

Property



Property Address: 721 Route 28

Municipality: Town of Kingston

Tax ID: 47.7-2-7

Summary

SWIS 513000
 Status Active
 Roll Section Taxable
 Property Class 484 - 1 use sm bld
 Ownership Code
 In Ag District No
 Zoning
 Neighborhood 1
 School District KINGSTON CONSOLIDA
 Property Description
 Total Acreage/Size 1
 Deed Book 7554
 Deed Page 228
 Grid East 606953
 Grid North 1143565

Owners

721 Holdings LLC
 PO Box 857
 Franklin, NY 13775

Valuation

Assessed Year	2026	2025
Equalization Rate	42.00%	42.00%
Land Assessment	\$125,000	\$125,000
Total Assessment	\$365,000	\$365,000
Full Market Value	\$869,048	\$869,048

Special Districts

Year	Description	Type	Units	Percent	Value
2026	FD061 - Sawkill fire		0	0%	\$0
2025	FD061 - Sawkill fire		0	0%	\$0

Land

Site	Land Type	Size
Com 1	Primary	1 acres

Sales

Sale Date	Sale Price	Property Class	Sale Type	Current Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book/Page
10/10/2025	\$0	484 - 1 use sm bld	Land & Building	721 Holdings LLC	No	No	No	7554 / 228
11/24/2008	\$270,000	484 - 1 use sm bld	Land & Building	Leber, Mary	Yes	Yes	No	4642 / 141
4/16/2007	\$278,000	484 - 1 use sm bld	Land & Building	Gene's Place Inc	Yes	Yes	No	4398 / 248

Historic Deed

Book/Page	Prior Printkey
7554 / 228	
4642 / 141	
4398 / 248	
	47.2-2-7
3244 / 68	104502000

Inventory

Site	Com 1	Overall Grade	Average
Overall EFF Year Built	1963	Overall Desirability	Superior
Overall Condition	Normal		

Commercial Buildings

Site	Com 1	Eff Year Built	
Air Cond. %	0	Condition	Normal
Sprinkler %	0	Quality	Average
Alarm %	0	Gross Floor Area	3,216
Elevators	0	Stories	1
Basement Type		Nbr Identical Bldgs	1
Year Built	1963		

Utilities

Site	Com 1	Water Supply	Private
Sewer Type	Private	Utilities	Electric

Site Uses

Site	Use	Rentable Area	Total Units
Com 1	Small retail	3,216	0

Historical Tax Summary

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2026	County	\$7,036.89	\$365,000.00	\$869,048.00	42.00%	1
2025	School	\$14,060.87	\$365,000.00	\$869,048.00	42.00%	1
2025	County	\$6,938.39	\$365,000.00	\$651,786.00	56.00%	1
2024	School	\$11,656.06	\$365,000.00	\$651,786.00	56.00%	1
2024	County	\$5,952.04	\$365,000.00	\$608,333.00	60.00%	1
2023	School	\$11,264.65	\$365,000.00	\$608,333.00	60.00%	1
2023	County	\$5,738.80	\$365,000.00	\$536,765.00	68.00%	1
2022	School	\$11,205.10	\$365,000.00	\$536,765.00	68.00%	1
2022	County	\$5,773.02	\$365,000.00	\$474,026.00	77.00%	1
2021	School	\$11,376.22	\$365,000.00	\$474,026.00	77.00%	1
2021	County	\$5,564.04	\$365,000.00	\$450,617.00	81.00%	1
2020	School	\$11,856.22	\$365,000.00	\$450,617.00	81.00%	1
2020	County	\$5,466.92	\$365,000.00	\$420,749.00	86.75%	1
2019	School	\$11,857.50	\$365,000.00	\$420,749.00	86.75%	1
2019	County	\$5,259.79	\$365,000.00	\$408,964.00	89.25%	1
2018	School	\$11,553.47	\$365,000.00	\$408,964.00	89.25%	1
2018	County	\$5,254.94	\$365,000.00	\$401,540.00	90.90%	1
2017	School	\$11,503.23	\$365,000.00	\$401,540.00	90.90%	1
2017	County	\$5,180.40	\$365,000.00	\$393,531.00	92.75%	1
2016	School	\$11,244.97	\$365,000.00	\$393,531.00	92.75%	1
2016	County	\$5,047.99	\$365,000.00	\$374,359.00	97.50%	1
2015	School	\$10,563.14	\$365,000.00	\$374,359.00	97.50%	1
2015	County	\$4,971.46	\$365,000.00	\$378,238.00	96.50%	1
2014	School	\$10,525.84	\$365,000.00	\$378,238.00	96.50%	1
2014	County	\$4,934.44	\$365,000.00	\$386,243.00	94.50%	1

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

Taxable Values

Tax Year	2026	2025
County Taxable	\$365,000	\$365,000
County Taxable Exemptions	\$0	\$0
Municipality Taxable	\$365,000	\$365,000
Municipality Taxable Exemptions	\$0	\$0
Village Taxable		
Village Taxable Exemptions		
School Taxable	\$365,000	\$365,000
School Taxable Exemptions	\$0	\$0

Documents

Property Record Card (PDF)

Real Property Transfer Application

RP-5217 Form

No data available for the following modules: Comparable Search (Res), Residential Buildings, Improvements, Exemptions, Photos.

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