

Sullivan County, NY

Property



Property Address: 46 Island Rd
Municipality: Town of Neversink
Tax ID: 40.-1-23.5

Summary

Status	Active
Roll Section	Taxable
Property Class	210 - 1 Family Res
Ownership Code	
In Ag District	No
Zoning	01
Neighborhood	0
School District	Tri-Valley
Property Description	
Total Acreage/Size	2.05
Deed Book	2010
Deed Page	59537
Grid East	474291
Grid North	1089938

[View Map](#)

Owners

Melanie Harris
65 Standish Dr
Scarsdale, NY 10583

Valuation

Assessed Year	2025	2024
Equalization Rate	2.40%	2.70%
Land Assessment	\$500	\$500
Total Assessment	\$2,800	\$2,800
Full Market Value	\$124,400	\$116,667

Special Districts

Year	Description	Percent	Value
2025	AMB65 - Grahamsville amb dis	0%	\$0
2025	FD090 - Grahamsville fire	0%	\$0
2024	AMB65 - Grahamsville amb dis	0%	\$0
2024	FD090 - Grahamsville fire	0%	\$0

Land

Site	Land Type	Size
Res 1	Primary	1 acres
Res 1	Residual	1.05 acres

Sales

Sale Date	Sale Price	Sale Type	Deed Book/Page
10/29/2010	\$125,000	Land & Building	2010 / 59537
9/7/1999	\$62,000	Land & Building	02138 / 00001
5/1/1989	\$81,500	Land & Building	1374 / 260

Residential Buildings

Site	Res 1	Living Area	900
Building Style	Contemporary	First Story Area	600
Number of Full Baths	1	Second Story Area	0
Number of Half Baths	0	Half Story Area	300
Number of Bedrooms	1	Additional Story Area	0
Number of Kitchens	1	Three Quarter Story Area	0
Number of Fireplaces	0	Finished Basement Area	0
Overall Condition	Normal	Finished Rec Room Area	0
Overall Grade	Average	Finished Area Over Garage	0
Porch Type	Porch-open/deck	Number of Stories	1.5
Porch Area	500	Sewer Type	Private
Year Built	1971	Water Supply	Private
Effective Year Built		Utilities	Electric
Basement Type	Full	Heat Type	Hot wtr/stm
Basement Garage Cap.	0	Fuel Type	Natural Gas
Attached Garage Cap.	0	Central Air	No

Improvements (All)

Site	Structure	Size	Grade	Year Built
Res 1	Porch-open/deck	10 x 50	Average	1978
Res 1	Porch-open/deck	10 x 20	Average	1978
Res 1	Porch-open/deck	200 sq ft	Average	1971

Improvements

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Historical Tax Summary

My Tax Dollars			
Tax Year	Tax Type	Original Bill	Roll Section
2026	County	\$2,612.92	1
2025	School	\$1,372.73	1
2025	County	\$2,591.77	1

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

Taxable Values

Tax Year	2025	2024
County Taxable	\$2,800	\$2,800
County Taxable Exemptions	\$0	\$0
Municipality Taxable	\$2,800	\$2,800
Municipality Taxable Exemptions	\$0	\$0
Village Taxable		
Village Taxable Exemptions		
School Taxable	\$2,800	\$2,800
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, Exemptions, Photos.

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