

Property

**Property Address:** 3060 Route 44-55**Municipality:** Town of Gardiner**Tax ID:** 85.3-3-11

Summary

SWIS 512400
Status Active
Roll Section Taxable
Property Class 210 - 1 Family Res
Ownership Code
In Ag District No
Zoning SP1 - Ag Res 200K s/f
Neighborhood 4
School District WALLKILL CENTRAL
Property Description
Total Acreage/Size 0.9
Deed Book 02475
Deed Page 00246
Grid East 574924
Grid North 1051895



08/25/2015 - House Front

Owners

Cynthia C Romano [William Conner](#)
 3060 Route 44-55 3060 Route 44-55
 Gardiner, NY 12525 Gardiner, NY 12525

Valuation

Assessed Year	2026	2025
Equalization Rate	55.00%	57.50%
Land Assessment	\$75,000	\$75,000
Total Assessment	\$142,000	\$142,000
Full Market Value	\$258,182	\$246,957

Special Districts

Year	Description	Type	Units	Percent	Value
2026	AD101 - Gardiner Ambulance		0	0%	\$0
2026	FD031 - Gardiner fire		0	0%	\$0
2025	FD031 - Gardiner fire		0	0%	\$0
2025	AD101 - Gardiner Ambulance		0	0%	\$0

Land

Site	Land Type	Size
Res 1	Primary	0.9 acres

Residential Buildings

Site	Res 1	Living Area	622
Building Style	Cottage	First Story Area	622
Number of Full Baths	1	Second Story Area	0
Number of Half Baths	0	Half Story Area	0
Number of Bedrooms	2	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-enclsd	Number of Stories	1
Porch Area	80	Sewer Type	Private
Year Built	1920	Water Supply	Private
Effective Year Built		Utilities	Electric
Basement Type	Partial	Heat Type	Hot air
Basement Garage Cap.	0	Fuel Type	Propane/LPG
Attached Garage Cap.	0	Central Air	No

Improvements

Site	Structure	Size	Grade	Condition	Year Built	Replacement Cost
Res 1	Porch-enclsd	80 sq ft	Average	Normal	1920	\$8,342

Historical Tax Summary

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2026	County	\$5,367.05	\$142,000.00	\$246,957.00	57.50%	1
2025	School	\$3,863.34	\$142,000.00	\$246,957.00	57.50%	1
2025	County	\$5,237.65	\$142,000.00	\$229,032.00	62.00%	1
2024	School	\$3,903.51	\$142,000.00	\$229,032.00	62.00%	1
2024	County	\$4,990.76	\$142,000.00	\$211,940.00	67.00%	1
2023	School	\$3,719.85	\$142,000.00	\$211,940.00	67.00%	1
2023	County	\$5,241.67	\$142,000.00	\$197,222.00	72.00%	1
2022	School	\$3,887.76	\$142,000.00	\$197,222.00	72.00%	1
2022	County	\$5,072.14	\$142,000.00	\$158,659.00	89.50%	1
2021	School	\$3,720.20	\$142,000.00	\$158,659.00	89.50%	1
2021	County	\$5,072.74	\$142,000.00	\$151,064.00	94.00%	1
2020	School	\$3,711.53	\$142,000.00	\$151,064.00	94.00%	1
2020	County	\$5,001.91	\$142,000.00	\$142,000.00	100.00%	1
2019	School	\$3,643.85	\$142,000.00	\$142,000.00	100.00%	1
2019	County	\$4,923.55	\$135,000.00	\$135,000.00	100.00%	1
2018	School	\$3,593.53	\$135,000.00	\$135,000.00	100.00%	1
2018	County	\$4,852.62	\$135,000.00	\$135,000.00	100.00%	1
2017	School	\$3,510.89	\$135,000.00	\$135,000.00	100.00%	1
2017	County	\$4,138.01	\$107,700.00	\$115,806.00	93.00%	1
2016	School	\$2,979.55	\$107,700.00	\$115,806.00	93.00%	1
2016	County	\$4,132.80	\$107,700.00	\$115,806.00	93.00%	1
2015	School	\$2,970.19	\$107,700.00	\$115,806.00	93.00%	1
2015	County	\$865.51	\$107,700.00	\$115,806.00	93.00%	1
2014	School	\$2,946.94	\$107,700.00	\$115,806.00	93.00%	1
2014	County	\$871.52	\$107,700.00	\$117,065.00	92.00%	1

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

Taxable Values

Tax Year	2026	2025
County Taxable	\$142,000	\$142,000
County Taxable Exemptions	\$0	\$0
Municipality Taxable	\$142,000	\$142,000
Municipality Taxable Exemptions	\$0	\$0
Village Taxable		
Village Taxable Exemptions		
School Taxable	\$142,000	\$142,000
School Taxable Exemptions	\$0	\$0

Documents

[Property Record Card \(PDF\)](#)

Photos



08/25/2015 - House Front

Real Property Transfer Application

[RP-5217 Form](#)

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

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