

## Property



**Property Address:** 7 Reservoir Rd  
**Municipality:** Town of Marlborough  
**Tax ID:** 108.2-9-17.100

## Summary

SWIS 513600  
 Status Active  
 Roll Section Taxable  
 Property Class 210 - 1 Family Res  
 Ownership Code  
 In Ag District No  
 Zoning RAG1 - Res. Ag. 1  
 Neighborhood 5  
 School District MARLBORO CENTRAL  
 Property Description  
 Total Acreage/Size 1  
 Deed Book 7515  
 Deed Page 44  
 Grid East 630215  
 Grid North 1014303



09/27/2004 - 108.2-9-17.100

## Owners

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

## Valuation

| Assessed Year            | 2026             | 2025             |
|--------------------------|------------------|------------------|
| Equalization Rate        | 52.00%           | 56.56%           |
| Land Assessment          | \$72,000         | \$72,000         |
| <b>Total Assessment</b>  | <b>\$179,500</b> | <b>\$179,500</b> |
| <b>Full Market Value</b> | <b>\$345,192</b> | <b>\$317,362</b> |

## Special Districts

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

## Land

| Site  | Land Type | Size    |
|-------|-----------|---------|
| Res 1 | Primary   | 1 acres |

## Sales

| Sale Date  | Sale Price | Property Class     | Sale Type       | Current Owner        | Value Usable | Arms Length | Addl. Parcels | Deed Book/Page |
|------------|------------|--------------------|-----------------|----------------------|--------------|-------------|---------------|----------------|
| 7/23/2025  | \$0        | 210 - 1 Family Res | Land Only       |                      | No           | No          | Yes           | 7515 / 44      |
| 10/25/2007 | \$0        | 210 - 1 Family Res | Land & Building | Esposito, Ann        | No           | No          | No            | 4482 / 32      |
| 5/10/2004  | \$0        | 210 - 1 Family Res | Land & Building | Esposito, Anna Carol | No           | No          | No            | 3886 / 131     |

## Residential Buildings

|                      |                 |                           |             |
|----------------------|-----------------|---------------------------|-------------|
| Site                 | Res 1           | Living Area               | 1,566       |
| Building Style       | Ranch           | First Story Area          | 1,566       |
| Number of Full Baths | 2               | Second Story Area         | 0           |
| Number of Half Baths | 0               | Half Story Area           | 0           |
| Number of Bedrooms   | 3               | 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           |
| Porch Area           | 36              | Sewer Type                | Private     |
| Year Built           | 1989            | Water Supply              | Comm/public |
| Effective Year Built |                 | Utilities                 | Electric    |
| Basement Type        | Full            | Heat Type                 | Hot wtr/stm |
| Basement Garage Cap. | 0               | Fuel Type                 | Oil         |
| Attached Garage Cap. | 0               | Central Air               | No          |

## Improvements

| Site  | Structure       | Size      | Grade   | Condition | Year Built | Replacement Cost |
|-------|-----------------|-----------|---------|-----------|------------|------------------|
| Res 1 | Porch-open/deck | 6 x 6     | Average | Normal    | 1989       | \$1,479          |
| Res 1 | Porch-open/deck | 336 sq ft | Average | Normal    | 1989       | \$9,106          |

## Historical Tax Summary

| Tax Year | Tax Type | Original Bill | Total Assessed Value | Full Market Value | Uniform % | Roll Section |
|----------|----------|---------------|----------------------|-------------------|-----------|--------------|
| 2026     | County   | \$7,974.19    | \$179,500.00         | \$317,362.00      | 56.56%    | 1            |
| 2025     | School   | \$4,821.79    | \$179,500.00         | \$317,362.00      | 56.56%    | 1            |
| 2025     | County   | \$8,103.70    | \$179,500.00         | \$307,626.00      | 58.35%    | 1            |
| 2024     | School   | \$4,948.78    | \$179,500.00         | \$307,626.00      | 58.35%    | 1            |
| 2024     | County   | \$8,111.19    | \$179,500.00         | \$296,694.00      | 60.50%    | 1            |
| 2023     | School   | \$4,988.96    | \$179,500.00         | \$296,694.00      | 60.50%    | 1            |
| 2023     | County   | \$2,345.97    | \$179,500.00         | \$245,890.00      | 73.00%    | 1            |
| 2022     | School   | \$837.33      | \$179,500.00         | \$245,890.00      | 73.00%    | 1            |
| 2022     | County   | \$1,411.36    | \$179,500.00         | \$206,322.00      | 87.00%    | 1            |
| 2021     | School   | \$998.58      | \$179,500.00         | \$206,322.00      | 87.00%    | 1            |
| 2021     | County   | \$1,388.94    | \$179,500.00         | \$199,444.00      | 90.00%    | 1            |
| 2020     | School   | \$1,040.06    | \$179,500.00         | \$199,444.00      | 90.00%    | 1            |
| 2020     | County   | \$1,375.89    | \$179,500.00         | \$188,947.00      | 95.00%    | 1            |
| 2019     | School   | \$1,094.63    | \$179,500.00         | \$188,947.00      | 95.00%    | 1            |
| 2019     | County   | \$2,466.62    | \$179,500.00         | \$179,500.00      | 100.00%   | 1            |
| 2018     | School   | \$3,471.27    | \$179,500.00         | \$179,500.00      | 100.00%   | 1            |
| 2018     | County   | \$2,454.01    | \$179,500.00         | \$179,500.00      | 100.00%   | 1            |
| 2017     | School   | \$3,382.60    | \$179,500.00         | \$179,500.00      | 100.00%   | 1            |
| 2017     | County   | \$2,427.76    | \$179,500.00         | \$179,500.00      | 100.00%   | 1            |
| 2016     | School   | \$3,553.29    | \$179,500.00         | \$179,500.00      | 100.00%   | 1            |
| 2016     | County   | \$1,308.36    | \$179,500.00         | \$179,500.00      | 100.00%   | 1            |
| 2015     | School   | \$1,002.44    | \$179,500.00         | \$179,500.00      | 100.00%   | 1            |
| 2015     | County   | \$2,410.62    | \$179,500.00         | \$179,500.00      | 100.00%   | 1            |
| 2014     | School   | \$3,525.68    | \$179,500.00         | \$179,500.00      | 100.00%   | 1            |
| 2014     | County   | \$1,283.54    | \$179,500.00         | \$179,500.00      | 100.00%   | 1            |

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

## Taxable Values

| Tax Year                        | 2026      | 2025      |
|---------------------------------|-----------|-----------|
| County Taxable                  | \$0       | \$179,500 |
| County Taxable Exemptions       | \$179,500 | \$0       |
| Municipality Taxable            | \$0       | \$179,500 |
| Municipality Taxable Exemptions | \$179,500 | \$0       |
| Village Taxable                 |           |           |
| Village Taxable Exemptions      |           |           |
| School Taxable                  | \$179,500 | \$179,500 |
| School Taxable Exemptions       | \$0       | \$0       |

## Exemptions

| Tax Year | Code Description   | Exempt % | Start Year | End Year | Vflag | Hcode | Own % |
|----------|--------------------|----------|------------|----------|-------|-------|-------|
| 2026     | 33201 - CO TX SALE | 0        | 2026       | 2029     | No    |       | 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.

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