

## Property



**Property Address:** 159-161 Western Ave  
**Municipality:** Town of Marlborough  
**Tax ID:** 108.2-7-19.100

## Summary

SWIS 513600  
 Status Active  
 Roll Section Taxable  
 Property Class 280 - Res Multiple  
 Ownership Code  
 In Ag District No  
 Zoning RAG1 - Res. Ag. 1  
 Neighborhood 5  
 School District MARLBORO CENTRAL  
 Property Description Includes Lot 108.2-7-18  
 Total Acreage/Size 2.22  
 Deed Book 7638  
 Deed Page 156  
 Grid East 631411  
 Grid North 1013336



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## Owners

[County of Ulster](#)  
 P.O. Box 1800  
 Kingston, NY 12402

## Valuation

| Assessed Year           | 2026             | 2025             |
|-------------------------|------------------|------------------|
| Equalization Rate       | 52.00%           | 56.56%           |
| Land Assessment         | \$89,000         | \$89,000         |
| <b>Total Assessment</b> | <b>\$223,200</b> | <b>\$223,200</b> |
| Full Market Value       | \$429,231        | \$394,625        |

## Special Districts

| Year | Description               | Type | Units | Percent | Value |
|------|---------------------------|------|-------|---------|-------|
| 2026 | WD091 - Marlborough water |      | 0     | 0%      | \$0   |
| 2026 | FD091 - Marlborough fire  |      | 0     | 0%      | \$0   |
| 2025 | FD091 - Marlborough fire  |      | 0     | 0%      | \$0   |
| 2025 | WD091 - Marlborough water |      | 0     | 0%      | \$0   |
| 2025 | RT002 - Unpaid water      | T    | 0     | 0%      | \$0   |

## Land

| Site  | Land Type | Size       |
|-------|-----------|------------|
| Res 1 | Primary   | 1 acres    |
| Res 1 | Residual  | 1.21 acres |
| Res 2 | Secondary | 0.01 acres |

## Sales

| Sale Date | Sale Price | Property Class     | Sale Type       | Current Owner        | Value Usable | Arms Length | Addl. Parcels | Deed Book/Page |
|-----------|------------|--------------------|-----------------|----------------------|--------------|-------------|---------------|----------------|
| 6/15/2026 | \$0        | 280 - Res Multiple | Land & Building |                      | No           | No          | Yes           | 7638 / 156     |
| 6/11/2019 | \$0        | 280 - Res Multiple | Land & Building | Sandri, Eric D       | No           | No          | No            | 6445 / 191     |
| 5/16/2019 | \$0        | 280 - Res Multiple | Land & Building | Sandri, Ann D        | No           | No          | No            | 6436 / 345     |
| 1/10/2012 | \$0        | 280 - Res Multiple | Land & Building | Wallace Family Trust | Yes          | No          | No            | 5247 / 157     |

## Residential Buildings

|                      |                 |
|----------------------|-----------------|
| Site                 | Res 1           |
| Building Style       | Split level     |
| Number of Full Baths | 2               |
| Number of Half Baths | 0               |
| Number of Bedrooms   | 3               |
| Number of Kitchens   | 1               |
| Number of Fireplaces | 0               |
| Overall Condition    | Normal          |
| Overall Grade        | Average         |
| Porch Type           | Porch-open/deck |
| Porch Area           | 24              |
| Year Built           | 1963            |
| Effective Year Built |                 |
| Basement Type        | Full            |
| Basement Garage Cap. | 1               |
| Attached Garage Cap. | 0               |

|                           |             |
|---------------------------|-------------|
| Living Area               | 2,028       |
| First Story Area          | 1,300       |
| Second Story Area         | 0           |
| Half Story Area           | 0           |
| Additional Story Area     | 0           |
| Three Quarter Story Area  | 0           |
| Finished Basement Area    | 728         |
| Finished Rec Room Area    | 0           |
| Finished Area Over Garage | 0           |
| Number of Stories         | 1           |
| Sewer Type                | Private     |
| Water Supply              | Comm/public |
| Utilities                 | Electric    |
| Heat Type                 | Hot wtr/stm |
| Fuel Type                 | Oil         |
| Central Air               | Yes         |

|                      |           |
|----------------------|-----------|
| Site                 | Res 2     |
| Building Style       | Cottage   |
| Number of Full Baths | 1         |
| Number of Half Baths | 0         |
| Number of Bedrooms   | 1         |
| Number of Kitchens   | 1         |
| Number of Fireplaces | 0         |
| Overall Condition    | Normal    |
| Overall Grade        | Average   |
| Porch Type           |           |
| Porch Area           |           |
| Year Built           | 1955      |
| Effective Year Built |           |
| Basement Type        | Slab/pier |
| Basement Garage Cap. | 0         |
| Attached Garage Cap. | 0         |

|                           |             |
|---------------------------|-------------|
| Living Area               | 680         |
| First Story Area          | 680         |
| Second Story Area         | 0           |
| Half Story Area           | 0           |
| Additional Story Area     | 0           |
| Three Quarter Story Area  | 0           |
| Finished Basement Area    | 0           |
| Finished Rec Room Area    | 0           |
| Finished Area Over Garage | 0           |
| Number of Stories         | 1           |
| Sewer Type                | Private     |
| Water Supply              | Comm/public |
| Utilities                 | Electric    |
| Heat Type                 | Hot wtr/stm |
| Fuel Type                 | Oil         |
| Central Air               | No          |

## Improvements

| Site  | Structure       | Size     | Grade   | Condition | Year Built | Replacement Cost |
|-------|-----------------|----------|---------|-----------|------------|------------------|
| Res 1 | Porch-open/deck | 6 x 4    | Average | Normal    | 1963       | \$986            |
| Res 1 | Shed-machine    | 16 x 10  | Average | Normal    | 1963       | \$6,354          |
| Res 1 | Porch-open/deck | 50 sq ft | Average | Normal    | 1963       | \$2,055          |

## Historical Tax Summary

| Tax Year | Tax Type | Original Bill | Total Assessed Value | Full Market Value | Uniform % | Roll Section |
|----------|----------|---------------|----------------------|-------------------|-----------|--------------|
| 2026     | County   | \$10,657.93   | \$223,200.00         | \$394,625.00      | 56.56%    | 1            |
| 2025     | School   | \$5,995.67    | \$223,200.00         | \$394,625.00      | 56.56%    | 1            |
| 2025     | County   | \$11,570.64   | \$223,200.00         | \$382,519.00      | 58.35%    | 1            |
| 2024     | School   | \$6,153.59    | \$223,200.00         | \$382,519.00      | 58.35%    | 1            |
| 2024     | County   | \$10,409.53   | \$223,200.00         | \$368,926.00      | 60.50%    | 1            |
| 2023     | School   | \$6,203.54    | \$223,200.00         | \$368,926.00      | 60.50%    | 1            |
| 2023     | County   | \$9,940.01    | \$223,200.00         | \$305,753.00      | 73.00%    | 1            |
| 2022     | School   | \$6,158.43    | \$223,200.00         | \$305,753.00      | 73.00%    | 1            |
| 2022     | County   | \$3,152.63    | \$223,200.00         | \$256,552.00      | 87.00%    | 1            |
| 2021     | School   | \$6,559.42    | \$223,200.00         | \$256,552.00      | 87.00%    | 1            |
| 2021     | County   | \$6,792.54    | \$223,200.00         | \$248,000.00      | 90.00%    | 1            |
| 2020     | School   | \$6,662.57    | \$223,200.00         | \$248,000.00      | 90.00%    | 1            |
| 2020     | County   | \$10,930.69   | \$223,200.00         | \$234,947.00      | 95.00%    | 1            |
| 2019     | School   | \$6,893.07    | \$223,200.00         | \$234,947.00      | 95.00%    | 1            |
| 2019     | County   | \$2,704.97    | \$223,200.00         | \$223,200.00      | 100.00%   | 1            |
| 2018     | School   | \$3,946.71    | \$223,200.00         | \$223,200.00      | 100.00%   | 1            |
| 2018     | County   | \$2,688.23    | \$223,200.00         | \$223,200.00      | 100.00%   | 1            |
| 2017     | School   | \$3,846.81    | \$223,200.00         | \$223,200.00      | 100.00%   | 1            |
| 2017     | County   | \$2,657.89    | \$223,200.00         | \$223,200.00      | 100.00%   | 1            |
| 2016     | School   | \$4,030.40    | \$223,200.00         | \$223,200.00      | 100.00%   | 1            |
| 2016     | County   | \$2,641.69    | \$223,200.00         | \$223,200.00      | 100.00%   | 1            |
| 2015     | School   | \$4,022.71    | \$223,200.00         | \$223,200.00      | 100.00%   | 1            |
| 2015     | County   | \$2,634.36    | \$223,200.00         | \$223,200.00      | 100.00%   | 1            |
| 2014     | School   | \$3,994.55    | \$223,200.00         | \$223,200.00      | 100.00%   | 1            |
| 2014     | County   | \$2,612.02    | \$223,200.00         | \$223,200.00      | 100.00%   | 1            |

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

Taxable Values

| Tax Year                        | 2026      | 2025      |
|---------------------------------|-----------|-----------|
| County Taxable                  | \$223,200 | \$223,200 |
| County Taxable Exemptions       | \$0       | \$0       |
| Municipality Taxable            | \$223,200 | \$223,200 |
| Municipality Taxable Exemptions | \$0       | \$0       |
| Village Taxable                 |           |           |
| Village Taxable Exemptions      |           |           |
| School Taxable                  | \$223,200 | \$223,200 |
| School Taxable Exemptions       | \$0       | \$0       |

Documents

Property Record Card (PDF)

Photos



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Real Property Transfer Application

RP-5217 Form

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

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