

Property



Property Address: 86 Academy St
Municipality: Town of Rochester
Tax ID: 76.9-3-15

Summary

SWIS 514400
 Status Active
 Roll Section Taxable
 Property Class 210 - 1 Family Res
 Ownership Code
 In Ag District No
 Zoning H
 Neighborhood 44007
 School District RONDOUT VALLEY
 Property Description
 Total Acreage/Size 0.69
 Deed Book 7515
 Deed Page 44
 Grid East 546063
 Grid North 1073637



09/23/2025

Owners

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

Valuation

Assessed Year	2026	2025
Equalization Rate	100.00%	53.00%
Land Assessment	\$72,600	\$36,000
Total Assessment	\$278,000	\$192,600
Full Market Value	\$278,000	\$363,396

Special Districts

Year	Description	Type	Units	Percent	Value
2026	AD700 - Rochester Ambulance		0	0%	\$0
2026	FD131 - Accord fire		0	0%	\$0
2025	AD700 - Rochester Ambulance		0	0%	\$0
2025	FD131 - Accord fire		0	0%	\$0

Land

Site	Land Type	Size
Res 1	Primary	0.69 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
6/8/2016	\$28,113	210 - 1 Family Res	Land & Building	Smith, Heather	No	No	No	6023 / 55
12/2/2015	\$1	210 - 1 Family Res	Land & Building	County of Ulster	No	No	No	5949 / 241
5/18/2013	\$1	210 - 1 Family Res	Land & Building	Smith, Heather	No	No	No	5580 / 126
10/21/1997	\$11,000	210 - 1 Family Res	Land & Building	Smith, James R	No	No	No	02741 / 00309

Residential Buildings

Site	Res 1	Living Area	1,344
Building Style	Ranch	First Story Area	1,344
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	160	Sewer Type	Private
Year Built	2007	Water Supply	Private
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	16 x 10	Average	Normal	2007	\$5,376
Res 1	Porch-open/deck	6 x 8	Average	Normal	2007	\$1,914
Res 1	Shed-aluminm	10 x 12	Average	Normal	2007	\$7,996
Res 1	Porch-open/deck	6 x 6	Average	Normal	2007	\$1,435

Historical Tax Summary

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2026	County	\$5,499.08	\$192,600.00	\$363,396.00	53.00%	1
2025	School	\$3,664.16	\$192,600.00	\$363,396.00	53.00%	1
2025	County	\$5,338.41	\$192,600.00	\$332,069.00	58.00%	1
2024	School	\$3,594.15	\$192,600.00	\$332,069.00	58.00%	1
2024	County	\$5,252.58	\$192,600.00	\$305,714.00	63.00%	1
2023	School	\$3,551.83	\$192,600.00	\$305,714.00	63.00%	1
2023	County	\$5,202.89	\$192,600.00	\$267,500.00	72.00%	1
2022	School	\$3,506.56	\$192,600.00	\$267,500.00	72.00%	1
2022	County	\$4,805.15	\$192,600.00	\$192,600.00	100.00%	1
2021	School	\$3,250.88	\$192,600.00	\$192,600.00	100.00%	1
2021	County	\$4,935.09	\$192,600.00	\$192,600.00	100.00%	1
2020	School	\$3,318.31	\$192,600.00	\$192,600.00	100.00%	1
2020	County	\$4,731.29	\$180,000.00	\$180,000.00	100.00%	1
2019	School	\$3,161.53	\$180,000.00	\$180,000.00	100.00%	1
2019	County	\$4,786.68	\$170,000.00	\$181,818.00	93.50%	1
2018	School	\$3,164.60	\$170,000.00	\$181,818.00	93.50%	1
2018	County	\$4,663.66	\$170,000.00	\$175,258.00	97.00%	1
2017	School	\$3,070.20	\$170,000.00	\$175,258.00	97.00%	1
2017	County	\$4,659.22	\$170,000.00	\$170,000.00	100.00%	1
2016	School	\$3,082.36	\$170,000.00	\$170,000.00	100.00%	1
2016	County	\$4,717.08	\$170,000.00	\$170,000.00	100.00%	1
2015	School	\$3,097.60	\$170,000.00	\$170,000.00	100.00%	1
2015	County	\$4,662.32	\$170,000.00	\$170,000.00	100.00%	1
2014	School	\$3,037.59	\$170,000.00	\$170,000.00	100.00%	1
2014	County	\$3,955.77	\$170,000.00	\$170,000.00	100.00%	1

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

Taxable Values

Tax Year	2026	2025
County Taxable	\$278,000	\$192,600
County Taxable Exemptions	\$0	\$0
Municipality Taxable	\$278,000	\$192,600
Municipality Taxable Exemptions	\$0	\$0
Village Taxable		
Village Taxable Exemptions		
School Taxable	\$278,000	\$192,600
School Taxable Exemptions	\$0	\$0

Documents

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

Photos



09/23/2025

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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