

Orange County, NY

Property



Property Address: Co Rt 49
Municipality: Town of Wawayanda
Tax ID: 11-1-7.1

Summary

Municipality Town of Wawayanda
SWIS 335600
Tax ID 11-1-7.1
Status Active
Roll Section Taxable
Property Address Co Rt 49
 Middletown NY 10940
Property Class 311 - Res vac land
Ownership Code
In Ag District No
Zoning RH
Neighborhood 7
School District Minisink Csd
Property Description
Total Acreage/Size 6.5
Deed Book 15878
Deed Page 639
Grid East 500942
Grid North 938212
Bank Code

Owners

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

Valuation

Assessed Year	2026	2025
	Tentative	
Equalization Rate	38.60%	44.60%
Land Assessment	\$25,100	\$25,100
Total Assessment	\$25,100	\$25,100
Full Market Value	\$70,300	\$65,000

Special Districts

Year	Description	Type	Units	Percent	Value
2026 Tentative	FD046 - Slate hill fire		0	0%	\$0
2026 Tentative	AM011 - Wawayanda Ambulance		0	0%	\$0
2025	FD046 - Slate hill fire		0	0%	\$0
2025	AM011 - Wawayanda Ambulance		0	0%	\$0

Land

Site	Land Type	Size
Res 1	Undeveloped	2 acres
Res 1	Residual	4.5 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	311 - Res vac land	Land Only	Estate of Frederick, Benedict	No	No	Yes	15878 / 639
2/4/2002	\$25,000	311 - Res vac land	Land Only	Kress, Ursula	Yes	Yes	No	05864 / 00075

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
 Gas & elec
 No

Historical Tax Summary

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2026	County	\$1,255.44	\$25,100.00	\$65,000.00	38.60%	1
2025	School	\$913.63	\$25,100.00	\$65,000.00	38.60%	1
2025	County	\$1,218.32	\$25,100.00	\$56,300.00	44.60%	1
2024	School	\$884.59	\$25,100.00	\$56,300.00	44.60%	1
2024	County	\$1,224.97	\$25,100.00	\$54,600.00	46.00%	1
2023	School	\$901.96	\$25,100.00	\$54,600.00	46.00%	1
2023	County	\$1,238.02	\$25,100.00	\$49,200.00	51.00%	1
2022	School	\$907.01	\$25,100.00	\$49,200.00	51.00%	1
2022	County	\$1,226.30	\$25,100.00	\$42,200.00	59.50%	1
2021	School	\$892.78	\$25,100.00	\$42,200.00	59.50%	1
2021	County	\$1,200.02	\$25,100.00	\$40,800.00	61.50%	1
2020	School	\$869.67	\$25,100.00	\$40,800.00	61.50%	1
2020	County	\$1,170.17	\$25,100.00	\$38,300.00	65.50%	1
2019	School	\$844.11	\$25,100.00	\$38,300.00	65.50%	1
2019	County	\$1,146.50	\$25,100.00	\$36,900.00	68.00%	1
2018	School	\$826.48	\$25,100.00	\$36,900.00	68.00%	1
2018	County	\$1,148.10	\$25,100.00	\$36,600.00	68.50%	1
2017	School	\$826.87	\$25,100.00	\$36,600.00	68.50%	1
2017	County	\$246.82	\$25,100.00	\$36,600.00	68.50%	1
2016	School	\$824.78	\$25,100.00	\$36,600.00	68.50%	1
2016	County	\$1,160.96	\$25,100.00	\$36,100.00	69.50%	1
2015	School	\$837.81	\$25,100.00	\$36,100.00	69.50%	1
2015	County	\$1,142.10	\$25,100.00	\$34,600.00	72.50%	1
2015	County	\$1,142.10	\$25,100.00	\$34,600.00	72.50%	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	\$25,100	0	2026	2029	No		0

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

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