

Property



Property Address: 49 42nd St
Municipality: Town of Wawarsing
Tax ID: 76.13-4-37.100

Summary

SWIS 515689
 Status Active
 Roll Section Taxable
 Property Class 483 - Converted Res
 Ownership Code
 In Ag District No
 Zoning MU - Mixed Use
 Neighborhood 56191 Com. Utilities
 School District RONDOUT VALLEY
 Property Description
 Total Acreage/Size 0.82
 Deed Book 7638
 Deed Page 156
 Grid East 547472
 Grid North 1071072



01/30/2014

Owners

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

Valuation

Assessed Year	2026	2025
Equalization Rate	60.00%	60.00%
Land Assessment	\$24,500	\$24,500
Total Assessment	\$29,000	\$29,000
Full Market Value	\$48,333	\$48,333

Special Districts

Year	Description	Type	Units	Percent	Value
2026	LB200 - Cragmoor Publ Lib		0	0%	\$0
2026	FD191 - Kerhonkson fire		0	0%	\$0
2026	LT193 - Kerhonkson light		0	0%	\$0
2026	WD192 - Kerhonkson Water Dis		0	0%	\$0
2026	SW192 - Kerhonkson sewer		0	0%	\$0
2026	AD800 - Kerhonkson Amb Dist		0	0%	\$0
2025	AD800 - Kerhonkson Amb Dist		0	0%	\$0
2025	FD191 - Kerhonkson fire		0	0%	\$0
2025	LB200 - Cragmoor Publ Lib		0	0%	\$0
2025	LT193 - Kerhonkson light		0	0%	\$0
2025	WD192 - Kerhonkson Water Dis		0	0%	\$0
2025	SW192 - Kerhonkson sewer		0	0%	\$0

Land

Site	Land Type	Size
Com 1	Undeveloped	0.82 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	483 - Converted Res	Land & Building		No	No	Yes	7638 / 156
5/31/2022	\$8,238	483 - Converted Res	Land & Building	Historic Housewrights Inc	No	No	No	7075 / 25
2/9/2022	\$0	483 - Converted Res	Land & Building		No	No	Yes	7017 / 188
3/7/2017	\$50,000	400 - Commercial	Land & Building	Historic Housewrights Inc	Yes	Yes	No	6139 / 170

Historic Deed

Book/Page	Prior Printkey
7638 / 156	
7075 / 25	
7017 / 188	
7009 / 1	
6139 / 170	
	76.13-4-37
00000 / 00000	000000000

Inventory

Site	Com 1	Overall Grade	Economy
Overall EFF Year Built	1960	Overall Desirability	Superior
Overall Condition	Poor		

Commercial Buildings

Site	Com 1	Eff Year Built	1960
Air Cond. %	0	Condition	Poor
Sprinkler %	0	Quality	Economy
Alarm %	0	Gross Floor Area	2,800
Elevators	0	Stories	2
Basement Type	Unfinished	Nbr Identical Bldgs	1
Year Built	0		

Utilities

Site	Com 1	Water Supply	Private
Sewer Type	Comm/public	Utilities	Electric

Site Uses

Site	Use	Rentable Area	Total Units
Com 1	Non-contrib	4,200	0

Historical Tax Summary

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
⊞ 2026	County	\$1,127.11	\$29,000.00	\$48,333.00	60.00%	1
⊞ 2025	School	\$487.35	\$29,000.00	\$48,333.00	60.00%	1
⊞ 2025	County	\$1,067.96	\$29,000.00	\$41,429.00	70.00%	1
⊞ 2024	School	\$448.40	\$29,000.00	\$41,429.00	70.00%	1
⊞ 2024	County	\$1,101.99	\$29,000.00	\$40,845.00	71.00%	1
⊞ 2023	School	\$474.54	\$29,000.00	\$40,845.00	71.00%	1
⊞ 2023	County	\$1,060.27	\$29,000.00	\$35,802.00	81.00%	1
⊞ 2022	School	\$469.32	\$29,000.00	\$35,802.00	81.00%	1
⊞ 2022	County	\$1,153.79	\$29,000.00	\$31,868.00	91.00%	1
⊞ 2021	School	\$537.90	\$29,000.00	\$31,868.00	91.00%	1
⊞ 2021	County	\$1,167.94	\$29,000.00	\$30,851.00	94.00%	1
⊞ 2020	School	\$531.53	\$29,000.00	\$30,851.00	94.00%	1
⊞ 2020	County	\$1,061.25	\$29,000.00	\$29,000.00	100.00%	1
⊞ 2019	School	\$509.35	\$29,000.00	\$29,000.00	100.00%	1
⊞ 2019	County	\$1,026.66	\$29,000.00	\$29,000.00	100.00%	1
⊞ 2018	School	\$478.84	\$29,000.00	\$29,000.00	100.00%	1
⊞ 2018	County	\$998.93	\$29,000.00	\$29,000.00	100.00%	1
⊞ 2017	School	\$459.63	\$29,000.00	\$29,000.00	100.00%	1
⊞ 2017	County	\$626.13	\$29,000.00	\$29,000.00	100.00%	1
⊞ 2016	School	\$474.64	\$29,000.00	\$29,000.00	100.00%	1
⊞ 2016	County	\$475.29	\$29,000.00	\$29,000.00	100.00%	1
⊞ 2015	School	\$477.42	\$29,000.00	\$29,000.00	100.00%	1
⊞ 2015	County	\$542.07	\$600.00	\$34,091.00	1.76%	1
⊞ 2014	School	\$609.14	\$600.00	\$34,091.00	1.76%	1
⊞ 2014	County	\$550.74	\$600.00	\$34,091.00	1.76%	1

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

Taxable Values

Tax Year	2026	2025
County Taxable	\$29,000	\$29,000
County Taxable Exemptions	\$0	\$0
Municipality Taxable	\$29,000	\$29,000
Municipality Taxable Exemptions	\$0	\$0
Village Taxable		
Village Taxable Exemptions		
School Taxable	\$29,000	\$29,000
School Taxable Exemptions	\$0	\$0

Documents

Property Record Card (PDF)

Photos



01/30/2014

Real Property Transfer Application

RP-5217 Form

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

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