

Sullivan County, NY

Property



Property Address: Mocking Bird Trl
Municipality: Town of Bethel
Tax ID: 51.A-7-7

Summary

Status	Active
Roll Section	Taxable
Property Class	311 - Res vac land
Ownership Code	
In Ag District	No
Zoning	02
Neighborhood	18
School District	Monticello
Property Description	Sec B Lots 775-780
Total Acreage/Size	150 x 117
Deed Book	1098
Deed Page	00171
Grid East	411963
Grid North	1027335

[View Map](#)

Owners

Frank Mustilli	Blanche Mustilli
349 Prospect St	349 Prospect St
South Orange, NJ 07079	South Orange, NJ 07079

Valuation

Assessed Year	2025	2024
Equalization Rate	37.00%	39.30%
Land Assessment	\$1,200	\$1,200
Total Assessment	\$1,200	\$1,200
Full Market Value	\$3,500	\$3,200

Special Districts

Year	Description	Type	Units	Percent	Value
2025	AMB02 - Ambulance dist #2		0	0%	\$0
2025	FD003 - Mongaup valley fire		0	0%	\$0
2025	LD001 - E b crawford mem lib		0	0%	\$0
2024	AMB02 - Ambulance dist #2		0	0%	\$0
2024	FD003 - Mongaup valley fire		0	0%	\$0
2024	LD001 - E b crawford mem lib		0	0%	\$0

Land

Site	Land Type	Size
Res 1	Undeveloped	0.4 acres

Sales

Sale Date	Sale Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book/Page
6/1/1983	\$8,000	311 - Res vac land	Land Only	Capirossi, Andrew	Yes	Yes	No	1098 / 00171

Residential Buildings

Site	Res 1	Living Area	
Building Style		First Story Area	
Number of Full Baths		Second Story Area	
Number of Half Baths		Half Story Area	
Number of Bedrooms		Additional Story Area	
Number of Kitchens		Three Quarter Story Area	
Number of Fireplaces		Finished Basement Area	
Overall Condition		Finished Rec Room Area	
Overall Grade		Finished Area Over Garage	
Porch Type		Number of Stories	
Porch Area		Sewer Type	None
Year Built		Water Supply	None
Effective Year Built		Utilities	No Public
Basement Type		Heat Type	
Basement Garage Cap.		Fuel Type	
Attached Garage Cap.	0	Central Air	No

Historical Tax Summary

My Tax Dollars						
Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2026	County	\$66.00	\$1,200.00	\$3,500.00	33.94%	1
2025	School	\$31.52	\$1,200.00	\$3,500.00	33.94%	1
2025	County	\$64.95	\$1,200.00	\$3,200.00	37.00%	1

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

Taxable Values

Tax Year	2025	2024
County Taxable	\$1,200	\$1,200
County Taxable Exemptions	\$0	\$0
Municipality Taxable	\$1,200	\$1,200
Municipality Taxable Exemptions	\$0	\$0
Village Taxable		
Village Taxable Exemptions		
School Taxable	\$1,200	\$1,200
School Taxable Exemptions	\$0	\$0

GIS Map



No data available for the following modules: Comparable Search (Com), Assessment Sales Analysis Program, Additional Parcels Involved in Sale, Historic Deed, Inventory, Commercial Buildings, Utilities, Site Uses, Improvements (All), Improvements, Exemptions, Photos.