026 Tentative	FD019 - Warwick Fire 2		0	0%	\$0
2025	AM006 - Gwd Lake Ambul		0	0%	\$0
2025	FD019 - Warwick Fire 2		0	0%	\$0

Land

Site	Land Type	Size
Res 1	Undeveloped	60 x 189

Sales

Sale Date	Sale Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book/Page
3/26/2026	\$10	311 - Res vac land	Land Only	Hardy, Nicholas P	No	No	Yes	15878 / 639

Additional Parcels Involved in Sale

✓ 03/26/2026 15878/639

Residential Buildings

Site
 Building Style
 Number of Full Baths
 Number of Half Baths
 Number of Bedrooms
 Number of Kitchens
 Number of Fireplaces
 Overall Condition
 Overall Grade
 Porch Type
 Porch Area
 Year Built
 Effective Year Built
 Basement Type
 Basement Garage Cap.
 Attached Garage Cap. 0

Res 1

Living Area
 First Story Area
 Second Story Area
 Half Story Area
 Additional Story Area
 Three Quarter Story Area
 Finished Basement Area
 Finished Rec Room Area
 Finished Area Over Garage
 Number of Stories
 Sewer Type
 Water Supply
 Utilities
 Heat Type
 Fuel Type
 Central Air

None
 None
 Electric
 No

Historical Tax Summary

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2026	County	\$888.15	\$3,500.00	\$41,700.00	8.40%	1
2025	School	\$636.20	\$3,500.00	\$41,700.00	8.40%	1
2025	County	\$870.80	\$3,500.00	\$39,300.00	8.90%	1
2024	School	\$621.26	\$3,500.00	\$39,300.00	8.90%	1
2024	County	\$860.43	\$3,500.00	\$37,800.00	9.25%	1
2023	School	\$613.96	\$3,500.00	\$37,800.00	9.25%	1
2023	County	\$848.75	\$3,500.00	\$32,300.00	10.85%	1
2022	School	\$603.27	\$3,500.00	\$32,300.00	10.85%	1
2022	County	\$844.90	\$3,500.00	\$28,000.00	12.50%	1
2021	School	\$593.27	\$3,500.00	\$28,000.00	12.50%	1
2021	County	\$210.65	\$3,500.00	\$26,900.00	13.00%	1
2020	School	\$592.97	\$3,500.00	\$26,900.00	13.00%	1
2020	County	\$209.86	\$3,500.00	\$25,500.00	13.70%	1
2019	School	\$589.17	\$3,500.00	\$25,500.00	13.70%	1
2019	County	\$206.23	\$3,500.00	\$24,800.00	14.10%	1
2018	School	\$582.33	\$3,500.00	\$24,800.00	14.10%	1
2018	County	\$200.95	\$3,500.00	\$24,000.00	14.60%	1
2017	School	\$574.04	\$3,500.00	\$24,000.00	14.60%	1
2017	County	\$195.91	\$3,500.00	\$23,300.00	15.00%	1
2016	School	\$573.06	\$3,500.00	\$23,300.00	15.00%	1
2016	County	\$194.92	\$3,500.00	\$23,300.00	15.00%	1
2015	School	\$569.36	\$3,500.00	\$23,300.00	15.00%	1
2015	County	\$193.57	\$3,500.00	\$23,300.00	15.00%	1
2015	County	\$193.57	\$3,500.00	\$23,300.00	15.00%	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	\$3,500	0	2026	2028	No		0

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

The Orange County, NY Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Orange County, NY for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. The data contained herein is a matter of public record.

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