

ARMSTRONG APPRAISALS, LLC

APPRAISAL REPORT

Acquisition of Certain Real Estate Pursuant to an Eminent Domain Proceeding

LOCATED AT
VARIOUS LOCATIONS
TOWN OF GUILDERLAND, NEW YORK 12203
ALBANY COUNTY

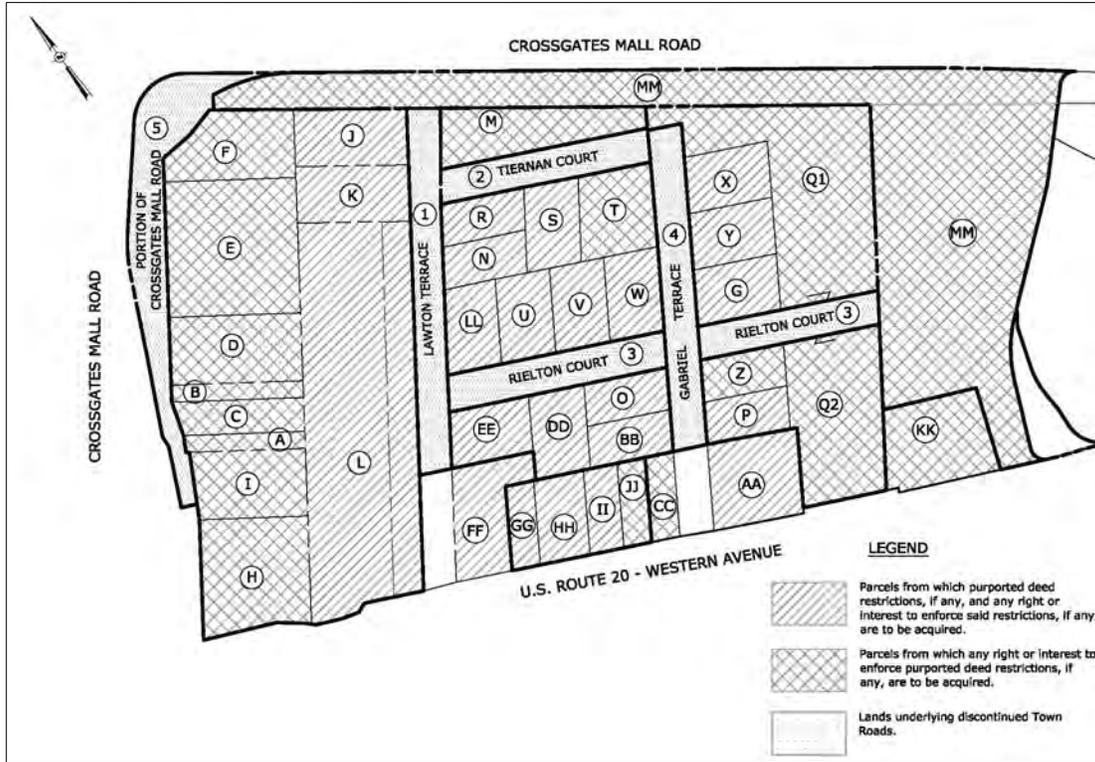
SUBMITTED TO
A. JOSEPH SCOTT III, ESQ.
HODGSON RUSS LLP
677 BROADWAY
SUITE 301
ALBANY, NEW YORK 12207

DATE OF VALUATION
JULY 31, 2023

DATE OF INSPECTION
JULY 31, 2023

DATE OF PREPARATION
SEPTEMBER 28, 2023

PREPARED BY
DAVID FONTANA
ARMSTRONG APPRAISALS, LLC
P.O. BOX 5016
CLIFTON PARK, NEW YORK 12065



Letter Designation	Record Billing Owner	Property Address	Parcel ID
A	Guilderland Devco, LLC	Crossgates Mall Road	52.10-01-28
B	Guilderland Devco, LLC	Crossgates Mall Road	52.10-01-29
C	Guilderland Devco, LLC	Crossgates Mall Road	52.10-01-30
D	Guilderland Devco, LLC	Crossgates Mall Road	52.10-01-31
E	Guilderland Devco, LLC	Crossgates Mall Road	52.10-01-32
F	Guilderland Devco, LLC	Crossgates Mall Road	52.10-01-33
G	Crossgates ReleaseCo, LLC	5 Gabriel Terrace	52.14-01-17
H	Guilderland Devco, LLC	1699 Western Avenue Rear	52.10-01-26
J	Guilderland Devco, LLC	Crossgates Mall Road	52.10-01-27
J	Guilderland Devco, LLC	16 Lawton Terrace	52.10-01-34
K	Guilderland Devco, LLC	14 Lawton Terrace	52.10-01-35
L	Guilderland Devco, LLC	2-8 Lawton Terrace, 1689 Western Ave	52.14-01-1, 52.14-01-2
M	Guilderland Devco, LLC	9 Lawton Terrace	52.14-01-32
N	Guilderland Devco, LLC	5 Lawton Terrace	52.14-01-30
O	Guilderland Devco, LLC	4 Gabriel Terrace	52.14-01-21
P	Crossgates ReleaseCo, LLC	1 Gabriel Terrace	52.14-01-19
Q1 and Q2	Crossgates ReleaseCo, LLC	1669 Western Avenue	52.14-01-10
R	Guilderland Devco, LLC	7 Lawton Terrace	52.14-01-31
S	Guilderland Devco, LLC	1 Tiernan Court	52.14-01-29
T	Guilderland Devco, LLC	8 Gabriel Terrace	52.14-01-28
U	Guilderland Devco, LLC	4 Rielton Court	52.14-01-25
V	Guilderland Devco, LLC	6 Rielton Court	52.14-01-26
W	Grace Wu, Brian Truong & Tsz Keung Eng	8 Rielton Court	52.14-01-27
X	Crossgates ReleaseCo, LLC	9 Gabriel Terrace	52.14-01-15
Y	Crossgates ReleaseCo, LLC	7 Gabriel Terrace	52.14-01-16
Z	Crossgates ReleaseCo, LLC	3 Gabriel Terrace	52.14-01-18
AA	1671 Western Ave LLC	1671 Western Avenue	52.14-01-09
BB	Guilderland Devco, LLC	2 Gabriel Terrace	52.14-01-20
CC	Drue Sanders	1675 Western Avenue	52.14-01-8
DD	Guilderland Devco, LLC	5 Rielton Court	52.14-01-22
EE	Guilderland Devco, LLC	3 Lawton Terrace	52.14-01-23
FF	Charles O. Desch & Viola May Desch	1685 Western Avenue	52.14-01-3
GG	Guilderland Devco, LLC	1683 Western Avenue	52.14-01-4
HH	Guilderland Devco, LLC	1681 Western Avenue	52.14-01-5
II	Guilderland Devco, LLC	1679 Western Avenue	52.14-01-6
JJ	Guilderland Devco, LLC	1677 Western Avenue	52.14-01-7
KK	1667 Western Avenue, LLC	1667 Western Avenue	52.14-01-11
LL	Guilderland Devco, LLC	2 Rielton Court	52.14-01-24
MM	Guilderland Devco, LLC	4 Crossgates Mall Road	52.01-01-6
1	Lawton Terrace, Town of Guilderland	N/A	N/A
2	Tiernan Court, Town of Guilderland	N/A	N/A
3	Rielton Court, Town of Guilderland	N/A	N/A
4	Gabriel Terrace, Town of Guilderland	N/A	N/A
5	Crossgates Mall Road Northbound Slip Ramp and Adjoining Land, Town of Guilderland	N/A	N/A

ARMSTRONG APPRAISALS, LLC

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September 28, 2023

A. Joseph Scott III, Esq.
Hodgson Russ LLP
677 Broadway
Suite 301
Albany, New York 12207

RE: Real Estate Appraisal of the
Acquisition of Certain Rear Estate
Pursuant to an Eminent Domain Proceeding
Various Locations
Town of Guilderland, New York 12203
Albany County
Armstrong Reference No.: C23-315

Dear Mr. Scott,

At your request, the following appraisal report has been prepared for the purpose of establishing the “as is” value of the fee simple interest for the referenced properties as of July 31, 2023. The analyses contained in the report that follows are presented as a full appraisal report format and consists of the following:

(A) the acquisition of (1) fee simple title absolute to lands underlying five (5) former Town Roads, and any buildings and other improvements, if any, situated thereon, that the Town has previously discontinued, which are associated with the Project site (the “Town Roads”), (2) purported historic deed restrictions that may apply to properties along Crossgates Mall Road and Western Avenue, in the Town of Guilderland, Albany County, New York, which are located within and adjacent to the Project site (the “Purported Deed Restrictions”); and (3) any rights or interests to enforce the Purported Deed Restrictions that certain properties within and adjacent to Project site may have (the “Purported Rights to Enforce”) (the Town Roads, the Purported Deed Restrictions and the Purported Rights to Enforce hereinafter collectively referred to as the “Restrictions, Rights, or Property”);

The client has indicated the deed restrictions and rights to enforce are of dubious enforceability and no longer serve a common purpose, and they intend to extinguish them.

We have conducted 7 analyses within this report to determine the required values, and further developed and summarized these values in Tables I and II:

The client has provided a summary of the deed restrictions and rights to enforce, which is included in Annex 4 to this report. The data and analysis are described and/or discussed in greater detail elsewhere within this report, and the value to the owners of these deed restrictions and rights to enforce are summarized in Table I.

Table II summarizes the market value of the discontinued roadways. The data and analysis are described and discussed in greater detail elsewhere within this report.

ANALYSIS 1: Appraisal of Improved Residential Properties for Existing Residential use:

The properties appraised in this section: G, J, K, N, O, P, R, S, T, U, V, W, X, Y, Z, BB, DD, FF, II, LL have been identified by the client as subject to residential deed restrictions. They are all improved residential properties, listed in municipal data as residential properties, and conform as residential properties under current town of Guilderland zoning.

ANALYSIS 2: Appraisal of Vacant Residential Properties for Residential Use:

The vacant land parcels in the COSTCO – PARCEL MAP identified as A, B, C, D, E, F, H, I, L, M, EE, KK, MM, Q1, and Q2 are analyzed. Only Vacant Properties L, EE, and Q1 are conforming residential properties per current town of Guilderland zoning, and therefore containing deed restrictions with potential value to the owners. These 3 properties were appraised. The other properties are vacant, zoned for commercial use under the current town of Guilderland zoning, and therefore any residential deed restrictions have no value to the owners.

ANALYSIS 3: Deed Restriction Impact on Improved Commercial Properties:

The following properties: AA, CC, GG, HH, and JJ are classified in municipal data as commercial sites and are currently being used for commercial purposes. Any residential deed restrictions therefore have no value to the owners, though any rights to enforce against other properties do have value to the owners.

ANALYSIS 4: Appraisal of Residential Vacant Land as if Vacant Commercial Land:

These parcels are being appraised in their current state as separate parcels, unassembled, and therefore discounted in the analysis to reflect diminished functionality as smaller, individual plots.

ANALYSIS 5: Value to the Owners of the Residential Rights to Enforce:

Certain properties have a right to enforce against other properties in the neighborhood for continued residential use. This right has value to the owners, as they can prevent another property in the neighborhood from being used for commercial purposes. We estimate the value to the owner at 5% of market value for commercial properties and reconciled to 12% of market value for residential properties.

ANALYSIS 6: Value to the Owners of the Residential Deed Restrictions:

This analysis represents the difference between those properties with residential market value, and if they were instead used as unassembled commercial properties, based on the \$360,000 per acre market value for vacant commercial land derived in Analysis 4.

ANALYSIS 7: Value of Former Roadways

Analysis 7 values the 5 discontinued town roads, based on acreage provided by the client, and using the value for vacant commercial land derived in Analysis 4. The roadways are being valued in their current state as separate parcels, i.e., unassembled and abandoned strips of land, and are discounted in the analysis to reflect this lack of functionality.

TABLE I: Summary of Value to Owners of Deed-Restrictions and Right to Enforce

A	B	C	D	E	F	G	H	I	J	K	L
Prop ID	Tax ID Number	Address	Property Type: Comm'l or Res	Res Deed Restr (Y/N)	Res Rt to Enforce (Y/N)	Props w/Res Mkt Value (ac)	Props w/out Res Mkt Value (ac)	Mkt Value of Properties as Residential	Mkt Value of Properties as if Vacant Comm'l	Value to Owner of Res Right to Enforce	Value to Owner of Res Deed Restrictions
A	52.10-01-28	Crossgates Mall Rd	C	N	N		0.15	na	na	na	na
B	52.10-01-29	Crossgates Mall Rd	C	N	N		0.16	na	na	na	na
C	52.10-01-30	Crossgates Mall Rd	C	N	N		0.32	na	na	na	na
D	52.10-01-31	Crossgates Mall Rd	C	N	N		0.65	na	na	na	na
E	52.10-01-32	Crossgates Mall Rd	C	N	N		1.30	na	na	na	na
F	52.10-01-33	Crossgates Mall Rd	C	N	N		0.64	na	na	na	na
G	52.14-01-17	5 Gabriel Terrace	R	Y	Y	0.34		\$117,000	\$122,400	\$14,040	-\$5,400
H	52.10-01-26	1699 Western Ave Rear	C	N	Y		0.91	na	\$327,600	\$16,380	na
I	52.10-01-27	Crossgates Mall Rd	C	N	N		0.55	na	na	na	na
J	52.10-01-34	16 Lawton Terrace	R	Y	Y	0.46		\$117,000	\$165,600	\$14,040	-\$48,600
K	52.10-01-35	14 Lawton Terrace	R	Y	Y	0.46		\$110,000	\$165,600	\$13,200	-\$55,600
L	52.14-01-1, 52-14-01-2	2-8 Lawton Terrace, 1689 Western Ave	R	Y	Y	3.21		\$525,000	\$1,155,600	\$63,000	-\$630,600
M	52.14-01-32	9 Lawton Terrace	C	N	Y		0.70	na	\$252,000	\$12,600	na
N	52.14-01-30	5 Lawton Terrace	R	Y	Y	0.26		\$99,000	\$93,600	\$11,880	\$5,400
O	52.14-01-21	4 Gabriel Terrace	R	Y	Y	0.26		\$107,000	\$93,600	\$12,840	\$13,400
P	52.14-01-19	1 Gabriel Terrace	R	Y	Y	0.26		\$87,000	\$93,600	\$10,440	-\$6,600
Q1	52.14-01-10	1669 Western Ave	R	N	Y	1.75		\$225,000	\$630,000	\$27,000	-\$405,000
Q2	52.14-01-10	1669 Western Ave	C	N	Y		1.11	na	\$399,600	\$19,980	na
R	52.14-01-31	7 Lawton Terrace	R	Y	Y	0.26		\$105,000	\$93,600	\$12,600	\$11,400
S	52.14-01-29	1 Tiernan Court	R	Y	Y	0.34		\$100,000	\$122,400	\$12,000	-\$22,400
T	52.14-01-28	8 Gabriel Terrace	R	N	Y	0.48		\$103,000	na	\$12,360	na
U	52.14-01-25	4 Rielton Court	R	Y	Y	0.34		\$118,000	\$122,400	\$14,160	-\$4,400
V	52.14-01-25	6 Rielton Court	R	Y	Y	0.34		\$98,000	\$122,400	\$11,760	-\$24,400
W	52.14-01-26	8 Rielton Court	R	Y	Y	0.34		\$128,000	\$122,400	\$15,360	\$5,600
X	52.14-01-15	9 Gabriel Terrace	R	Y	Y	0.34		\$102,000	\$122,400	\$12,240	-\$20,400
Y	52.14-01-16	7 Gabriel Terrace	R	Y	Y	0.34		\$110,000	\$122,400	\$13,200	-\$12,400
Z	52.14-01-18	3 Gabriel Terrace	R	N	Y	0.26		\$102,000	na	\$12,240	na
AA	52.14-01-09	1671 Western Ave	C	Y	Y		0.56	na	\$201,600	\$10,080	na
BB	52.14-01-20	2 Gabriel Terrace	R	Y	Y	0.26		\$95,000	\$93,600	\$11,400	\$1,400
CC	52.14-01-8	1675 Western Ave	C	N	Y		0.18	na	\$64,800	\$3,240	na
DD	52.14-01-22	5 Rielton Court	R	Y	Y	0.34		\$105,000	\$122,400	\$12,600	-\$17,400
EE	52.14-01-23	3 Lawton Terrace	R	Y	Y	0.34		\$75,000	\$122,400	\$9,000	-\$47,400
FF	52.14-01-3	1685 Western Ave	R	Y	Y	0.53		\$133,000	\$190,800	\$15,960	-\$57,800
GG	52.14-01-4	1683 Western Ave	C	Y	Y		0.18	na	\$64,800	\$3,240	na
HH	52.14-01-5	1681 Western Ave	C	Y	Y		0.31	na	\$111,600	\$5,580	na
II	52.14-01-6	1679 Western Ave	C	Y	Y		0.21	na	\$75,600	\$3,780	na
JJ	52.14-01-7	1677 Western Ave	C	N	Y		0.18	na	\$64,800	\$3,240	na
KK	52.14-01-11	1667 Western Ave	C	N	Y		0.68	na	\$244,800	\$12,240	na
LL	52.14-01-24	2 Rielton Court	R	Y	Y	0.34		\$109,999	\$122,400	\$13,200	-\$12,401
MM	52.01-01-6	4 Crossgates Mall Rd	C	N	Y		5.66	na	\$2,037,600	\$101,880	na

Columns A-C represent all of the subject properties, though not the discontinued roadways, which are analyzed elsewhere within this report.

Column D indicates whether the property is residential or commercial.

Columns E and F indicate whether the properties have residential deed restrictions and/or residential right to enforce against other properties, respectively.

Column G identifies lot size of those properties deemed to have residential market value, i.e., those either vacant or improved with residential properties, and still zoned residentially.

Column H identifies property size for those properties determined to have no residential market value, i.e., those either vacant or improved for residential or commercial use *and currently zoned for commercial use*.

Column I indicates residential market value for each property (improved or vacant) determined to be residential property.

Column J represents the market value of properties with deed restrictions or rights to enforce as if vacant commercial.

Column K represents the right to enforce against other properties in the neighborhood for continued residential use. This right has value to the owners, as they can prevent another property in the neighborhood from being used for commercial purposes. We estimate the value to the owner at 5% of market value for commercial properties and reconciled to 12% of market value for residential properties.

Column L represents the value of the residential deed restrictions for the current property owners as the difference between the value of the parcels as residential and as commercial. The residential deed restrictions only have value to owners of parcels containing a higher market value as residential than commercial.

Properties A-F, and I have no residential deed restrictions contained to themselves, nor any right to enforce on any other surrounding parcels.

TABLE II: Summary of Discontinued Roadway Values:

DISCONTINUED TOWN ROADS							
ID #	Property	Valuation Date	Square Feet	Acres	Price Per Acre as Comm'l Property	Adjustment for Unassembled Parcels	Market Value
1	Portion of Lawton Terrace	7/31/2023	36,253	0.83	\$360,000	(-)55%	\$134,825
2	Portion of Tiernan Court	7/31/2023	22,583	0.52	\$360,000	(-)55%	\$83,986
3	Portion of Rielton Court	7/31/2023	44,453	1.02	\$360,000	(-)55%	\$165,321
4	Portion of Gabriel Terrace	7/31/2023	21,487	0.78	\$360,000	(-)55%	\$126,360
5	Portion of "lands" of town of Guilderland - Crossgates Mall Road	7/31/2023	47,114	1.08	\$360,000	(-)55%	\$175,217
Market Value of Roadways:							\$685,710

Table II represents the market value of the 5 discontinued roads as commercial property, using the \$360,000 per acre derived in Analysis 4 for unassembled parcels, and then further discounting the market value due to the added lack of functional utility for size and shape.

Thank you for your confidence in our services. If you have any questions or comments, call at your convenience. Respectively Submitted,



David Fontana
Armstrong Appraisals, LLC
Certified Real Estate Appraiser
New York: 46000026870
dfontana@armstrongappraisals.com

EXTRAORDINARY ASSUMPTIONS

Extraordinary Assumption is defined in the 2020-2021 Uniform Standards of Professional Appraisal Practice as "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends, or about the integrity of data used in an analysis."

Extraordinary Assumptions utilized in this Appraisal:

This report includes an extraordinary assumption that the interiors of the improved properties analyzed are in condition consistent with the exteriors. Also, the residential deed restrictions will be expired pursuant to eminent domain, in accordance with the client's objective.

HYPOTHETICAL CONDITIONS

Hypothetical Condition is defined in the 2020-2021 Uniform Standards of Professional Appraisal Practice as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of assignment results but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends, or about the integrity of data used in the analysis."

Hypothetical Conditions utilized in this Appraisal:

This report includes no hypothetical conditions.

CERTIFICATION

I, David Fontana, certify that to the best of my knowledge and belief:

The statements of fact contained in the accompanying report are to the best of my knowledge true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute on in conformity with the 2020-2021 Edition of the Uniform Standards of Professional Appraisal Practice.

I have not previously appraised the property that is the subject of this assignment within the 3-year period immediately preceding acceptance of this appraisal assignment and have not provided any services for the Subject.

All statements and information in the report are true and correct and that no information has knowingly been withheld.

The use of this report is subject to the requirements of The Appraisal Institute relating to review by its duly authorized representatives.

David Fontana has made an inspection of the subject and prepared the report. No one, other than those so named in the certification page herein, provided significant appraisal assistance to the undersigned with preparation of this report.

Executed on September 28, 2023.



David Fontana
Armstrong Appraisals, LLC
Certified Real Estate Appraiser
New York: 46000026870
dfontana@armstrongappraisals.com

ASSUMPTIONS & LIMITING CONDITIONS

- 1) Appraisals are performed and written reports are prepared in accordance with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and with the Appraisal Institute's Standards of Professional Appraisal Practice and Code of Professional Ethics.
- 2) Unless specifically stated, the value conclusion(s) contained in the Appraisal applies to the real estate only and does not include personal property, machinery and equipment, trade fixtures, business value, goodwill or other non-realty items. The Appraisal report covering the subject is limited to surface rights only and does not include any inherent subsurface or mineral rights. Income tax considerations have not been included or valued unless so specified in the Appraisal. We make no representations as to the value change that may be attributed to such considerations.
- 3) The legal description used in this report is assumed to be correct and we have made no survey of the property. We assume there are no hidden or unapparent conditions of the property, subsoil or structures that would render it more or less valuable.
- 4) No opinion is rendered as to the property title, which is assumed to be good and marketable. Unless otherwise stated, no consideration is given to liens or encumbrances against the property. Sketches, maps, photos or other graphic aids included in the Appraisal reports are intended to assist the reader in ready identification and visualization of the property and are not intended for technical purposes.
- 5) It is assumed that legal, engineering or other professional; advice, as may be required, has been or will be obtained from professional sources and that the appraisal report will not be used for guidance in legal or technical matters such as, but not limited to, the existence of encroachments, easements or other discrepancies affecting the legal description of the property. It is assumed that there are no concealed or dubious conditions of the subsoil or subsurface waters including water table and flood plain, unless otherwise noted. We further assume there are no regulations of any government entity to control or restrict the use of the property unless specifically referred to in the report. It is assumed that the property will not operate in violation of any applicable government regulations, codes, ordinances or statutes.
- 6) This report is not intended to be an engineering report. We are not qualified as structural or environmental engineers; therefore, we are not qualified to judge the structural or environmental integrity of the improvements, if any. Consequently, no warranty or representations are made nor any liability assumed for the structural soundness, quality, adequacy or capacities of said improvements and utility services, including the construction materials, particularly the roof, foundations and equipment, including the HVAC systems, if applicable. Should there be any question concerning same, it is strongly recommended that an engineering, construction and/or environmental inspection be obtained. The value estimate(s) stated in this Appraisal, unless noted otherwise, is predicated on the assumptions that all improvements, equipment and building services, if any, are structurally sound and suffer no concealed or latent defects or inadequacies other than those noted in the Appraisal. We will call to your attention any apparent defects or material adverse conditions which come to our attention.
- 7) In the absence of competent technical advice to the contrary, it is assumed that the property being appraised is not adversely affected by concealed or unapparent hazards such as, but not limited to asbestos, hazardous or contaminated substances, toxic waste or radioactivity.
- 8) Information furnished by others is presumed to be reliable and where so specified in the report, has been verified; but no responsibility, whether legal or otherwise, is assumed for its accuracy, and it cannot be guaranteed as being certain. No single item of information was completely relied upon to the exclusion of other information.

- 9) Appraisal reports may contain estimates of future financial performance, estimates or opinions that represent the appraiser's view of reasonable expectations at a particular point in time, but such information, estimates or opinions are not offered as predictions or as assurances that a particular level of income or profit will be achieved, that events will occur or that a particular price will be offered or accepted. Actual results achieved during the period covered by our prospective financial analyses will vary from those described in our report, and the variations may be material.
- 10) Any proposed construction referred to in the Appraisal is assumed to be completed within a reasonable time and in a workmanlike manner according to and exceeding current accepted standards of design and methods of construction.
- 11) Any inaccessible portions of the property or improvements not inspected are assumed to be as reported or similar to the areas that are inspected.
- 12) It should be specifically noted by any prospective mortgagee that the appraisal assumes that the property will be competently managed, leased and maintained by financially sound owners over the expected period of ownership. This appraisal engagement does not entail an evaluation of management's or owner's effectiveness, nor are we responsible for future marketing efforts and other management or ownership actions upon which actual results will depend.
- 13) The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property.
- 14) The report, the final estimate of value and estimates of future financial performance are intended for the information of the person or persons to whom they are addressed, solely for the purposes stated therein and should not be relied upon for any other purpose. The addressee shall not distribute the report to third parties without prior permission of Armstrong Appraisal LLC. Before such permission shall be provided, the third party shall agree to hold Armstrong Appraisals LLC harmless relative to their use of the report. Neither our report, nor its contents, nor any reference to the appraisers or Armstrong Appraisals LLC, may be included or quoted in any offering circular or registration statement, prospectus, sales brochures, other appraisal, loan or other agreement or document without our prior written permission. Permission will be granted only upon meeting certain conditions. Generally, Armstrong Appraisals LLC will not agree to the use of its name as a "named expert" within the meaning of the Securities Act of 1933 and the Securities Act of 1934.
- 15) The valuation applies only to the property described and for the purpose so stated and should not be used for any other purpose. Possession of the report, or copy thereof, does not carry with it the right of publication. Any allocation of the total price between land and the improvements as shown is invalidated if used separately or in conjunction with any other report.
- 16) Neither the report nor any portion thereof (especially any conclusions as to value, the identity of the appraisers or Armstrong Appraisals LLC, or any reference to the Appraisal Institute or other recognized appraisal organization or the designations they confer) shall be disseminated to the public through public relations.
- 17) Media, news media, advertising media, sales media or any other public means of communication without the prior written consent and approval of the appraisers and Armstrong Appraisals LLC is not acceptable. The date(s) of the valuation to which the value estimate conclusions apply is set forth in the letter of transmittal and within the body of the report. The value is based on the purchasing power of the United States dollar as of that date.
- 18) Acceptance of and/or use of this report constitutes acceptance of all Standard Conditions.

- 19) Appraisal assignments are accepted with the understanding that there is no obligation to furnish services after completion of the original assignment. If the need for subsequent service related to an appraisal assignment (e.g., testimony, updates, conferences, reprint or copy service) is contemplated, special arrangements acceptable to Armstrong Appraisals LLC must be made in advance.
- 20) Unless otherwise stated, no effort has been made to determine the possible effect, if any, on the subject property of energy shortage or future federal, state or local legislation, including any environmental or ecological matters or interpretations thereof.
- 21) We take no responsibility for any events, conditions or circumstances affecting the subject property or its value, that take place subsequent to either the effective date of value cited in the Appraisal or the date of our field inspection, whichever occurs first.
- 22) This engagement may be terminated whether by client or Armstrong Appraisals LLC at any time upon written notice to that effect to the other parties, it being understood that, unless Armstrong Appraisals LLC shall unilaterally terminate the engagement without the client's consent and without reasonable cause, the provisions related to the payment of fees and expenses through the date of termination will survive any termination and it being further understood that the indemnification and hold harmless provisions shall survive any termination thereof, whether or not such termination is unilateral.

EXECUTIVE SUMMARY

Discontinued Town Roads

ID	Address	Tax Map Number
1.	Lawton Terrace, Town of Guilderland	N/A
2.	Tiernan Court, Town of Guilderland	N/A
3.	Rielton Court, Town of Guilderland	N/A
4.	Gabriel Terrace, Town of Guilderland	N/A
5.	Crossgates Mall Road Northbound Slip Ramp and Adjoining Land, Town of Guilderland	N/A

Deed Restricted and Related Properties

ID	Record Billing Owner	Property Address	Parcel ID
A	Guilderland Devco, LLC	Crossgates Mall Road	52.10-01-28
B	Guilderland Devco, LLC	Crossgates Mall Road	52.10-01-29
C	Guilderland Devco, LLC	Crossgates Mall Road	52.10-01-30
D	Guilderland Devco, LLC	Crossgates Mall Road	52.10-01-31
E	Guilderland Devco, LLC	Crossgates Mall Road	52.10-01-32
F	Guilderland Devco, LLC	Crossgates Mall Road	52.10-01-33
G	Crossgates ReleaseCo, LLC	5 Gabriel Terrace	52.14-01-17
H	Guilderland Devco, LLC	1699 Western Avenue Rear	52.10-01-26
I	Guilderland Devco, LLC	Crossgates Mall Road	52.10-01-27
J	Guilderland Devco, LLC	16 Lawton Terrace	52.10-01-34
K	Guilderland Devco, LLC	14 Lawton Terrace	52.10-01-35
L	Guilderland Devco, LLC	2-8 Lawton Terrace, 1689 Western Ave	52.14-01-1, 52.14-01-2
M	Guilderland Devco, LLC	9 Lawton Terrace	52.14-01-32
N	Guilderland Devco, LLC	5 Lawton Terrace	52.14-01-30
O	Guilderland Devco, LLC	4 Gabriel Terrace	52.14-01-21
P	Crossgates ReleaseCo, LLC	1 Gabriel Terrace	52.14-01-19
Q	Crossgates ReleaseCo, LLC	1669 Western Avenue	52.14-01-10
R	Guilderland Devco, LLC	7 Lawton Terrace	52.14-01-31
S	Guilderland Devco, LLC	1 Tiernan Court	52.14-01-29
T	Guilderland Devco, LLC	8 Gabriel Terrace	52.14-01-28
U	Guilderland Devco, LLC	4 Rielton Court	52.14-01-25
V	Guilderland Devco, LLC	6 Rielton Court	52.14-01-26
W	Grace Wu, Brian Truong & Tsz Keung Eng	8 Rielton Court	52.14-01-27
X	Crossgates ReleaseCo, LLC	9 Gabriel Terrace	52.14-01-15
Y	Crossgates ReleaseCo, LLC	7 Gabriel Terrace	52.14-01-16
Z	Crossgates ReleaseCo, LLC	3 Gabriel Terrace	52.14-01-18
AA	1671 Western Ave LLC	1671 Western Avenue	52.14-01-09
BB	Guilderland Devco, LLC	2 Gabriel Terrace	52.14-01-20
CC	Drue Sanders	1675 Western Avenue	52.14-01-8
DD	Guilderland Devco, LLC	5 Rielton Court	52.14-01-22
EE	Guilderland Devco, LLC	3 Lawton Terrace	52.14-01-23
FF	Charles O. Desch & Viola May Desch	1685 Western Avenue	52.14-01-3
GG	Guilderland Devco, LLC	1683 Western Avenue	52.14-01-4
HH	Guilderland Devco, LLC	1681 Western Avenue	52.14-01-5
II	Guilderland Devco, LLC	1679 Western Avenue	52.14-01-6
JJ	Guilderland Devco, LLC	1677 Western Avenue	52.14-01-7
KK	1667 Western Avenue, LLC	1667 Western Avenue	52.14-01-11
LL	Guilderland Devco, LLC	2 Rielton Court	52.14-01-24
MM	Guilderland Devco, LLC	4 Crossgates Mall Road	52.01-01-6

GENERAL INFORMATION

OWNERSHIP HISTORY

See "Deed Restricted and Related Properties" table on previous page.

INTENDED USE/USER OF THE APPRAISAL

This appraisal is to be used for the acquisition of certain real estate pursuant to an eminent domain proceeding and no other use is permitted. The client and intended users include representatives of Hodgson Russ, LLP and no other users are intended, unless specifically indicated in this report.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal assignment is to provide a supportable opinion of the market value of the fee simple interest as of the effective date of July 31, 2023.

EFFECTIVE DATE OF THE APPRAISAL/DATE OF REPORT

On July 31, 2023, David Fontana inspected the exterior of the Subject properties. The as is date of the appraisal is September 28, 2023, which was written by David Fontana.

MARKET VALUE DEFINITION

The client agreed to the following definition of market value:

The most probable price that the specified property interest should sell for in a competitive market after a reasonable exposure time, as of a specified date, in cash, or in terms equivalent to cash, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, for self-interest, and assuming that neither is under duress. Implicit in this definition is the consummation of a sale as of a specific date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

PROPERTY RIGHTS APPRAISED

The property rights appraised consist of the fee simple interest in the Subject property based on the following definition:

Fee simple ownership represents an ownership interest in real property, though it is limited by government powers of taxation, compulsory purchase, police power, and escheat, and it could also be limited further by certain encumbrances or conditions in the deed, such as, for example, a condition that required the land to be used as a public park, with a reversion interest in the grantor if the condition fails; this is a fee simple conditional.

COMPETENCY DISCLOSURE

The appraiser, David Fontana is a qualified real estate appraiser with extensive appraisal experience, including among others the Subject property type. David Fontana has completed appraisals of a variety of similar property types located in Albany County and other counties, cities and towns in New York State. These appraisals have been prepared for a variety of purposes, principally for loan underwriting, assessment review/certiorari, condemnation and/or estate settlement. Mr. Fontana has received comprehensive educational training, currently being State Certified as a General Real Estate Appraiser with New York certification.

EXPOSURE/MARKETING TIME

Current appraisal guidelines require an estimate of a reasonable time period in which the Subject could be brought to market and sold. This reasonable time frame can either be examined historically or prospectively. In a historical analysis, this is referred to as exposure time. Exposure time always precedes the date of value, with the underlying premise being the time a property would have been on the market prior to the date of value, such that it would sell at its appraised value as of the date of value. On a prospective basis, the term marketing time is most often used. The exposure/marketing time is a function of price, time, and use. It is not an isolated estimate of time alone. In consideration of these factors, we have estimated the exposure time to be up to 12 months.

APPLICABLE VALUATION TOOLS

All three traditional appraisal approaches were considered. However, only the Sales Comparison Approach contributes materially to the appraisal problem. The Cost and Income Approaches were considered but were not material to the appraisal assignment. All relevant support, calculations, etc. and documentation is included herein, either in the report body or in the Addendum.

USPAP SPECIFIC CIRCUMSTANCES

As discussed in the "Environmental Contamination/Hazardous Waste" section," the appraisers cannot render any professional opinion on the environmental cleanliness of the Subject property (unless otherwise noted from our inspection).

ENVIRONMENTAL CONTAMINATION/HAZARDOUS WASTE

Based on our visual inspection, I know of no conditions of the Subject, including but not limited to the mechanical equipment, subsoil, structures, or presence of chemical/toxic substances (mold, etc.) that might otherwise render the Subject more or less valuable except as noted. Unless otherwise stated, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, fire-retardant-treated substances (FRT), lead-contaminated plumbing, soil and groundwater contamination, agricultural chemicals, electromagnetic fields (EMFs), toxic molds, radon or other indoor air contamination which may or may not be present on the Subject, or other environmental conditions, were not called to our attention nor did I become aware of such during the inspection. I have no knowledge of the existence of such materials on or in the Subject unless otherwise stated. I am not qualified to test such substances or conditions, or to judge whether the Subject complies with laws such as the Americans with Disabilities Act of 1990, Clean Air Act of 1990, Clean Water Act, Endangered Species Act, etc. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property. This report is Subject to revision should any contamination be shown to exist on the Subject.

The value opinions estimated are predicated on the assumption that there is no such condition on or in the Subject or in such proximity thereto that would cause a loss in value unless otherwise stated. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in that field if certainty is desired. I do state that this report is subject to revision should any such contaminants be shown to exist on or around the Subject.

WORKER SAFETY & CODES COMPLIANCE

Employee health and safety concerns as per the Occupational Safety & Health Administration (OSHA) and the 1992 Federal Worker Protection Standards are also assumed to be in compliance with current regulations and standards unless specifically addressed in this report. Such categories can consist of operational procedures, storage of hazardous materials, building/property safety or protection devices, safeguards for utility entrances and distribution areas, etc. Similarly, compliance with all relevant regulations of the US Environmental Protection Agency; the NYS Department of Environmental Conservation; State, County and local codes; and all other regulatory agencies are assumed to be in good standing unless otherwise specified in the report.

The value opinions estimated are predicated on the assumption that there is no such condition on or in the Subject or in such proximity thereto that would cause a loss in value unless otherwise stated. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in that field if certainty is desired.

SCOPE OF WORK

To perform this assignment, I took the following steps to gather, confirm, and analyze relevant data:

- Physically inspected the Subject property and the surrounding market area. The inspection of the property is limited to those things readily observable without the use of special testing or equipment.
- Collected factual information about the property and the surrounding market and confirmed the information with various sources.
- Analyzed market information and developed indications of value under the necessary approaches to value for a credible assignment result. The market information was analyzed for an appraisal of the Subject property.
- The appraisal of real estate typically employs three traditional valuation methods: the sales comparison approach, the cost approach, and the income approach. Only the Sales Comparison Approach was used to value the Subject. The Cost and Income Approaches are inapplicable and was not developed.
- Derived an estimate of value.
- Prepared an appraisal report summarizing our analyses, opinions and conclusions.

MARKET AREA ANALYSIS

Albany County, New York

Albany County is located in the east central part of New York State, is 533 square miles in size and has a population density of 602 persons per square mile. Its county seat is Albany. Albany County constitutes the central core of the Capital District of New York State, which comprises the Albany-Schenectady-Troy, NY MSA.

POPULATION

Albany County has a 2023 population of 315,038, which represents an average annual 0.0% decrease over the 2020 census of 314,848. Albany County gained an average of 63 residents per year over the 2020-2023 period and its annual growth rate was greater than New York State's rate of -0.1%.

Looking forward, Albany County's population is projected to increase at a 0.0% annual rate from 2023-2028, equivalent to an average of 78 fewer residents per year. Albany County's growth rate is expected to be greater than that of New York State, which is projected to be -0.1%.

	POPULATION TRENDS				
	Population			Compound Ann.% Chng	
	2020	2023	2028	2020-23	2023-28
Albany County	314,848	315,038	314,650	0.0%	0.0%
New York State	20,201,249	20,113,414	19,995,476	-0.1%	-0.1%

Source: stdbonline.com/prepared by esri

HOUSEHOLD INCOME

Albany County has a similar level of household income as New York State. Median household income for Albany County is \$77,043, which is similar to New York State's household income.

MEDIAN HOUSEHOLD INCOME-2023	
Albany County	\$77,043
New York State	\$77,077
Comparison of County to State	0.0%

Source: stdbonline.com/prepared by esri

UNEMPLOYMENT RATES

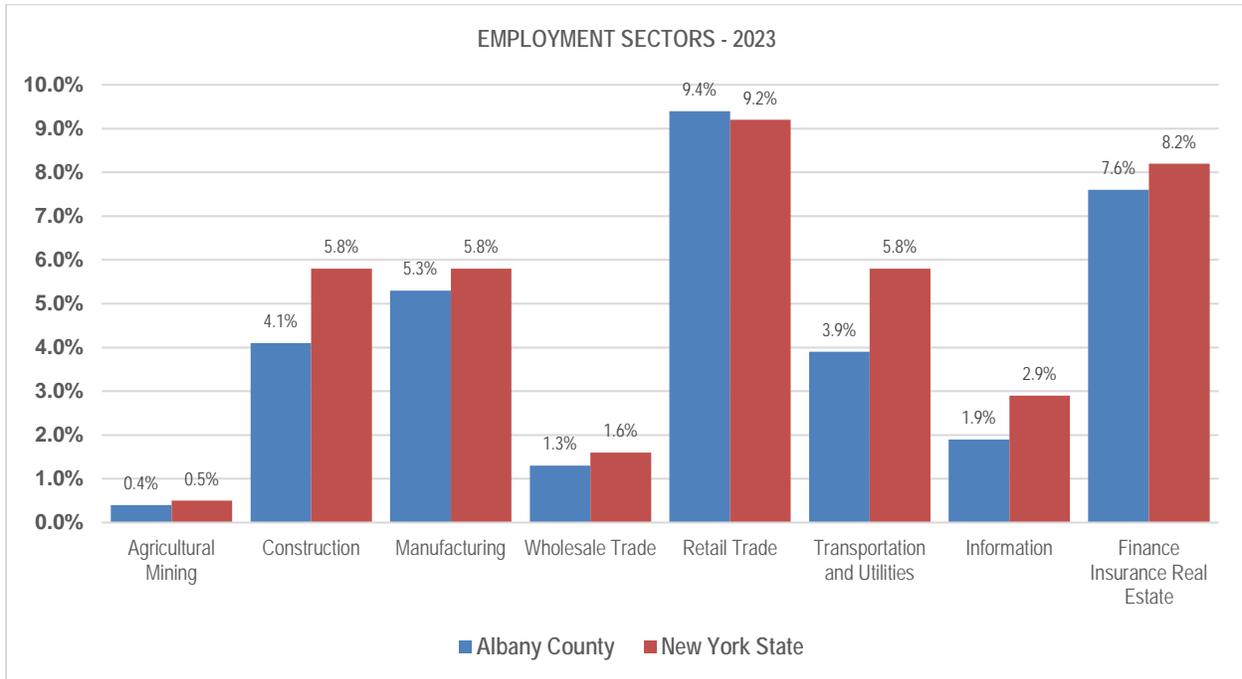
A comparison of unemployment rates is another way of gauging an area's economic health. Over the past five years, the Albany County unemployment rate has been lower than that of New York State, with an average unemployment rate of 4.3% in comparison to a 5.8% rate for New York State. A lower unemployment rate is a positive indicator. Recent data shows that the Albany County unemployment rate is 3.0% in comparison to a 3.9% rate for New York State, a sign that is consistent with the fact that Albany County is not currently outperforming New York State in the rate of job growth.

Year	EMPLOYMENT TRENDS	
	Unemployment Rate (Ann. Avg.)	
	Albany County	New York State
2018	3.7%	4.1%
2019	3.5%	3.9%
2020	6.9%	9.9%
2021	4.4%	7.0%
2022	3.0%	4.3%
Avg Unemp. Rate 2018-2022	4.3%	5.8%
Unemployment Rate - June 2023	3.0%	3.9%

Source: New York State Department of Labor

EMPLOYMENT SECTORS

The composition of Albany County job market is depicted in the following chart, along with that of New York State. Total employment for both areas is broken down by major employment sector, and the sectors are ranked from largest to smallest based on the percentage of Albany County jobs in each category.



Source: stdbonline.com/prepared by esri

Albany County has greater or equal concentrations than New York State in the following employment sectors:

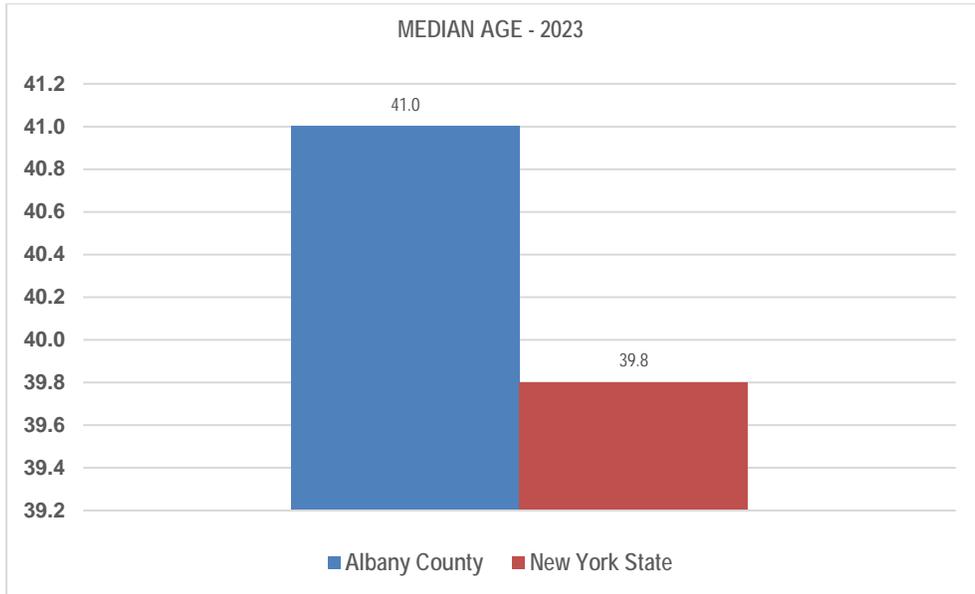
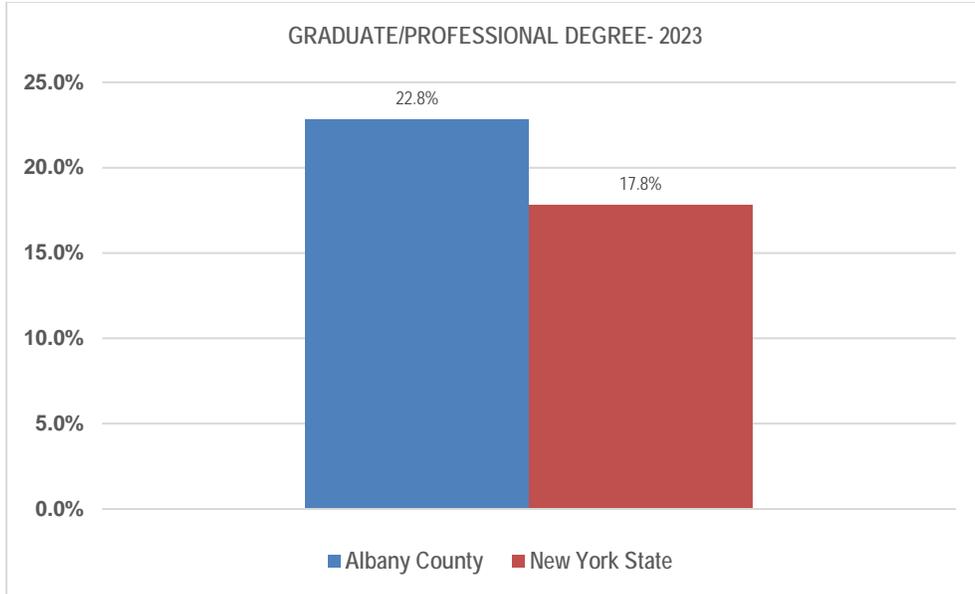
1. Retail Trade, representing 9.4% of Albany County payroll employment compared to 9.2% for New York State as a whole.

Albany County is underrepresented in the following employment sectors:

1. Agricultural and Mining, representing 0.4% of Albany County payroll employment compared to 0.5% for New York State as a whole.
2. Construction, representing 4.1% of Albany County payroll employment compared to 5.8% for New York State as a whole.
3. Manufacturing, representing 5.3% of Albany County payroll employment compared to 5.8% for New York State as a whole.
4. Wholesale Trade, representing 1.3% of Albany County payroll employment compared to 1.6% for New York State as a whole.
5. Transportation & Utilities, representing 3.9% of Albany County payroll employment compared to 5.8% for New York State as a whole.
6. Information, representing 1.9% of Albany County payroll employment compared to 2.9% for New York State as a whole.
7. Financial/Insurance/Real Estate, representing 7.6% of Albany County payroll employment compared to 8.2% for New York State as a whole.

EDUCATION AND AGE

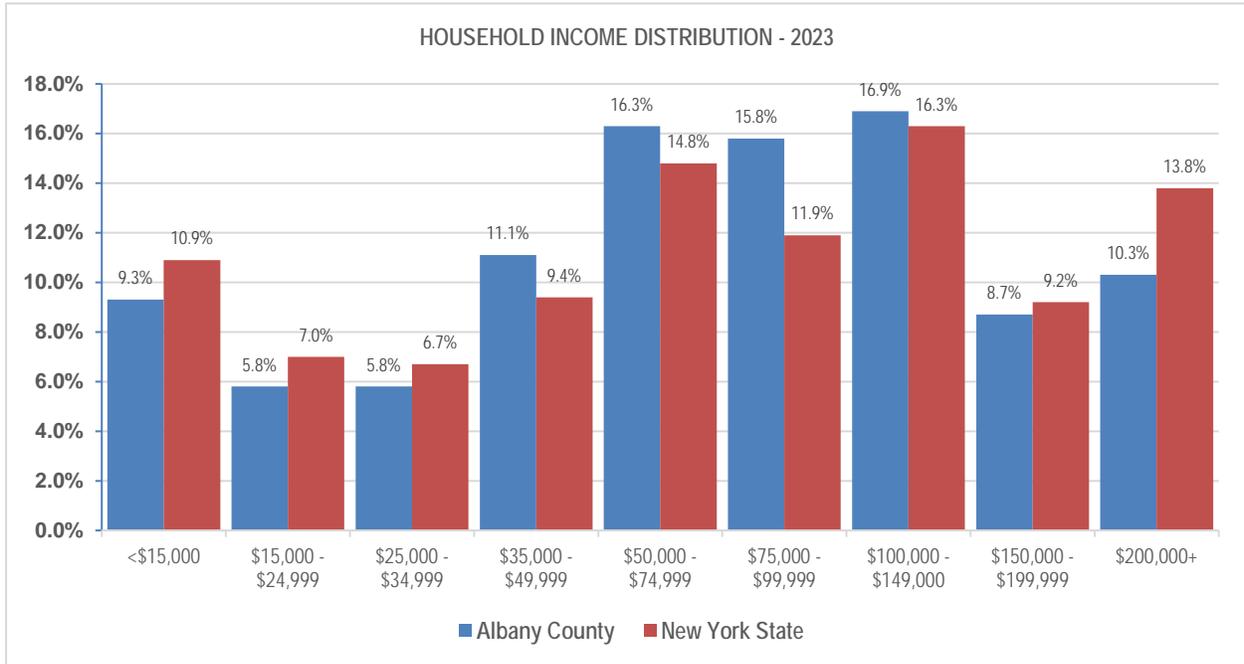
Residents of Albany County have a higher level of educational attainment than those of New York State. An estimated 22.8% of Albany County residents are college graduates with four-year degrees, versus 17.8% of New York State residents. People in Albany County are older than their New York State counterparts. The median age for Albany County is 41.0 years, while the median age for New York State is 39.8 years.



Source: stdbonline.com/prepared by esri

HOUSEHOLD INCOME DISTRIBUTION

The following chart shows the distribution of households across nine income levels. Albany County has a lower concentration of households in the lower income levels than New York State. Specifically, 20.9% of Albany County households are below the \$35,000 level in household income as compared to 24.6% of New York State households. A fewer concentration of households is apparent in the higher income levels, as 35.9% of Albany County households are at the \$100,000 or greater levels in household income versus 39.3% of New York State’s households.



CONCLUSION

Albany County’s economy will be affected by a decreasing population base and a similar level of household income as New York State. Albany County experienced a higher level of education than New York State and the current unemployment rate is lower than that of New York State. As population decreases, less supporting commercial, industrial and service development will be required. These factors create a negative real estate outlook for the future.

SURROUNDING AREA ANALYSIS

Town of Guilderland, New York

DEMOGRAPHIC FACTORS

Selected neighborhood demographics in 1, 3, and 5-mile radii from 6 Rielton Court as a center point are shown in the following table.

SELECTED NEIGHBORHOOD DEMOGRAPHICS			
	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population 2020	5,302	51,375	143,990
Population 2023	5,394	51,304	143,865
Population 2028	5,411	51,013	143,397
Compound % Change 2020-2023	0.6%	0.0%	0.0%
Compound % Change 2023-2028	0.1%	-0.1%	-0.1%
Households 2020	2,344	20,488	59,050
Households 2023	2,462	20,754	59,798
Households 2028	2,541	21,009	60,711
Compound % Change 2020-2023	1.7%	0.4%	0.4%
Compound % Change 2023-2028	0.6%	0.2%	0.3%
Median Household Income - 2023	\$77,237	\$80,967	\$78,725
Average Household Size	1.9	2.1	2.2
Median Age	39.6	40.0	39.9
Average Owner Occupied Housing Value	\$295,481	\$295,541	\$326,801

Source: stdbonline.com/prepared by esri

As shown on the table above, the 2023 population within a 3-mile radius is 51,304. Population in the area has not grown over the past three years and this trend is expected to continue in the foreseeable future. Income levels in the in the 3-mile radius is \$80,967.

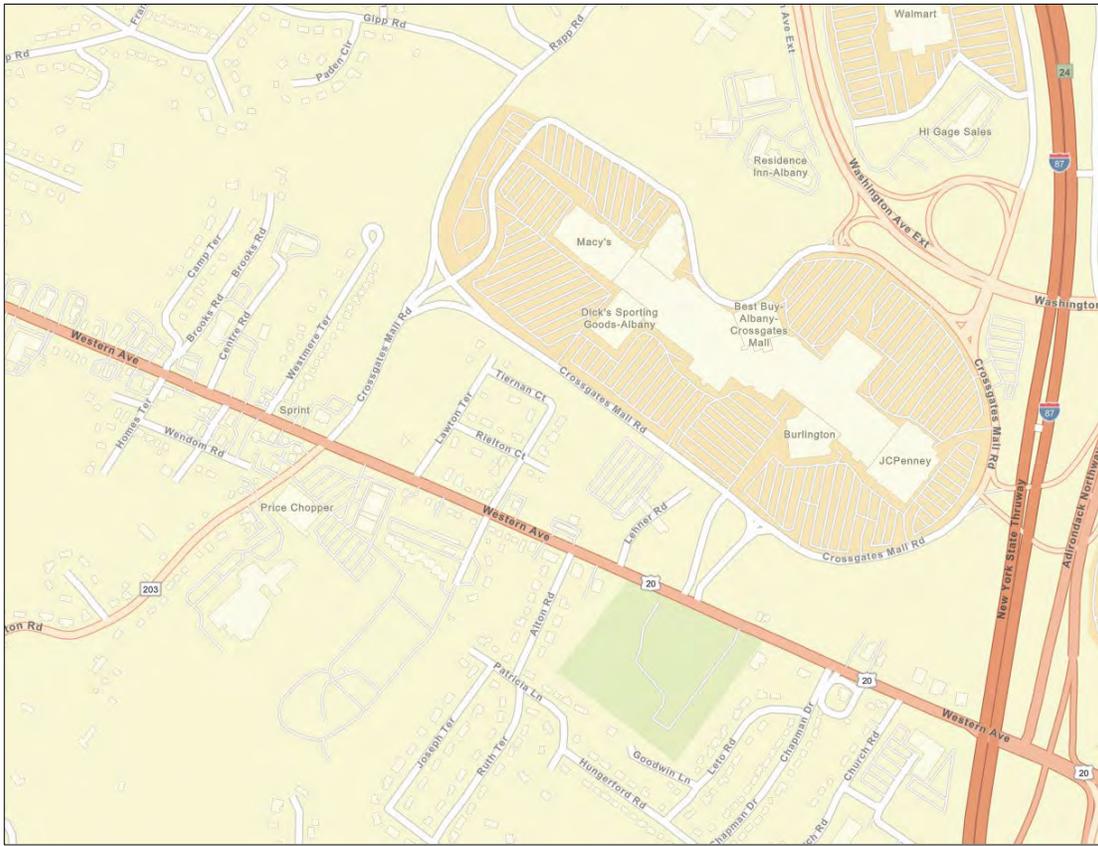
In comparison to other areas in the region, the area is rated as follows:

SURROUNDING AREA ATTRIBUTE RATINGS	
Highway Access	Average
Demand Generators	Average
Convenience to Support Services	Average
Convenience to Public Transportation	Average
Employment Stability	Average
Fire Protection	Average
Property Compatibility	Average
General Appearance of Properties	Average
Appeal to Market	Average
Price/Value Trend	Average

OUTLOOK AND CONCLUSIONS

The overall characteristics of the neighborhood are considered favorable to commercial demand. The neighborhood maintains an adequate mix of residential and commercial properties with support developments including restaurants, service stations, convenience stores and office buildings. The demographics of the neighborhood show levels of relative stability in population and increasing levels of households. The income and education characteristics can best be described as middle income. I anticipate that the overall demographic nature and development character of the neighborhood will remain relatively stable into the foreseeable future.

SURROUNDING AREA MAP



SITE ANALYSIS/IDENTIFICATION

PROPERTY A

Address	Crossgates Mall Road
Tax ID Number	52.10-01-28
Size	0.15 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	LB: Local Business
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY B

Address	Crossgates Mall Road
Tax ID Number	52.10-01-29
Size	0.16 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	LB: Local Business
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY C

Address	Crossgates Mall Road
Tax ID Number	52.10-01-30
Size	0.32 acres
Shape	Irregular
Topography	Mostly Level
Zoning	LB: Local Business
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY D

Address	Crossgates Mall Road
Tax ID Number	52.10-01-31
Size	0.65 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	LB: Local Business
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY E

Address	Crossgates Mall Road
Tax ID Number	52.10-01-32
Size	1.30 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	LB: Local Business
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY F

Address	Crossgates Mall Road
Tax ID Number	52.10-01-33
Size	0.64 acres
Shape	Irregular
Topography	Mostly Level
Zoning	LB: Local Business
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY G

Address	5 Gabriel Terrace
Tax ID Number	52.14-01-17
Size	0.34 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY H

Address	1699 Western Avenue Rear
Tax ID Number	52.10-01-26
Size	0.91 acres
Shape	Irregular
Topography	Mostly Level
Zoning	LB: Local Business
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY I

Address	Crossgates Mall Road
Tax ID Number	52.10-01-27
Size	0.55 acres
Shape	Irregular
Topography	Mostly Level
Zoning	LB: Local Business
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY J

Address	16 Lawton Terrace
Tax ID Number	52.10-01-34
Size	0.46 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY K

Address	14 Lawton Terrace
Tax ID Number	52.10-01-35
Size	0.46 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY L

Address	2-8 Lawton Terrace/1689 Western Avenue
Tax ID Number	52.14-01-1/52.14-01-2
Size	3.21 acres
Shape	Irregular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY M

Address	9 Lawton Terrace
Tax ID Number	52.14-01-32
Size	0.70 acres
Shape	Irregular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY N

Address	5 Lawton Terrace
Tax ID Number	52.14-01-30
Size	0.26 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY O

Address	4 Gabriel Terrace
Tax ID Number	52.14-01-21
Size	0.26 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY P

Address	1 Gabriel Terrace
Tax ID Number	52.14-01-19
Size	0.26 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY Q

Address	1669 Western Avenue
Tax ID Number	52.14-01-10
Size	2.86 acres (Q1, the residential portion north of Rielton Ct. contains approximately 1.75 acres and Q2, the commercial portion south approximately 1.11 acres.)
Shape	Irregular
Topography	Mostly Level
Zoning	LB: Local Business and R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Residential, Commercial

PROPERTY R

Address	7 Lawton Terrace
Tax ID Number	52.14-01-31
Size	0.26 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY S

Address	1 Tiernan Court
Tax ID Number	52.14-01-29
Size	0.34 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY T

Address	8 Gabriel Terrace
Tax ID Number	52.14-01-28
Size	0.48 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY U

Address	4 Rielton Court
Tax ID Number	52.14-01-25
Size	0.34 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY V

Address	6 Rielton Court
Tax ID Number	52.14-01-26
Size	0.34 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY W

Address	8 Rielton Court
Tax ID Number	52.14-01-27
Size	0.34 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY X

Address	9 Gabriel Terrace
Tax ID Number	52.14-01-15
Size	0.34 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY Y

Address	7 Gabriel Terrace
Tax ID Number	52.14-01-16
Size	0.34 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY Z

Address	3 Gabriel Terrace
Tax ID Number	52.14-01-18
Size	0.26 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY AA

Address	1671 Western Avenue
Tax ID Number	52.14-01-09
Size	0.56 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	LB: Local Business
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY BB

Address	2 Gabriel Terrace
Tax ID Number	52.14-01-20
Size	0.26 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY CC

Address	1675 Western Avenue
Tax ID Number	52.14-01-8
Size	0.18 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	LB: Local Business
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY DD

Address	5 Rielton Court
Tax ID Number	52.14-01-22
Size	0.34 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY EE

Address	3 Lawton Terrace
Tax ID Number	52.14-01-23
Size	0.34 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY FF

Address	1685 Western Avenue
Tax ID Number	52.14-01-3
Size	0.53 acres
Shape	Irregular
Topography	Mostly Level
Zoning	BNRP: Business Non-Retail Professional District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY GG

Address	1683 Western Avenue
Tax ID Number	52.14-01-4
Size	0.18 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	BNRP: Business Non-Retail Professional District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY HH

Address	1681 Western Avenue
Tax ID Number	52.14-01-4
Size	0.31 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	BNRP: Business Non-Retail Professional District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY II

Address	1679 Western Avenue
Tax ID Number	52.14-01-6
Size	0.21 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	BNRP: Business Non-Retail Professional District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY JJ

Address	1677 Western Avenue
Tax ID Number	52.14-01-7
Size	0.18 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	BNRP: Business Non-Retail Professional District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY KK

Address	1667 Western Avenue
Tax ID Number	52.14-01-11
Size	0.68 acres
Shape	Irregular
Topography	Mostly Level
Zoning	LB: Local Business
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY LL

Address	2 Reilton Court
Tax ID Number	52.14-01-24
Size	0.34 acres
Shape	Rectangular
Topography	Mostly Level
Zoning	R10: Single Family Residential District
Wetlands	None
Adjacent Land Uses	Commercial, Residential

PROPERTY MM

Address	4 Crossgates Mall Road
Tax ID Number	52.01-01-6
Size	0.5.66 acres
Shape	Irregular
Topography	Mostly Level
Zoning	GB: General Business
Wetlands	None
Adjacent Land Uses	Commercial, Residential



TAX MAPS



WETLANDS MAP



FLOOD MAP

Flood Panel Number	36001C0178D and 36001C0186D
Date	March 16, 2015
Risk Rating	X

ZONING



Zoning Districts	
	TOD — Transit-Oriented Development
	OS — Open Space
	AGR — Agricultural
	MR — Multiple Residence
	TH — Townhouse Dwelling
	PUD — Planned Unit Development
	BNRP — Business Non-Retail Professional
	LB — Local Business
	GB — General Business
	IN — Industrial
Single-Family Residential Districts	
	R10
	R15
	R20
	R40
Residential Overlay Districts	
	RO30
	RO40
Rural Agricultural Districts	
	RA3
	RA5

ZONING SUMMARY

Zoning classification	LB: Local Business R10: Single Family Residential BNRP: Business Non-Retail Professional GB: General Business			
Municipality	Town of Guilderland, NY			
Conforming use	Yes			
Permitted uses	See Addendum			
Zoning change	Not Likely			
Category	Dimensional Regulations			
	LB	R10	BNRP	GB
Minimum lot area	20,000 sq.ft.	10,000 sq.ft.	7,500 sq.ft.	20,000 sq.ft.
Minimum lot width	100 feet	80 feet	50 feet	100 feet
Maximum lot coverage	70%	30%	70%	70%
Minimum front setback	25 feet	35 feet	25 feet	45 feet
Minimum side setback	15 feet	12.5 feet	10 feet	25 feet
Minimum rear setback	15 feet	30 feet	35 feet	25 feet

CONCLUSION OF CONFORMITY OR NON-CONFORMITY

After examination of the town of Guilderland zoning ordinances, the appraiser has concluded that the Subject property represents a legal conforming use with respect to the zoning regulations, discussed in greater detail elsewhere within this report.

HIGHEST AND BEST USE

Based on the results of the analyses completed in this report, the highest and best use of the subject property, whether currently being used for residential or commercial purposes, or as vacant land, is identified by parcel in Table I.

ANALYSIS 1: Appraisal Of Improved Residential Properties as Existing Residential Use:

The properties appraised in this section: G, J, K, N, O, P, R, S, T, U, V, W, X, Y, Z, BB, DD, FF, II, LL have been identified by the client as subject to residential deed restrictions. They are all improved residential properties, listed in municipal data as residential properties, and conform as residential properties under current town of Guilderland zoning.

APPRAISAL METHODOLOGY

The appraiser has three approaches from which to select when appraising real estate for market value: cost, sales comparison and income capitalization. The inherent strengths of each approach and the nature of the Subject property must be evaluated to determine which will provide supportable estimates of market value. The appraiser then selects one or more of the appropriate approaches in arriving at a final value estimate.

The Cost Approach estimates market value by computing the current cost of replacing the property and subtracting any depreciation resulting from deterioration and obsolescence. The value of the land is then added to the depreciated value. The Cost Approach is most reliable for estimating the value of new properties.

The Sales Comparison Approach estimates the value of a property by comparing it to similar properties sold on the open market. To obtain an estimate of value, the sales price of a comparable property must be adjusted to reflect any dissimilarity between it and the Subject.

The Income Capitalization Approach analyzes a property's ability to generate financial returns as an investment. The two methods used to estimate value via this approach include direct capitalization and a discounted cash flow. If necessary, a reconciliation of a final estimate of value within this approach is provided.

The final step in the valuation process is the reconciliation of the value indications. Factors that are considered in assessing the reliability of each approach include the purpose of the appraisal, the nature of the subject property, and the reliability of the data used. In the reconciliation, the applicability and supportability of each approach are considered, and the range of value indications is examined. The most weight is given to the approach that produces the most reliable solution and most reflects the criteria used by typical investors. Our experience with numerous buyers and sellers indicates that the procedures used in estimating market value by the Sales Comparison Approach are comparable to those investors who constitute the marketplace. For this reason, the Sales Comparison Approach produces the most supportable value estimate, and is given sole weight in this valuation process. Due to the nature of this project, the Cost and Income Approaches were also considered but not utilized.

SALES COMPARISON

The Sales Comparison Approach is defined as, "A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison, and making adjustments to the sale prices of the comparables based on the elements of comparison."

The Sales Comparison Approach derives an estimate of market value by analyzing similar properties and comparing these properties to the Subject. Comparative analysis techniques are fundamental to the valuation process and are used in the other approaches to value. The premise of the sales comparison approach is based on the concepts of anticipation and change, together with the principles of supply and demand, substitutions, balance, and externalities.

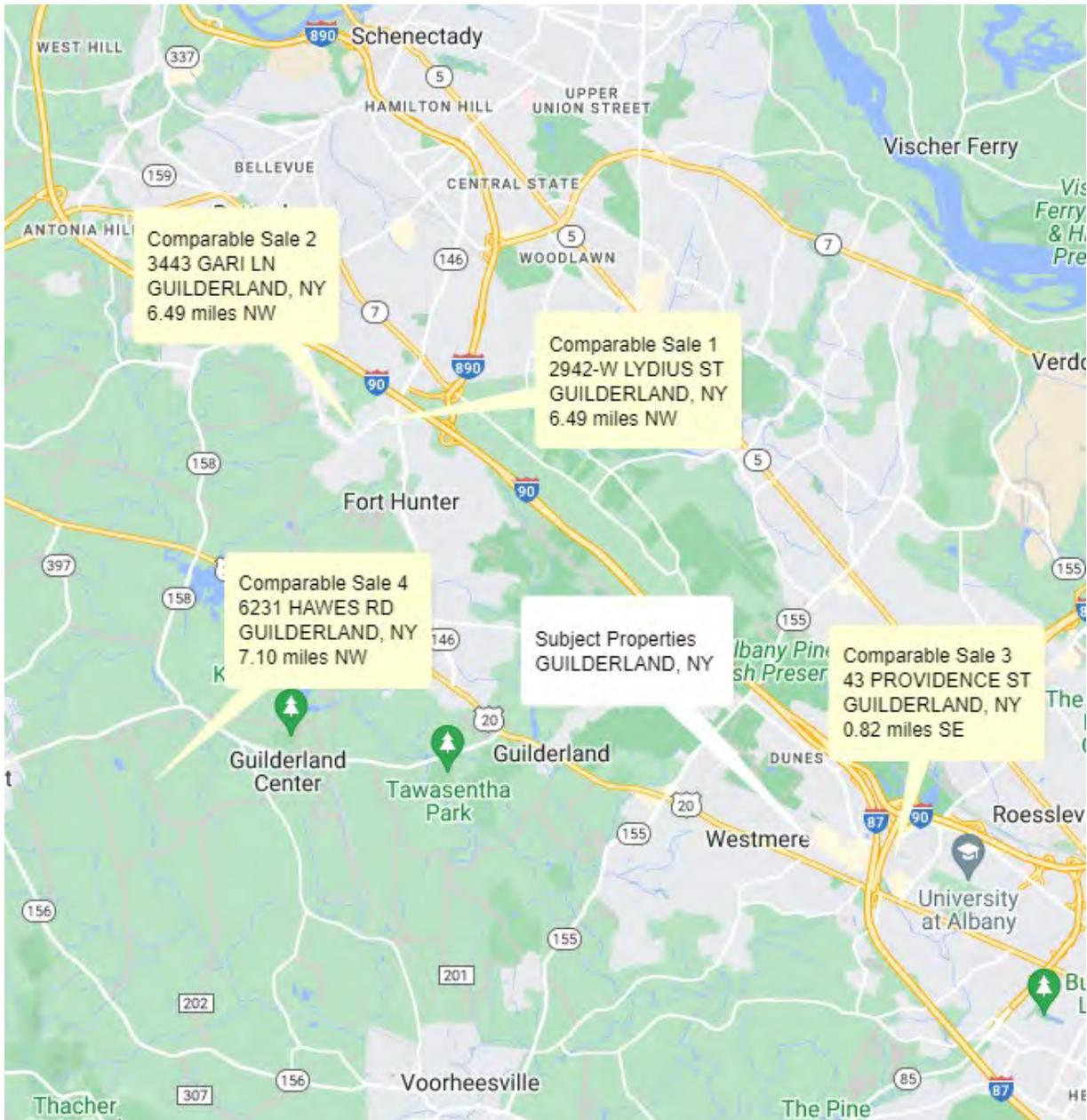
The determination of the market value of the subject property utilizes the availability and analysis of reliable data on substitute properties of similar utility or desirability. To apply the Sales Comparison Approach, the appraiser considered data from public records, deed transactions, interviews with the parties involved in the transactions, the real estate comparable listing databases, other appraisers, real estate brokers, and Armstrong's office files. This data is used to establish the prices, real property rights conveyed, financing terms, motivations, transaction dates, locations, physical and functional conditions, and economic characteristics of the properties under consideration. Market boundaries are set by the range of competitive properties. Proper application of the sales comparison approach is revealed in the following five-step systematic procedure.

- 1) Research the market to obtain information on sales transactions, listings, and offers to purchase or sell properties that are similar to the subject property in terms of characteristics such as property type, date of sale, size, location, and zoning.
- 2) Verify the information by confirming that the data obtained are factually accurate and that the transactions reflect arm's-length market considerations.
- 3) Select relevant units of comparison and develop a comparative analysis for each.
- 4) Compare comparable sale properties with the subject property using the elements of comparison and adjust the sale price of each comparable appropriately to the subject property or eliminate the sale property as a comparable.
- 5) Reconcile the various value indications produced from the analysis of comparables into a single value indication or range of values. In an imprecise market subject to varying occupancies and economies, a range of values may be a better conclusion than a single value estimate.

In our research and analysis of the market for improved properties with characteristics similar to those of the Subject property, we have attempted to gather what we consider relevant data so that reasonable comparisons could be made. A search for properties similar to the Subject sold throughout the immediate area revealed a satisfactory number of comparable sales.

In our research and analysis of the market for improved properties with characteristics similar to those of the Subject property, we have attempted to gather what we consider relevant data so that reasonable comparisons could be made. A search for properties similar to the Subject sold throughout the immediate area revealed a satisfactory number of comparable sales. We selected sales that were in poor condition, in need of complete rehabilitation, similar to the Subject properties.

COMPARABLE SALES LOCATOR MAP



COMPARABLE SALES: MLS COPIES AND ASSESSOR DATA

Sale 1: Poor condition. Cash sale.

202316392 Public Detail Report - Residential Closed 2942-W Lydius Street, Guilderland, NY 12303 LP: \$104,000
SP: \$104,000



Rooms Total: 6
Bedrooms Total: 3
Bathrooms Total: 1
Bathrooms Full: 1
Bathrooms Half: 0
Bath Levels: Full Bath 1: 1st
Year Built: 1950
Above Grade Finished Area: 932
Below Grade Finished Area: 0
Enhanced Accessible Y/N: No
Garage Spaces: 1

Living Area: 932
Lot Size Acres: 0.28
Parking Y/N: Yes
Property Sub Type: Single Family Residence
Waterfront Y/N: No

Public Remarks: Sold before print

Interior & Exterior Features	Room Details	Construction & Utilities																																													
Exterior Features: None Appliances: Electric Oven; Refrigerator Lot Features: Cleared; Level Parking Features: Parking Total: 4 Special Listing Conditions: Standard	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Length</th> <th>Width</th> <th>Level</th> <th>Remarks</th> </tr> </thead> <tbody> <tr><td>Bedroom</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Bedroom</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Bedroom</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Living Room</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Kitchen</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Laundry</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Other</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Full Bathroom</td><td></td><td></td><td>First</td><td></td></tr> </tbody> </table> <p>Attic Features: None; Other Basement: Slab Dining Room Type: In Kitchen Kitchen Features: Working Only Kitchen</p>	Room Name	Length	Width	Level	Remarks	Bedroom			First		Bedroom			First		Bedroom			First		Living Room			First		Kitchen			First		Laundry			First		Other			First		Full Bathroom			First		Construction Materials: Other Architectural Style: Ranch Heating: Oil Cooling: None Electric: 100 Amp Service Foundation Details: Slab Flooring: Linoleum Sewer: Public Sewer Utilities: Cable Available Water Source: Public
Room Name	Length	Width	Level	Remarks																																											
Bedroom			First																																												
Bedroom			First																																												
Bedroom			First																																												
Living Room			First																																												
Kitchen			First																																												
Laundry			First																																												
Other			First																																												
Full Bathroom			First																																												
Listing & Contract Info	Schools and Associations	Location Data																																													
Days On Market: 0 List Price/SqFt: \$111.59 Listing Contract Date: 02/25/2023 Under Contract Date: 02/25/2023 New Construction Y/N: No Original List Price: \$104,000 Current Price: \$104,000 Broker Agent Compensation: 2.5% Buyer Agency Compensation: 0% Sub Agency Compensation: 0% Dual Variable Compensation Y/N: No	Association Y/N: No High School: Guilderland School District: Guilderland	Parcel Number: 013089 15.14-1-4 County: Albany City/Municipality: Guilderland Geo Lat: 42.755038 Geo Lon: -73.947878 Tax Annual Amount: \$3,726.28 Tax Block: 1 Tax Lot: 4.000 Tax Section: 15.14 Total Taxes Description: Actual																																													
		Sale Info																																													
		Status Change Date: 05/10/2023 Under Contract Date: 02/25/2023 Sold Date: 05/09/2023 Sold Price: \$104,000 Sold Price/SqFt: 111.59 Possession: At Closing Selling Office: NON MLS OFFICE Selling Office: non-member non member 9999 Non Member Name: N/A																																													

Directions: Carman Rd to West Lydius.

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OWNERSHIP INFORMATION		PARCEL NO: 15.14-1-4	
GUMANI UNLIMITED LLC 2942 W LYDIUS ST GUILDERLAND NY 12084-0000		Mail: 2241 BROADWAY SCHENECTADY NY 12306-4028	
COUNTRY: ALBANY		PHONE NUMBER:	
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE		CENSUS TRACT: 0146.06	

SALE INFORMATION		Sale Date 05/09/2023	Price \$ 104,000	Deed Date 05/11/2023
Arms Length Y	Libre	2023	Page 8558	# Total Parcels 1
Seller SLEDZIEWSKI RICHARD	Buyer GUMANI UNLIMITED LLC	Personal Property 0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 140,500	08/23/2019	N	LUCARELLI MICHAEL	SLEDZIEWSKI RICHARD
2	\$ 0	05/10/2017	N	LUCARELLI ANDREA R.	LUCARELLI MICHAEL
3	\$ 0	12/30/2011	N	LUCARELLI MARGARET	LUCARELLI JAMES

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	868	Lot Size Dim.:	80.00x150.00	Tax ID#	15.14-1-4
Sqft. 1st Floor	932	Land SQFT	12,000	Assessed Value \$	129,000
Sqft. 2nd Floor	0	Lot Size Acres	0.28	Land Assesment \$	26,000
Fin. Basement Sqft.	0	Zoning	R15	School Tax \$	2,206
Year Built	1950	Nbhd Code	15	County/Town Tax \$	471
Bldg Style	RANCH	School District	013002 - GUILDERLAND	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	2,677
# Stories	1.00	Water Front	N	Full Tax Value \$	165,596
# Baths	0	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	0.78
# Bedrooms	3	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	2.361-6
# Fireplaces	0	Utilities	GAS/ELECTRIC	Full Land Value \$	33,376
# Kitchens	1	Nbhd. Rating	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type	GAR-1.0 DET, BUILT: 1953, 640 SQFT, DIMENSIONS: (40 X 16), CNDTN: NORMAL, GRADE: D	Nbhd. Type	SUBURBAN		
Garage Bays	1	# Res. Sites	1		
Cooling Detail	NONE	# Comm. Sites	0		
Heat Type	HEAT: (HOT WATER/STEAM) FUEL: (OIL)	Swis Code	013089	Updated:07/11/2023 3:19 pm	
Exterior	ALUM/VINYL				
Condition	NORMAL				
Basement Type	SLAB/PIER				

EXEMPTIONS:
VET PRO RATA: FULL VALUE ASSMT
PERSONS AGE 65 OR OVER
ENHANCED STAR

IMPROVEMENTS:
(1) GAR-1.0 DET, BUILT 1953, 0 SQFT, CONDITION NORMAL
(1) CANPY-W/SLAB, BUILT 1950, 0 SQFT, CONDITION NORMAL
(1) PORCH-ENCLSD, BUILT 1950, 0 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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Sale 2: Poor condition. Cash sale. House is not listed as arm's length by assessor. It was an estate sale, sold as-is, including the listed mold problem. It was marketed on MLS however, and this is not atypical for distressed properties in this market. The sale is therefore considered relevant to the analysis.

202230929 Public Detail Report - Residential Closed 3443 Gari Lane, Schenectady, NY 12303

LP: \$89,900
SP: \$105,000



Rooms Total: 6
Bedrooms Total: 3
Bathrooms Total: 2
Bathrooms Full: 1
Bathrooms Half: 1
Bath Levels: Full Bath 1: 1st; Half Bath 1: 1st
Year Built: 1955
Above Grade Finished Area: 1,492
Above Grade Finished Area Source: Estimated
Below Grade Finished Area: 0
Below Grade Finished Area Source: Estimated
Enhanced Accessible Y/N: No
Garage Spaces: 1

Living Area: 1,492
Lot Size Acres: 0.3
Parking Y/N: Yes
Property Sub Type: Single Family Residence
Waterfront Y/N: No

Public Remarks: Ranch in Guilderland School district! 3 bed 1.5 bath. Perfect for someone handy to fix up! Great size yard! Multiple Offers- Best and Final by Monday 12/12/22 5pm. Sold "as is", Cash only.

Interior & Exterior Features	Room Details	Construction & Utilities																																			
Interior Features: Wet Bar Exterior Features: None Appliances: Oven; Washer/Dryer Fencing: Back Yard; Fenced Lot Features: Level Listing Terms: Cash Parking Features: Parking Total: 4; Carport; Driveway; Garage; Off Street Property Condition: Fixer Special Listing Conditions: Estate	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Length</th> <th>Width</th> <th>Level</th> <th>Remarks</th> </tr> </thead> <tbody> <tr> <td>Bedroom</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Bedroom</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Bedroom</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Dining Room</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Living Room</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Kitchen</td> <td></td> <td></td> <td>First</td> <td></td> </tr> </tbody> </table> Attic Features: None Basement: None Dining Room Type: Dining Area Kitchen Features: Working Only Kitchen Laundry Features: Laundry Room; Main Level	Room Name	Length	Width	Level	Remarks	Bedroom			First		Bedroom			First		Bedroom			First		Dining Room			First		Living Room			First		Kitchen			First		Construction Materials: Aluminum Siding; Block Architectural Style: 1 Story; Ranch Heating: Electric; Hot Water Cooling: None Foundation Details: Block Flooring: Carpet; Laminated Roof: Metal Sewer: Public Sewer Utilities: Cable Connected Water Source: Well Point
Room Name	Length	Width	Level	Remarks																																	
Bedroom			First																																		
Bedroom			First																																		
Bedroom			First																																		
Dining Room			First																																		
Living Room			First																																		
Kitchen			First																																		
Listing & Contract Info	Schools and Associations	Location Data																																			
Days On Market: 6 List Price/SqFt: \$60.25 Listing Contract Date: 12/06/2022 Under Contract Date: 12/12/2022 New Construction Y/N: No Original List Price: \$89,900 Current Price: \$105,000 Broker Agent Compensation: 2.5% Buyer Agency Compensation: 2.5% Sub Agency Compensation: 0% Dual Variable Compensation Y/N: No	Association Y/N: No High School: Guilderland School District: Guilderland	Parcel Number: 013089 15.13-2-19 County: Albany City/Municipality: Guilderland Geo Lat: 42.752607 Geo Lon: -73.951213 Tax Annual Amount: \$5,074.87 Tax Block: 2 Tax Lot: 19 Total Taxes Description: Estimated																																			
		Sale Info																																			
		Status Change Date: 01/24/2023 Under Contract Date: 12/12/2022 Sold Date: 01/24/2023 Sold Price: \$105,000 Sold Price/SqFt: 70.38 Possession: At Closing Selling Office: Jandali Realty Selling Office: Sara Savoca 24611																																			

Directions: Route 146 onto Carmen Rd, onto E. Lydius, onto Gari Lane

					
OWNERSHIP INFORMATION	PARCEL NO: 15.13-2-19				
JANDALI KAREEM 3443 GARI LN GUILDERLAND NY 12084-0000	Mail: 550 HOOSICK ST TROY NY 12180-2104				
COUNTY: ALBANY	PHONE NUMBER:				
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE	CENSUS TRACT: 0146.06				
SALE INFORMATION	Sale Date 01/24/2023 Price \$ 105,000 Deed Date 01/31/2023				
Arms Length N	Libre 2023 Page 2269 # Total Parcels 1				
Seller WILSON, EXECUTRIX ANNE	Buyer JANDALI KAREEM Personal Property 0				
PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 1	10/07/2013	N	REILLY DANIEL FRANCIS	REILLY DANIEL
STRUCTURAL INFORMATION	LOT INFORMATION	TAX INFORMATION			
Square Feet 1,492	Lot Size Dim.: 80.00x165.00	Tax ID# 15.13-2-19			
Sqft. 1st Floor 1,492	Land SQFT 13,200	Assessed Value \$ 215,000			
Sqft. 2nd Floor 0	Lot Size Acres 0.30	Land Assesment \$ 43,000			
Fin. Basement Sqft. 0	Zoning R15	School Tax \$ 3,677			
Year Built 1955	Nbhd Code 15	County/Town Tax \$ 785			
Bldg Style RANCH	School District 013002 - GUILDERLAND	City/Village Tax \$			
# Units 1	Desirability TYPICAL	Total Tax \$ 4,462			
# Stories 1.00	Water Front N	Full Tax Value \$ 275,994			
# Baths 0	Sewer COMMERCIAL/PUBLIC	Equalization Rate 0.78			
# Bedrooms 3	Water COMMERCIAL/PUBLIC	Prior Tax ID# 2.417-13			
# Fireplaces 0	Utilities GAS/ELECTRIC	Full Land Value \$ 55,198			
# Kitchens 1	Nbhd. Rating AVERAGE				
	Nbhd. Type SUBURBAN				
	# Res. Sites 1				
	# Comm. Sites 0				
	Swis Code 013089				
Garage Type	CARPOR, BUILT: 1955, 384 SQFT. DIMENSIONS: (24 X 16), CNDTN: NORMAL, GRADE: C	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.			
Garage Bays 2		Updated:07/11/2023 3:19 pm			
Cooling Detail NONE					
Heat Type	HEAT: (HOT WATER/STEAM) FUEL: (GAS)				
Exterior	ALUM/VINYL				
Condition	NORMAL				
Basement Type	SLAB/PIER				
EXEMPTIONS:					
BASIC STAR 1999-2000					
IMPROVEMENTS:					
(1) CARPORT, BUILT 1955, 0 SQFT, CONDITION NORMAL					
(1) SHED-MACHINE, BUILT 1955, 0 SQFT, CONDITION NORMAL					
Note: Display indicates first residential site and up to four improvements.					

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Sale 3: Poor condition. Cash sale.

202229119 Public Detail Report - Residential Closed

43 Providence Street, Albany, NY 12203

LP: \$122,000
SP: \$125,000



Rooms Total: 6
Bedrooms Total: 3
Bathrooms Total: 2
Bathrooms Full: 1
Bathrooms Half: 1
Bath Levels: Full Bath 1: 1st; Half Bath 1: 1st
Year Built: 1949
Above Grade Finished Area: 1,128
Above Grade Finished Area Source: Estimated
Below Grade Finished Area: 0
Below Grade Finished Area Source: Estimated
Enhanced Accessible Y/N: No
Garage Spaces: 1
Green Features Y/N: No
Living Area: 1,128
Lot Size Acres: 0.21
Parking Y/N: Yes
Property Sub Type: Single Family Residence
Waterfront Y/N: No

Public Remarks: Subject to First Look Period for 3 to 5 days. Ranch style home built in 1949, offers 1128 sq ft, 3 bedrooms, 1.5 baths, full basement, 1 car detached Garage, situated on 0.21 acres in Town of Guilderland in Guilderland CSD. Public utilities. HIGHEST AND BEST DUE IN NOV 1ST by 5PM.

Interior & Exterior Features	Room Details	Construction & Utilities																																			
Exterior Features: None Appliances: Other Fencing: None Lot Features: Level Listing Terms: Cash Other Structures: None Parking Features: Parking Total: 1; Detached; Driveway Property Condition: Fixer Special Listing Conditions: Corporate Owned	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Length</th> <th>Width</th> <th>Level</th> <th>Remarks</th> </tr> </thead> <tbody> <tr> <td>Kitchen</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Living Room</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Dining Room</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Bedroom</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Bedroom</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Bedroom</td> <td></td> <td></td> <td>First</td> <td></td> </tr> </tbody> </table> Basement: Full; Unfinished Dining Room Type: Dining Area Laundry Features: Main Level Patio And Porch Features: Other	Room Name	Length	Width	Level	Remarks	Kitchen			First		Living Room			First		Dining Room			First		Bedroom			First		Bedroom			First		Bedroom			First		Construction Materials: Vinyl Siding Architectural Style: 1 Story; Ranch Heating: Forced Air; Oil Cooling: None Roof: Asphalt; Shingle Sewer: Public Sewer Water Source: Public
Room Name	Length	Width	Level	Remarks																																	
Kitchen			First																																		
Living Room			First																																		
Dining Room			First																																		
Bedroom			First																																		
Bedroom			First																																		
Bedroom			First																																		
Listing & Contract Info	Schools and Associations	Location Data																																			
Days On Market: 7 List Price/SqFt: \$108.16 Listing Contract Date: 10/26/2022 Under Contract Date: 11/02/2022 New Construction Y/N: No Original List Price: \$122,000 Current Price: \$125,000 Broker Agent Compensation: 0% Buyer Agency Compensation: 2.5% Sub Agency Compensation: 0% Dual Variable Compensation Y/N: No	Association Y/N: No High School: Guilderland School District: Guilderland	Parcel Number: 52.15-2-30 County: Albany City/Municipality: Guilderland Geo Lat: 42.687833 Geo Lon: -73.840454 Tax Annual Amount: \$4,109 Total Taxes Description: Estimated																																			
		Sale Info																																			
		Status Change Date: 12/23/2022 Under Contract Date: 11/02/2022 Sold Date: 12/23/2022 Sold Price: \$125,000 Sold Price/SqFt: 110.82 Possession: At Closing Selling Office: Trevett Group LLC Selling Office: Thomas R Trevett 6068																																			
Directions: 43 Providence St																																					



OWNERSHIP INFORMATION		PARCEL NO: 52.15-2-30	
PAN HOUSE LLC 43 PROVIDENCE ST GUILDERLAND NY 12084-0000		Mail: 9 EGMONT CT DELMAR NY 12054-6722	
COUNTY: ALBANY		PHONE NUMBER:	
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE		CENSUS TRACT: 0146.08	

SALE INFORMATION		Sale Date	12/23/2022	Price \$	125,000	Deed Date	12/29/2022
Arms Length Y		Libre	2022	Page	29990	# Total Parcels	1
Seller	MORTGAGE ASSETS MANAGEMENT	Buyer	PAN HOUSE LLC	Personal Property 0			

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 326,644	10/11/2022	N	JONATHAN S FISHBEIN ESQ, AS REFE	MORTGAGE ASSETS MANAGEMENT LLC

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	1,128	Lot Size Dim.:	60.00x150.00	Tax ID#	52.15-2-30
Sqft. 1st Floor	1,128	Land SQFT	9,000	Assessed Value \$	198,000
Sqft. 2nd Floor	0	Lot Size Acres	0.21	Land Assessment \$	40,000
Fin. Basement Sqft.	0	Zoning	R10	School Tax \$	3,386
Year Built	1949	Nbhd Code	2	County/Town Tax \$	723
Bldg Style	RANCH	School District	013002 - GUILDERLAND	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	4,109
# Stories	1.00	Water Front	N	Full Tax Value \$	254,172
# Baths	1 FULL, 1 HALF	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	0.78
# Bedrooms	3	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	1.109-12
# Fireplaces	0	Utilities	GAS/ELECTRIC	Full Land Value \$	51,347
# Kitchens	1	Nbhd. Rating	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type	GAR-1.0 DET, BUILT: 1949, 286 SQFT, DIMENSIONS: (22 X 13), CNDTN: NORMAL, GRADE: C	Nbhd. Type	SUBURBAN		
Garage Bays	1	# Res. Sites	1		
Cooling Detail	NONE	# Comm. Sites	0		
Heat Type	HEAT: (HOT AIR) FUEL: (OIL)	Swis Code	013089	Updated:07/11/2023 3:19 pm	
Exterior	ALUM/VINYL				
Condition	NORMAL				
Basement Type	FULL				

EXEMPTIONS:
ALT VET EX-WAR PERIOD-NON-COMBAT
ENHANCED STAR

IMPROVEMENTS:
(1) GAR-1.0 DET, BUILT 1949, 0 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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Sale 4: Poor condition. Cash sale. House is not listed as arm’s length by assessor, as it was a reassignment of contract, pursuant to a referee’s deed. It was marketed on MLS however, and this is not atypical for distressed properties in this market. The sale is therefore considered relevant to the analysis.

202312460 Public Detail Report - Residential Closed 6231 HAWES Road, Altamont, NY 12009

LP: \$139,900
SP: \$140,000



Rooms Total: 5
Bedrooms Total: 3
Bathrooms Total: 3
Bathrooms Full: 1
Bathrooms Half: 2
Bath Levels: Full Bath 1: 1st; Half Bath 1: 1st; Half Bath 2: Basement
Year Built: 1959
Above Grade Finished Area: 1,321
Below Grade Finished Area: 1,321
Enhanced Accessible Y/N: No
Garage Spaces: 1

Living Area: 1,321
Lot Size Acres: 0.37
Parking Y/N: Yes
Property Sub Type: Single Family Residence
Waterfront Y/N: No

Public Remarks: *****ALL INVESTORS!!! ALL FUTURE HOWEOWNERS***** THREE BEDROOM RANCH WITH GUILDERLAND SCHOOL DISTRICT. MASTER BEDROOM WITH BATH, EXTRA BATHROOM IN BASEMENT. CONDITION FAIR. CASH. AS IS. NEEDS TLC. REASSIGNMENT OF CONTRACT TO BUYER. OWNER IS REAL ESTATE AGENT.

Interior & Exterior Features	Room Details	Construction & Utilities																														
Exterior Features: Other Appliances: Range Lot Features: Cleared Parking Features: Parking Total: 1; Attached; Garage Special Listing Conditions: Standard	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Length</th> <th>Width</th> <th>Level</th> <th>Remarks</th> </tr> </thead> <tbody> <tr> <td>Bedroom</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Bedroom</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Bedroom</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Living Room</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Kitchen</td> <td></td> <td></td> <td>First</td> <td></td> </tr> </tbody> </table> <p> Attic Features: Hatch Basement: Full Dining Room Type: Formal Dining Room Laundry Features: In Basement Patio And Porch Features: Porch </p>	Room Name	Length	Width	Level	Remarks	Bedroom			First		Bedroom			First		Bedroom			First		Living Room			First		Kitchen			First		Construction Materials: Aluminum Siding; Stone Architectural Style: 1 Story; Ranch Heating: Forced Air; Oil Cooling: Wall Unit(s) Foundation Details: Slab Flooring: Ceramic Tile Roof: Shingle Sewer: Septic Tank Water Source: Dug Well
Room Name	Length	Width	Level	Remarks																												
Bedroom			First																													
Bedroom			First																													
Bedroom			First																													
Living Room			First																													
Kitchen			First																													
Listing & Contract Info	Schools and Associations	Location Data																														
Days On Market: 14 List Price/SqFt: \$105.9 Listing Contract Date: 02/24/2023 Under Contract Date: 03/10/2023 New Construction Y/N: No Original List Price: \$139,900 Current Price: \$140,000 Broker Agent Compensation: 2.5% Buyer Agency Compensation: 2.5% Sub Agency Compensation: 2.5% Dual Variable Compensation Y/N: No	Association Y/N: No High School: Guilderland School District: Guilderland	Parcel Number: 013089 49.00-1-2 County: Albany City/Municipality: Guilderland Cross Street: STATE ROUTE 146 Geo Lat: 42.699415 Geo Lon: -73.995507 Tax Annual Amount: \$5,061.79 Tax Block: 1 Tax Lot: 2 Tax Section: 49 Total Taxes Description: Estimated																														
Sale Info																																
Status Change Date: 05/17/2023 Under Contract Date: 03/10/2023 Sold Date: 05/16/2023 Sold Price: \$140,000 Sold Price/SqFt: 105.98 Possession: At Closing Selling Office: Core Real Estate Team Selling Office: Justin Koreman 33204																																

Directions: STATE ROUTE 146 TO HAWES RD

OWNERSHIP INFORMATION					
LAA ENTERPRISES LLC 6231 HAWES RD GUILDERLAND NY 12009-4607					
PARCEL NO: 49.00-1-2					
Mail: 5 BAKER AVE WYNANTS KILL NY 12198-8202					
PHONE NUMBER:					
COUNTY: ALBANY	CENSUS TRACT: 0146.13				
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE					
SALE INFORMATION					
Sale Date: 02/21/2023	Price \$: 95,301 Deed Date: 05/19/2023				
Arms Length N: 2023	Page: 9031 # Total Parcels: 1				
Seller: STEPHEN M. ALMY REFEREE	Buyer: LAA ENTERPRISES LLC				
Personal Property 0					
PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 132,300	12/18/2017	N	MICHAEL W SCHAFFER REFEREE	PNC BANK NATIONAL
2	\$ 1	09/19/2011	N	TENEYCK STEPHEN	TENEYCK STEPHEN
3	\$ 1	03/29/2006	N	TENEYCK STEPHEN	TENEYCK STEPHEN
4	\$ 124,700	10/11/2002	Y	NEET SHIRLEY A	TENEYCK STEPHEN
STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	1,321	Lot Size Dim.:	102.25x160.00	Tax ID#	49.00-1-2
Sqft. 1st Floor	1,321	Land SQFT	16,360	Assessed Value \$	213,000
Sqft. 2nd Floor	0	Lot Size Acres	0.38	Land Assesment \$	43,000
Fin. Basement Sqft.	0	Zoning	RA3	School Tax \$	3,642
Year Built	1959	Nbhd Code	21	County/Town Tax \$	777
Bldg Style	RANCH	School District	013002 - GUILDERLAND	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	4,419
# Stories	1.00	Water Front	N	Full Tax Value \$	273,427
# Baths	1 FULL, 1 HALF	Sewer	PRIVATE	Equalization Rate	0.78
# Bedrooms	3	Water	PRIVATE	Prior Tax ID#	2.490-14
# Fireplaces	1	Utilities	ELECTRIC	Full Land Value \$	55,198
# Kitchens	1	Nbhd. Rating	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type	GAR-1.0 ATT, BUILT: 1959, 252 SQFT, DIMENSIONS: (21 X 12), CNDTN: NORMAL, GRADE: C	Nbhd. Type	RURAL	Updated: 07/11/2023 3:19 pm	
Garage Bays	1	# Res. Sites	1		
Cooling Detail	NONE	# Comm. Sites	0		
Heat Type	HEAT: (HOT AIR) FUEL: (OIL)	Swis Code	D13089		
Exterior	COMPOSITION				
Condition	NORMAL				
Basement Type	FULL				
EXEMPTIONS:					
ALT VET EX-WAR PERIOD-NON-COMBAT ALT VET EX-WAR PERIOD-DISABILITY PERSONS AGE 65 OR OVER ENHANCED STAR					
IMPROVEMENTS:					

- (1) GAR-1.0 ATT, BUILT 1959, 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1959, 84.00 SQFT, CONDITION NORMAL
- (0) SHED-MACHINE, BUILT 2014, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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COMPARABLE SALE ADJUSTMENTS

COMMENTS ON THE ADJUSTMENTS

Each sale is compared to the subject for characteristics which include Interest Conveyed, Financing Terms, Conditions of Sale, Market Conditions, Location/Visibility, Actual Age, Functional Utility, Building Size, Quality/Appeal and Overall Condition. Adjustments were applied to market conditions, due to overall market increase over the time frame of comparable sales.

The appraisals of the following deed-restricted residential properties were performed based on exterior only inspection. All appear to be in poor condition in need of total rehabilitation. Adjustments, therefore, were limited to those characteristics we deemed most likely to affect market value, regardless of condition.

All of the comparable sales analyzed are single-family residences, all sold within approximately eight months of the effective date of the appraisal, and all are located in Guilderland and the Guilderland School District. These properties are all in distressed condition, requiring complete rehab, similar to the Subject. Because of the unique characteristic of the Subject, i.e. total rehab property, we chose similar properties up to 7 miles from the Subject. These would all attract similar buyers/investors. Copies of the MLS and Assessor Data are located elsewhere within this report.

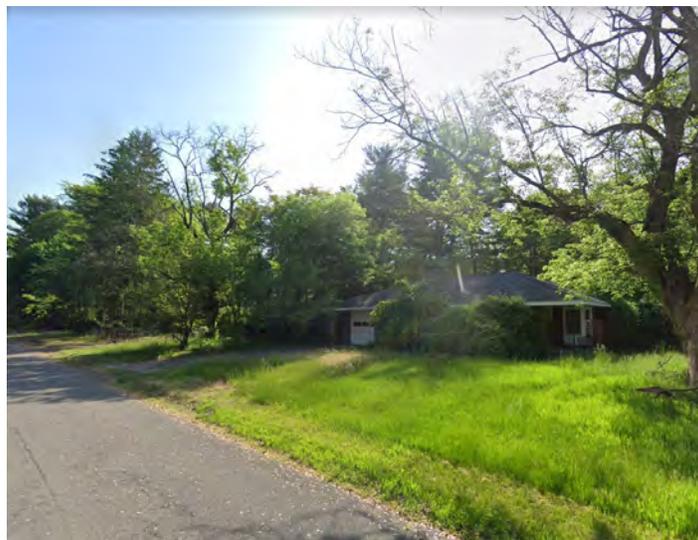
Adjustments are applied to significant differences between the comparable properties and the Subject. In this analysis the most significant adjustments involved the following:

- 1) Adjustments were applied to reflect the superiority of the location of all of the sales, as they are all located in neighborhoods with the overwhelming majority of surrounding homes fully functioning, inhabited, and not in poor condition in contrast to the subject neighborhood, which is the opposite.
- 2) Differences in the square feet of above ground living area,
- 3) Amenities such as basements, garages, and fireplaces.

MARKET CONDITIONS

We did not observe any statistically significant changes in the Subject's market during the time frame of considered comparable sales, and no adjustments were required.

PROPERTY G: 5 GABRIEL TERRACE, GUILDERLAND – SBL 52.14-1-17



OWNERSHIP INFORMATION	PARCEL NO: 52.14-1-17				
DABIL ENTERPRISES 5 GABRIEL TER GUILDERLAND NY 12084-0000	Mail: 4 CLINTON SQ 13202-0000				
COUNTY: ALBANY	PHONE NUMBER:				
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE	CENSUS TRACT: 0146,08				
SALE INFORMATION	Sale Date 09/10/1990 Price \$ 180,000 Deed Date 09/10/1990				
Arms Length Y Libre 2422	Page 1105 # Total Parcels 1				
Seller BOLOGNINO FILOMENA Buyer DABIL ENTERPRISES	Personal Property 0				
PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
No sale history in database for this parcel.					
STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet 2,184	Lot Size Dim.: 100.00x150.00	Tax ID#	52.14-1-17		
Sqft, 1st Floor 2,184	Land SQFT 15,000	Assessed Value \$	269,000		
Sqft, 2nd Floor 0	Lot Size Acres 0.34	Land Assessment \$	54,000		
Fin. Basement Sqft, 0	Zoning R15	School Tax \$	4,600		
Year Built 1959	Nbhd Code 4	County/Town Tax \$	982		
Bldg Style RANCH	School District 013002 - GUILDERLAND	City/Village Tax \$			
# Units 1	Desirability TYPICAL	Total Tax \$	5,582		
# Stories 1,00	Water Front N	Full Tax Value \$	345,314		
# Baths 0	Sewer COMMERCIAL/PUBLIC	Equalization Rate	0.78		
# Bedrooms 4	Water COMMERCIAL/PUBLIC	Prior Tax ID#	1,015-14		
# Fireplaces 1	Utilities GAS/ELECTRIC	Full Land Value \$	69,319		
# Kitchens 1	Nbhd, Rating AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.			
TOTAL GAR: 2, GAR-1.0 ATT, BUILT: 1959, 375 SQFT, DIMENSIONS: (25 X 15), CNDTN: NORMAL, GRADE:	Nbhd, Type SUBURBAN				
Garage Type C	# Res. Sites 1	Updated:08/04/2023 10:41 pm			
Garage Bays 2	# Comm. Sites 0				
Cooling Detail NONE	Swis Code 013089				
Heat Type HEAT: (HOT WATER/STEAM) FUEL: (GAS)					
Exterior BRICK					
Condition NORMAL					
Basement Type FULL					
EXEMPTIONS:					
IMPROVEMENTS:					

(1) GAR-1.0 ATT, BUILT 1959, 0 SQFT, CONDITION NORMAL
(1) GAR-1.0 DET, BUILT 1959, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
5 GABRIEL TER		2942-W LYDIUS ST		3443 GARI LN		43 PROVIDENCE ST	
Address	GUILDERLAND, NY	GUILDERLAND, NY		GUILDERLAND, NY		GUILDERLAND, NY	
Proximity to Subject		6.53 miles NW		6.53 miles NW		0.80 miles SE	
Sale Price	\$ N/A	\$	104,000	\$	105,000	\$	125,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 111.59 sq. ft.		\$ 70.38 sq. ft.		\$ 110.82 sq. ft.	
Data Source(s)		MLS/ASSESSOR		MLS/ASSESSOR		MLS/ASSESSOR	
Verification Source(s)		INSPECTION		INSPECTION		INSPECTION	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		CASH NONE		CASH NONE		CASH NONE	
Date of Sale/Time	N/A	5/9/2023		1/24/2023		12/23/2022	
Location	SUBURBAN	SUBURBAN	-15,600	SUBURBAN	-15,750	SUBURBAN	-18,750
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	0.34 ACRES	0.28 ACRES		0.30 ACRES		0.21 ACRES	
View	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Design (Style)	RANCH	RANCH		RANCH		RANCH	
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Actual Age	64 YEARS	73 YEARS		68 YEARS		73 YEARS	
Condition	POOR	POOR		POOR		POOR	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count							
Gross Living Area 15.00	2,184 sq. ft.	932 sq. ft.	18,780	1,492 sq. ft.	10,380	1,128 sq. ft.	15,840
Basement & Finished Rooms Below Grade	FULL	NONE	5,000	FULL		FULL	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	OHW/NONE	OHW/NONE		EHW/NONE		OHA/NONE	
Energy Efficient Items	N/A	N/A		N/A		N/A	
Garage/Carport	2.0 C GAR	1.0 C ATT GAR	1,000	1.0 C ATT GAR	1,000	1.0 C DET GAR	1,000
Porch/Patio/Deck							
	1 FPL	NONE	500	NONE	500	NONE	500
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 9,680	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 3,870	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 1,410
Adjusted Sale Price of Comparables		Net Adj. 9.3%		Net Adj. -3.7%		Net Adj. -1.13%	
		Gross Adj. 39.3%	\$ 113,680	Gross Adj. 26.3%	\$ 101,130	Gross Adj. 28.87%	\$ 123,590

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
5 GABRIEL TER Address	GUILDERLAND, NY	6231 HAWES RD GUILDERLAND, NY					
Proximity to Subject		7.11 miles NW					
Sale Price	\$ N/A	\$ 140,000		\$		\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.98 sq. ft.		\$ sq. ft.		\$ sq. ft.	
Data Source(s)		MLS/ASSESSOR					
Verification Source(s)		INSPECTION					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment
Sale or Financing Concessions		CASH NONE					
Date of Sale/Time	N/A	5/16/2023					
Location	SUBURBAN	SUBURBAN	-21,000				
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE					
Site	0.34 ACRES	0.38 ACRES					
View	AVERAGE	AVERAGE					
Design (Style)	RANCH	RANCH					
Quality of Construction	AVERAGE	AVERAGE					
Actual Age	64 YEARS	64 YEARS					
Condition	POOR	POOR					
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Gross Living Area	15.00 2,184 sq. ft.	1,321 sq. ft.	12,945	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	FULL	FULL					
Functional Utility	AVERAGE	AVERAGE					
Heating/Cooling	OHW/NONE	OHA/NONE					
Energy Efficient Items	N/A	N/A					
Garage/Carport	2.0 C GAR	1.0 C ATT GAR	1,000				
Porch/Patio/Deck	1 FPL	1 FPL					
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 7,055	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0
Adjusted Sale Price of Comparables		Net Adj. -5.04%		Net Adj. 0.0%		Net Adj. 0.00%	
		Gross Adj. 24.96%	\$ 132,945	Gross Adj. 0.0%	\$ 0	Gross Adj. 0.00%	\$ 0

After adjustments, the indicated sale prices ranged between \$101,130 and \$132,945. We have reconciled the value at \$117,000 for Subject Property G.

Estimate Value via Sales Comparison Approach is \$117,000 for subject property as of the effective date

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Approach Utilized	Value
Cost Approach	N/A
Sales Comparison Approach:	\$117,000
Income Approach:	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

The income capitalization approach is not applicable to the Subject since it is not an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is not considered a reasonable and substantiated value indicator and has been given no emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is Value	Fee Simple	July 31, 2023	\$117,000

PROPERTY J: 16 LAWTON TERRACE, GUILDERLAND – SBL 52.10-01.34





OWNERSHIP INFORMATION		PARCEL NO: 52.10-1-34	
WESTVILLE ASSOC 16 LAWTON TER GUILDERLAND NY 12084-0000		Mail:	4 CLINTON SQ 13202-0000
COUNTY: ALBANY		PHONE NUMBER:	
PROPERTY CLASS:	210 - ONE FAMILY YEAR-ROUND RESIDENCE	CENSUS TRACT:	0146,08

SALE INFORMATION	Sale Date 06/08/1998	Price \$ 270,000	Deed Date 06/09/1998
Arms Length Y	Libre 2604	Page 988	# Total Parcels 1
Seller	GIRVIN RICHARD H J Buyer WESTVILLE ASSOC Personal Property 0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
-------------	-------	------	-------------	--------	-------

No sale history in database for this parcel.

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	2,304	Lot Size Dim.:	100.00x200.00	Tax ID#	52.10-1-34
Sqft. 1st Floor	1,440	Land SQFT	20,000	Assessed Value \$	277,000
Sqft. 2nd Floor	864	Lot Size Acres	0.46	Land Assesment \$	55,000
Fin. Basement Sqft.	0	Zoning	R15	School Tax \$	4,737
Year Built	1959	Nbhd Code	4	County/Town Tax \$	1,011
Bldg Style	COLONIAL	School District	013002 - GUILDERLAND	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	5,748
# Stories	2.00	Water Front	N	Full Tax Value \$	355,584
# Baths	1 FULL, 1 HALF	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	0.78
# Bedrooms	3	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	1,067-9
# Fireplaces	1	Utilities	GAS/ELECTRIC	Full Land Value \$	70,603
# Kitchens	1	Nbhd. Rating	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type		Nbhd. Type	SUBURBAN		
Garage Bays		# Res. Sites	1	Updated:08/04/2023 10:41 pm	
Cooling Detail	NONE	# Comm. Sites	0		
Heat Type	HEAT: (HOT WATER/STEAM) FUEL: (OIL)	Swis Code	013089		
Exterior	ALUM/VINYL				
Condition	NORMAL				
Basement Type	FULL				

EXEMPTIONS:

IMPROVEMENTS:

Note: Display indicates first residential site and up to four improvements.

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FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
16 LAWTON TERRACE Address GUILDERLAND, NY		2942-W LYDIUS ST GUILDERLAND, NY		3443 GARI LN GUILDERLAND, NY		43 PROVIDENCE ST GUILDERLAND, NY	
Proximity to Subject		6.49 miles NW		6.49 miles NW		0.82 miles SE	
Sale Price	\$ N/A	\$ 104,000		\$ 105,000		\$ 125,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 111.59 sq. ft.		\$ 70.38 sq. ft.		\$ 110.82 sq. ft.	
Data Source(s)		MLS/ASSESSOR		MLS/ASSESSOR		MLS/ASSESSOR	
Verification Source(s)		INSPECTION		INSPECTION		INSPECTION	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		CASH NONE		CASH NONE		CASH NONE	
Date of Sale/Time	N/A	5/9/2023		1/24/2023		12/23/2022	
Location	SUBURBAN	SUBURBAN	-15,600	SUBURBAN	-15,750	SUBURBAN	-18,750
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	0.46 ACRES	0.28 ACRES		0.30 ACRES		0.21 ACRES	
View	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Design (Style)	COLONIAL	RANCH		RANCH		RANCH	
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Actual Age	64 YEARS	73 YEARS		68 YEARS		73 YEARS	
Condition	POOR	POOR		POOR		POOR	
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Gross Living Area 15.00	2,304 sq. ft.	932 sq. ft.	20,580	1,492 sq. ft.	12,180	1,128 sq. ft.	17,640
Basement & Finished Rooms Below Grade	FULL	NONE	5,000	FULL		FULL	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	OHW/NONE	OHW/NONE		EHW/NONE		OHA/NONE	
Energy Efficient Items	N/A	N/A		N/A		N/A	
Garage/Carport	NONE	1.0 C ATT GAR	-1,000	1.0 C ATT GAR	-1,000	1.0 C DET GAR	-1,000
Porch/Patio/Deck							
FIREPLACE	1 FPL	NONE	500	NONE	500	NONE	500
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 9,480	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 4,070	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 1,610
Adjusted Sale Price of Comparables		Net Adj. 9.1% Gross Adj. 41.0%	\$ 113,480	Net Adj. -3.9% Gross Adj. 28.0%	\$ 100,930	Net Adj. -1.29% Gross Adj. 30.31%	\$ 123,390

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
16 LAWTON TERRACE Address GUILDERLAND, NY		6231 HAWES RD GUILDERLAND, NY					
Proximity to Subject		7.10 miles NW					
Sale Price	\$ N/A	\$ 140,000		\$		\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.98 sq. ft.		\$ sq. ft.		\$ sq. ft.	
Data Source(s)		MLS/ASSESSOR					
Verification Source(s)		INSPECTION					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		CASH NONE					
Date of Sale/Time	N/A	5/16/2023					
Location	SUBURBAN	SUBURBAN	-21,000				
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE					
Site	0.46 ACRES	0.38 ACRES					
View	AVERAGE	AVERAGE					
Design (Style)	COLONIAL	RANCH					
Quality of Construction	AVERAGE	AVERAGE					
Actual Age	64 YEARS	64 YEARS					
Condition	POOR	POOR					
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Gross Living Area 15.00	2,304 sq. ft.	1,321 sq. ft.	14,745	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	FULL	FULL					
Functional Utility	AVERAGE	AVERAGE					
Heating/Cooling	OHW/NONE	OHA/NONE					
Energy Efficient Items	N/A	N/A					
Garage/Carport	NONE	1.0 C ATT GAR	-1,000				
Porch/Patio/Deck							
FIREPLACE	1 FPL	FPL					
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 7,255	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0
Adjusted Sale Price of Comparables		Net Adj. -5.18% Gross Adj. 26.25%	\$ 132,745	Net Adj. 0.0% Gross Adj. 0.0%	\$ 0	Net Adj. 0.00% Gross Adj. 0.00%	\$ 0

After adjustments, the indicated sale prices ranged between \$100,930 and \$132,745. We have reconciled the value at \$117,000 for Subject Property J.

Estimate Value via Sales Comparison Approach is \$117,000 for subject property as of the effective date

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Approach Utilized	Value
Cost Approach	N/A
Sales Comparison Approach:	\$117,000
Income Approach:	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

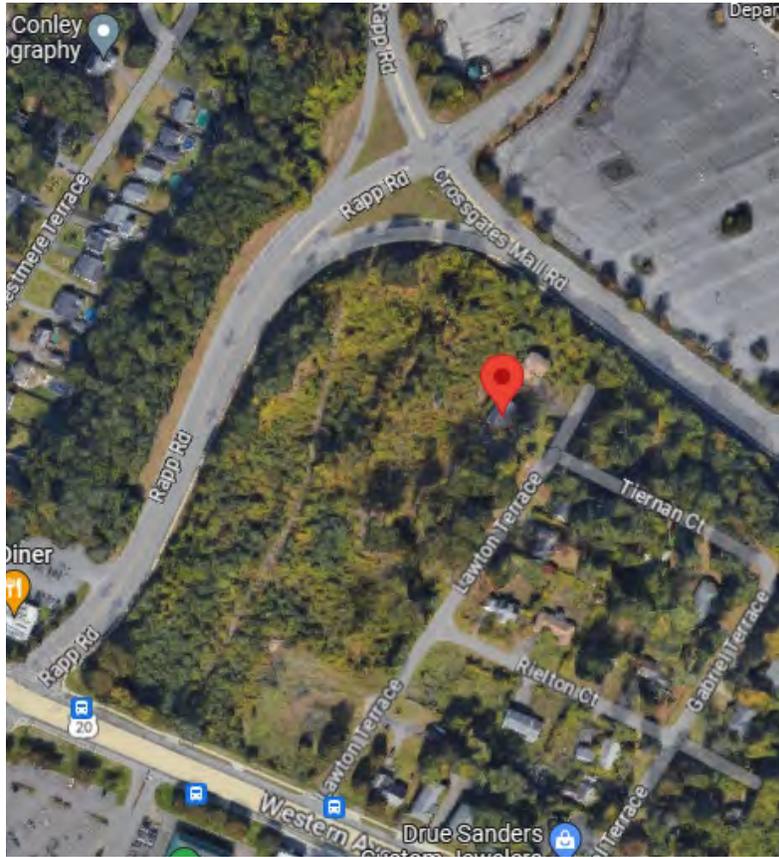
In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

The income capitalization approach is not applicable to the Subject since it is not an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is not considered a reasonable and substantiated value indicator and has been given no emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is Value	Fee Simple	July 31, 2023	\$117,000

PROPERTY K: 14 LAWTON TERRACE, GUILDERLAND – SBL 52.10-1.35



OWNERSHIP INFORMATION	PARCEL NO: 52,10-1-35				
WESTVILLE ASSOC 14 LAWTON TER GUILDERLAND NY 12064-0000	Mail: 4 CLINTON SQ 13202-0000				
COUNTY: ALBANY	PHONE NUMBER:				
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE	CENSUS TRACT: 0146.08				
SALE INFORMATION	Sale Date 06/08/1998 Price \$ 350,000 Deed Date 06/09/1998				
Arms Length Y	Libre 2604 Page 963 # Total Parcels 1				
Seller STAUGET GRACE M	Buyer WESTVILLE ASSOC Personal Property 0				
PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
No sale history in database for this parcel.					
STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	2,562	Lot Size Dim.:	100.00x200.00	Tax ID#	52.10-1-35
Sqft. 1st Floor	1,428	Land SQFT	20,000	Assessed Value \$	272,000
Sqft. 2nd Floor	0	Lot Size Acres	0.46	Land Assesment \$	54,000
Fin. Basement Sqft.	1,134	Zoning	R15	School Tax \$	4,651
Year Built	1963	Nbhd Code	4	County/Town Tax \$	993
Bldg Style	RAISED RANCH	School District	013002-- GUILDERLAND	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	5,644
# Stories	1.00	Water Front	N	Full Tax Value \$	349,165
# Baths	0	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	0.78
# Bedrooms	5	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	1,181-13
# Fireplaces	1	Utilities	GAS/ELECTRIC	Full Land Value \$	69,319
# Kitchens	1	Nbhd. Rating	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type	1 BSMT GARAGE	Nbhd. Type	SUBURBAN		
Garage Bays	1	# Res. Sites	1	Updated:06/04/2023 10:41 pm	
Cooling Detail	NONE	# Comm. Sites	0		
Heat Type	HEAT (HOT WATER/STEAM) FUEL: (OIL)	Swis Code	013089		
Exterior	ALUM/VINYL				
Condition	NORMAL				
Basement Type	FULL				
EXEMPTIONS:					
IMPROVEMENTS:					
(1) PORCH-ENCLSD, BUILT 1963, 0 SQFT, CONDITION NORMAL					
(1) PORCH-COVERD, BUILT 1963, 0 SQFT, CONDITION NORMAL					
(1) PORCH-UP OPN, BUILT 1963, 0 SQFT, CONDITION NORMAL					
Note: Display indicates first residential site and up to four improvements.					

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FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
14 LAWTON TERRACE		2942-W LYDIUS ST		3443 GARI LN		43 PROVIDENCE ST	
Address	GUILDERLAND, NY	GUILDERLAND, NY		GUILDERLAND, NY		GUILDERLAND, NY	
Proximity to Subject		6.49 miles NW		6.49 miles NW		0.82 miles SE	
Sale Price	\$ N/A	\$ 104,000		\$ 105,000		\$ 125,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 111.59 sq. ft.		\$ 70.38 sq. ft.		\$ 110.82 sq. ft.	
Data Source(s)		MLS/ASSESSOR		MLS/ASSESSOR		MLS/ASSESSOR	
Verification Source(s)		INSPECTION		INSPECTION		INSPECTION	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		CASH		CASH		CASH	
Concessions		NONE		NONE		NONE	
Date of Sale/Time	N/A	5/9/2023		1/24/2023		12/23/2022	
Location	SUBURBAN	SUBURBAN	-15,600	SUBURBAN	-15,750	SUBURBAN	-18,750
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	0.46 ACRES	0.28 ACRES		0.30 ACRES		0.21 ACRES	
View	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Design (Style)	RAISED RANCH	RANCH		RANCH		RANCH	
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Actual Age	60 YEARS	73 YEARS		68 YEARS		73 YEARS	
Condition	POOR	POOR		POOR		POOR	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count							
Gross Living Area	15.00 1,428 sq. ft.	932 sq. ft.	7,440	1,492 sq. ft.	-960	1,128 sq. ft.	4,500
Basement & Finished	FULL	NONE	5,000	FULL		FULL	
Rooms Below Grade	FIN WK OUT		5,000		5,000		5,000
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	OHW/NONE	OHW/NONE		EHW/NONE		OHA/NONE	
Energy Efficient Items	N/A	N/A		N/A		N/A	
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR		1.0 C ATT GAR		1.0 C DET GAR	
Porch/Patio/Deck							
FIREPLACE	1 FPL	NONE	500	NONE	500	NONE	500
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 2,340	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 11,210	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 8,750
Adjusted Sale Price		Net Adj. 2.3%		Net Adj. -10.7%		Net Adj. -7.00%	
of Comparables		Gross Adj. 32.3%	\$ 106,340	Gross Adj. 21.2%	\$ 93,790	Gross Adj. 23.00%	\$ 116,250

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
14 LAWTON TERRACE Address GUILDERLAND, NY		6231 HAWES RD GUILDERLAND, NY								
Proximity to Subject		7.10 miles NW								
Sale Price	\$ N/A	\$ 140,000			\$			\$		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.98 sq. ft.			\$ sq. ft.			\$ sq. ft.		
Data Source(s)		MLS/ASSESSOR								
Verification Source(s)		INSPECTION								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sale or Financing Concessions		CASH NONE								
Date of Sale/Time	N/A	5/16/2023								
Location	SUBURBAN	SUBURBAN		-21,000						
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE								
Site	0.46 ACRES	0.38 ACRES								
View	AVERAGE	AVERAGE								
Design (Style)	RAISED RANCH	RANCH								
Quality of Construction	AVERAGE	AVERAGE								
Actual Age	60 YEARS	64 YEARS								
Condition	POOR	POOR								
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Gross Living Area 15.00	1,428 sq. ft.	1,321 sq. ft.		1,605	sq. ft.			sq. ft.		
Basement & Finished Rooms Below Grade	FULL FIN WK OUT	FULL		5,000						
Functional Utility	AVERAGE	AVERAGE								
Heating/Cooling	OHW/NONE	OHA/NONE								
Energy Efficient Items	N/A	N/A								
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR								
Porch/Patio/Deck										
FIREPLACE	1 FPL	1 FPL								
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$	14,395	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$	0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$	0
Adjusted Sale Price of Comparables		Net Adj. -10.28%			Net Adj. 0.0%			Net Adj. 0.00%		
		Gross Adj. 19.72%	\$	125,605	Gross Adj. 0.0%	\$	0	Gross Adj. 0.00%	\$	0

After adjustments, the indicated sale prices ranged between \$93,790 and \$125,605. We have reconciled the value at \$110,000 for Subject Property K.

Estimate Value via Sales Comparison Approach is \$110,000 for subject property as of the effective date

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Approach Utilized	Value
Cost Approach	N/A
Sales Comparison Approach:	\$110,000
Income Approach:	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

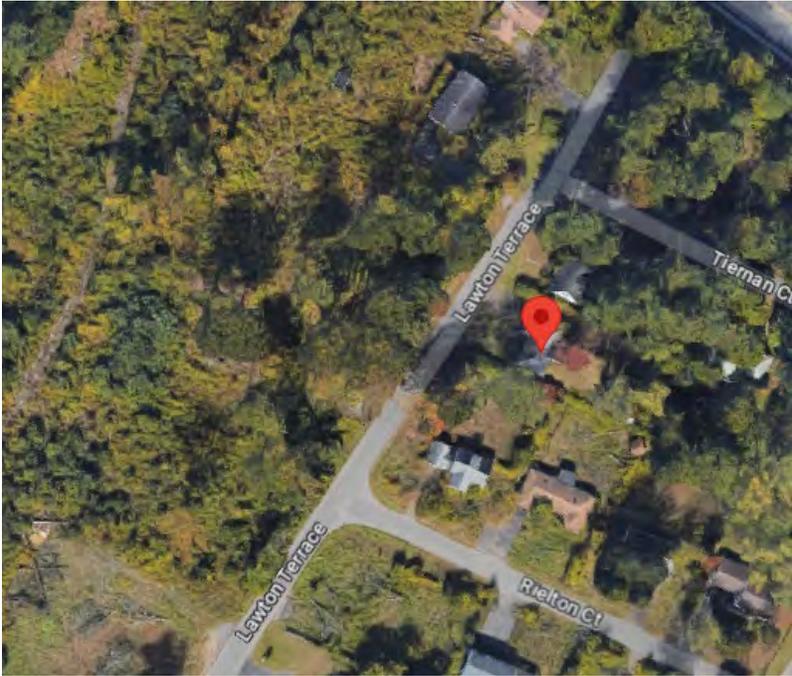
In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

The income capitalization approach is not applicable to the Subject since it is not an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is not considered a reasonable and substantiated value indicator and has been given no emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is Value	Fee Simple	July 31, 2023	\$110,000

PROPERTY N: 5 LAWTON TERRACE, GUILDERLAND – SBL 52.14-1-30





OWNERSHIP INFORMATION

VANDY ASSOC
5 LAWTON TER
GUILDERLAND NY 12084-0000

PARCEL NO: 52,14-1-30

Mail: 4 CLINTON SQ
13202-0000

PHONE NUMBER:

COUNTY: ALBANY
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0146.08

SALE INFORMATION

Sale Date 05/18/1998 Price \$ 160,000 Deed Date 05/19/1998
Arms Length Y Libre 2603 Page 644 # Total Parcels 1
Seller ROBERS FRANCES Buyer VANDY ASSOC Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
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No sale history in database for this parcel.

STRUCTURAL INFORMATION

Square Feet 1,080
Sqft. 1st Floor 1,080
Sqft. 2nd Floor 0
Fin. Basement Sqft. 0
Year Built 1953
Bldg Style RANCH
Units 1
Stories 1.00
Baths 0
Bedrooms 2
Fireplaces 0
Kitchens 1
GAR-1.0 ATT, BUILT: 1953, 252 SQFT,
Garage Type DIMENSIONS (21 X 12), CNDTN NORMAL, GRADE: C
Garage Bays 1
Cooling Detail NONE
Heat Type HEAT: (HOT AIR) FUEL: (OIL)
Exterior COMPOSITION
Condition NORMAL
Basement Type FULL

LOT INFORMATION

Lot Size Dim.: 75.00x150.00
Land SQFT 11,250
Lot Size Acres 0.26
Zoning R15
Nbhd Code 4
School District 013002 - GUILDERLAND
Desirability TYPICAL
Water Front N
Sewer COMMERCIAL/PUBLIC
Water COMMERCIAL/PUBLIC
Utilities GAS/ELECTRIC
Nbhd. Rating AVERAGE
Nbhd. Type SUBURBAN
Res. Sites 1
Comm. Sites 0
Swis Code 013089

TAX INFORMATION

Tax ID# 52,14-1-30
Assessed Value \$ 185,000
Land Assesment \$ 37,000
School Tax \$ 3,164
County/Town Tax \$ 675
City/Village Tax \$
Total Tax \$ 3,839
Full Tax Value \$ 237,483
Equalization Rate 0.78
Prior Tax ID# 1,159-2
Full Land Value \$ 47,496

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:08/04/2023 10:41 pm

EXEMPTIONS:

IMPROVEMENTS:

- (1) GAR-1.0 ATT, BUILT 1953, 0 SQFT, COND(TION) NORMAL
- (1) PORCH-OPEN, BUILT 1989, 0 SQFT, CONDITION NORMAL
- (1) PORCH-ENCLSD, BUILT 1953, 0 SQFT, COND(TION) NORMAL

Note: Display indicates first residential site and up to four improvements.

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FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
5 LAWTON TER Address GUILDERLAND, NY		2942-W LYDIUS ST GUILDERLAND, NY			3443 GARI LN GUILDERLAND, NY			43 PROVIDENCE ST GUILDERLAND, NY		
Proximity to Subject		6.53 miles NW			6.53 miles NW			0.80 miles SE		
Sale Price	\$ N/A	\$ 104,000			\$ 105,000			\$ 125,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 111.59 sq. ft.			\$ 70.38 sq. ft.			\$ 110.82 sq. ft.		
Data Source(s)		MLS/ASSESSOR			MLS/ASSESSOR			MLS/ASSESSOR		
Verification Source(s)		INSPECTION			INSPECTION			INSPECTION		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment			
Sale or Financing Concessions		CASH NONE		CASH NONE		CASH NONE				
Date of Sale/Time	N/A	5/9/2023		1/24/2023		12/23/2022				
Location	SUBURBAN	SUBURBAN	-15,600	SUBURBAN	-15,750	SUBURBAN	-18,750			
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE				
Site	0.26 ACRES	0.28 ACRES		0.30 ACRES		0.21 ACRES				
View	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Design (Style)	RANCH	RANCH		RANCH		RANCH				
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Actual Age	60 YEARS	73 YEARS		68 YEARS		73 YEARS				
Condition	POOR	POOR		POOR		POOR				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths				
Room Count										
Gross Living Area 15.00	1,080 sq. ft.	932 sq. ft.	2,220	1,492 sq. ft.	-6,180	1,128 sq. ft.	-720			
Basement & Finished Rooms Below Grade	FULL	NONE	5,000	FULL		FULL				
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Heating/Cooling	OHA/NONE	OHW/NONE		EHW/NONE		OHA/NONE				
Energy Efficient Items	N/A	N/A		N/A		N/A				
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR		1.0 C ATT GAR		1.0 C DET GAR				
Porch/Patio/Deck										
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 8,380	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 21,930	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 19,470			
Adjusted Sale Price of Comparables		Net Adj. -8.1%		Net Adj. -20.9%		Net Adj. -15.58%				
		Gross Adj. 21.9%	\$ 95,620	Gross Adj. 20.9%	\$ 83,070	Gross Adj. 15.58%	\$ 105,530			

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
5 LAWTON TER Address GUILDERLAND, NY		6231 HAWES RD GUILDERLAND, NY					
Proximity to Subject		7.11 miles NW					
Sale Price	\$ N/A		\$ 140,000		\$		\$
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.98 sq. ft.		\$ sq. ft.		\$ sq. ft.	
Data Source(s)		MLS/ASSESSOR					
Verification Source(s)		INSPECTION					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		CASH NONE					
Date of Sale/Time	N/A	5/16/2023					
Location	SUBURBAN	SUBURBAN	-21,000				
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE					
Site	0.26 ACRES	0.38 ACRES					
View	AVERAGE	AVERAGE					
Design (Style)	RANCH	RANCH					
Quality of Construction	AVERAGE	AVERAGE					
Actual Age	60 YEARS	64 YEARS					
Condition	POOR	POOR					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count							
Gross Living Area 15.00	1,080 sq. ft.	1,321 sq. ft.	-3,615	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	FULL	FULL					
Functional Utility	AVERAGE	AVERAGE					
Heating/Cooling	OHA/NONE	OHA/NONE					
Energy Efficient Items	N/A	N/A					
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR					
Porch/Patio/Deck		FPL	-500				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 25,115	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0
Adjusted Sale Price of Comparables		Net Adj. -17.94%	\$ 114,885	Net Adj. 0.0%	\$ 0	Net Adj. 0.00%	\$ 0
		Gross Adj. 17.94%		Gross Adj. 0.0%		Gross Adj. 0.00%	

After adjustments, the indicated sale prices ranged between \$83,070 and \$114,885. We have reconciled the value at \$99,000 for Subject Property N.

Estimate Value via Sales Comparison Approach is \$99,000 for subject property as of the effective date

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Approach Utilized	Value
Cost Approach	N/A
Sales Comparison Approach:	\$99,000
Income Approach:	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

The income capitalization approach is not applicable to the Subject since it is not an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is not considered a reasonable and substantiated value indicator and has been given no emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is Value	Fee Simple	July 31, 2023	\$99,000

PROPERTY O: 4 GABRIEL TERRACE, GUILDERLAND – SBL 52.14-1-21



OWNERSHIP INFORMATION	PARCEL NO: 52,14-1-21	
VANDY ASSO LLC 4 GABRIEL TER GUILDERLAND NY 12084-0000	Mail: 4 CLINTON SQ 13202-0000 PHONE NUMBER: CENSUS TRACT: 0146.08	
COUNTY: ALBANY PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE		
SALE INFORMATION	Sale Date 10/14/1998 Price \$ 245,000 Deed Date 10/27/1998	
Arms Length Y Libre 2615 Page 403 # Total Parcels 1		
Seller BEEBE HOWARD F Buyer VANDY ASSO LLC Personal Property 0		
PRIOR SALES	PRICE DATE ARMS LENGTH SELLER BUYER	
No sale history in database for this parcel.		
STRUCTURAL INFORMATION	LOT INFORMATION	TAX INFORMATION
Square Feet 1,541	Lot Size Dim.: 75,00x150,00	Tax ID# 52,14-1-21
Sqft. 1st Floor 1,541	Land SQFT 11,250	Assessed Value \$ 233,000
Sqft. 2nd Floor 0	Lot Size Acres 0,26	Land Assessment \$ 47,000
Fin. Basement Sqft. 0	Zoning R15	School Tax \$ 3,994
Year Built 1950	Nbhd Code 4	County/Town Tax \$ 850
Bldg Style RANCH	School District 013002 - GUILDERLAND	City/Village Tax \$
# Units 1	Desirability TYPICAL	Total Tax \$ 4,834
# Stories 1,00	Water Front N	Full Tax Value \$ 299,101
# Baths 1 FULL, 1 HALF	Sewer COMMERCIAL/PUBLIC	Equalization Rate 0,78
# Bedrooms 4	Water COMMERCIAL/PUBLIC	Prior Tax ID# 1,010-12
# Fireplaces 1	Utilities GAS/ELECTRIC	Full Land Value \$ 60,333
# Kitchens 1	Nbhd. Rating AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.
Garage Type GAR-1.0 DET. BUILT: 1950, 550 SQFT. DIMENSIONS: (25 X 22), CNDTN: NORMAL, GRADE: C	Nbhd. Type SUBURBAN	
Garage Bays 1	# Res. Sites 1	Updated:08/04/2023 10:41 pm
Cooling Detail NONE	# Comm. Sites 0	
Heat Type HEAT: (HOT WATER/STEAM) FUEL: (OIL)	Swis Code 013089	
Exterior WOOD		
Condition NORMAL		
Basement Type PARTIAL		
EXEMPTIONS:		
IMPROVEMENTS:		
(1) GAR-1.0 DET, BUILT 1950, 0 SQFT, CONDITION NORMAL		
Note: Display indicates first residential site and up to four improvements.		

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FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
4 GABRIEL TERRACE Address GUILDERLAND, NY		2942-W LYDIUS ST GUILDERLAND, NY		3443 GARI LN GUILDERLAND, NY		43 PROVIDENCE ST GUILDERLAND, NY	
Proximity to Subject		6.53 miles NW		6.53 miles NW		0.80 miles SE	
Sale Price	\$ N/A	\$ 104,000		\$ 105,000		\$ 125,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 111.59 sq. ft.		\$ 70.38 sq. ft.		\$ 110.82 sq. ft.	
Data Source(s)		MLS/ASSESSOR		MLS/ASSESSOR		MLS/ASSESSOR	
Verification Source(s)		INSPECTION		INSPECTION		INSPECTION	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		CASH		CASH		CASH	
Concessions		NONE		NONE		NONE	
Date of Sale/Time	N/A	5/9/2023		1/24/2023		12/23/2022	
Location	SUBURBAN	SUBURBAN	-15,600	SUBURBAN	-15,750	SUBURBAN	-18,750
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	0.26 ACRES	0.28 ACRES		0.30 ACRES		0.21 ACRES	
View	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Design (Style)	RANCH	RANCH		RANCH		RANCH	
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Actual Age	73 YEARS	73 YEARS		68 YEARS		73 YEARS	
Condition	POOR	POOR		POOR		POOR	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count							
Gross Living Area 15.00	1,541 sq. ft.	932 sq. ft.	9,135	1,492 sq. ft.	735	1,128 sq. ft.	6,195
Basement & Finished Rooms Below Grade	PARTIAL	NONE	2,500	FULL		FULL	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	OHW/NONE	OHW/NONE		EHW/NONE		OH/NONE	
Energy Efficient Items	N/A	N/A		N/A		N/A	
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR		1.0 C ATT GAR		1.0 C DET GAR	
Porch/Patio/Deck							
	1 FPL	NONE	500	NONE	500	NONE	500
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 3,465	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 14,515	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 12,055
Adjusted Sale Price of Comparables		Net Adj. -3.3%		Net Adj. -13.8%		Net Adj. -9.64%	
		Gross Adj. 26.7%	\$ 100,535	Gross Adj. 16.2%	\$ 90,485	Gross Adj. 20.36%	\$ 112,945

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
4 GABRIEL TERRACE Address GUILDERLAND, NY		6231 HAWES RD GUILDERLAND, NY								
Proximity to Subject		7.11 miles NW								
Sale Price	\$ N/A	\$	140,000	\$		\$		\$		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.98 sq. ft.		\$ sq. ft.		\$ sq. ft.		\$		
Data Source(s)		MLS/ASSESSOR								
Verification Source(s)		INSPECTION								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment	
Sale or Financing Concessions		CASH NONE								
Date of Sale/Time	N/A	5/16/2023								
Location	SUBURBAN	SUBURBAN	-21,000							
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE								
Site	0.26 ACRES	0.38 ACRES								
View	AVERAGE	AVERAGE								
Design (Style)	RANCH	RANCH								
Quality of Construction	AVERAGE	AVERAGE								
Actual Age	73 YEARS	64 YEARS								
Condition	POOR	POOR								
Above Grade Room Count	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Gross Living Area	15.00 1,541 sq. ft.	1,321 sq. ft.	3,300	sq. ft.		sq. ft.		sq. ft.		
Basement & Finished Rooms Below Grade	PARTIAL	FULL								
Functional Utility	AVERAGE	AVERAGE	10,000							
Heating/Cooling	OHW/NONE	OHA/NONE								
Energy Efficient Items	N/A	N/A								
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR								
Porch/Patio/Deck										
	1 FPL	1 FPL								
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 7,700	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	
Adjusted Sale Price of Comparables		Net Adj. -5.50% Gross Adj. 24.50%	\$ 132,300	Net Adj. 0.0% Gross Adj. 0.0%	\$ 0	Net Adj. 0.00% Gross Adj. 0.00%	\$ 0	Net Adj. 0.00% Gross Adj. 0.00%	\$ 0	

After adjustments, the indicated sale prices ranged between \$90,485 and \$132,300. We have reconciled the value at \$111,000 for Subject Property O.

Estimate Value via Sales Comparison Approach is \$111,000 for subject property as of the effective date

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Approach Utilized	Value
Cost Approach	N/A
Sales Comparison Approach:	\$111,000
Income Approach:	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

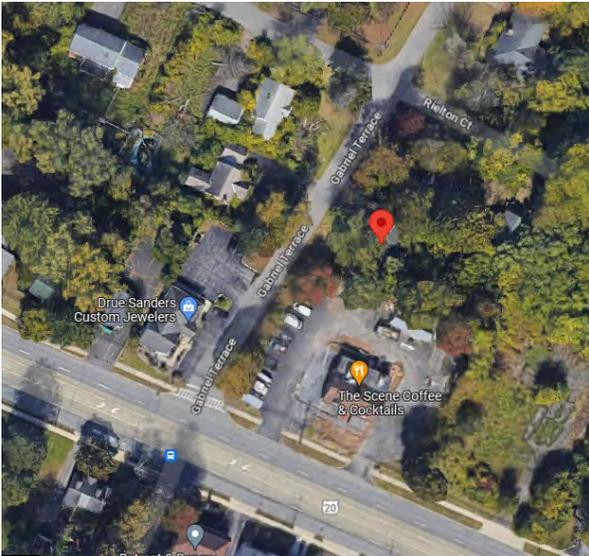
In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

The income capitalization approach is not applicable to the Subject since it is not an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is not considered a reasonable and substantiated value indicator and has been given no emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is Value	Fee Simple	July 31, 2023	\$111,000

PROPERTY P: 1 GABRIEL TERRACE, GUILDERLAND – SBL 52.14-1-19





OWNERSHIP INFORMATION		PARCEL NO: 52,14-1-19	
OGITAP, LLC 1 GABRIEL TER GUILDERLAND NY 12064-0000		Mail: 4 CLINTON SQ 13202-0000	PHONE NUMBER:
COUNTY: ALBANY		CENSUS TRACT: 0146,08	
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE			

SALE INFORMATION				Sale Date: 09/25/1998	Price \$: 150,000	Deed Date: 09/30/1998
Arms Length: Y	Libre: 2613	Page: 365	# Total Parcels: 1			
Seller: DUNCAN JOHN C	Buyer: OGITAP, LLC	Personal Property: 0				

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 88,000	09/25/1998	Y	STEINHARDT STEVEN B	DUNCAN JOHN

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	1,145	Lot Size Dim.:	75,00x150,00	Tax ID#	52,14-1-19
Sqft. 1st Floor	1,145	Land SQFT	11,250	Assessed Value \$	190,000
Sqft. 2nd Floor	0	Lot Size Acres	0.26	Land Assesment \$	38,000
Fin. Basement Sqft.	0	Zoning	R15	School Tax \$	3,249
Year Built	1950	Nbhd Code	4	County/Town Tax \$	694
Bldg Style	RANCH	School District	013002 - GUILDERLAND	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	3,943
# Stories	1,00	Water Front	N	Full Tax Value \$	243,902
# Baths	0	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	0,78
# Bedrooms	3	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	1,104-2
# Fireplaces	0	Utilities	GAS/ELECTRIC	Full Land Value \$	48,780
# Kitchens	1	Nbhd. Rating	AVERAGE		
	GAR-1,0 ATT, BUILT: 1950, 252 SQFT.	Nbhd. Type	SUBURBAN		
Garage Type	DIMENSIONS: (21 X 12), CNDTN: NORMAL, GRADE C	# Res. Sites	1		
		# Comm. Sites	0		
Garage Bays	1	Swis Code	013089		
Cooling Detail	NONE				
Heat Type	HEAT: (HOT WATER/STEAM) FUEL: (OIL)				
Exterior	WOOD				
Condition	NORMAL				
Basement Type	PARTIAL				

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.
Updated:08/04/2023 10:41 pm

EXEMPTIONS:

IMPROVEMENTS:

(1) GAR-1,0 ATT, BUILT 1950, 0 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
1 GABRIEL TER		2942-W LYDIUS ST		3443 GARI LN		43 PROVIDENCE ST	
Address	GUILDERLAND, NY	GUILDERLAND, NY		GUILDERLAND, NY		GUILDERLAND, NY	
Proximity to Subject		6.53 miles NW		6.53 miles NW		0.80 miles SE	
Sale Price	\$ N/A	\$ 104,000		\$ 105,000		\$ 125,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 111.59 sq. ft.		\$ 70.38 sq. ft.		\$ 110.82 sq. ft.	
Data Source(s)		MLS/ASSESSOR		MLS/ASSESSOR		MLS/ASSESSOR	
Verification Source(s)		INSPECTION		INSPECTION		INSPECTION	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		CASH NONE		CASH NONE		CASH NONE	
Date of Sale/Time	N/A	5/9/2023		1/24/2023		12/23/2022	
Location	SUBURBAN	SUBURBAN	-15,600	SUBURBAN	-15,750	SUBURBAN	-18,750
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	0.26 ACRES	0.28 ACRES		0.30 ACRES		0.21 ACRES	
View	AVG- (COMML)	AVERAGE	-10,000	AVERAGE	-10,000	AVERAGE	-10,000
Design (Style)	RANCH	RANCH		RANCH		RANCH	
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Actual Age	73 YEARS	73 YEARS		68 YEARS		73 YEARS	
Condition	POOR	POOR		POOR		POOR	
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Gross Living Area 15.00	1,145 sq. ft.	932 sq. ft.	3,195	1,492 sq. ft.	-5,205	1,128 sq. ft.	255
Basement & Finished Rooms Below Grade	PARTIAL	NONE	2,500	FULL	-2,500	FULL	-2,500
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	GHW/NONE	OHW/NONE		EHW/NONE		OHA/NONE	
Energy Efficient Items	N/A	N/A		N/A		N/A	
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR		1.0 C ATT GAR		1.0 C DET GAR	
Porch/Patio/Deck							
FIREPLACE	NONE	NONE		NONE		NONE	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 19,905	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 33,455	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 30,995
Adjusted Sale Price of Comparables		Net Adj. -19.1%		Net Adj. -31.9%		Net Adj. -24.80%	
		Gross Adj. 30.1%	\$ 84,095	Gross Adj. 31.9%	\$ 71,545	Gross Adj. 25.20%	\$ 94,005

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
1 GABRIEL TER Address GUILDERLAND, NY		6231 HAWES RD GUILDERLAND, NY								
Proximity to Subject		7.11 miles NW								
Sale Price	\$ N/A	\$ 140,000			\$			\$		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.98 sq. ft.			\$ sq. ft.			\$ sq. ft.		
Data Source(s)		MLS/ASSESSOR								
Verification Source(s)		INSPECTION								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sale or Financing Concessions		CASH NONE								
Date of Sale/Time	N/A	5/16/2023								
Location	SUBURBAN	SUBURBAN	-21,000							
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE								
Site	0.26 ACRES	0.38 ACRES								
View	AVG- (COMML)	AVERAGE	-10,000							
Design (Style)	RANCH	RANCH								
Quality of Construction	AVERAGE	AVERAGE								
Actual Age	73 YEARS	64 YEARS								
Condition	POOR	POOR								
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
Gross Living Area 15.00	1,145 sq. ft.	1,321 sq. ft.	-2,640	sq. ft.		sq. ft.		sq. ft.		
Basement & Finished Rooms Below Grade	PARTIAL	FULL	-2,500							
Functional Utility	AVERAGE	AVERAGE								
Heating/Cooling	GHW/NONE	OHA/NONE								
Energy Efficient Items	N/A	N/A								
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR								
Porch/Patio/Deck										
FIREPLACE	NONE	1 FPL	-500							
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 36,640	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	
Adjusted Sale Price of Comparables		Net Adj. -26.17% Gross Adj. 26.17%	\$ 103,360	Net Adj. 0.0% Gross Adj. 0.0%	\$ 0	Net Adj. 0.00% Gross Adj. 0.00%	\$ 0	Net Adj. 0.00% Gross Adj. 0.00%	\$ 0	

After adjustments, the indicated sale prices ranged between \$71,545 and \$103,360. We have reconciled the value at \$87,000 for Subject Property P.

Estimate Value via Sales Comparison Approach is \$87,000 for subject property as of the effective date

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Approach Utilized	Value
Cost Approach	N/A
Sales Comparison Approach:	\$87,000
Income Approach:	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

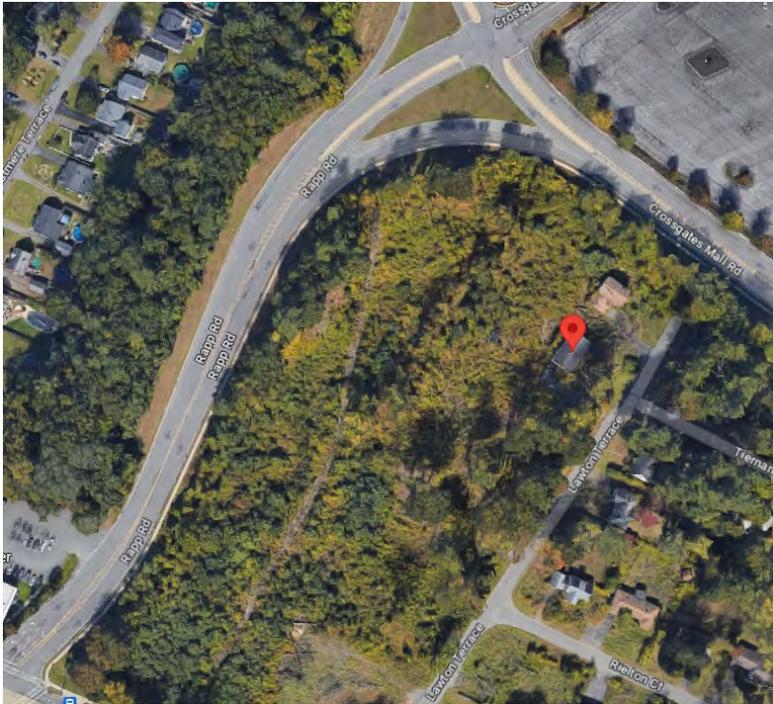
In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

The income capitalization approach is not applicable to the Subject since it is not an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is not considered a reasonable and substantiated value indicator and has been given no emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is Value	Fee Simple	July 31, 2023	\$87,000

PROPERTY R: 7 LAWTON TERRACE, GUILDERLAND – SBL 52.14-1-31





OWNERSHIP INFORMATION		PARCEL NO: 52,14-1-31	
EICE NY, LLC 7 LAWTON TER GUILDERLAND NY 12064-0000		Mail: 4 CLINTON SQ 13202-0000	
COUNTY: ALBANY		PHONE NUMBER:	
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE		CENSUS TRACT: 0146,08	

SALE INFORMATION		Sale Date	12/17/2015	Price \$	275,000	Deed Date	12/30/2015
Arms Length	N	Libre	2015	Page	3945	# Total Parcels	1
Seller	BARNARD RONALD G.		Buyer	EICE NY, LLC Personal Property 0			

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 112,000	03/20/1992	Y	BERRY MARION K	CHAIKOWSKI MARY LOU

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	1,498	Lot Size Dim.:	75.92x150.00	Tax ID#	52,14-1-31
Sqft. 1st Floor	936	Land SQFT	11,388	Assessed Value \$	204,000
Sqft. 2nd Floor	562	Lot Size Acres	0.26	Land Assessment \$	41,000
Fin. Basement Sqft.	0	Zoning	R15	School Tax \$	3,488
Year Built	1957	Nbhd Code	4	County/Town Tax \$	745
Bldg Style	CAPE COD	School District	013002 - GUILDERLAND	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	4,233
# Stories	1.50	Water Front	N	Full Tax Value \$	261,874
# Baths	0	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	0.78
# Bedrooms	3	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	1,095-3
# Fireplaces	1	Utilities	GAS/ELECTRIC	Full Land Value \$	52,831
# Kitchens	1	Nbhd. Rating	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
	GAR-1,0 DET, BUILT: 1957, 399 SQFT.	Nbhd. Type	SUBURBAN		
Garage Type	DIMENSIONS: (21 X 19), CNDTN: NORMAL, GRADE: C	# Res. Sites	1	Updated:08/04/2023 10:41 pm	
		# Comm. Sites	0		
Garage Bays	1	Swis Code	013089		
Cooling Detail	NONE				
Heat Type	HEAT: (HOT WATER/STEAM) FUEL: (OIL)				
Exterior	WOOD				
Condition	NORMAL				
Basement Type	FULL				

EXEMPTIONS:
BASIC STAR 1999-2000

IMPROVEMENTS:
(1) GAR-1,0 DET, BUILT 1957, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3					
7 LAWTON TER Address GUILDERLAND, NY		2942-W LYDIUS ST GUILDERLAND, NY			3443 GARI LN GUILDERLAND, NY			43 PROVIDENCE ST GUILDERLAND, NY					
Proximity to Subject		6.53 miles NW			6.53 miles NW			0.80 miles SE					
Sale Price	\$ N/A	\$ 104,000			\$ 105,000			\$ 125,000					
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 111.59 sq. ft.			\$ 70.38 sq. ft.			\$ 110.82 sq. ft.					
Data Source(s)		MLS/ASSESSOR			MLS/ASSESSOR			MLS/ASSESSOR					
Verification Source(s)		INSPECTION			INSPECTION			INSPECTION					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	-	\$ Adjustment	DESCRIPTION	+	-	\$ Adjustment	DESCRIPTION	+	-	\$ Adjustment
Sale or Financing Concessions		CASH NONE			CASH NONE			CASH NONE					
Date of Sale/Time	N/A	5/9/2023			1/24/2023			12/23/2022					
Location	SUBURBAN	SUBURBAN -15,600			SUBURBAN -15,750			SUBURBAN -18,750					
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE			FEE SIMPLE			FEE SIMPLE					
Site	0.26 ACRES	0.28 ACRES			0.30 ACRES			0.21 ACRES					
View	AVERAGE	AVERAGE			AVERAGE			AVERAGE					
Design (Style)	CAPE COD	RANCH			RANCH			RANCH					
Quality of Construction	AVERAGE	AVERAGE			AVERAGE			AVERAGE					
Actual Age	66 YEARS	73 YEARS			68 YEARS			73 YEARS					
Condition	POOR	POOR			POOR			POOR					
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths					
Gross Living Area 15.00	1,498 sq. ft.	932 sq. ft.	8,490		1,492 sq. ft.	90		1,128 sq. ft.	5,550				
Basement & Finished Rooms Below Grade	FULL	NONE 5,000			FULL			FULL					
Functional Utility	AVERAGE	AVERAGE			AVERAGE			AVERAGE					
Heating/Cooling	OHW/NONE	OHW/NONE			EHW/NONE			OHA/NONE					
Energy Efficient Items	N/A	N/A			N/A			N/A					
Garage/Carport	1.0 C DET GAR	1.0 C ATT GAR			1.0 C ATT GAR			1.0 C DET GAR					
Porch/Patio/Deck													
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 2,110		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 15,660		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 13,200				
Adjusted Sale Price of Comparables		Net Adj. -2.0%			Net Adj. -14.9%			Net Adj. -10.5%					
		Gross Adj. 28.0%	\$ 101,890		Gross Adj. 15.1%	\$ 89,340		Gross Adj. 19.44%	\$ 111,800				

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
7 LAWTON TER Address GUILDERLAND, NY Proximity to Subject		6231 HAWES RD GUILDERLAND, NY 7.11 miles NW					
Sale Price	\$ N/A	\$ 140,000		\$		\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.98 sq. ft.		\$ sq. ft.		\$ sq. ft.	
Data Source(s)		MLS/ASSESSOR					
Verification Source(s)		INSPECTION					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		CASH NONE					
Date of Sale/Time	N/A	5/16/2023					
Location	SUBURBAN	SUBURBAN	-21,000				
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE					
Site	0.26 ACRES	0.38 ACRES					
View	AVERAGE	AVERAGE					
Design (Style)	CAPE COD	RANCH					
Quality of Construction	AVERAGE	AVERAGE					
Actual Age	66 YEARS	64 YEARS					
Condition	POOR	POOR					
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Gross Living Area 15.00	1,498 sq. ft.	1,321 sq. ft.	2,655	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	FULL	FULL					
Functional Utility	AVERAGE	AVERAGE					
Heating/Cooling	OHW/NONE	OHA/NONE					
Energy Efficient Items	N/A	N/A					
Garage/Carport	1.0 C DET GAR	1.0 C ATT GAR					
Porch/Patio/Deck		FPL	-500				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 18,845	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0
Adjusted Sale Price of Comparables		Net Adj. -13.46%	Gross Adj. 17.25%	\$ 121,155	Net Adj. 0.0%	Gross Adj. 0.0%	\$ 0

After adjustments, the indicated sale prices ranged between \$89,340 and \$121,155. We have reconciled the value at \$105,000 for Subject Property R.

Estimate Value via Sales Comparison Approach is \$105,000 for subject property as of the effective date

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Approach Utilized	Value
Cost Approach	N/A
Sales Comparison Approach:	\$105,000
Income Approach:	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

The income capitalization approach is not applicable to the Subject since it is not an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is not considered a reasonable and substantiated value indicator and has been given no emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is Value	Fee Simple	July 31, 2023	\$105,000

PROPERTY S: 1 TIERNAN CT, GUILDERLAND – SBL 52.14-1-29



OWNERSHIP INFORMATION	PARCEL NO: 52,14-1-29				
EICE NY, LLC 1 TIERNAN CT GUILDERLAND NY 12084-0000	Mail: 4 CLINTON SQ 13202-0000 PHONE NUMBER:				
COUNTY: ALBANY	CENSUS TRACT: 0146.08				
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE					
SALE INFORMATION	Sale Date: 03/17/2016 Price \$ 222,600 Deed Date 04/14/2016				
Arms Length Y	Libre 2016 Page 7923 # Total Parcels 1				
Seller ABBEY ELINOR E.	Buyer EICE NY, LLC Personal Property 0				
PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
No sale history in database for this parcel.					
STRUCTURAL INFORMATION	LOT INFORMATION	TAX INFORMATION			
Square Feet 1,334	Lot Size Dim.: 98,00x151,00	Tax ID#	52,14-1-29		
Sqft. 1st Floor 1,334	Land SQFT 14,798	Assessed Value \$	240,000		
Sqft. 2nd Floor 0	Lot Size Acres 0,34	Land Assesment \$	48,000		
Fin. Basement Sqft. 0	Zoning R15	School Tax \$	4,104		
Year Built 1957	Nbhd Code A	County/Town Tax \$	876		
Bldg Style RANCH	School District 013002 - GUILDERLAND	City/Village Tax \$			
# Units 1	Desirability TYPICAL	Total Tax \$	4,980		
# Stories 1,00	Water Front N	Full Tax Value \$	308,087		
# Baths 1 FULL, 1 HALF	Sewer COMMERCIAL/PUBLIC	Equalization Rate	0,78		
# Bedrooms 3	Water COMMERCIAL/PUBLIC	Prior Tax ID#	1,104-3		
# Fireplaces 1	Utilities GAS/ELECTRIC	Full Land Value \$	61,617		
# Kitchens 1	Nbhd. Rating AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.			
Garage Type	BUILT: 1957, 330 SQFT, DIMENSIONS: (22 X 15), CNDTN: NORMAL, GRADE: C	Nbhd. Type SUBURBAN	Updated:08/04/2023 10:41 pm		
Garage Bays 1	# Res. Sites 1	# Comm. Sites 0			
Cooling Detail NONE	Swis Code 013089				
Heat Type	HEAT: (HOT WATER/STEAM) FUEL: (GAS)				
Exterior	COMPOSITION				
Condition	NORMAL				
Basement Type	FULL				
EXEMPTIONS:					
IMPROVEMENTS:					
(1) GAR-1,0 ATT, BUILT 1957, 0 SQFT, CONDITION NORMAL					
(1) PORCH-ENCLSD, BUILT 1957, 0 SQFT, CONDITION NORMAL					
Note: Display indicates first residential site and up to four improvements.					

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FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
1 TIERNAN CT Address GUILDERLAND, NY		2942-W LYDIUS ST GUILDERLAND, NY			3443 GARI LN GUILDERLAND, NY			43 PROVIDENCE ST GUILDERLAND, NY		
Proximity to Subject		6.53 miles NW			6.53 miles NW			0.80 miles SE		
Sale Price	\$ N/A	\$ 104,000			\$ 105,000			\$ 125,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 111.59 sq. ft.			\$ 70.38 sq. ft.			\$ 110.82 sq. ft.		
Data Source(s)		MLS/ASSESSOR			MLS/ASSESSOR			MLS/ASSESSOR		
Verification Source(s)		INSPECTION			INSPECTION			INSPECTION		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sale or Financing Concessions		CASH NONE			CASH NONE			CASH NONE		
Date of Sale/Time	N/A	5/9/2023			1/24/2023			12/23/2022		
Location	SUBURBAN	SUBURBAN -15,600			SUBURBAN -15,750			SUBURBAN -18,750		
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE			FEE SIMPLE			FEE SIMPLE		
Site	0.34 ACRES	0.28 ACRES			0.30 ACRES			0.21 ACRES		
View	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Design (Style)	RANCH	RANCH			RANCH			RANCH		
Quality of Construction	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Actual Age	60 YEARS	73 YEARS			68 YEARS			73 YEARS		
Condition	POOR	POOR			POOR			POOR		
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Gross Living Area 15.00	1,334 sq. ft.	932 sq. ft. 6,030			1,492 sq. ft. -2,370			1,128 sq. ft. 3,090		
Basement & Finished Rooms Below Grade	FULL	NONE 5,000			FULL			FULL		
Functional Utility	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Heating/Cooling	OHA/NONE	OHW/NONE			EHW/NONE			OHA/NONE		
Energy Efficient Items	N/A	N/A			N/A			N/A		
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR			1.0 C ATT GAR			1.0 C DET GAR		
Porch/Patio/Deck	1 FPL	NONE 500			NONE 500			NONE 500		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$	4,070	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$	17,620	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$	15,160
Adjusted Sale Price of Comparables		Net Adj. -3.9%			Net Adj. -16.8%			Net Adj. -12.1%		
		Gross Adj. 26.1%	\$	99,930	Gross Adj. 17.7%	\$	87,380	Gross Adj. 17.87%	\$	109,840

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
1 TIERNAN CT Address	GUILDERLAND, NY	6231 HAWES RD GUILDERLAND, NY					
Proximity to Subject		7.11 miles NW					
Sale Price	\$ N/A	\$ 140,000		\$		\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.98 sq. ft.		\$ sq. ft.		\$ sq. ft.	
Data Source(s)		MLS/ASSESSOR					
Verification Source(s)		INSPECTION					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment
Sale or Financing		CASH					
Concessions		NONE					
Date of Sale/Time	N/A	5/16/2023					
Location	SUBURBAN	SUBURBAN	-21,000				
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE					
Site	0.34 ACRES	0.38 ACRES					
View	AVERAGE	AVERAGE					
Design (Style)	RANCH	RANCH					
Quality of Construction	AVERAGE	AVERAGE					
Actual Age	60 YEARS	64 YEARS					
Condition	POOR	POOR					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count							
Gross Living Area 15.00	1,334 sq. ft.	1,321 sq. ft.	195	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	FULL	FULL					
Functional Utility	AVERAGE	AVERAGE					
Heating/Cooling	OHA/NONE	OHA/NONE					
Energy Efficient Items	N/A	N/A					
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR					
Porch/Patio/Deck							
	1 FPL	1 FPL					
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 20,805	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0
Adjusted Sale Price of Comparables		Net Adj. -14.86%		Net Adj. 0.0%		Net Adj. 0.00%	
		Gross Adj. 15.14%	\$ 119,195	Gross Adj. 0.0%	\$ 0	Gross Adj. 0.00%	\$ 0

After adjustments, the indicated sale prices ranged between \$87,380 and \$119,195. We have reconciled the value at \$103,000 for Subject Property S.

Estimate Value via Sales Comparison Approach is \$103,000 for subject property as of the effective date

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Approach Utilized	Value
Cost Approach	N/A
Sales Comparison Approach:	\$103,000
Income Approach:	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

The income capitalization approach is not applicable to the Subject since it is not an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is not considered a reasonable and substantiated value indicator and has been given no emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is Value	Fee Simple	July 31, 2023	\$103,000

PROPERTY T: 8 GABRIEL TERRACE, GUILDERLAND – SBL 52.14-1-28



OWNERSHIP INFORMATION	PARCEL NO: 52,14-1-28				
EJCE NY, LLC 8 GABRIEL TER GUILDERLAND NY 12084-0000	Mail: 4 CLINTON SQ 13202-0000 PHONE NUMBER:				
COUNTY: ALBANY	CENSUS TRACT: 0146,08				
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE					
SALE INFORMATION	Sale Date 02/13/2015 Price \$ 343,000 Deed Date 02/26/2015				
Arms Length Y	Libre 3128 Page 345 # Total Parcels 1				
Seller KOTTACKAL THOMAS P	Buyer EJCE NY, LLC Personal Property 0				
PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 108,000	11/01/1998	Y	EDWARDS WILLIAM J	KOTTACKAL THOMAS P
2	\$ 115,000	06/29/1995	N	STEELE EMMA F EST	EDWARDS WILLIAM J
STRUCTURAL INFORMATION	LOT INFORMATION		TAX INFORMATION		
Square Feet 1,364	Lot Size Dim.: 150,00x138,00	Tax ID# 52,14-1-28			
Sqft. 1st Floor 1,364	Land SQFT 20,700	Assessed Value \$ 379,000			
Sqft. 2nd Floor 0	Lot Size Acres 0,48	Land Assesment \$ 76,000			
Fin. Basement Sqft. 0	Zoning R15	School Tax \$ 6,481			
Year Built 1961	Nbhd Code 4	County/Town Tax \$ 1,383			
Bldg Style RANCH	School District 013002 - GUILDERLAND	City/Village Tax \$			
# Units 1	Desirability TYPICAL	Total Tax \$ 7,864			
# Stories 1,00	Water Front N	Full Tax Value \$ 486,521			
# Baths 1 FULL, 1 HALF	Sewer COMMERCIAL/PUBLIC	Equalization Rate 0,78			
# Bedrooms 3	Water COMMERCIAL/PUBLIC	Prior Tax ID# 1,181-15			
# Fireplaces 0	Utilities GAS/ELECTRIC	Full Land Value \$ 97,560			
# Kitchens 2	Nbhd. Rating AVERAGE				
	Nbhd. Type SUBURBAN	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.			
Garage Type	# Res. Sites 1				
	# Comm. Sites 0				
	Sw's Code 013089				
Garage Bays 1		Updated:08/04/2023 10:41 pm			
Cooling Detail NONE					
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)				
Exterior	ALUM/VINYL				
Condition	NORMAL				
Basement Type	FULL				
EXEMPTIONS:					
BASIC STAR 1999-2000					
IMPROVEMENTS:					
(1) GAR-1,0 ATT, BUILT 1961, 0 SQFT, CONDITION NORMAL					
(1) PORCH-COVERD, BUILT 1961, 84,00 SQFT, CONDITION NORMAL					
Note: Display indicates first residential site and up to four improvements.					

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FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
8 GABRIEL TER Address GUILDERLAND, NY		2942-W LYDIUS ST GUILDERLAND, NY			3443 GARI LN GUILDERLAND, NY			43 PROVIDENCE ST GUILDERLAND, NY		
Proximity to Subject		6.53 miles NW			6.53 miles NW			0.80 miles SE		
Sale Price	\$ N/A	\$ 104,000			\$ 105,000			\$ 125,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 111.59 sq. ft.			\$ 70.38 sq. ft.			\$ 110.82 sq. ft.		
Data Source(s)		MLS/ASSESSOR			MLS/ASSESSOR			MLS/ASSESSOR		
Verification Source(s)		INSPECTION			INSPECTION			INSPECTION		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sale or Financing Concessions		CASH NONE			CASH NONE			CASH NONE		
Date of Sale/Time	N/A	5/9/2023			1/24/2023			12/23/2022		
Location	SUBURBAN	SUBURBAN		-15,600	SUBURBAN		-15,750	SUBURBAN		-18,750
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE			FEE SIMPLE			FEE SIMPLE		
Site	0.48 ACRES	0.28 ACRES			0.30 ACRES			0.21 ACRES		
View	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Design (Style)	RANCH	RANCH			RANCH			RANCH		
Quality of Construction	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Actual Age	62 YEARS	73 YEARS			68 YEARS			73 YEARS		
Condition	POOR	POOR			POOR			POOR		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count										
Gross Living Area 15.00	1,364 sq. ft.	932 sq. ft.		6,480	1,492 sq. ft.		-1,920	1,128 sq. ft.		3,540
Basement & Finished Rooms Below Grade	FULL	NONE		5,000	FULL			FULL		
Functional Utility	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Heating/Cooling	GHW/NONE	OHW/NONE			EHW/NONE			OHA/NONE		
Energy Efficient Items	N/A	N/A			N/A			N/A		
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR			1.0 C ATT GAR			1.0 C DET GAR		
Porch/Patio/Deck										
FIREPLACE	NONE	NONE			NONE			NONE		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 4,120	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 17,670	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 15,210
Adjusted Sale Price of Comparables		Net Adj. -4.0%		\$ 99,880	Net Adj. -16.8%		\$ 87,330	Net Adj. -12.17%		\$ 109,790
		Gross Adj. 26.0%			Gross Adj. 16.8%			Gross Adj. 17.83%		

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
8 GABRIEL TER Address GUILDERLAND, NY		6231 HAWES RD GUILDERLAND, NY					
Proximity to Subject		7.11 miles NW					
Sale Price	\$ N/A	\$ 140,000		\$		\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.98 sq. ft.		\$ sq. ft.		\$ sq. ft.	
Data Source(s)		MLS/ASSESSOR					
Verification Source(s)		INSPECTION					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		CASH NONE					
Date of Sale/Time	N/A	5/16/2023					
Location	SUBURBAN	SUBURBAN	-21,000				
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE					
Site	0.48 ACRES	0.38 ACRES					
View	AVERAGE	AVERAGE					
Design (Style)	RANCH	RANCH					
Quality of Construction	AVERAGE	AVERAGE					
Actual Age	62 YEARS	64 YEARS					
Condition	POOR	POOR					
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Gross Living Area 15.00	1,364 sq. ft.	1,321 sq. ft.	645	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	FULL	FULL					
Functional Utility	AVERAGE	AVERAGE					
Heating/Cooling	GHW/NONE	OHA/NONE					
Energy Efficient Items	N/A	N/A					
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR					
Porch/Patio/Deck							
FIREPLACE	NONE	1 FPL	-500				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 20,855	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0
Adjusted Sale Price of Comparables		Net Adj. -14.90%		Net Adj. 0.0%		Net Adj. 0.00%	
		Gross Adj. 15.82%	\$ 119,145	Gross Adj. 0.0%	\$ 0	Gross Adj. 0.00%	\$ 0

After adjustments, the indicated sale prices ranged between \$87,330 and \$119,145. We have reconciled the value at \$103,000 for Subject Property T.

Estimate Value via Sales Comparison Approach is \$103,000 for subject property as of the effective date

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Approach Utilized	Value
Cost Approach	N/A
Sales Comparison Approach:	\$103,000
Income Approach:	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

The income capitalization approach is not applicable to the Subject since it is not an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is not considered a reasonable and substantiated value indicator and has been given no emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is Value	Fee Simple	July 31, 2023	\$103,000

PROPERTY U: 4 RIELTON CT, GUILDERLAND – SBL 52.14-1-25





OWNERSHIP INFORMATION		PARCEL NO: 52,14-1-25	
EICE NY, LLC 4 RIELTON CT GUILDERLAND NY 12064-0000		Mail: 4 CLINTON SQ 13202-0000	
COUNTY: ALBANY		PHONE NUMBER:	
PROPERTY CLASS: 220 - TWO FAMILY YEAR-ROUND RESIDENCE		CENSUS TRACT: 0146.08	

SALE INFORMATION			
Sale Date	11/06/2015	Price \$	299,000
Deed Date	11/16/2015	Arms Length Y	Libre 2015
		Page	484
		# Total Parcels	1
Seller	CADALSO STEPHEN T.	Buyer	EICE NY, LLC
		Personal Property	0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
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No sale history in database for this parcel.

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	1,734	Lot Size Dim.:	98.00x150.00	Tax ID#	52,14-1-25
Sqft. 1st Floor	1,734	Land SQFT	14,700	Assessed Value \$	232,000
Sqft. 2nd Floor	0	Lot Size Acres	0.34	Land Assesment \$	46,000
Fin. Basement Sqft.	0	Zoning	R15	School Tax \$	3,967
Year Built	1949	Nbhd Code	4	County/Town Tax \$	847
Bldg Style	RANCH	School District	013002 - GUILDERLAND	City/Village Tax \$	
# Units	2	Desirability	TYPICAL	Total Tax \$	4,814
# Stories	1.00	Water Front	N	Full Tax Value \$	297,817
# Baths	2 FULL, 1 HALF	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	0.78
# Bedrooms	3	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	1,122-11
# Fireplaces	1	Utilities	GAS/ELECTRIC	Full Land Value \$	59,050
# Kitchens	2	Nbhd. Rating	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type		Nbhd. Type	SUBURBAN		
Garage Bays	0	# Res. Sites	1	Updated:08/04/2023 10:41 pm	
Cooling Detail	NONE	# Comm. Sites	0		
Heat Type	HEAT: (HOT WATER/STEAM) FUEL: (GAS)	Swis Code	013089		
Exterior	WOOD				
Condition	NORMAL				
Basement Type	PARTIAL				

EXEMPTIONS:
BASIC STAR 1999-2000

IMPROVEMENTS:
(1) PORCH-OPEN, BUILT 1991, 0 SQFT, CONDITION NORMAL
(1) PORCH-ENCLSD, BUILT 1949, 0 SQFT, CONDITION NORMAL
(0) , BUILT 2015, 486.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
4 RIELTON CT Address	GUILDERLAND, NY	2942-W LYDIUS ST GUILDERLAND, NY			3443 GARI LN GUILDERLAND, NY			43 PROVIDENCE ST GUILDERLAND, NY		
Proximity to Subject		6.53 miles NW			6.53 miles NW			0.80 miles SE		
Sale Price	\$ N/A	\$ 104,000			\$ 105,000			\$ 125,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 111.59 sq. ft.			\$ 70.38 sq. ft.			\$ 110.82 sq. ft.		
Data Source(s)		MLS/ASSESSOR			MLS/ASSESSOR			MLS/ASSESSOR		
Verification Source(s)		INSPECTION			INSPECTION			INSPECTION		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	*(-) \$ Adjustment	DESCRIPTION	*(-) \$ Adjustment	DESCRIPTION	*(-) \$ Adjustment			
Sale or Financing Concessions		CASH NONE		CASH NONE		CASH NONE				
Date of Sale/Time	N/A	5/9/2023		1/24/2023		12/23/2022				
Location	SUBURBAN	SUBURBAN	-15,600	SUBURBAN	-15,750	SUBURBAN	-18,750			
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE				
Site	0.34 ACRES	0.28 ACRES		0.30 ACRES		0.21 ACRES				
View	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Design (Style)	RANCH	RANCH		RANCH		RANCH				
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Actual Age	74 YEARS	73 YEARS		68 YEARS		73 YEARS				
Condition	POOR	POOR		POOR		POOR				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths				
Room Count										
Gross Living Area 15.00	1,734 sq. ft.	932 sq. ft.	12,030	1,492 sq. ft.	3,630	1,128 sq. ft.	9,090			
Basement & Finished Rooms Below Grade	PARTIAL	NONE	2,500	FULL		FULL				
Functional Utility	AVG+ 2 FAM	AVERAGE	10,000	AVERAGE	10,000	AVERAGE	10,000			
Heating/Cooling	GHW/NONE	OHW/NONE		EHW/NONE		OHA/NONE				
Energy Efficient Items	N/A	N/A		N/A		N/A				
Garage/Carport	NONE	1.0 C ATT GAR	-1,000	1.0 C ATT GAR	-1,000	1.0 C DET GAR	-1,000			
Porch/Patio/Deck										
	1 FPL	NONE	500	NONE	500	NONE	500			
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 8,430	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 2,620	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 160			
Adjusted Sale Price of Comparables		Net Adj. 8.1% Gross Adj. 40.0%	\$ 112,430	Net Adj. -2.5% Gross Adj. 29.4%	\$ 102,380	Net Adj. -0.13% Gross Adj. 31.47%	\$ 124,840			

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
4 RIELTON CT Address GUILDERLAND, NY		6231 HAWES RD GUILDERLAND, NY								
Proximity to Subject		7.11 miles NW								
Sale Price	\$ N/A	\$ 140,000			\$			\$		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.98 sq. ft.			\$ sq. ft.			\$ sq. ft.		
Data Source(s)		MLS/ASSESSOR								
Verification Source(s)		INSPECTION								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sale or Financing Concessions		CASH NONE								
Date of Sale/Time	N/A	5/16/2023								
Location	SUBURBAN	SUBURBAN		-21,000						
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE								
Site	0.34 ACRES	0.38 ACRES								
View	AVERAGE	AVERAGE								
Design (Style)	RANCH	RANCH								
Quality of Construction	AVERAGE	AVERAGE								
Actual Age	74 YEARS	64 YEARS								
Condition	POOR	POOR								
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Gross Living Area 15.00	1,734 sq. ft.	1,321 sq. ft.		6,195	sq. ft.			sq. ft.		
Basement & Finished Rooms Below Grade	PARTIAL	FULL								
Functional Utility	AVG+ 2 FAM	AVERAGE		10,000						
Heating/Cooling	GHW/NONE	OHA/NONE								
Energy Efficient Items	N/A	N/A								
Garage/Carport	NONE	1.0 C ATT GAR		-1,000						
Porch/Patio/Deck										
	1 FPL	1 FPL								
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 5,805	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 0
Adjusted Sale Price of Comparables		Net Adj. -4.15%			Net Adj. 0.0%			Net Adj. 0.00%		
		Gross Adj. 27.28%		\$ 134,195	Gross Adj. 0.0%		\$ 0	Gross Adj. 0.00%		\$ 0

After adjustments, the indicated sale prices ranged between \$102,380 and \$134,195. We have reconciled the value at \$118,000 for Subject Property U.

Estimate Value via Sales Comparison Approach is \$118,000 for subject property as of the effective date

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Approach Utilized	Value
Cost Approach	N/A
Sales Comparison Approach:	\$118,000
Income Approach:	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

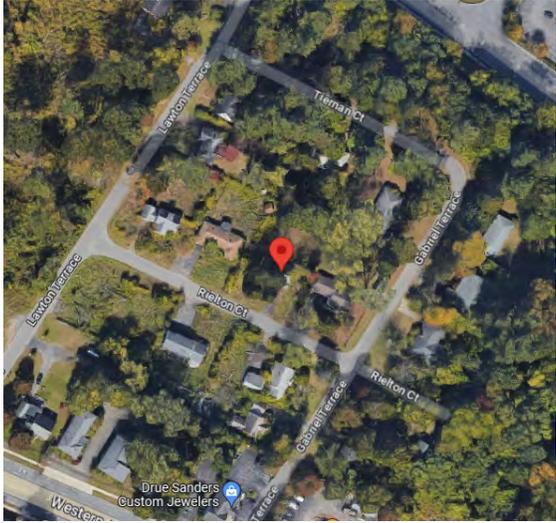
In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

The income capitalization approach is not applicable to the Subject since it is not an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is not considered a reasonable and substantiated value indicator and has been given no emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is Value	Fee Simple	July 31, 2023	\$118,000

PROPERTY V: 6 RIELTON CT, GUILDERLAND – SBL 52.14-1-26





OWNERSHIP INFORMATION

STEWART'S NEWCO, LLC
6 RIELTON CT
GUILDERLAND NY 12084-0000

PARCEL NO: 52,14-1-26

Mail: 4 CLINTON SQ
13202-0000

PHONE NUMBER:

COUNTY: ALBANY
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0146.08

SALE INFORMATION

Sale Date 06/28/2016 Price \$ 350,000 Deed Date 07/14/2016
Arms Length N Libre 2016 Page 15425 # Total Parcels 1
Seller BRASHEAR RICHARD Buyer STEWART'S NEWCO, LLC Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 0	06/09/2016	N	WARE DENISE	BRASHEAR RICHARD
2	\$ 1	10/09/2015	N	BRASHEAR RICHARD	WARE DENISE
3	\$ 81,000	08/18/1994	N	BIHLER MARILYN A EST	BRASHEAR RICHARD

STRUCTURAL INFORMATION

Square Feet 1,008
Sqft. 1st Floor 1,008
Sqft. 2nd Floor 0
Fin. Basement Sqft. 0
Year Built 1952
Bldg Style RANCH
Units 1
Stories 1.00
Baths 0
Bedrooms 2
Fireplaces 0
Kitchens 1
GAR-1.0 ATT. BUILT: 1952. 351 SQFT.
Garage Type DIMENSIONS: (27 X 13), CONDTN: NORMAL, GRADE: C
Garage Bays 1
Cooling Detail NONE
Heat Type HEAT: (HOT WATER/STEAM) FUEL: (GAS)
Exterior ALUM/VINYL
Condition NORMAL
Basement Type PARTIAL

LOT INFORMATION

Lot Size Dim.: 98.00x150.00
Land SQFT 14,700
Lot Size Acres 0.34
Zoning R15
Nbhd Code 4
School District 013002 - GUILDERLAND
Desirability TYPICAL
Water Front N
Sewer COMMERCIAL/PUBLIC
Water COMMERCIAL/PUBLIC
Utilities GAS/ELECTRIC
Nbhd. Rating AVERAGE
Nbhd. Type SUBURBAN
Res. Sites 1
Comm. Sites 0
Swis Code 013089

TAX INFORMATION

Tax ID# 52.14-1-26
Assessed Value \$ 179,000
Land Assessment \$ 36,000
School Tax \$ 3,061
County/Town Tax \$ 653
City/Village Tax \$
Total Tax \$ 3,714
Full Tax Value \$ 229,781
Equalization Rate 0.78
Prior Tax ID# 1,013-15
Full Land Value \$ 46,213

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:08/04/2023 10:41 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

- (1) GAR-1.0 ATT, BUILT 1952. 0 SQFT, CONDITION NORMAL
- (1) PORCH-COVERD, BUILT 1952. 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
6 RIELTON CT Address GUILDERLAND, NY		2942-W LYDIUS ST GUILDERLAND, NY			3443 GARI LN GUILDERLAND, NY			43 PROVIDENCE ST GUILDERLAND, NY		
Proximity to Subject		6.53 miles NW			6.53 miles NW			0.80 miles SE		
Sale Price	\$ N/A	\$ 104,000			\$ 105,000			\$ 125,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 111.59 sq. ft.			\$ 70.38 sq. ft.			\$ 110.82 sq. ft.		
Data Source(s)		MLS/ASSESSOR			MLS/ASSESSOR			MLS/ASSESSOR		
Verification Source(s)		INSPECTION			INSPECTION			INSPECTION		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment			
Sale or Financing Concessions		CASH NONE		CASH NONE		CASH NONE				
Date of Sale/Time	N/A	5/9/2023		1/24/2023		12/23/2022				
Location	SUBURBAN	SUBURBAN	-15,600	SUBURBAN	-15,750	SUBURBAN	-18,750			
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE				
Site	0.34 ACRES	0.28 ACRES		0.30 ACRES		0.21 ACRES				
View	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Design (Style)	RANCH	RANCH		RANCH		RANCH				
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Actual Age	71 YEARS	73 YEARS		68 YEARS		73 YEARS				
Condition	POOR	POOR		POOR		POOR				
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths				
Gross Living Area 15.00	1,008 sq. ft.	932 sq. ft.	1,140	1,492 sq. ft.	-7,260	1,128 sq. ft.	-1,800			
Basement & Finished Rooms Below Grade	PARTIAL	NONE	2,500	FULL		FULL				
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Heating/Cooling	GHW/NONE	OHW/NONE		EHW/NONE		OHA/NONE				
Energy Efficient Items	N/A	N/A		N/A		N/A				
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR		1.0 C ATT GAR		1.0 C DET GAR				
Porch/Patio/Deck										
FIREPLACE	NONE	NONE		NONE		NONE				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 11,960	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 23,010	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 20,550			
Adjusted Sale Price of Comparables		Net Adj. -11.5%	Gross Adj. 18.5%	\$ 92,040	Net Adj. -21.9%	Gross Adj. 21.9%	\$ 81,990	Net Adj. -16.4%	Gross Adj. 16.44%	\$ 104,450

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
6 RIELTON CT Address GUILDERLAND, NY		6231 HAWES RD GUILDERLAND, NY								
Proximity to Subject		7.11 miles NW								
Sale Price	\$ N/A	\$ 140,000			\$			\$		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.98 sq. ft.			\$ sq. ft.			\$ sq. ft.		
Data Source(s)		MLS/ASSESSOR								
Verification Source(s)		INSPECTION								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment			
Sale or Financing Concessions		CASH								
		NONE								
Date of Sale/Time	N/A	5/16/2023								
Location	SUBURBAN	SUBURBAN	-21,000							
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE								
Site	0.34 ACRES	0.38 ACRES								
View	AVERAGE	AVERAGE								
Design (Style)	RANCH	RANCH								
Quality of Construction	AVERAGE	AVERAGE								
Actual Age	71 YEARS	64 YEARS								
Condition	POOR	POOR								
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths				
Gross Living Area 15.00	1,008 sq. ft.	1,321 sq. ft.	-4,695	sq. ft.		sq. ft.				
Basement & Finished Rooms Below Grade	PARTIAL	FULL								
Functional Utility	AVERAGE	AVERAGE								
Heating/Cooling	GHW/NONE	OHA/NONE								
Energy Efficient Items	N/A	N/A								
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR								
Porch/Patio/Deck										
FIREPLACE	NONE	1 FPL	-500							
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 26,195	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0			
Adjusted Sale Price of Comparables		Net Adj. -18.7%	Gross Adj. 18.71%	\$ 113,805	Net Adj. 0.0%	Gross Adj. 0.0%	\$ 0			

After adjustments, the indicated sale prices ranged between \$81,990 and \$113,805. We have reconciled the value at \$98,000 for Subject Property V.

Estimate Value via Sales Comparison Approach is \$98,000 for subject property as of the effective date

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Approach Utilized	Value
Cost Approach	N/A
Sales Comparison Approach:	\$98,000
Income Approach:	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

The income capitalization approach is not applicable to the Subject since it is not an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is not considered a reasonable and substantiated value indicator and has been given no emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is Value	Fee Simple	July 31, 2023	\$98,000

PROPERTY W: 8 RIELTON COURT, GUILDERLAND – SBL 52.14-1-27: Property appears to be occupied.





OWNERSHIP INFORMATION

WU, GRACE TRUONG, BRIAN ENG
8 RIELTON CT
GUILDERLAND NY 12203-4313

PARCEL NO: 52,14-1-27

Mail: 8 RIELTON CT
ALBANY NY 12203-4313

PHONE NUMBER:

COUNTY: ALBANY
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0146.08

SALE INFORMATION

Sale Date 05/25/2017 Price \$ 1 Deed Date 06/07/2017
Arms Length N Libre 2017 Page 12946 # Total Parcels 1
Seller WU GRACE Buyer WU, GRACE TRUONG, BRIAN Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 1	09/06/2012	N	WU GRACE	WU GRACE
2	\$ 200,000	09/14/2009	Y	BARTOSIEWICZ JAMES H	WU GRACE
3	\$ 1	11/29/2001	N	BARTOSIEWICZ JAMES	BARTOSIEWICZ JAMES
4	\$ 85,000	08/16/1991	N	SCHMIT JOHN H EST	BARTOSIEWICZ JAMES H

STRUCTURAL INFORMATION

Square Feet 1,718
Sqft, 1st Floor 1,718
Sqft, 2nd Floor 0
Fin. Basement Sqft. 0
Year Built 1950
Bldg Style RANCH
Units 1
Stories 1.00
Baths 1 FULL, 1 HALF
Bedrooms 2
Fireplaces 1
Kitchens 1
Garage Type
Garage Bays 0
Cooling Detail NONE
Heat Type HEAT: (HOT WATER/STEAM)
FUEL: (GAS)
Exterior WOOD
Condition NORMAL
Basement Type PARTIAL

LOT INFORMATION

Lot Size Dim.: 98.00x150.00
Land SQFT 14,700
Lot Size Acres 0.34
Zoning R15
Nbhd Code 4
School District 013002 - GUILDERLAND
Desirability TYPICAL
Water Front N
Sewer COMMERCIAL/PUBLIC
Water COMMERCIAL/PUBLIC
Utilities GAS/ELECTRIC
Nbhd. Rating AVERAGE
Nbhd. Type SUBURBAN
Res. Sites 1
Comm. Sites 0
Swis Code 013089

TAX INFORMATION

Tax ID# 52,14-1-27
Assessed Value \$ 223,000
Land Assesment \$ 45,000
School Tax \$ 3,813
County/Town Tax \$ 814
City/Village Tax \$
Total Tax \$ 4,827
Full Tax Value \$ 286,264
Equalization Rate 0.78
Prior Tax ID# 1,167-14
Full Land Value \$ 57,766

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:08/04/2023 10:41 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) PORCH-COVERD, BUILT 1950, 52.00 SQFT, CONDITION NORMAL
(1) BUILT 2017, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
8 RIELTON CT Address GUILDERLAND, NY		2942-W LYDIUS ST GUILDERLAND, NY		3443 GARI LN GUILDERLAND, NY		43 PROVIDENCE ST GUILDERLAND, NY	
Proximity to Subject		6.53 miles NW		6.53 miles NW		0.80 miles SE	
Sale Price	\$ N/A	\$ 104,000		\$ 105,000		\$ 125,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 111.59 sq. ft.		\$ 70.38 sq. ft.		\$ 110.82 sq. ft.	
Data Source(s)		MLS/ASSESSOR		MLS/ASSESSOR		MLS/ASSESSOR	
Verification Source(s)		INSPECTION		INSPECTION		INSPECTION	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment
Sale or Financing Concessions		CASH NONE		CASH NONE		CASH NONE	
Date of Sale/Time	N/A	5/9/2023		1/24/2023		12/23/2022	
Location	SUBURBAN	SUBURBAN	-15,600	SUBURBAN	-15,750	SUBURBAN	-18,750
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	0.34 ACRES	0.28 ACRES		0.30 ACRES		0.21 ACRES	
View	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Design (Style)	RANCH	RANCH		RANCH		RANCH	
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Actual Age	73 YEARS	73 YEARS		68 YEARS		73 YEARS	
Condition	AVERAGE	POOR	20,000	POOR	20,000	POOR	20,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count							
Gross Living Area 15.00	1,718 sq. ft.	932 sq. ft.	11,790	1,492 sq. ft.	3,390	1,128 sq. ft.	8,850
Basement & Finished Rooms Below Grade	PARTIAL	NONE	2,500	FULL		FULL	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	GHW/NONE	OHW/NONE		EHW/NONE		OHA/NONE	
Energy Efficient Items	N/A	N/A		N/A		N/A	
Garage/Carport	NONE	1.0 C ATT GAR	-1,000	1.0 C ATT GAR	-1,000	1.0 C DET GAR	-1,000
Porch/Patio/Deck							
FIREPLACE	1 FPL	NONE	500	NONE	500	NONE	500
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 18,190	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 7,140	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 9,600
Adjusted Sale Price of Comparables		Net Adj. 17.5% Gross Adj. 49.4%	\$ 122,190	Net Adj. 6.8% Gross Adj. 38.7%	\$ 112,140	Net Adj. 7.68% Gross Adj. 39.28%	\$ 134,600

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
8 RIELTON CT Address	GUILDERLAND, NY	6231 HAWES RD GUILDERLAND, NY					
Proximity to Subject		7.11 miles NW					
Sale Price	\$ N/A	\$ 140,000		\$		\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.98 sq. ft.		\$ sq. ft.		\$ sq. ft.	
Data Source(s)		MLS/ASSESSOR					
Verification Source(s)		INSPECTION					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(.) \$ Adjustment	DESCRIPTION	+(.) \$ Adjustment	DESCRIPTION	+(.) \$ Adjustment
Sale or Financing		CASH					
Concessions		NONE					
Date of Sale/Time	N/A	5/16/2023					
Location	SUBURBAN	SUBURBAN	-21,000				
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE					
Site	0.34 ACRES	0.38 ACRES					
View	AVERAGE	AVERAGE					
Design (Style)	RANCH	RANCH					
Quality of Construction	AVERAGE	AVERAGE					
Actual Age	73 YEARS	64 YEARS					
Condition	AVERAGE	POOR	20,000				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count							
Gross Living Area 15.00	1,718 sq. ft.	1,321 sq. ft.	5,955	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	PARTIAL	FULL					
Functional Utility	AVERAGE	AVERAGE					
Heating/Cooling	GHW/NONE	OHA/NONE					
Energy Efficient Items	N/A	N/A					
Garage/Carport	NONE	1.0 C ATT GAR	-1,000				
Porch/Patio/Deck							
FIREPLACE	1 FPL	1 FPL					
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 3,955	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0
Adjusted Sale Price of Comparables		Net Adj. 2.83% Gross Adj. 34.25%	\$ 143,955	Net Adj. 0.0% Gross Adj. 0.0%	\$ 0	Net Adj. 0.00% Gross Adj. 0.00%	\$ 0

After adjustments, the indicated sale prices ranged between \$112,140 and \$143,955. We have reconciled the value at \$128,000 for Subject Property W.

Estimate Value via Sales Comparison Approach is \$128,000 for subject property as of the effective date

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Approach Utilized	Value
Cost Approach	N/A
Sales Comparison Approach:	\$128,000
Income Approach:	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

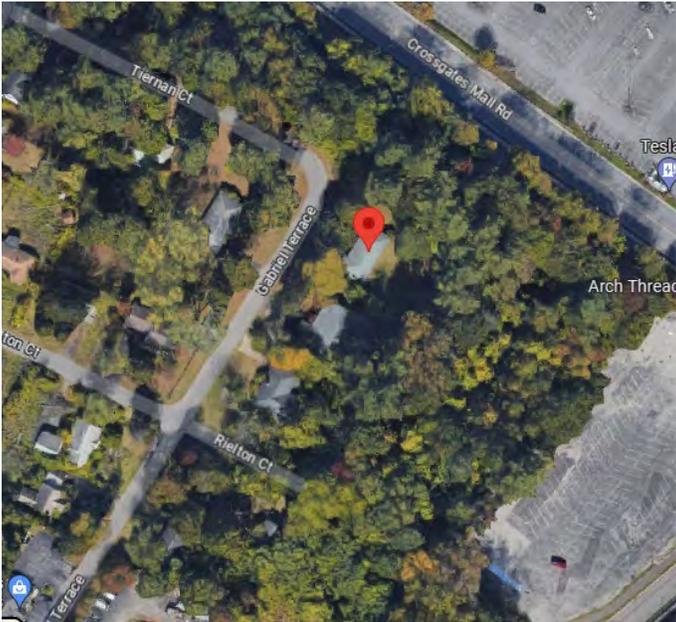
In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

The income capitalization approach is not applicable to the Subject since it is not an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is not considered a reasonable and substantiated value indicator and has been given no emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is Value	Fee Simple	July 31, 2023	\$128,000

PROPERTY X: 9 GABRIEL TERRACE, GUILDERLAND – SBL 52.14-1-15





OWNERSHIP INFORMATION		PARCEL NO: 52,14-1-15	
EJCE NY,LLC 9 GABRIEL TER GUILDERLAND NY 12064-0000		Mail: 4 CLINTON SQ 13202-0000	PHONE NUMBER:
COUNTY: ALBANY	PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE	CENSUS TRACT: 0146,08	

SALE INFORMATION		Sale Date 10/09/2015	Price \$ 299,000	Deed Date 10/15/2015
Arms Length Y	Libre 3152	Page 390	# Total Parcels 1	
Seller DEBORAH PROVOST LORRAINE HUGHES	Buyer EJCE NY,LLC	Personal Property 0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 1	07/30/2011	N	MARTIN LORRAINE	MARTIN LORRAINE

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	1,215	Lot Size Dim.:	100.00x150.00	Tax ID#	52.14-1-15
Sqft. 1st Floor	1,215	Land SQFT	15,000	Assessed Value \$	325,000
Sqft. 2nd Floor	0	Lot Size Acres	0.34	Land Assesment \$	65,000
Fin. Basement Sqft.	0	Zoning	R15	School Tax \$	5,558
Year Built	1960	Nbhd Code	4	County/Town Tax \$	1,186
Bldg Style	RANCH	School District	013002 - GUILDERLAND	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	6,744
# Stories	1.00	Water Front	N	Full Tax Value \$	417,201
# Baths	1 FULL, 1 HALF	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	0.78
# Bedrooms	3	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	1,120-10
# Fireplaces	1	Utilities	GAS/ELECTRIC	Full Land Value \$	83,440
# Kitchens	1	Nbhd. Rating	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type	GAR-1,0 ATT. BUILT: 1960, 330 SQFT, DIMENSIONS: (22 X 15), CNDTN: NORMAL, GRADE C	Nbhd. Type	SUBURBAN		
Garage Bays	1	# Res. Sites	1		
Cooling Detail	NONE	# Comm. Sites	0		
Heat Type	HEAT: (HOT WATER/STEAM) FUEL: (GAS)	Swis Code	013000	Updated:08/04/2023 10:41 pm	
Exterior	WOOD				
Condition	NORMAL				
Basement Type	FULL				

EXEMPTIONS:
PERSONS AGE 65 OR OVER
ENHANCED STAR

IMPROVEMENTS:
(1) GAR-1,0 ATT, BUILT 1960, 0 SQFT, CONDITION NORMAL
(1) PORCH-COVERED, BUILT 1960, 0 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

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FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
9 GABRIEL TER Address GUILDERLAND, NY		2942-W LYDIUS ST GUILDERLAND, NY			3443 GARI LN GUILDERLAND, NY			43 PROVIDENCE ST GUILDERLAND, NY		
Proximity to Subject		6.53 miles NW			6.53 miles NW			0.80 miles SE		
Sale Price	\$ N/A	\$ 104,000			\$ 105,000			\$ 125,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 111.59 sq. ft.			\$ 70.38 sq. ft.			\$ 110.82 sq. ft.		
Data Source(s)		MLS/ASSESSOR			MLS/ASSESSOR			MLS/ASSESSOR		
Verification Source(s)		INSPECTION			INSPECTION			INSPECTION		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment			
Sale or Financing Concessions		CASH NONE		CASH NONE		CASH NONE				
Date of Sale/Time	N/A	5/9/2023		1/24/2023		12/23/2022				
Location	SUBURBAN	SUBURBAN	-15,600	SUBURBAN	-15,750	SUBURBAN	-18,750			
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE				
Site	0.34 ACRES	0.28 ACRES		0.30 ACRES		0.21 ACRES				
View	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Design (Style)	RANCH	RANCH		RANCH		RANCH				
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Actual Age	63 YEARS	73 YEARS		68 YEARS		73 YEARS				
Condition	POOR	POOR		POOR		POOR				
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths				
Gross Living Area 15.00	1,215 sq. ft.	932 sq. ft.	4,245	1,492 sq. ft.	-4,155	1,128 sq. ft.	1,305			
Basement & Finished Rooms Below Grade	FULL	NONE	5,000	FULL		FULL				
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Heating/Cooling	GHW/NONE	OHW/NONE		EHW/NONE		OHA/NONE				
Energy Efficient Items	N/A	N/A		N/A		N/A				
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR		1.0 C ATT GAR		1.0 C DET GAR				
Porch/Patio/Deck										
FIREPLACE	1 FPL	NONE	500	NONE	500	NONE	500			
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 5,855	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 19,405	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 16,945			
Adjusted Sale Price of Comparables		Net Adj. -5.6%	Gross Adj. 24.4%	\$ 98,145	Net Adj. -18.5%	Gross Adj. 19.4%	\$ 85,595	Net Adj. -13.56%	Gross Adj. 16.44%	\$ 108,055

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
9 GABRIEL TER Address GUILDERLAND, NY		6231 HAWES RD GUILDERLAND, NY								
Proximity to Subject		7.11 miles NW								
Sale Price	\$ N/A	\$ 140,000			\$			\$		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.98 sq. ft.				\$ sq. ft.	\$ sq. ft.			
Data Source(s)		MLS/ASSESSOR								
Verification Source(s)		INSPECTION								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment			
Sale or Financing Concessions		CASH NONE								
Date of Sale/Time	N/A	5/16/2023								
Location	SUBURBAN	SUBURBAN	-21,000							
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE								
Site	0.34 ACRES	0.38 ACRES								
View	AVERAGE	AVERAGE								
Design (Style)	RANCH	RANCH								
Quality of Construction	AVERAGE	AVERAGE								
Actual Age	63 YEARS	64 YEARS								
Condition	POOR	POOR								
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths				
Gross Living Area 15.00	1,215 sq. ft.	1,321 sq. ft.	-1,590	sq. ft.		sq. ft.				
Basement & Finished Rooms Below Grade	FULL	FULL								
Functional Utility	AVERAGE	AVERAGE								
Heating/Cooling	GHW/NONE	OHA/NONE								
Energy Efficient Items	N/A	N/A								
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR								
Porch/Patio/Deck										
FIREPLACE	1 FPL	1 FPL								
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 22,590	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0			
Adjusted Sale Price of Comparables		Net Adj. -16.14%	Gross Adj. 16.14%	\$ 117,410	Net Adj. 0.0%	Gross Adj. 0.0%	\$ 0			

After adjustments, the indicated sale prices ranged between \$85,595 and \$117,410. We have reconciled the value at \$102,000 for Subject Property X.

Estimate Value via Sales Comparison Approach is \$102,000 for subject property as of the effective date

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Approach Utilized	Value
Cost Approach	N/A
Sales Comparison Approach:	\$102,000
Income Approach:	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

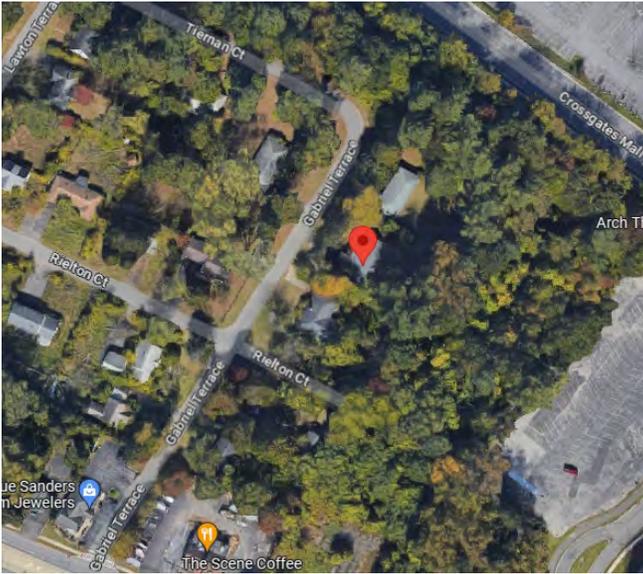
In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

The income capitalization approach is not applicable to the Subject since it is not an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is not considered a reasonable and substantiated value indicator and has been given no emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is Value	Fee Simple	July 31, 2023	\$102,000

PROPERTY Y: 7 GABRIEL TERRACE, GUILDERLAND – SBL 52.14-1-16





OWNERSHIP INFORMATION	PARCEL NO: 52,14-1-16
EICE NY, LLC 7 GABRIEL TER GUILDERLAND NY 12084-0000	Mail: 4 CLINTON SQ 13202-0000
	PHONE NUMBER:

COUNTY: ALBANY	CENSUS TRACT: 0146.08
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE	

SALE INFORMATION	Sale Date 02/18/2015	Price \$ 237,500	Deed Date 03/02/2015
Arms Length Y	Libre 3128	Page 691	# Total Parcels 1
Seller LAMB STEPHEN E.	Buyer EICE NY, LLC	Personal Property 0	

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 1	08/26/2010	N	LAMB JUDITH	LAMB STEPHEN
2	\$ 1	05/24/1999	N	UNKNOWN	UNKNOWN

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	1,776	Lot Size Dim.:	100.00x150.00	Tax ID#	52.14-1-16
Sqft. 1st Floor	1,776	Land SQFT	15,000	Assessed Value \$	263,000
Sqft. 2nd Floor	0	Lot Size Acres	0.34	Land Assesment \$	53,000
Fin. Basement Sqft.	0	Zoning	R15	School Tax \$	4,497
Year Built	1960	Nbhd Code	4	County/Town Tax \$	960
Bldg Style	RANCH	School District	013002 - GUILDERLAND	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	5,457
# Stories	1.00	Water Front	N	Full Tax Value \$	337,612
# Baths	1 FULL, 1 HALF	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	0.78
# Bedrooms	3	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	1,011-5
# Fireplaces	1	Utilities	GAS/ELECTRIC	Full Land Value \$	68,035
# Kitchens	1	Nbhd. Rating	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type	GAR-1,0 ATT. BUILT: 1960, 384 SQFT, DIMENSIONS: (24 X 16), CNDTN: NORMAL, GRADE: C	Nbhd. Type	SUBURBAN		
		# Res. Sites	1		
		# Comm. Sites	0	Updated:08/04/2023 10:41 pm	
Garage Bays	1	Swls Code	013080		
Cooling Detail	NONE				
Heat Type	HEAT: (HOT WATER/STEAM) FUEL: (GAS)				
Exterior	BRICK				
Condition	NORMAL				
Basement Type	FULL				

EXEMPTIONS:

IMPROVEMENTS:

- (1) GAR-1,0 ATT, BUILT 1960, 0 SQFT, CONDITION NORMAL
- (1) PORCH-ENCLSD, BUILT 1960, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
7 GABRIEL TER Address GUILDERLAND, NY		2942-W LYDIUS ST GUILDERLAND, NY		3443 GARI LN GUILDERLAND, NY		43 PROVIDENCE ST GUILDERLAND, NY	
Proximity to Subject		6.53 miles NW		6.53 miles NW		0.80 miles SE	
Sale Price	\$ N/A	\$ 104,000		\$ 105,000		\$ 125,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 111.59 sq. ft.		\$ 70.38 sq. ft.		\$ 110.82 sq. ft.	
Data Source(s)		MLS/ASSESSOR		MLS/ASSESSOR		MLS/ASSESSOR	
Verification Source(s)		INSPECTION		INSPECTION		INSPECTION	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		CASH NONE		CASH NONE		CASH NONE	
Date of Sale/Time	N/A	5/9/2023		1/24/2023		12/23/2022	
Location	SUBURBAN	SUBURBAN	-15,600	SUBURBAN	-15,750	SUBURBAN	-18,750
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	0.34 ACRES	0.28 ACRES		0.30 ACRES		0.21 ACRES	
View	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Design (Style)	RANCH	RANCH		RANCH		RANCH	
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Actual Age	63 YEARS	73 YEARS		68 YEARS		73 YEARS	
Condition	POOR	POOR		POOR		POOR	
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Gross Living Area 15.00	1,776 sq. ft.	932 sq. ft.	12,660	1,492 sq. ft.	4,260	1,128 sq. ft.	9,720
Basement & Finished Rooms Below Grade	FULL	NONE	5,000	FULL		FULL	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	GHW/NONE	OHW/NONE		EHW/NONE		OHA/NONE	
Energy Efficient Items	N/A	N/A		N/A		N/A	
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR		1.0 C ATT GAR		1.0 C DET GAR	
Porch/Patio/Deck							
FIREPLACE	1 FPL	NONE	500	NONE	500	NONE	500
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 2,560	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 10,990	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 8,530
Adjusted Sale Price of Comparables		Net Adj. 2.5% Gross Adj. 32.5%	\$ 106,560	Net Adj. -10.5% Gross Adj. 19.5%	\$ 94,010	Net Adj. -6.82% Gross Adj. 23.18%	\$ 116,470

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
7 GABRIEL TER Address GUILDERLAND, NY		6231 HAWES RD GUILDERLAND, NY								
Proximity to Subject		7.11 miles NW								
Sale Price	\$ N/A	\$ 140,000			\$			\$		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.98 sq. ft.			\$ sq. ft.			\$ sq. ft.		
Data Source(s)		MLS/ASSESSOR								
Verification Source(s)		INSPECTION								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sale or Financing Concessions		CASH NONE								
Date of Sale/Time	N/A	5/16/2023								
Location	SUBURBAN	SUBURBAN		-21,000						
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE								
Site	0.34 ACRES	0.38 ACRES								
View	AVERAGE	AVERAGE								
Design (Style)	RANCH	RANCH								
Quality of Construction	AVERAGE	AVERAGE								
Actual Age	63 YEARS	64 YEARS								
Condition	POOR	POOR								
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Gross Living Area 15.00	1,776 sq. ft.	1,321 sq. ft.		6,825	sq. ft.			sq. ft.		
Basement & Finished Rooms Below Grade	FULL	FULL								
Functional Utility	AVERAGE	AVERAGE								
Heating/Cooling	GHW/NONE	OHA/NONE								
Energy Efficient Items	N/A	N/A								
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR								
Porch/Patio/Deck										
FIREPLACE	1 FPL	1 FPL								
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$	14,175	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$	0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$	0
Adjusted Sale Price of Comparables		Net Adj. -10.13%			Net Adj. 0.0%			Net Adj. 0.00%		
		Gross Adj. 19.88%	\$	125,825	Gross Adj. 0.0%	\$	0	Gross Adj. 0.00%	\$	0

After adjustments, the indicated sale prices ranged between \$94,010 and \$125,825. We have reconciled the value at \$110,000 for Subject Property Y.

Estimate Value via Sales Comparison Approach is \$110,000 for subject property as of the effective date

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Approach Utilized	Value
Cost Approach	N/A
Sales Comparison Approach:	\$110,000
Income Approach:	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

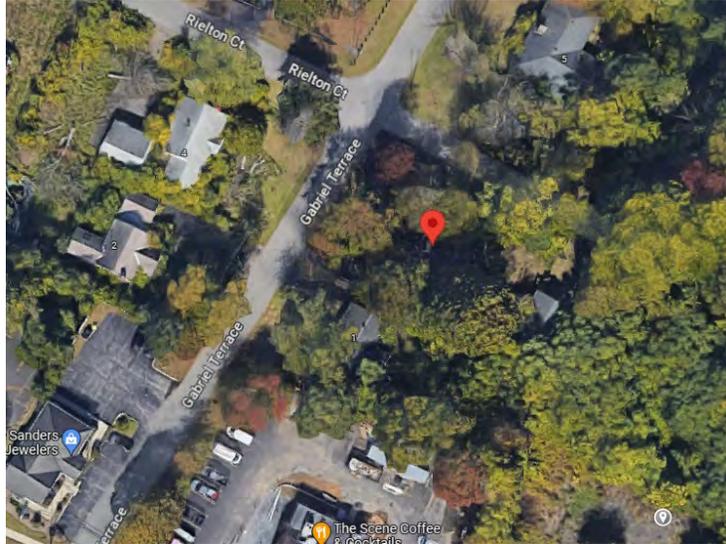
In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

The income capitalization approach is not applicable to the Subject since it is not an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is not considered a reasonable and substantiated value indicator and has been given no emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is Value	Fee Simple	July 31, 2023	\$110,000

PROPERTY Z: 3 GABRIEL TERRACE, GUILDERLAND – SBL 52.14-1-18





OWNERSHIP INFORMATION

EICE NY, LLC
3 GABRIEL TER
GUILDERLAND NY 12203-0000

PARCEL NO: 52,14-1-18

Mail: 4 CLINTON SQ
13202-0000

PHONE NUMBER:

COUNTY: ALBANY
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND-RESIDENCE

CENSUS TRACT: 0146,08

SALE INFORMATION

Sale Date 01/16/2015 Price \$ 269,000 Deed Date 02/05/2015
Arms Length Y Libre 3126 Page 588 # Total Parcels 1
Seller ENGLAND JUDITH A., TRUSTEE Buyer EICE NY, LLC Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 0	07/08/2009	N	UNKNOWN	UNKNOWN
2	\$ 82,000	01/11/2002	Y	KASANOF NINA	ENGLAND JUDITH A.

STRUCTURAL INFORMATION

Square Feet 1,261
Sqft. 1st Floor 1,261
Sqft. 2nd Floor 0
Fin. Basement Sqft. 0
Year Built 1949
Bldg Style RANCH
Units 1
Stories 1.00
Baths 1 FULL, 1 HALF
Bedrooms 2
Fireplaces 1
Kitchens 1
Garage Type GAR-1.0 DET. BUILT: 2006, 580 SQFT, DIMENSIONS: (28 X 20), CNDTN: NORMAL, GRADE C
Garage Bays 1
Cooling Detail NONE
Heat Type HEAT: (HOT WATER/STEAM) FUEL: (OIL)
Exterior ALUM/VINYL
Condition NORMAL
Basement Type FULL

LOT INFORMATION

Lot Size Dim.: 75,00x150,00
Land SQFT 11,250
Lot Size Acres 0,26
Zoning R15
Nbhd Code 4
School District 013002 - GUILDERLAND
Desirability TYPICAL
Water Front N
Sewer COMMERCIAL/PUBLIC
Water COMMERCIAL/PUBLIC
Utilities GAS/ELECTRIC
Nbhd. Rating AVERAGE
Nbhd. Type SUBURBAN
Res. Sites 1
Comm. Sites 0
Swis Code 013089

TAX INFORMATION

Tax ID# 52,14-1-18
Assessed Value \$ 298,000
Land Assessment \$ 60,000
School Tax \$ 5,096
County/Town Tax \$ 1,088
City/Village Tax \$
Total Tax \$ 6,184
Full Tax Value \$ 382,541
Equalization Rate 0,78
Prior Tax ID# 1,136-9
Full Land Value \$ 77,021

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:08/04/2023 10:41 pm

EXEMPTIONS:

ENHANCED STAR

IMPROVEMENTS:

- (1) SHED-ALUMINM, BUILT 2002, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 2003, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 2003, 0 SQFT, CONDITION NORMAL
- (1) GAR-1.0 DET, BUILT 2006, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
3 GABRIEL TER Address	GUILDERLAND, NY	2942-W LYDIUS ST GUILDERLAND, NY			3443 GARI LN GUILDERLAND, NY			43 PROVIDENCE ST GUILDERLAND, NY		
Proximity to Subject		6.53 miles NW			6.53 miles NW			0.80 miles SE		
Sale Price	\$ N/A	\$ 104,000			\$ 105,000			\$ 125,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 111.59 sq. ft.			\$ 70.38 sq. ft.			\$ 110.82 sq. ft.		
Data Source(s)		MLS/ASSESSOR			MLS/ASSESSOR			MLS/ASSESSOR		
Verification Source(s)		INSPECTION			INSPECTION			INSPECTION		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment			
Sale or Financing Concessions		CASH NONE		CASH NONE		CASH NONE				
Date of Sale/Time	N/A	5/9/2023		1/24/2023		12/23/2022				
Location	SUBURBAN	SUBURBAN	-15,600	SUBURBAN	-15,750	SUBURBAN	-18,750			
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE				
Site	0.26 ACRES	0.28 ACRES		0.30 ACRES		0.21 ACRES				
View	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Design (Style)	RANCH	RANCH		RANCH		RANCH				
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Actual Age	74 YEARS	73 YEARS		68 YEARS		73 YEARS				
Condition	POOR	POOR		POOR		POOR				
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths				
Gross Living Area 15.00	1,261 sq. ft.	932 sq. ft.	4,935	1,492 sq. ft.	-3,465	1,128 sq. ft.	1,995			
Basement & Finished Rooms Below Grade	FULL	NONE	5,000	FULL		FULL				
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Heating/Cooling	OHW/NONE	OHW/NONE		EHW/NONE		OHA/NONE				
Energy Efficient Items	N/A	N/A		N/A		N/A				
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR		1.0 C ATT GAR		1.0 C DET GAR				
Porch/Patio/Deck										
FIREPLACE	1 FPL	NONE	500	NONE	500	NONE	500			
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 5,165	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 18,715	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 16,255			
Adjusted Sale Price of Comparables		Net Adj. -5.0% Gross Adj. 25.0%	\$ 98,835	Net Adj. -17.8% Gross Adj. 18.8%	\$ 86,285	Net Adj. -13.0% Gross Adj. 17.0%	\$ 108,745			

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
3 GABRIEL TER Address GUILDERLAND, NY		6231 HAWES RD GUILDERLAND, NY					
Proximity to Subject		7.11 miles NW					
Sale Price	\$ N/A	\$	140,000	\$		\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.98 sq. ft.		\$ sq. ft.		\$ sq. ft.	
Data Source(s)		MLS/ASSESSOR					
Verification Source(s)		INSPECTION					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		CASH NONE					
Date of Sale/Time	N/A	5/16/2023					
Location	SUBURBAN	SUBURBAN	-21,000				
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE					
Site	0.26 ACRES	0.38 ACRES					
View	AVERAGE	AVERAGE					
Design (Style)	RANCH	RANCH					
Quality of Construction	AVERAGE	AVERAGE					
Actual Age	74 YEARS	64 YEARS					
Condition	POOR	POOR					
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Gross Living Area 15.00	1,261 sq. ft.	1,321 sq. ft.	-900	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	FULL	FULL					
Functional Utility	AVERAGE	AVERAGE					
Heating/Cooling	OHW/NONE	OHA/NONE					
Energy Efficient Items	N/A	N/A					
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR					
Porch/Patio/Deck							
FIREPLACE	1 FPL	1 FPL	-500				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 22,400	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0
Adjusted Sale Price of Comparables		Net Adj. -16.00%	\$ 117,600	Net Adj. 0.0%	\$ 0	Net Adj. 0.00%	\$ 0
		Gross Adj. 16.00%		Gross Adj. 0.0%	\$ 0	Gross Adj. 0.00%	\$ 0

After adjustments, the indicated sale prices ranged between \$86,285 and \$117,600. We have reconciled the value at \$102,000 for Subject Property Z.

Estimate Value via Sales Comparison Approach is \$102,000 for subject property as of the effective date

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Approach Utilized	Value
Cost Approach	N/A
Sales Comparison Approach:	\$102,000
Income Approach:	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

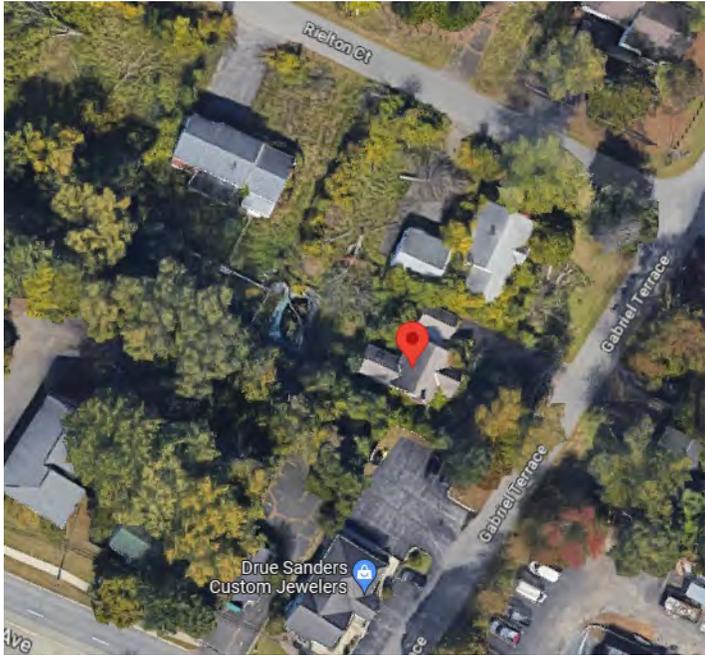
In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

The income capitalization approach is not applicable to the Subject since it is not an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is not considered a reasonable and substantiated value indicator and has been given no emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is Value	Fee Simple	July 31, 2023	\$102,000

PROPERTY BB: 2 GABRIEL TERRACE, GUILDERLAND – SBL 52.14-1-20





OWNERSHIP INFORMATION

EICE NY, LLC
2 GABRIEL TER
GUILDERLAND NY 12203-0000

PARCEL NO: 52,14-1-20

Mail: 4 CLINTON SQ
13202-0000
PHONE NUMBER:

COUNTY: ALBANY
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0146,08

SALE INFORMATION		Sale Date	09/16/2015	Price \$	370,000	Deed Date	10/19/2015
Arms Length	Y	Libre	3152	Page	847	# Total Parcels	1
Seller	GAFFNEY GEORGE	Buyer	EICE NY, LLC	Personal Property	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 195,000	04/15/2010	Y	LANOTTE	GAFFNEY GEORGE
2	\$ 1	04/18/2006	N	GAFFNEY ANNE	LANOTTE PATRICIA

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	1,657	Lot Size Dim.:	75.00x150.00	Tax ID#	52,14-1-20
Sqft, 1st Floor	1,318	Land SQFT	11,250	Assessed Value \$	403,000
Sqft, 2nd Floor	339	Lot Size Acres	0.26	Land Assessment \$	81,000
Fin. Basement Sqft.	0	Zoning	R15	School Tax \$	6,891
Year Built	1947	Nbhd Code	4	County/Town Tax \$	1,471
Bldg Style	CAPE COD	School District	013002 - GUILDERLAND	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	8,362
# Stories	1.50	Water Front	N	Full Tax Value \$	517,329
# Baths	1 FULL, 1 HALF	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	0.78
# Bedrooms	5	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	1,063-3
# Fireplaces	1	Utilities	GAS/ELECTRIC	Full Land Value \$	103,979
# Kitchens	1	Nbhd, Rating	AVERAGE		
	GAR-1,0 ATT, BUILT: 1947, 240 SQFT,	Nbhd, Type	SUBURBAN		
Garage Type	DIMENSIONS: (20 X 12). CNDTN: NORMAL, GRADE: C	# Res. Sites	1		
		# Comm. Sites	0		
Garage Bays	1	Swis Code	013089		
Cooling Detail	NONE				
Heat Type	HEAT: (HOT WATER/STEAM) FUEL: (GAS)				
Exterior	WOOD				
Condition	NORMAL				
Basement Type	PARTIAL				

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:08/04/2023 10:41 pm

EXEMPTIONS:

BASIC STAR 1999-2000

IMPROVEMENTS:

- (1) GAR-1,0 ATT, BUILT 1947, 0 SQFT, CONDITION NORMAL
- (1) POOL-ST/VNYL, BUILT 1988, 512.00 SQFT, CONDITION NORMAL
- (1) SHED-MACHINE, BUILT 2001, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
2 GABRIEL TER Address GUILDERLAND, NY		2942-W LYDIUS ST GUILDERLAND, NY			3443 GARI LN GUILDERLAND, NY			43 PROVIDENCE ST GUILDERLAND, NY		
Proximity to Subject		6.53 miles NW			6.53 miles NW			0.80 miles SE		
Sale Price	\$ N/A	\$ 104,000			\$ 105,000			\$ 125,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 111.59 sq. ft.			\$ 70.38 sq. ft.			\$ 110.82 sq. ft.		
Data Source(s)		MLS/ASSESSOR			MLS/ASSESSOR			MLS/ASSESSOR		
Verification Source(s)		INSPECTION			INSPECTION			INSPECTION		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment			
Sale or Financing Concessions		CASH NONE		CASH NONE		CASH NONE				
Date of Sale/Time	N/A	5/9/2023		1/24/2023		12/23/2022				
Location	SUBURBAN	SUBURBAN	-15,600	SUBURBAN	-15,750	SUBURBAN	-18,750			
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE				
Site	0.26 ACRES	0.28 ACRES		0.30 ACRES		0.21 ACRES				
View	AVG- (COMML)	AVERAGE	-10,000	AVERAGE	-10,000	AVERAGE	-10,000			
Design (Style)	CAPE COD	RANCH		RANCH		RANCH				
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Actual Age	76 YEARS	73 YEARS		68 YEARS		73 YEARS				
Condition	POOR	POOR		POOR		POOR				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths				
Room Count										
Gross Living Area 15.00	1,657 sq. ft.	932 sq. ft.	10,875	1,492 sq. ft.	2,475	1,128 sq. ft.	7,935			
Basement & Finished Rooms Below Grade	PARTIAL	NONE	2,500	FULL	-2,500	FULL	-2,500			
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Heating/Cooling	GHW/NONE	OHW/NONE		EHW/NONE		OHA/NONE				
Energy Efficient Items	N/A	N/A		N/A		N/A				
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR		1.0 C ATT GAR		1.0 C DET GAR				
Porch/Patio/Deck										
FIREPLACE	1 FPL	NONE	500	NONE	500	NONE	500			
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 11,725	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 25,275	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 22,815			
Adjusted Sale Price of Comparables		Net Adj. -11.3% Gross Adj. 38.0%	\$ 92,275	Net Adj. -24.1% Gross Adj. 29.7%	\$ 79,725	Net Adj. -18.2% Gross Adj. 31.75%	\$ 102,185			

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
2 GABRIEL TER Address GUILDERLAND, NY		6231 HAWES RD GUILDERLAND, NY								
Proximity to Subject		7.11 miles NW								
Sale Price	\$ N/A	\$	140,000	\$		\$		\$		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.98 sq. ft.		\$ sq. ft.		\$ sq. ft.		\$ sq. ft.		
Data Source(s)		MLS/ASSESSOR								
Verification Source(s)		INSPECTION								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	± (\$) Adjustment	DESCRIPTION	± (\$) Adjustment	DESCRIPTION	± (\$) Adjustment	DESCRIPTION	± (\$) Adjustment	
Sale or Financing Concessions		CASH NONE								
Date of Sale/Time	N/A	5/16/2023								
Location	SUBURBAN	SUBURBAN	-21,000							
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE								
Site	0.26 ACRES	0.38 ACRES								
View	AVG- (COMML)	AVERAGE	-10,000							
Design (Style)	CAPE COD	RANCH								
Quality of Construction	AVERAGE	AVERAGE								
Actual Age	76 YEARS	64 YEARS								
Condition	POOR	POOR								
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
Gross Living Area 15.00	1,657 sq. ft.	1,321 sq. ft.	5,040	sq. ft.		sq. ft.		sq. ft.		
Basement & Finished Rooms Below Grade	PARTIAL	FULL	-2,500							
Functional Utility	AVERAGE	AVERAGE								
Heating/Cooling	GHW/NONE	OHA/NONE								
Energy Efficient Items	N/A	N/A								
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR								
Porch/Patio/Deck										
FIREPLACE	1 FPL	1 FPL	-500							
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 28,960	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	
Adjusted Sale Price of Comparables		Net Adj. -20.69%	Gross Adj. 27.89%	\$ 111,040	Net Adj. 0.0%	Gross Adj. 0.0%	\$ 0	Net Adj. 0.00%	Gross Adj. 0.00%	\$ 0

After adjustments, the indicated sale prices ranged between \$79,725 and \$111,040. We have reconciled the value at \$95,000 for Subject Property BB.

Estimate Value via Sales Comparison Approach is \$95,000 for subject property as of the effective date

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Approach Utilized	Value
Cost Approach	N/A
Sales Comparison Approach:	\$95,000
Income Approach:	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

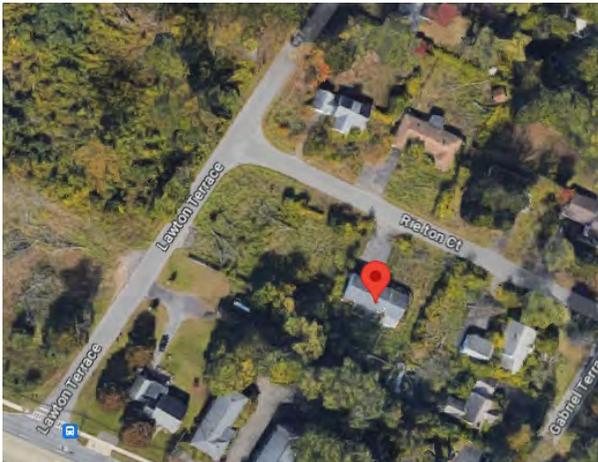
In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

The income capitalization approach is not applicable to the Subject since it is not an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is not considered a reasonable and substantiated value indicator and has been given no emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is Value	Fee Simple	July 31, 2023	\$95,000

PROPERTY DD: 5 RIELTON COURT, GUILDERLAND – SBL 52.14-1-22



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OWNERSHIP INFORMATION		PARCEL NO: 52,14-1-22	
BEST HOMES OF GUILDERLAND LLC 5 RIELTON CT GUILDERLAND NY 12203-0000		Mail: 4 CLINTON SQ 13202-0000	
COUNTY: ALBANY		PHONE NUMBER:	
PROPERTY CLASS: 220 - TWO FAMILY YEAR-ROUND RESIDENCE		CENSUS TRACT: 0146.08	

SALE INFORMATION		Sale Date 02/19/2015	Price \$ 275,000	Deed Date 03/02/2015
Arms Length Y	Libre	3128	Page 661	# Total Parcels 1
Seller DANKO MARY	Buyer BEST HOMES OF GUILDERLAND LLC		Personal Property 0	

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 1	11/07/2014	N	DANKO MARY	DANKO MARY
2	\$ 1	11/28/2000	N	DANKO MARY	KEARNS RONALD ETAL
3	\$ 1	07/13/1998	N	UNKNOWN	UNKNOWN
4	\$ 1	01/07/1998	N	UNKNOWN	UNKNOWN

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	2,360	Lot Size Dim.:	100.00x150.00	Tax ID#	52,14-1-22
Sqft. 1st Floor	1,632	Land SQFT	15,000	Assessed Value \$	307,000
Sqft. 2nd Floor	0	Lot Size Acres	0.34	Land Assessment \$	61,000
Fin. Basement Sqft.	728	Zoning	R15	School Tax \$	5,250
Year Built	1965	Nbhd Code	4	County/Town Tax \$	1,121
Bldg Style	SPLIT LEVEL	School District	013002 - GUILDERLAND	City/Village Tax \$	
# Units	2	Desirability	TYPICAL	Total Tax \$	6,371
# Stories	1.00	Water Front	N	Full Tax Value \$	394,094
# Baths	0	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	0.78
# Bedrooms	4	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	1.092-11
# Fireplaces	1	Utilities	GAS/ELECTRIC	Full Land Value \$	78,305
# Kitchens	2	Nbhd. Rating	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type	GAR-1.0 ATT, BUILT 1965, 480 SQFT, DIMENSIONS: (30 X 16), CNDTN: NORMAL, GRADE: D	Nbhd. Type	SUBURBAN		
Garage Bays	1	# Ras. Sites	1	Updated:08/04/2023 10:41 pm	
Cooling Detail	NONE	# Comm. Sites	0		
Heat Type	HEAT: (HOT AIR) FUEL: (GAS)	Swls Code	013089		
Exterior	ALUM/VINYL				
Condition	NORMAL				
Basement Type	PARTIAL				

EXEMPTIONS:
ALT VET EX-WAR PERIOD-COMBAT
ALT VET EX-WAR PERIOD-DISABILITY
ENHANCED STAR

IMPROVEMENTS:
(1) GAR-1.0 ATT, BUILT 1965, 0 SQFT, CONDITION NORMAL
(1) PORCH-UP OPN, BUILT 1962, 0 SQFT, CONDITION NORMAL

(1) PORCH-COVERD, BUILT 1992, 0 SQFT, CONDITION NORMAL
(1) PORCH-ENCLSD, BUILT 1965, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
5 RIELTON CT Address GUILDERLAND, NY		2942-W LYDIUS ST GUILDERLAND, NY			3443 GARI LN GUILDERLAND, NY			43 PROVIDENCE ST GUILDERLAND, NY		
Proximity to Subject		6.53 miles NW			6.53 miles NW			0.80 miles SE		
Sale Price	\$ N/A	\$ 104,000			\$ 105,000			\$ 125,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 111.59 sq. ft.			\$ 70.38 sq. ft.			\$ 110.82 sq. ft.		
Data Source(s)		MLS/ASSESSOR			MLS/ASSESSOR			MLS/ASSESSOR		
Verification Source(s)		INSPECTION			INSPECTION			INSPECTION		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sale or Financing Concessions		CASH NONE			CASH NONE			CASH NONE		
Date of Sale/Time	N/A	5/9/2023			1/24/2023			12/23/2022		
Location	SUBURBAN	SUBURBAN		-15,600	SUBURBAN		-15,750	SUBURBAN		-18,750
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE			FEE SIMPLE			FEE SIMPLE		
Site	0.34 ACRES	0.28 ACRES			0.30 ACRES			0.21 ACRES		
View	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Design (Style)	SPLIT LEVEL	RANCH			RANCH			RANCH		
Quality of Construction	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Actual Age	58 YEARS	73 YEARS			68 YEARS			73 YEARS		
Condition	POOR	POOR			POOR			POOR		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count										
Gross Living Area 15.00	1,632 sq. ft.	932 sq. ft.		10,500	1,492 sq. ft.		2,100	1,128 sq. ft.		7,560
Basement & Finished Rooms Below Grade	PARTIAL	NONE		2,500	FULL		-2,500	FULL		-2,500
Functional Utility	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Heating/Cooling	GHA/NONE	OHW/NONE			EHW/NONE			OHA/NONE		
Energy Efficient Items	N/A	N/A			N/A			N/A		
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR			1.0 C ATT GAR			1.0 C DET GAR		
Porch/Patio/Deck										
FIREPLACE	1 FPL	NONE		500	NONE		500	NONE		500
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 2,100	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 15,650	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 13,190
Adjusted Sale Price of Comparables		Net Adj. -2.0%		\$ 101,900	Net Adj. -14.9%		\$ 89,350	Net Adj. -10.5%		\$ 111,810
		Gross Adj. 28.0%			Gross Adj. 19.9%			Gross Adj. 23.45%		

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
5 RIELTON CT		6231 HAWES RD					
Address	GUILDERLAND, NY	GUILDERLAND, NY					
Proximity to Subject		7.11 miles NW					
Sale Price	\$ N/A	\$ 140,000		\$		\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.98 sq. ft.		\$ sq. ft.		\$ sq. ft.	
Data Source(s)		MLS/ASSESSOR					
Verification Source(s)		INSPECTION					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		CASH NONE					
Date of Sale/Time	N/A	5/16/2023					
Location	SUBURBAN	SUBURBAN	-21,000				
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE					
Site	0.34 ACRES	0.38 ACRES					
View	AVERAGE	AVERAGE					
Design (Style)	SPLIT LEVEL	RANCH					
Quality of Construction	AVERAGE	AVERAGE					
Actual Age	58 YEARS	64 YEARS					
Condition	POOR	POOR					
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Gross Living Area 15.00	1,632 sq. ft.	1,321 sq. ft.	4,665	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	PARTIAL	FULL	-2,500				
Functional Utility	AVERAGE	AVERAGE					
Heating/Cooling	GHA/NONE	OHA/NONE					
Energy Efficient Items	N/A	N/A					
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR					
Porch/Patio/Deck							
FIREPLACE	1 FPL	1 FPL	-500				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 19,335	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0
Adjusted Sale Price of Comparables		Net Adj. -13.8%	Gross Adj. 20.47%	\$ 120,665	Net Adj. 0.0%	Gross Adj. 0.00%	\$ 0

After adjustments, the indicated sale prices ranged between \$89,350 and \$120,665. We have reconciled the value at \$105,000 for Subject Property DD.

Estimate Value via Sales Comparison Approach is \$105,000 for subject property as of the effective date

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Approach Utilized	Value
Cost Approach	N/A
Sales Comparison Approach:	\$105,000
Income Approach:	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

The income capitalization approach is not applicable to the Subject since it is not an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is not considered a reasonable and substantiated value indicator and has been given no emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is Value	Fee Simple	July 31, 2023	\$105,000

PROPERTY FF: 1685 WESTERN AVENUE, GUILDERLAND – SBL 52.14-1-3



FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
1685 WESTERN AVE Address GUILDERLAND, NY		2942-W LYDIUS ST GUILDERLAND, NY		3443 GARI LN GUILDERLAND, NY		43 PROVIDENCE ST GUILDERLAND, NY	
Proximity to Subject		6.53 miles NW		6.53 miles NW		0.80 miles SE	
Sale Price	\$ N/A	\$ 104,000		\$ 105,000		\$ 125,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 111.59 sq. ft.		\$ 70.38 sq. ft.		\$ 110.82 sq. ft.	
Data Source(s)		MLS/ASSESSOR		MLS/ASSESSOR		MLS/ASSESSOR	
Verification Source(s)		INSPECTION		INSPECTION		INSPECTION	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		CASH		CASH		CASH	
Concessions		NONE		NONE		NONE	
Date of Sale/Time	N/A	5/9/2023		1/24/2023		12/23/2022	
Location	SUBURBAN	SUBURBAN		SUBURBAN		SUBURBAN	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	0.53 ACRES	0.28 ACRES		0.30 ACRES		0.21 ACRES	
View	AVG- bsy rd/cml	AVERAGE	-15,600	AVERAGE	-15,750	AVERAGE	-18,750
Design (Style)	RANCH	RANCH		RANCH		RANCH	
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Actual Age	69 YEARS	73 YEARS		68 YEARS		73 YEARS	
Condition	AVERAGE+	POOR	30,000	POOR	30,000	POOR	30,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count							
Gross Living Area 15.00	1,484 sq. ft.	932 sq. ft.	8,280	1,492 sq. ft.	-120	1,128 sq. ft.	5,340
Basement & Finished Rooms Below Grade	PARTIAL	NONE	2,500	FULL	-2,500	FULL	-2,500
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	OHW/NONE	OHW/NONE		EHW/NONE		OHA/NONE	
Energy Efficient Items	N/A	N/A		N/A		N/A	
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR		1.0 C ATT GAR		1.0 C DET GAR	
Porch/Patio/Deck							
FIREPLACE	1 fFPL	NONE	500	NONE	500	NONE	500
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 25,680	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 12,130	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 14,590
Adjusted Sale Price of Comparables		Net Adj. 24.7%		Net Adj. 11.6%		Net Adj. 11.67%	
		Gross Adj. 54.7%	\$ 129,680	Gross Adj. 46.5%	\$ 117,130	Gross Adj. 45.67%	\$ 139,590

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
1685 WESTERN AVE Address GUILDERLAND, NY		6231 HAWES RD GUILDERLAND, NY					
Proximity to Subject		7.11 miles NW					
Sale Price	\$ N/A	\$ 140,000		\$		\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.98 sq. ft.		\$ sq. ft.		\$ sq. ft.	
Data Source(s)		MLS/ASSESSOR					
Verification Source(s)		INSPECTION					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		CASH					
Concessions		NONE					
Date of Sale/Time	N/A	5/16/2023					
Location	SUBURBAN	SUBURBAN					
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE					
Site	0.53 ACRES	0.38 ACRES					
View	AVG- bsy rd/cml	AVERAGE	-21,000				
Design (Style)	RANCH	RANCH					
Quality of Construction	AVERAGE	AVERAGE	30,000				
Actual Age	69 YEARS	64 YEARS					
Condition	AVERAGE+	POOR					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count							
Gross Living Area 15.00	1,484 sq. ft.	1,321 sq. ft.	2,445	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	PARTIAL	FULL	-2,500				
Functional Utility	AVERAGE	AVERAGE					
Heating/Cooling	OHW/NONE	OHA/NONE					
Energy Efficient Items	N/A	N/A					
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR					
Porch/Patio/Deck							
FIREPLACE	1 fFPL	1 FPL					
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 8,945	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0
Adjusted Sale Price of Comparables		Net Adj. 6.39% Gross Adj. 39.96%	\$ 148,945	Net Adj. 0.0% Gross Adj. 0.0%	\$ 0	Net Adj. 0.00% Gross Adj. 0.00%	\$ 0

After adjustments, the indicated sale prices ranged between \$117,130 and \$148,945. We have reconciled the value at \$133,000 for Subject Property FF.

Estimate Value via Sales Comparison Approach is \$133,000 for subject property as of the effective date

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Approach Utilized	Value
Cost Approach	N/A
Sales Comparison Approach:	\$133,000
Income Approach:	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

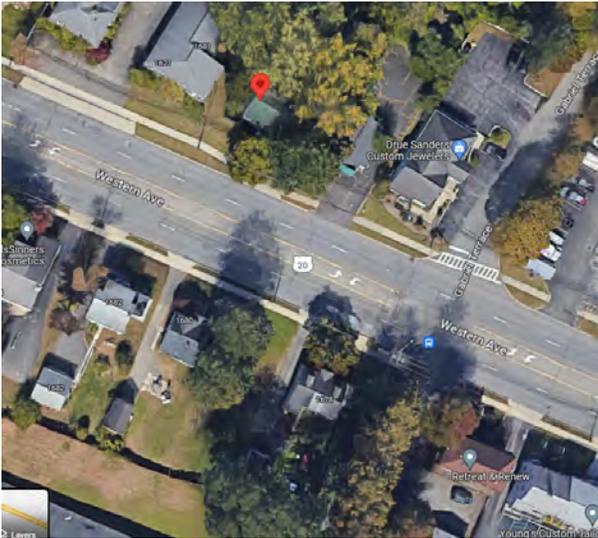
In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

The income capitalization approach is not applicable to the Subject since it is not an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is not considered a reasonable and substantiated value indicator and has been given no emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is Value	Fee Simple	July 31, 2023	\$133,000

PROPERTY II: 1679 WESTERN AVENUE, GUILDERLAND – SBL 52.14-1-6



realRecord™					
OWNERSHIP INFORMATION	PARCEL NO: 52,14-1-6				
RAYMOND KENNETH RAYMOND 1679 WESTERN AVE GUILDERLAND NY 12203-4305	Mail: # CLJNTON SQ 13202-0000 PHONE NUMBER:				
COUNTY: ALBANY	CENSUS TRACT: 0146,09				
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE					
SALE INFORMATION	Sale Date 07/25/2013 Price \$ 1 Deed Date 08/08/2013				
Arms Length N Libre 3074	Page 68 # Total Parcels 1				
Seller REALTY ASSOCIATES LLC RAYMOND	Buyer RAYMOND KENNETH Personal Property 0				
PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 1	06/19/2003	N	RAYMOND KENNETH	REALTY ASSOCIATES LLC RAYMOND
2	\$ 1	04/04/2002	N	RAYMOND KENNETH	RAYMOND KENNETH
3	\$ 100,000	07/03/1990	Y	KLEINBERG JOSEPH	RAYMOND KENNETH
STRUCTURAL INFORMATION	LOT INFORMATION	TAX INFORMATION			
Square Feet 1,296	Lot Size Dim.: 61,00x150,00	Tax ID# 52,14-1-6			
Sqft, 1st Floor 528	Land SQFT 9,150	Assessed Value \$ 198,000			
Sqft, 2nd Floor 768	Lot Size Acres 0.21	Land Assesment \$ 40,000			
Fin. Basement Sqft. 0	Zoning BNRP	School Tax \$ 3,386			
Year Built 1948	Nbhd Code 4	County/Town Tax \$ 723			
Bldg Style COLONIAL	School District 013002 - GUILDERLAND	City/Village Tax \$			
# Units 1	Desirability TYPICAL	Total Tax \$ 4,109			
# Stories 2.00	Water Front N	Full Tax Value \$ 254,172			
# Baths 0	Sewer COMMERCIAL/PUBLIC	Equalization Rate 0,78			
# Bedrooms 3	Water COMMERCIAL/PUBLIC	Prior Tax ID# 1,097-13			
# Fireplaces 0	Utilities GAS/ELECTRIC	Full Land Value \$ 51,347			
# Kitchens 1	Nbhd. Rating AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.			
	Nbhd. Type SUBURBAN				
Garage Type GAR-1,0 ATT, BUILT: 1948, 240 SQFT, DIMENSIONS: (20 X 12), CNDTN: NORMAL, GRADE: C	# Res. Sites 1	Updated:08/04/2023 10:41 pm			
	# Comm. Sites 0				
Garage Bays 1	Swis Code 013089				
Cooling Detail NONE					
Heat Type HEAT: (HOT WATER/STEAM) FUEL: (GAS)					
Exterior COMPOSITION					
Condition FAIR					
Basement Type FULL					
EXEMPTIONS:					
IMPROVEMENTS:					
(1) GAR-1,0 ATT, BUILT 1948, 0 SQFT, CONDITION NORMAL					
Note: Display indicates first residential site and up to four improvements.					

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FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
1679 WESTERN AVE Address GUILDERLAND, NY		2942-W LYDIUS ST GUILDERLAND, NY			3443 GARI LN GUILDERLAND, NY			43 PROVIDENCE ST GUILDERLAND, NY		
Proximity to Subject		6.53 miles NW			6.53 miles NW			0.80 miles SE		
Sale Price	\$ N/A	\$ 104,000			\$ 105,000			\$ 125,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 111.59 sq. ft.			\$ 70.38 sq. ft.			\$ 110.82 sq. ft.		
Data Source(s)		MLS/ASSESSOR			MLS/ASSESSOR			MLS/ASSESSOR		
Verification Source(s)		INSPECTION			INSPECTION			INSPECTION		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sale or Financing Concessions		CASH NONE			CASH NONE			CASH NONE		
Date of Sale/Time	N/A	5/9/2023			1/24/2023			12/23/2022		
Location	SUBURBAN	SUBURBAN			SUBURBAN			SUBURBAN		
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE			FEE SIMPLE			FEE SIMPLE		
Site	0.21 ACRES	0.28 ACRES			0.30 ACRES			0.21 ACRES		
View	AVG- bsy rd/cml	AVERAGE		-15,600	AVERAGE		-15,750	AVERAGE		-18,750
Design (Style)	COLONIAL	RANCH			RANCH			RANCH		
Quality of Construction	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Actual Age	81 YEARS	73 YEARS			68 YEARS			73 YEARS		
Condition	POOR	POOR			POOR			POOR		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count										
Gross Living Area 15.00	1,296 sq. ft.	932 sq. ft.		5,460	1,492 sq. ft.		-2,940	1,128 sq. ft.		2,520
Basement & Finished Rooms Below Grade	FULL	NONE		5,000	FULL			FULL		
Functional Utility	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Heating/Cooling	GHW/NONE	OHW/NONE			EHW/NONE			OHA/NONE		
Energy Efficient Items	N/A	N/A			N/A			N/A		
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR			1.0 C ATT GAR			1.0 C DET GAR		
Porch/Patio/Deck										
FIREPLACE	NONE	NONE			NONE			NONE		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 5,140	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 18,690	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 16,230
Adjusted Sale Price of Comparables		Net Adj. -4.9%		Gross Adj. 25.1%	Net Adj. -17.8%		Gross Adj. 17.8%	Net Adj. -12.98%		Gross Adj. 17.02%
				\$ 98,860			\$ 86,310			\$ 108,770

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	1679 WESTERN AVE GUILDERLAND, NY	6231 HAWES RD GUILDERLAND, NY					
Proximity to Subject		7.11 miles NW					
Sale Price	\$ N/A	\$ 140,000		\$		\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.98 sq. ft.		\$ sq. ft.		\$ sq. ft.	
Data Source(s)		MLS/ASSESSOR					
Verification Source(s)		INSPECTION					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		CASH					
		NONE					
Date of Sale/Time	N/A	5/16/2023					
Location	SUBURBAN	SUBURBAN					
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE					
Site	0.21 ACRES	0.38 ACRES					
View	AVG- bsy rd/cml	AVERAGE	-21,000				
Design (Style)	COLONIAL	RANCH					
Quality of Construction	AVERAGE	AVERAGE					
Actual Age	81 YEARS	64 YEARS					
Condition	POOR	POOR					
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Gross Living Area 15.00	1,296 sq. ft.	1,321 sq. ft.	-375	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	FULL	FULL					
Functional Utility	AVERAGE	AVERAGE					
Heating/Cooling	GHW/NONE	OHA/NONE					
Energy Efficient Items	N/A	N/A					
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR					
Porch/Patio/Deck							
FIREPLACE	NONE	1 FPL	-500				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 21,875	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0
Adjusted Sale Price of Comparables		Net Adj. -15.63%		Net Adj. 0.0%		Net Adj. 0.00%	
		Gross Adj. 15.63%	\$ 118,125	Gross Adj. 0.0%	\$ 0	Gross Adj. 0.00%	\$ 0

After adjustments, the indicated sale prices ranged between \$86,310 and \$118,125. We have reconciled the value at \$102,000 for Subject Property II.

Estimate Value via Sales Comparison Approach is \$102,000 for subject property as of the effective date

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Approach Utilized	Value
Cost Approach	N/A
Sales Comparison Approach:	\$102,000
Income Approach:	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

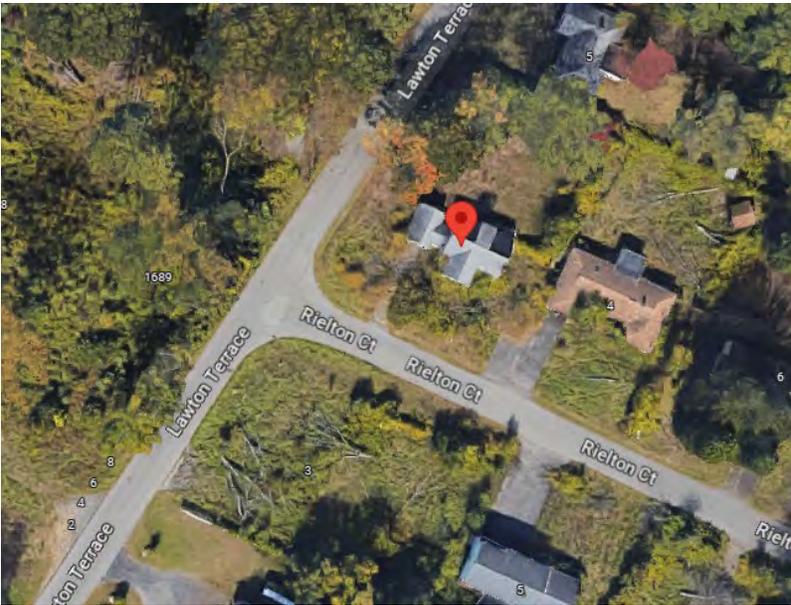
The income capitalization approach is not applicable to the Subject since it is not an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is not considered a reasonable and substantiated value indicator and has been given no emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is Value	Fee Simple	July 31, 2023	\$102,000

PROPERTY LL: 2 RIELTON COURT, GUILDERLAND – SBL 52.14-1-24

Home appears to be possibly occupied.



realRecord™																									
OWNERSHIP INFORMATION																									
BESTT HOMES OF WESTMORE LLC 2 RIELTON CT GUILDERLAND NY 12203-0000																									
PARCEL NO: 52,14-1-24																									
Mail: 4 CLINTON SQ 13202-0000																									
PHONE NUMBER:																									
COUNTY: ALBANY	CENSUS TRACT: 0146,08																								
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE																									
SALE INFORMATION																									
Sale Date: 01/17/2014	Price \$: 170,000																								
Arms Length: Y	Deed Date: 01/22/2014																								
Libre: 3089	Page: 470																								
Seller: BALFE PATRICK E	# Total Parcels: 1																								
Buyer: BESTT HOMES OF WESTMORE LLC	Personal Property: 0																								
<table border="1"> <thead> <tr> <th>PRIOR SALES</th> <th>PRICE</th> <th>DATE</th> <th>ARMS LENGTH</th> <th>SELLER</th> <th>BUYER</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>\$ 0</td> <td>12/09/2009</td> <td>N</td> <td>UNKNOWN</td> <td>UNKNOWN</td> </tr> <tr> <td>2</td> <td>\$ 120,000</td> <td>06/09/2004</td> <td>N</td> <td>DEUTSCHE BANK NATIONAL TRUST CO</td> <td>BALFE PATRICK</td> </tr> <tr> <td>3</td> <td>\$ 65,500</td> <td>10/17/2003</td> <td>N</td> <td>CROME JOHN J</td> <td>BANK DEUTSCHE NTL TRUST</td> </tr> </tbody> </table>		PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER	1	\$ 0	12/09/2009	N	UNKNOWN	UNKNOWN	2	\$ 120,000	06/09/2004	N	DEUTSCHE BANK NATIONAL TRUST CO	BALFE PATRICK	3	\$ 65,500	10/17/2003	N	CROME JOHN J	BANK DEUTSCHE NTL TRUST
PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER																				
1	\$ 0	12/09/2009	N	UNKNOWN	UNKNOWN																				
2	\$ 120,000	06/09/2004	N	DEUTSCHE BANK NATIONAL TRUST CO	BALFE PATRICK																				
3	\$ 65,500	10/17/2003	N	CROME JOHN J	BANK DEUTSCHE NTL TRUST																				
STRUCTURAL INFORMATION																									
Square Feet: 1,084	Lot Size Dim.: 98.00x151.00																								
Sqft. 1st Floor: 1,084	Land SQFT: 14,798																								
Sqft. 2nd Floor: 0	Lot Size Acres: 0.34																								
Fin. Basement Sqft.: 0	Zoning: R15																								
Year Built: 1953	Nbhd Code: 4																								
Bldg Style: CAPE COD	School District: 013002 - GUILDERLAND																								
# Units: 1	Desirability: TYPICAL																								
# Stories: 1.50	Water Front: N																								
# Baths: 0	Sewer: COMMERCIAL/PUBLIC																								
# Bedrooms: 2	Water: COMMERCIAL/PUBLIC																								
# Fireplaces: 1	Utilities: GAS/ELECTRIC																								
# Kitchens: 1	Nbhd, Rating: AVERAGE																								
	Nbhd, Type: SUBURBAN																								
	# Res. Sites: 1																								
	# Comm. Sites: 0																								
	Swis Code: 013089																								
Garage Type: GAR-1.0 ATT, BUILT: 1953, 308 SQFT, DIMENSIONS (22 X 14), CNDTN: NORMAL, GRADE: C																									
Garage Bays: 1																									
Cooling Detail: NONE																									
Heat Type: HEAT: (HOT WATER/STEAM) FUEL: (OIL)																									
Exterior: ALUM/VINYL																									
Condition: NORMAL																									
Basement Type: FULL																									
TAX INFORMATION																									
Tax ID#: 52,14-1-24																									
Assessed Value \$: 169,000																									
Land Assessment \$: 34,000																									
School Tax \$: 2,890																									
County/Town Tax \$: 617																									
City/Village Tax \$: 3,507																									
Total Tax \$: 216,944																									
Full Tax Value \$: 216,944																									
Equalization Rate: 0.78																									
Prior Tax ID#: 1,201-14																									
Full Land Value \$: 43,645																									
*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.																									
Updated:08/04/2023 10:41 pm																									
EXEMPTIONS:																									
BASIC STAR 1999-2000																									
IMPROVEMENTS:																									
(1) GAR-1.0 ATT, BUILT 1953, 0 SQFT, CONDITION NORMAL																									
(1) PORCH-ENCLSD, BUILT 1953, 0 SQFT, CONDITION NORMAL																									
(0) SHED-MACHINE, BUILT 2010, 0 SQFT, CONDITION NORMAL																									
Note: Display indicates first residential site and up to four improvements.																									

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FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
2 RIELTON CT		2942-W LYDIUS ST		3443 GARI LN		43 PROVIDENCE ST	
Address	GUILDERLAND, NY	GUILDERLAND, NY		GUILDERLAND, NY		GUILDERLAND, NY	
Proximity to Subject		6.53 miles NW		6.53 miles NW		0.80 miles SE	
Sale Price	\$ N/A	\$	104,000	\$	105,000	\$	125,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 111.59 sq. ft.		\$ 70.38 sq. ft.		\$ 110.82 sq. ft.	
Data Source(s)		MLS/ASSESSOR		MLS/ASSESSOR		MLS/ASSESSOR	
Verification Source(s)		INSPECTION		INSPECTION		INSPECTION	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		CASH		CASH		CASH	
Concessions		NONE		NONE		NONE	
Date of Sale/Time	N/A	5/9/2023		1/24/2023		12/23/2022	
Location	SUBURBAN	SUBURBAN	-15,600	SUBURBAN	-15,750	SUBURBAN	-18,750
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	0.34 ACRES	0.28 ACRES		0.30 ACRES		0.21 ACRES	
View	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Design (Style)	CAPE COD	RANCH		RANCH		RANCH	
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Actual Age	70 YEARS	73 YEARS		68 YEARS		73 YEARS	
Condition	FAIR-occupied	POOR	10,000	POOR	10,000	POOR	10,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count							
Gross Living Area 15.00	1,084 sq. ft.	932 sq. ft.	2,280	1,492 sq. ft.	-6,120	1,128 sq. ft.	-660
Basement & Finished Rooms Below Grade	full	NONE	5,000	FULL		FULL	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	OHW/NONE	OHW/NONE		EHW/NONE		OHA/NONE	
Energy Efficient Items	N/A	N/A		N/A		N/A	
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR		1.0 C ATT GAR		1.0 C DET GAR	
Porch/Patio/Deck							
FIREPLACE	1 FPL	NONE	500	NONE	500	NONE	500
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 2,180	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 11,370	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 8,910
Adjusted Sale Price of Comparables		Net Adj. 2.1%	Gross Adj. 32.1%	\$ 106,180	Net Adj. -10.8%	Gross Adj. 30.8%	\$ 93,630
						Net Adj. -7.13%	Gross Adj. 23.93%
							\$ 116,090

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
2 RIELTON CT Address GUILDERLAND, NY		6231 HAWES RD GUILDERLAND, NY					
Proximity to Subject		7.11 miles NW					
Sale Price	\$ N/A		\$ 140,000		\$		\$
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.98 sq. ft.		\$ sq. ft.		\$ sq. ft.	
Data Source(s)		MLS/ASSESSOR					
Verification Source(s)		INSPECTION					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		CASH NONE					
Date of Sale/Time	N/A	5/16/2023					
Location	SUBURBAN	SUBURBAN	-21,000				
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE					
Site	0.34 ACRES	0.38 ACRES					
View	AVERAGE	AVERAGE					
Design (Style)	CAPE COD	RANCH					
Quality of Construction	AVERAGE	AVERAGE					
Actual Age	70 YEARS	64 YEARS					
Condition	FAIR-occupied	POOR	10,000				
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Gross Living Area 15.00	1,084 sq. ft.	1,321 sq. ft.	-3,555	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	full	FULL					
Functional Utility	AVERAGE	AVERAGE					
Heating/Cooling	OHW/NONE	OHA/NONE					
Energy Efficient Items	N/A	N/A					
Garage/Carport	1.0 C ATT GAR	1.0 C ATT GAR					
Porch/Patio/Deck							
FIREPLACE	1 FPL	1 FPL	-500				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 15,055	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0
Adjusted Sale Price of Comparables		Net Adj. -10.7%		Net Adj. 0.0%		Net Adj. 0.00%	
		Gross Adj. 25.04%	\$ 124,945	Gross Adj. 0.0%	\$ 0	Gross Adj. 0.00%	\$ 0

After adjustments, the indicated sale prices ranged between \$93,360 and \$124,945. We have reconciled the value at \$109,000 for Subject Property LL.

Estimate Value via Sales Comparison Approach is \$109,000 for subject property as of the effective date

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
Approach Utilized	Value
Cost Approach	N/A
Sales Comparison Approach:	\$109,000
Income Approach:	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole consideration in the final value reconciliation.

The income capitalization approach is not applicable to the Subject since it is not an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is not considered a reasonable and substantiated value indicator and has been given no emphasis in the final value estimate.

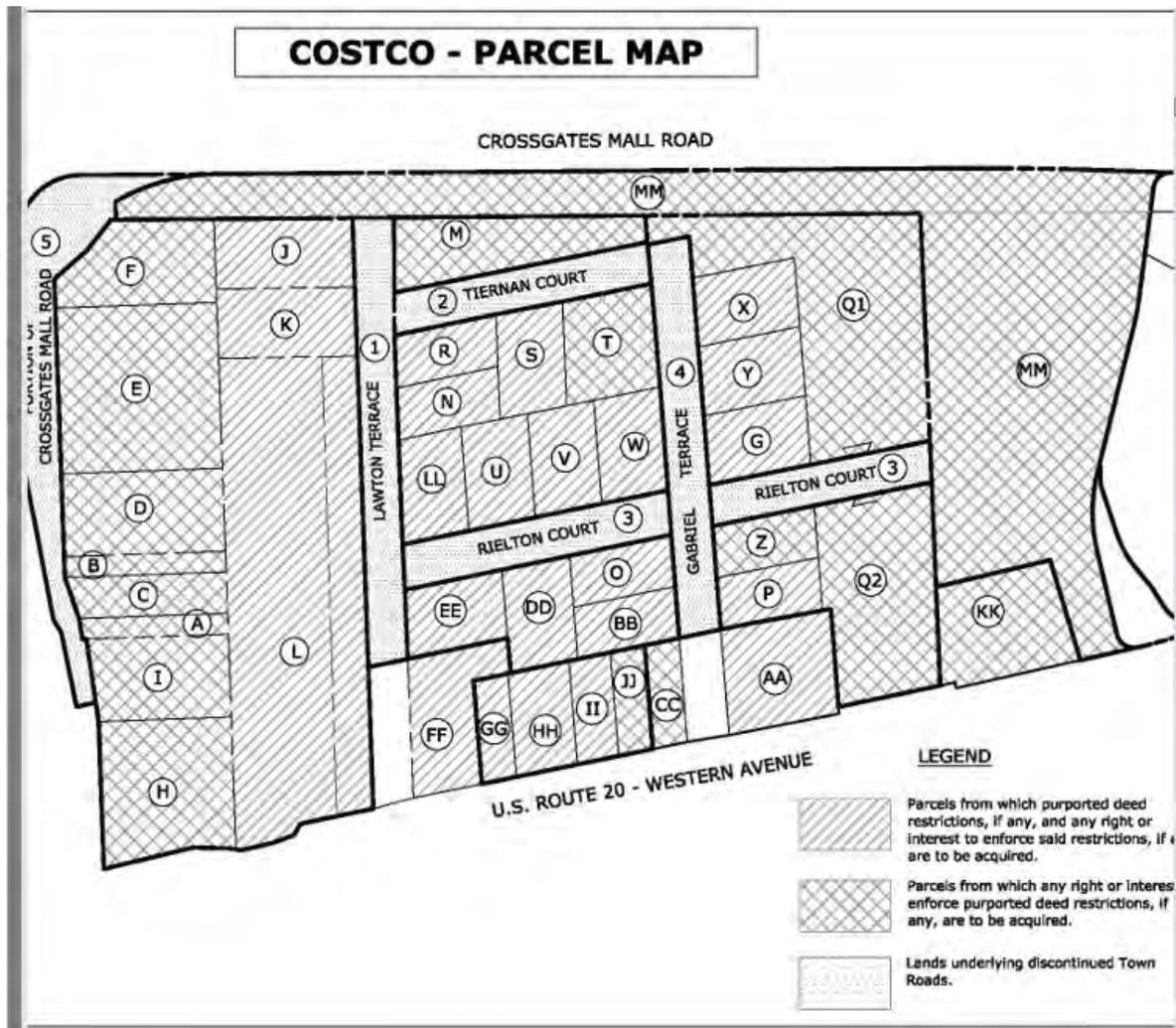
Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is Value	Fee Simple	July 31, 2023	\$109,000

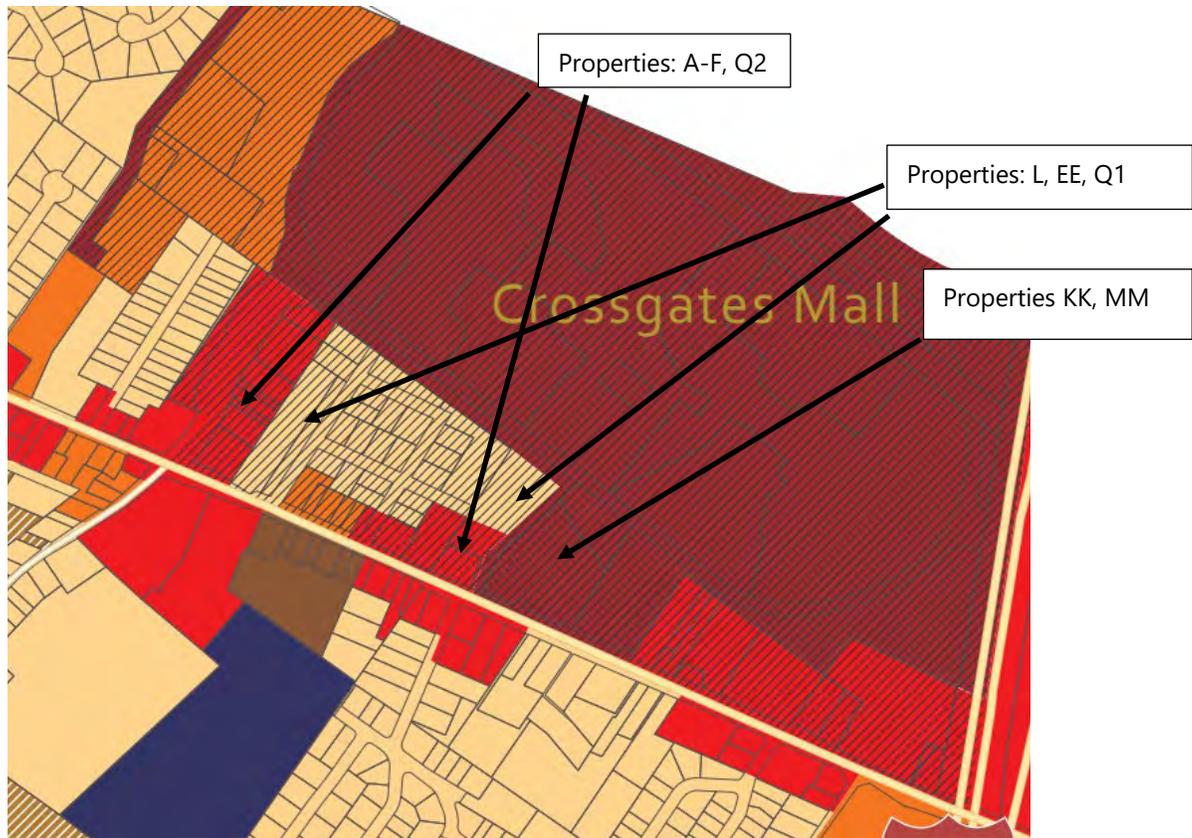
ANALYSIS 2: Appraisal of Vacant Residential Properties for Residential Use:

The vacant land parcels in the COSTCO – PARCEL MAP identified as A, B, C, D, E, F, H, I, L, M, EE, KK, MM, Q1, and Q2 are analyzed. Only Vacant Properties L, EE, and Q1 are conforming residential properties per current town of Guilderland zoning, and therefore containing deed restrictions with potential value to the owners. These 3 properties were appraised. The other properties are vacant, zoned for commercial use under the current town of Guilderland zoning, and therefore any residential deed restrictions have no value to the owners.

In our research and analysis of the market for improved properties with characteristics similar to those of the Subject property, we have attempted to gather what we consider relevant data so that reasonable comparisons could be made. A search for properties similar to the Subject sold throughout the immediate area revealed a satisfactory number of comparable sales.







L, EE, Q1: Single-Family Residential

A-F, Q2: LB Local Business.

KK, MM: General Business

Therefore, only Vacant Properties L, EE, and Q1 have value as residential vacant land, and whose deed restrictions might also have value.

District	Lot Area (Minimum)	Bldg. Line (Minimum Width) (feet)	Yards (feet)			Lot Coverage (Maximum Percentage)
			Front	Side	Rear	
R15	15,000 square feet	100	35	15	35	30%

Excerpt from t/Guilderland Zoning Code

The following table summarizes the value of the building plots suitable for residential development, described in greater detail in the following pages.

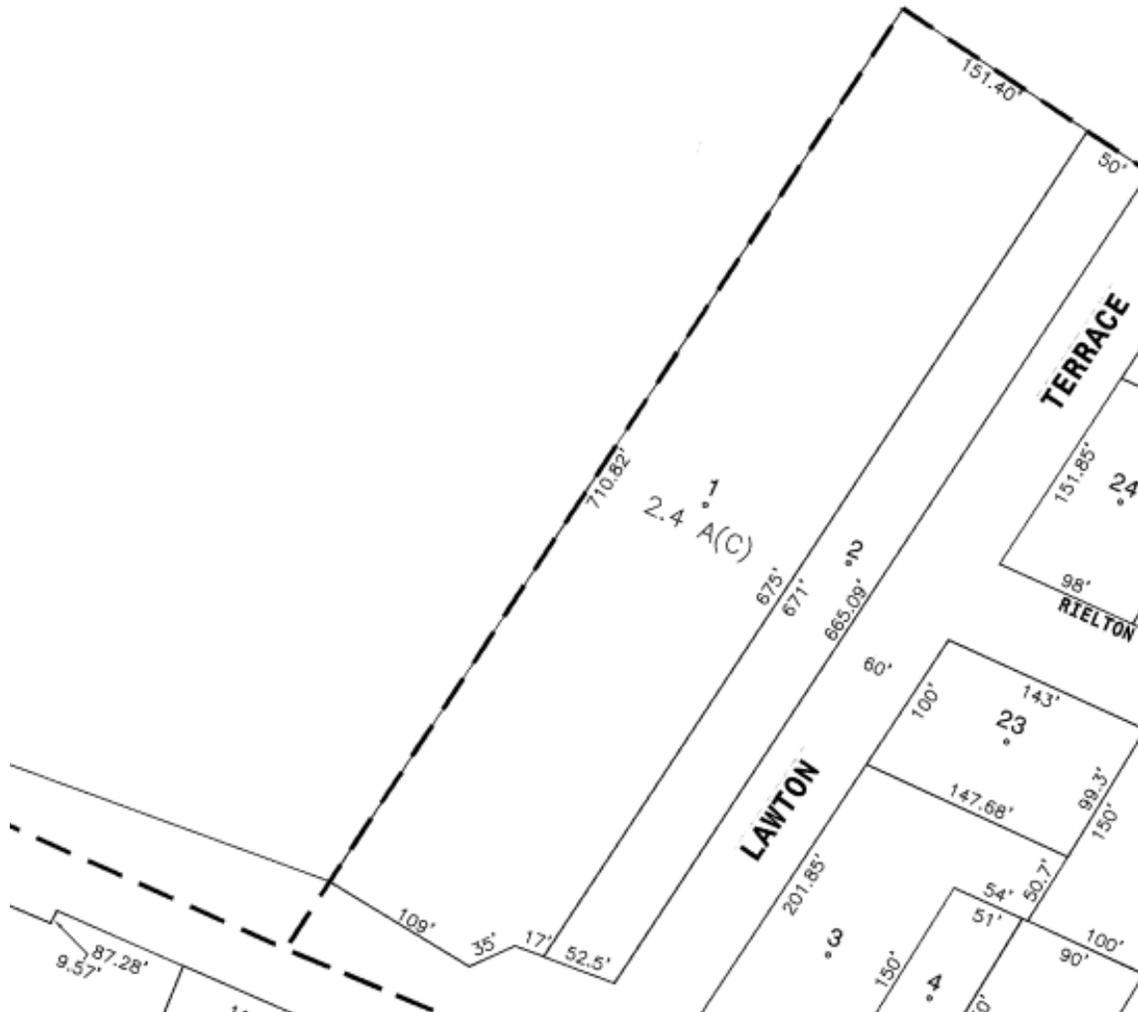
COSTCO VACANT RESIDENTIAL PARCEL VALUATION							
Property ID	Tax ID Number	Address	Valuation Date	Building Lots	Market Value per Lot	Total Market Value	
L	52.14-1-1, 52.14-1-2	2 Lawton Terrace, 1689 Western Avenue	7/31/2023	7	\$75,000	\$525,000	
EE	52.14-1-23	3 Lawton Terrace	7/31/2023	1	\$75,000	\$75,000	
Q1	52.14-1-10	1669 Western Avenue	7/31/2023	3	\$75,000	\$225,000	

PROPERTY L:

2 LAWTON TERRACE – SBL 52.14-1-1

1689 WESTERN AVENUE, GUILDERLAND – SBL 52.14-1-2

Based town of Guilderland R15 zoning requiring 100' minimum lot width, Property L is suitable for 7 building lots.



OWNERSHIP INFORMATION	PARCEL NO: 52,14-1-1
WESTVILLE ASSOC 2 LAWTON TER GUILDERLAND NY 12064-0000	Mail: 4 CLINTON SQ 13202-0000 PHONE NUMBER:
COUNTY: ALBANY	CENSUS TRACT: 0146,08
PROPERTY CLASS: 330 - VACANT LAND LOCATED IN COMMERCIAL AREAS	
SALE INFORMATION	Sale Date 05/06/1998 Price \$ 800,000 Deed Date 05/06/1998
Arms Length Y Libre 2602	Page 422 # Total Parcels 2
Seller STAUDET GRACE M Buyer WESTVILLE ASSOC	Personal Property 0
PRIOR SALES	PRICE
DATE	ARMS LENGTH
SELLER	BUYER
No sale history in database for this parcel.	
STRUCTURAL INFORMATION	LOT INFORMATION
TAX INFORMATION	
Square Feet 2,525	Lot Size Dim.: 0,00x0,00
Sqft. 1st Floor 1,300	Land SQFT 104,544
Sqft. 2nd Floor 1,225	Lot Size Acres 2,40
Fin. Basement Sqft.	Zoning R15
Year Built 1941	Nbhd Code 4
Bldg Style COLONIAL	School District 013002 - GUILDERLAND
# Units 1	Desirability TYPICAL
# Stories 2,00	Water Front N
# Baths 0	Sewer COMMERCIAL/PUBLIC
# Bedrooms 3	Water COMMERCIAL/PUBLIC
# Fireplaces 1	Utilities GAS/ELECTRIC
# Kitchens 3	Nbhd. Rating AVERAGE
	Nbhd. Type SUBURBAN
	# Res. Sites 1
	# Comm. Sites 0
	Swis Code 013089
Garage Type GAR-1,0 DET. BUILT: 1960, 1056 SQFT. DIMENSIONS: (44 X 24), CNDTN: NORMAL, GRADE: D	
Garage Bays 1	
Cooling Detail NONE	
Heat Type HEAT: (HOT WATER/STEAM) FUEL: (OIL)	
Exterior STUCCO	
Condition NORMAL	
Basement Type FULL	
	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.
	Updated:08/04/2023 10:41 pm
EXEMPTIONS:	
IMPROVEMENTS:	
(1) PORCH-ENCLSD, BUILT 1941, 0 SQFT, CONDITION NORMAL	
(1) GAR-1,0 DET, BUILT 1960, 0 SQFT, CONDITION NORMAL	

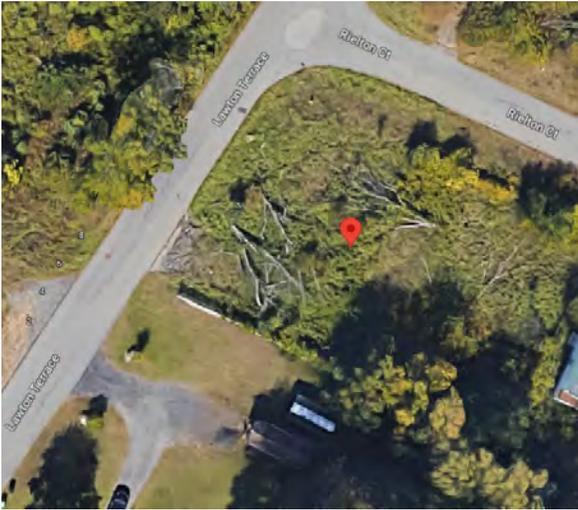
LANDMAX		Main Record		08/14/2023	
Tax ID 052.014-0001-002.00000	Owner GUILDERLAND DEVCO LLC	Print Key 52.14-1-2		SWIS CODE 013089	
Street Address 1689 WESTERN AVE	Co Owner	Municipality GUILDERLAND			
Mailing Address 4 CLINTON SQ SYRACUSE, NY 13202	Subdivision / Cross Street	Property Description RES VAC LAND Use Code 311			
Year Built 0	Heat	# of Bedrooms 0.0	Sq. Footage 0	# of Stories 0	
House Type	Fuel	# of Baths 0.0	1st Floor SQFT 0	# Res. Units 0	
Basement	Water PUBLIC	# of Fireplaces 0	2nd Floor SQFT 0	# of Buildings 0	
Exterior	Sewer PUBLIC		Base SQFT 0	# of Garages 0	
	Central Air			Story Height 0	
Assessment	\$82,000	School	GUILDER	North	979890
Land Value	\$82,000	School Tax	\$1,423.52	East	627900
Equalization Value 100%	\$90,110			Latitude	
Account #	2021	County Tax	\$542.02	Longitude	
Improvements					
Improvement Type	Dimensions	SQ. Feet	Year	Improvement Type	Dimensions
# 1	0 X 0	0		# 3	0 X 0
# 2	0 X 0	0		# 4	0 X 0
Land Characteristics		Total Acres	0.81	Land SQ FT	35,283
				Lot Size	0 X 0

Sales History

Grantor	Sale Price	Sale Date	Deed Book	Deed Page	Deed Valid	Deed Type	ARMS Length
		//					

PROPERTY EE: 3 LAWTON TERRACE, GUILDERLAND – SBL 52.14-1-23

Property E is Vacant land, suitable for 1 building lot.





OWNERSHIP INFORMATION		PARCEL NO: 52,14-1-23	
EICE NY, LLC 3 LAWTON TER GUILDERLAND NY 12084-0000		Mail: 4 CLINTON SQ 13202-0000	
COUNTY: ALBANY		PHONE NUMBER:	
PROPERTY CLASS: 311 - RESIDENTIAL VACANT LAND		CENSUS TRACT: 0146.08	

SALE INFORMATION		Sale Date	06/23/2015	Price \$	275,000	Deed Date	07/02/2015
Arms Length	Y	Libre	3140	Page	600	# Total Parcels	1
Seller	IP DAVID	Buyer	EICE NY, LLC	Personal Property	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 185,000	03/03/2004	Y	KEELER KEITH	JU SHOIW FEI
2	\$ 1	10/27/1997	N	UNKNOWN	UNKNOWN

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	1,944	Lot Size Dim.:	100.00x147.00	Tax ID#	52,14-1-23
Sqft, 1st Floor	1,008	Land SQFT	14,700	Assessed Value \$	35,700
Sqft, 2nd Floor	936	Lot Size Acres	0.34	Land Assessment \$	35,700
Fin. Basement Sqft.		Zoning	R15	School Tax \$	610
Year Built	1952	Nbhd Code	4	County/Town Tax \$	130
Bldg Style	COLONIAL	School District	013002 - GUILDERLAND	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	740
# Stories	2,00	Water Front	N	Full Tax Value \$	45,827
# Baths	0	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	0,78
# Bedrooms	6	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	1,086-2
# Fireplaces	1	Utilities	GAS/ELECTRIC	Full Land Value \$	45,827
# Kitchens	1	Nbhd, Rating	AVERAGE		
	GAR-1,0 ATT, BUILT 1952, 600 SQFT,	Nbhd, Type	SUBURBAN		
Garage Type	DIMENSIONS: (30 X 20), CNDTN: NORMAL, GRADE C	# Res, Sites	1		
		# Comm, Sites	0		
Garage Bays	1	Swis Code	013089		
Cooling Detail	NONE				
Heat Type	HEAT: (HOT AIR) FUEL: (OIL)				
Exterior Condition	BRICK NORMAL				
Basement Type	FULL				

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:08/04/2023 10:41 pm

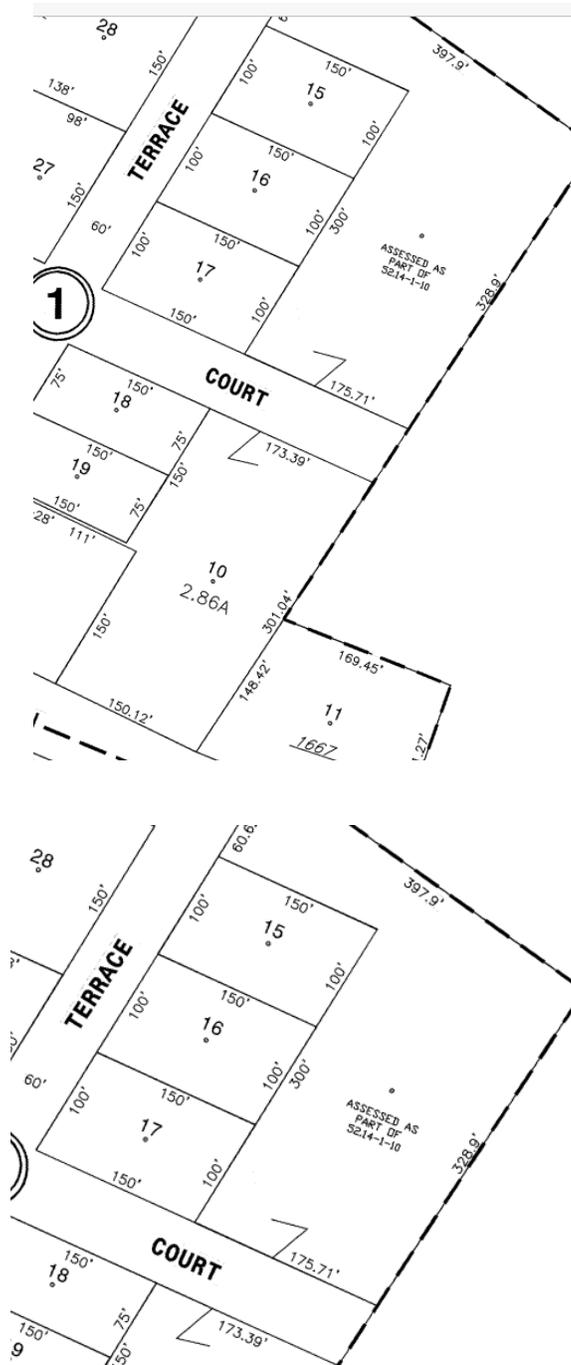
EXEMPTIONS:
IMPROVEMENTS:
(1) GAR-1,0 ATT, BUILT 1952, 0 SQFT, CONDITION NORMAL
(1) PORCH-OPEN, BUILT 2001, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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PROPERTY Q1: 1669 WESTERN AVENUE, GUILDERLAND – SBL 52.14-1-10

Based on the town of Guilderland Zoning and Tax Maps, Q1, the portion of 1669 Western Avenue north of Rielton Court, is zones R15, and is suitable for 3 building lots, each with at least 100' of frontage. This portion of the total 2.86 acre parcel contains 1.75 acres, based on our measurements from the tax map.

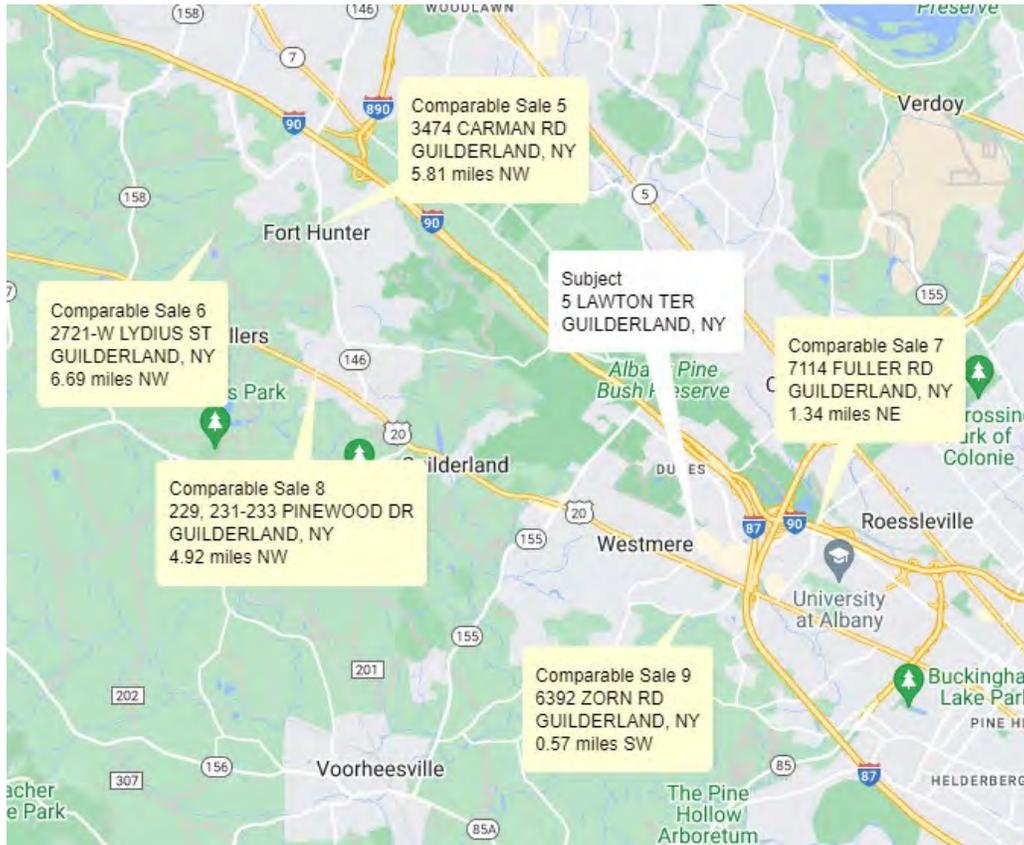




OWNERSHIP INFORMATION						PARCEL NO: 52,14-1-10							
OGITAP 1669 WESTERN AVE GUILDERLAND NY 12084-0000						Mail: 4 CLINTON SQ 13202-0000							
COUNTY: ALBANY						PHONE NUMBER:							
PROPERTY CLASS: 330 - VACANT LAND LOCATED IN COMMERCIAL AREAS						CENSUS TRACT: 0146,08							
						SWIS_SBL: 01308905201400010100000000							
SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS				
(NUM) - 05/28/1998	\$ 850,000	06/05/1998	2604	794	Y	BOECKLER ERICH & ANN	OGITAP	0	1				
STRUCTURAL3 INFORMATION						LOT INFORMATION							
Overall Eff, Yr Built: 1955						Lot Size Dim.: 0.00x0.00							
Overall Grade						Land SQFT: 47,916							
Overall Condition: AVERAGE						Lot Size Acres: 2.86							
Construction Type						Zoning: LB							
TAX INFORMATION						Nbhd Code: 23							
SBL(Tax ID)#: 52,14-1-10						School District: 013002 - GUILDERLAND							
Assessed Value \$: 260,000						Desirability: SUPERIOR							
Land Assessment \$: 260,000						Water Front: N							
School Tax \$: 4,446						Sewer: COMMERCIAL/PUBLIC							
County/Town Tax \$: 949						Water: COMMERCIAL/PUBLIC							
City/Village Tax \$:						Utilities: GAS/ELECTRIC							
Total Tax \$: 5,395						Nbhd, Rating: UNKNOWN							
Full Tax Value \$: 333,761						Nbhd, Type: UNKNOWN							
Equalization Rate: 0.78						# Res. Sites: 0							
Prior Tax ID#: 1,015-10						# Comm. Sites: 1							
Full Land Value \$: 333,761						Swis Code: 013089							
<small>*The calculated tax amounts are not exact. No special district tax amounts, or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.</small>													
Updated:08/04/2023 10:41 pm													
BUILDING USAGE													
SMALL RETAIL, 3,894 SQ. FT., UNIT TYPE; NO. UNITS: 0													
BUILDING BREAKDOWN													
# IDENT.	BOECKH	YR.	QUALITY	CONDITION	PERIMETER	GROSS SQ.FT.	STORIES	HEIGHT	AC%	SPRINKLER%	ALARM%	BSMT. TYPE	BSMT. SQ.FT.
1		1,955	AVERAGE	AVERAGE			1	10				PIER-SLAB	1,044
1		1,955	AVERAGE	AVERAGE			1	10					
IMPROVEMENTS :													
<small>Note: Display indicates first residential) showed up to four improvements.</small>													

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COMPARABLE SALES LOCATOR MAP



Comparable Land Sales as Vacant						
#	Tax ID Number	Address	Sale Date	Parcels	Sale Price	Sale Price Per Lot
S		Subject Properties	7/23/2023	1	-	-
5	15.18-3-31.2	3474 Carman Rd, Guilderland	6/13/2023	1	\$29,900	\$29,900
6	14.00-3-28	2721-W Lydius St, Guilderland	UC	1	\$75,000	\$75,000
7	15.18-3-18	7114 Fuller Station Rd, Guilderland	6/29/2023	1	\$75,000	\$75,000
8	39.06-3-13, 39.06-3-12, 39.06-3-11	229, 231-233 Pinewood Dr, Guilderland	3/31/2023	3	\$225,000	\$75,000
9	52.18-1-47	6392 Zorn Rd, Guilderland	3/11/2022	1	\$75,000	\$75,000

The cost and income approaches are not relevant in valuing vacant residential land in this market. The sales comparison approach yields a reconciled value of \$75,000 per building plot for the Subject’s vacant residential land.

The sales are described in greater detail in the following pages:

S-5: Assessor record has not been posted yet for recent sale.

202315802 Public Detail Report - Land Closed **3474 Carman Road, Schenectady, NY 12303** **LP: \$29,900**
SP: \$29,900



Lot Size Acres: 0.43
Property Sub Type: Unimproved Land
Waterfront Y/N: No

Public Remarks: BEST AND FINAL DUE BY 5/5/23 at 9:00 A.M. Great opportunity to build in a convenient Guilderland location. This .43 acre approved building lot offers public water, sewer, electricity and natural gas on the road.

Features & Structures		Utilities
		Sewer: Public Sewer; Other Utilities: Cable Available; Electricity Available; Sewer Available; Water Available Water Source: Public; Other
Listing & Contract Info	Schools and Associations	Location Data
Days On Market: 4 Listing Contract Date: 05/01/2023 Under Contract Date: 05/05/2023 Original List Price: \$29,900 Current Price: \$29,900 Broker Agent Compensation: \$600 Buyer Agency Compensation: \$600 Sub Agency Compensation: 0% Dual Variable Compensation Y/N: No	Association Y/N: No High School: Guilderland School District: Guilderland	Parcel Number: 013089 15.18-3-31.2 County: Albany City/Municipality: Guilderland Geo Lat: 42.743616 Geo Lon: -73.943061 Tax Annual Amount: \$891 Tax Block: 3 Tax Lot: 31.2 Tax Section: 15.18 Total Taxes Description: Estimated
Sale Info		
Status Change Date: 06/13/2023 Under Contract Date: 05/05/2023 Sold Date: 06/13/2023 Sold Price: \$29,900 Possession: At Closing Selling Office: Keller Williams Capital Dist(o2015A) Selling Member: Kathryn Bolognino (32132)		
Directions: Carman Rd. near Saint Madeline Sophie School/Church.		

S-6: Listing is currently under contract.

202318768 Public Detail Report - Land Pending 2721-W Lydius Street, Schenectady, NY 12306 LP: \$75,000



Deed Restrictions: No
Land Lease Y/N: No
Lot Size Acres: 0.46
Lot Size Dimensions: 100x200
Main Road Frontage: 100
Property Sub Type: Unimproved Land
Waterfront Y/N: No
Zoning: Single Residence

Public Remarks: LOCATION, LOCATION, LOCATION!!! This is the perfect opportunity to design and build your dream home! Quiet and private lot with only one neighbor in site! Very desirable Guilderland Central School District. Property has town water, electric & cable at the road. Public sewer is down the road around bend as a possible option! Lot is leveled, mostly cleared, easy to walk and dirt filled - easy dig! No wetlands! Propane hookups. Property is eligible for USDA loan!

Features & Structures		Utilities
Association Amenities: None Current Use: Unimproved Fencing: None Lot Features: Cleared; Level; Private; Road Frontage; Wooded	Other Structures: None	Electric: Other Sewer: None Utilities: Cable Available; Electricity Available; Water Available Water Source: Public
Listing & Contract Info	Schools and Associations	Location Data
Days On Market: 8 Financial Details: General Taxes: 1,271; General Taxes Description: Actual; School Taxes: 926; School Taxes Description: Actual Listing Contract Date: 06/14/2023 Under Contract Date: 06/22/2023 Original List Price: \$75,000 Current Price: \$75,000 Broker Agent Compensation: 0% Buyer Agency Compensation: 2.5% Sub Agency Compensation: 0% Dual Variable Compensation Y/N: No	Association Y/N: No Association Amenities: None High School: Guilderland School District: Guilderland	Parcel Number: 013089 14.00-3-28 County: Albany City/Municipality: Schenectady Geo Lat: 42.743127 Geo Lon: -73.965397 Tax Annual Amount: \$1,272 Total Taxes Description: Actual

Sale Info

Status Change Date: 06/22/2023
Under Contract Date: 06/22/2023
Possession: At Closing
Selling Office:
Realty One Group Key(o3207A)
Selling Member: Rachel Matrianni (34735)
Co-selling Member: Tina E Stehlin (24510)

Directions: Western Ave to Fuller Station, left at stop sign. Mile down on left.

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OWNERSHIP INFORMATION		PARCEL NO: 14.00-3-28	
VOJNAR WILLIAM 2721 W LYDIUS ST GUILDERLAND NY 12084-0000		Mail: 3637 CARMAN RD SCHENECTADY NY 12303-5401	
COUNTY: ALBANY		PHONE NUMBER:	
PROPERTY CLASS: 311 - RESIDENTIAL VACANT LAND		CENSUS TRACT: 0146.06	
SALE INFORMATION			
Sale Date	10/29/2003	Price \$	40,000 Deed Date 01/09/2004
Arms Length Y	Libre 2754	Page	139 # Total Parcels 1
Seller	VALLETTA MICHAEL A & MARGARET L	Buyer	VOJNAR WILLIAM
		Personal Property 0	
PRIOR SALES	PRICE	DATE	ARMS LENGTH
No sale history in database for this parcel.			
STRUCTURAL INFORMATION		LOT INFORMATION	
Square Feet	0	Lot Size Dim.:	100.00x200.00
Sqft. 1st Floor		Land SQFT	20,000
Sqft. 2nd Floor		Lot Size Acres	0.46
Fin. Basement Sqft.		Zoning	R20
Year Built	0	Nbhd Code	20
Bldg Style	UNKNOWN	School District	013002 - GUILDERLAND
# Units	1	Desirability	INFERIOR
# Stories	0.00	Water Front	N
# Baths	0	Sewer	PRIVATE
# Bedrooms	0	Water	PRIVATE
# Fireplaces		Utilities	ELECTRIC
# Kitchens		Nbhd. Rating	AVERAGE
Garage Type		Nbhd. Type	RURAL
Garage Bays		# Res. Sites	1
Cooling Detail	NONE	# Comm. Sites	0
Heat Type	(UNKNOWN) HEAT: (UNKNOWN) FUEL: (UNKNOWN)	Swis Code	013089
Exterior Condition	UNKNOWN AVERAGE		
Basement Type	UNKNOWN		
TAX INFORMATION			
Tax ID#	14.00-3-28		
Assessed Value \$	48,300		
Land Assesment \$	48,300		
School Tax \$	826		
County/Town Tax \$	176		
City/Village Tax \$			
Total Tax \$	1,002		
Full Tax Value \$	62,002		
Equalization Rate	0.78		
Prior Tax ID#	2.353-13		
Full Land Value \$	62,002		
*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.			
Updated:07/11/2023 3:19 pm			
EXEMPTIONS:			
IMPROVEMENTS:			
Note: Display indicates first residential site and up to four improvements.			

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S-7:

202227238 Public Detail Report - Land Closed		7114 Fuller Station Road, Schenectady, NY 12303	LP: \$85,000 SP: \$75,000
	Deed Restrictions: No Land Lease Y/N: No Lot Size Acres: 1.2 Property Sub Type: Unimproved Land Waterfront Y/N: No Zoning: Single Residence		
	Public Remarks: MOTIVATED SELLER!! Approved 1.2 acre building lot in the Town of Guilderland. Could potentially be subdivided into TWO lots! Part cleared, part wooded. Easy access to Thruway, and I-890. Take a ride by to see your new home vision! Utilities at the road.		
Features & Structures		Utilities	
Current Use: Unimproved Lot Features: Cleared; Level; Wooded		Sewer: Other Utilities: Cable Available; Electricity Available; Gas Line At Road; Sewer Available; Water Available Water Source: Other	
Listing & Contract Info		Schools and Associations	Location Data
Days On Market: 235 Listing Contract Date: 09/23/2022 Under Contract Date: 05/21/2023 Original List Price: \$85,000 Current Price: \$75,000 Broker Agent Compensation: 0% Buyer Agency Compensation: 2% Sub Agency Compensation: 0% Dual Variable Compensation Y/N: No		Association Y/N: No High School: Guilderland School District: Guilderland	Parcel Number: 013000 15.18-3-18 County: Albany City/Municipality: Guilderland Cross Street: Carman Rd Geo Lat: 42.743481 Geo Lon: -73.944647 Tax Annual Amount: \$2,822 Total Taxes Description: Estimated
		Sale Info	
		Status Change Date: 06/29/2023 Under Contract Date: 05/21/2023 Sold Date: 06/29/2023 Sold Price: \$75,000 Possession: At Closing Selling Office: RE/MAX Capital(o2285A) Selling Member: Benjamin Daniels (33719)	



OWNERSHIP INFORMATION		PARCEL NO: 15.18-3-18	
MESSERCOLA ROBERT MESSERCOLA FULLER STATION RD GUILDERLAND NY 12084-0000		Mail: 3840 CARMAN RD SCHENECTADY NY 12303-5608	
COUNTY: ALBANY		PHONE NUMBER:	
PROPERTY CLASS: 311 - RESIDENTIAL VACANT LAND		CENSUS TRACT: 0146.06	
SALE INFORMATION		Sale Date	10/09/2008
Arms Length N	Libre	2936	Price \$ 1
Seller	MESSERCOLA KAREN	Buyer	MESSERCOLA ROBERT
		Deed Date	11/12/2008
		Page	193 # Total Parcels 1
		Personal Property	0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 71,000	02/15/2008	N	ESTATE MELIUS VIRGINIA A	MESSERCOLA KAREN E

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	0	Lot Size Dim.:	161.04x355.20	Tax ID#	15.18-3-18
Sqft. 1st Floor		Land SQFT	57,201	Assessed Value \$	115,000
Sqft. 2nd Floor		Lot Size Acres	1.20	Land Assesment \$	115,000
Fin. Basement Sqft.		Zoning	R15	School Tax \$	1,967
Year Built	0	Nbhd Code	17	County/Town Tax \$	420
Bldg Style	UNKNOWN	School District	013002 - GUILDERLAND	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	2,387
# Stories	0.00	Water Front	N	Full Tax Value \$	147,625
# Baths	0	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	0.78
# Bedrooms	0	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	2.375-11
# Fireplaces		Utilities	GAS/ELECTRIC	Full Land Value \$	147,625
# Kitchens		Nbhd. Rating	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type		Nbhd. Type	SUBURBAN		
Garage Bays		# Res. Sites	1		
Cooling Detail	NONE	# Comm. Sites	0	Updated:07/11/2023 3:19 pm	
Heat Type	HEAT: (UNKNOWN) FUEL: (UNKNOWN)	Swis Code	013089		
Exterior	UNKNOWN				
Condition	AVERAGE				
Basement Type	UNKNOWN				

EXEMPTIONS:

IMPROVEMENTS:

Note: Display indicates first residential site and up to four improvements.

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S-8: Sale of 3 buildable parcels.

202229134 Public Detail Report - Land Closed

229,231-33 Pinewood Drive, Schenectady, NY 12303

LP: \$300,000
SP: \$225,000



Deed Restrictions: No
Land Lease Y/N: No
Lot Size Acres: 0.46
Lot Size Dimensions: Each lot is .46 acres
Property Sub Type: Unimproved Land
Waterfront Y/N: No
Zoning: Single Residence

Public Remarks: 229, 231 and 233 Pinewood Drive are all .46 acre treed lots that are ready to build your dream home on and have both public water and sewer available. The owners would like them all sold together but they can be sold individually as well (please see MLS #202230042, #202230043 and #202230044).

Features & Structures		Utilities
Current Use: Unimproved		Sewer: Public Sewer Water Source: Public
Listing & Contract Info	Schools and Associations	Location Data
Days On Market: 124 Listing Contract Date: 10/27/2022 Under Contract Date: 02/28/2023 Original List Price: \$300,000 Current Price: \$225,000 Broker Agent Compensation: 1.5% Buyer Agency Compensation: 2.5% Sub Agency Compensation: 2.5% Dual Variable Compensation Y/N: No	Association Y/N: No Elementary School: Lynnwood High School: Guilderland School District: Guilderland	Parcel Number: 39.06-3-13, 39.06-3-12, 39.06-3-11 County: Albany City/Municipality: Schenectady Cross Street: Western Avenue and Parkview Drive Geo Lat: 42.718395 Geo Lon: -73.937422 Tax Annual Amount: \$1,212 Total Taxes Description: See Remarks
Sale Info		
Status Change Date: 03/31/2023 Under Contract Date: 02/28/2023 Sold Date: 03/31/2023 Sold Price: \$225,000 Possession: At Closing Selling Office: Cornwell Real Estate(o2938A) Selling Member: Traci Cornwell (24792)		
Directions: Western Avenue (Route 20) to Parkview Drive to Pinewood Drive		

OWNERSHIP INFORMATION CICERO HOME BUILDERS LLC 229 PINWOOD DR GUILDERLAND NY 12084-0000	PARCEL NO: 39.06-3-13 Mail: 11 JUSTIN CT RENSSELAER NY 12144-9497 PHONE NUMBER:				
COUNTY: ALBANY PROPERTY CLASS: 311 - RESIDENTIAL VACANT LAND	CENSUS TRACT: 0146.06				
SALE INFORMATION Arms Length Y: 2023 Seller: CORNWELL GARY C. Buyer: CICERO HOME BUILDERS LLC	Sale Date: 03/30/2023 Libre: 2023 Price \$: 225,000 Deed Date: 04/03/2023 Page: 6050 # Total Parcels 3 Personal Property 0				
PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 1	12/23/2005	N	CORNWELL WARREN	CORNWELL WARREN
STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	0	Lot Size Dim.:	100.00x200.00	Tax ID#	39.06-3-13
Sqft. 1st Floor		Land SQFT	20,000	Assessed Value \$	48,300
Sqft. 2nd Floor		Lot Size Acres	0.46	Land Assesment \$	48,300
Fin. Basement Sqft.		Zoning	R20	School Tax \$	826
Year Built	0	Nbhd Code	10	County/Town Tax \$	176
Bldg Style	UNKNOWN	School District	013002 - GUILDERLAND	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	1,002
# Stories	0.00	Water Front	N	Full Tax Value \$	62,002
# Baths	0	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	0.78
# Bedrooms	0	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	39.06-3-31
# Fireplaces		Utilities	GAS/ELECTRIC	Full Land Value \$	62,002
# Kitchens		Nbhd. Rating	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type		Nbhd. Type	SUBURBAN		
Garage Bays		# Res. Sites	1	Updated:07/11/2023 3:19 pm	
Cooling Detail	NONE	# Comm. Sites	0		
Heat Type	HEAT: (UNKNOWN) FUEL: (UNKNOWN)	Swis Code	013089		
Exterior	UNKNOWN				
Condition	AVERAGE				
Basement Type	UNKNOWN				
EXEMPTIONS:					
IMPROVEMENTS:					

Note: Display indicates first residential site and up to four improvements.

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OWNERSHIP INFORMATION	PARCEL NO: 39.06-3-12				
CORNWELL, GARY C 231 PINWOOD DR GUILDERLAND NY 12084-0000	Mail: 14 SURFWOOD DR ALBANY NY 12205-1721				
	PHONE NUMBER:				
COUNTY: ALBANY	CENSUS TRACT: 0146.06				
PROPERTY CLASS: 311 - RESIDENTIAL VACANT LAND					
SALE INFORMATION	Sale Date Price \$ 0 Deed Date				
Arms Length Libre Page 0 # Total Parcels					
Seller Buyer Personal Property					
PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
No sale history in database for this parcel.					
STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	0	Lot Size Dim.:	100.00x200.00	Tax ID#	39.06-3-12
Sqft. 1st Floor		Land SQFT	20,000	Assessed Value \$	48,300
Sqft. 2nd Floor		Lot Size Acres	0.46	Land Assesment \$	48,300
Fin. Basement Sqft.		Zoning	R20	School Tax \$	826
Year Built	0	Nbhd Code	10	County/Town Tax \$	176
Bldg Style	UNKNOWN	School District	013002 - GUILDERLAND	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	1,002
# Stories	0.00	Water Front	N	Full Tax Value \$	62,002
# Baths	0	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	0.78
# Bedrooms	0	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	39.06-3-31
# Fireplaces		Utilities	GAS/ELECTRIC	Full Land Value \$	62,002
# Kitchens		Nbhd. Rating	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type		Nbhd. Type	SUBURBAN		
Garage Bays		# Res. Sites	1		
Cooling Detail	NONE	# Comm. Sites	0		
Heat Type	HEAT: (UNKNOWN) FUEL: (UNKNOWN)	Swis Code	013089		
Exterior	UNKNOWN	Updated:07/11/2023 3:19 pm			
Condition	AVERAGE				
Basement Type	UNKNOWN				
EXEMPTIONS:					
IMPROVEMENTS:					
Note: Display indicates first residential site and up to four improvements.					

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OWNERSHIP INFORMATION	PARCEL NO: 39.06-3-11	
CORNWELL, GARY C 233 PINEWOOD DR GUILDERLAND NY 12084-0000	Mail: 14 SURFWOOD DR ALBANY NY 12205-1721	
COUNTY: ALBANY	PHONE NUMBER:	
PROPERTY CLASS: 311 - RESIDENTIAL VACANT LAND	CENSUS TRACT: 0146.06	
SALE INFORMATION	Sale Date Price \$ 0 Deed Date	
Arms Length Libre Page 0 # Total Parcels		
Seller Buyer Personal Property		
PRIOR SALES	PRICE DATE ARMS LENGTH SELLER BUYER	
No sale history in database for this parcel.		
STRUCTURAL INFORMATION	LOT INFORMATION	TAX INFORMATION
Square Feet 0	Lot Size Dim.: 100.00x200.00	Tax ID# 39.06-3-11
Sqft. 1st Floor	Land SQFT 20,000	Assessed Value \$ 48,300
Sqft. 2nd Floor	Lot Size Acres 0.46	Land Assesment \$ 48,300
Fin. Basement Sqft.	Zoning R20	School Tax \$ 826
Year Built 0	Nbhd Code 10	County/Town Tax \$ 176
Bldg Style UNKNOWN	School District 013002 - GUILDERLAND	City/Village Tax \$
# Units 1	Desirability TYPICAL	Total Tax \$ 1,002
# Stories 0.00	Water Front N	Full Tax Value \$ 62,002
# Baths 0	Sewer COMMERCIAL/PUBLIC	Equalization Rate 0.78
# Bedrooms 0	Water COMMERCIAL/PUBLIC	Prior Tax ID# 39.06-3-31
# Fireplaces	Utilities GAS/ELECTRIC	Full Land Value \$ 62,002
# Kitchens	Nbhd. Rating AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.
Garage Type	Nbhd. Type SUBURBAN	
Garage Bays	# Res. Sites 1	Updated:07/11/2023 3:19 pm
Cooling Detail NONE	# Comm. Sites 0	
Heat Type HEAT: (UNKNOWN) FUEL: (UNKNOWN)	Swis Code 013089	
Exterior UNKNOWN		
Condition AVERAGE		
Basement Type UNKNOWN		
EXEMPTIONS:		
IMPROVEMENTS:		

Note: Display indicates first residential site and up to four improvements.

S-9: Tear down house with mold. Being sold for land value.

2026017 Public Detail Report - Land Closed

6392 ZORN Road, Albany, NY 12203

LP: \$95,000
SP: \$75,000



Lot Size Acres: 0.47
Lot Size Dimensions: 100x204x193x101
Main Road Frontage: 100
Property Sub Type: Va
Waterfront Y/N: No

Public Remarks: LAND FOR SALE - 100 x 204 x 193 x 101 - .47 acres - WARNING!!! DO NOT GO INTO HOUSE - UNSAFE - FULL OF MOLD AND BAD FUNDATION - STRUCTURE IS NOT LIVABLE - NEEDS TO BE TORN DOWN - DO NOT GO ON THIS PROPERTY WITHOUT YOUR AGENT GETTING PERMISSION TO DO SO! Public water and sewer on property - Build your home in this convenient location - Guilderland Schools

Features & Structures		Utilities
Lot Features: Cleared; Level; Wooded	Other Structures: Structures (Legacy): House - DO NOT ENTER - NEEDS TO BE TORN DOWN	Sewer: Public Sewer Water Source: Public
Listing & Contract Info	Schools and Associations	Location Data
Days On Market: 525 Financial Details: General Taxes: 1,299; General Taxes Description: Actual; School Taxes: 2,578; School Taxes Description: Actual Listing Contract Date: 08/19/2020 Order Contract Date: 01/26/2022 Original List Price: \$95,000 Current Price: \$75,000 Broker Agent Compensation: 0% Seller Agency Compensation: 2.5% Buyer Agency Compensation: 2.5%	Association Y/N: No School District: Guilderland	Parcel Number: 013000 52.18-1-47 County: Albany City/Municipality: Guilderland Geo Lat: 42.680666 Geo Lon: -73.858601 Tax Annual Amount: \$3,877 Tax Block: 1 Tax Lot: 47 Tax Section: 52.18 Total Taxes Description: Actual
		Sale Info
		Status Change Date: 03/12/2022 Under Contract Date: 01/26/2022 Sold Date: 03/11/2022 Sold Price: \$75,000 Possession: At Closing Selling Office: AccessPremierProperties.com (01999A) Selling Member: Alida Hysenllari (31109)

Directions: Western to Church to Zorn

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OWNERSHIP INFORMATION	PARCEL NO: 52.18-1-47				
HYSENLARI VELI HYSENLARI 6392 ZORN RD GUILDERLAND NY 12084-0000	Mail: 49 FLETCHER RD ALBANY NY 12203-4912				
COUNTY: ALBANY	PHONE NUMBER:				
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE	CENSUS TRACT: 0146.09				
SALE INFORMATION	Sale Date 03/01/2022 Price \$ 75,000 Deed Date 03/16/2022				
Arms Length Y Libre 2022	Page 7129 # Total Parcels 1				
Seller MARINCIC JOHN Buyer HYSENLARI VELI	Personal Property 0				
PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 1	11/20/2008	N	MARINCIC JOHN	MARINCIC JOHN
2	\$ 47,800	01/07/1997	N	UNKNOWN	UNKNOWN
3	\$ 95,000	06/17/1996	N	UNKNOWN	UNKNOWN
4	\$ 85,500	10/24/1991	Y	VERESKO RONALD E 000	EVELY THOMAS R
STRUCTURAL INFORMATION	LOT INFORMATION	TAX INFORMATION			
Square Feet 955	Lot Size Dim.: 100.00x206.00	Tax ID# 52.18-1-47			
Sqft. 1st Floor 955	Land SQFT 20,600	Assessed Value \$ 146,000			
Sqft. 2nd Floor 0	Lot Size Acres 0.46	Land Assesment \$ 29,000			
Fin. Basement Sqft. 0	Zoning R15	School Tax \$ 2,497			
Year Built 1950	Nbhd Code 4	County/Town Tax \$ 533			
Bldg Style BUNGALOW	School District 013002 - GUILDERLAND	City/Village Tax \$			
# Units 1	Desirability TYPICAL	Total Tax \$ 3,030			
# Stories 1.00	Water Front N	Full Tax Value \$ 187,419			
# Baths 0	Sewer COMMERCIAL/PUBLIC	Equalization Rate 0.78			
# Bedrooms 1	Water COMMERCIAL/PUBLIC	Prior Tax ID# 1.070-2			
# Fireplaces 0	Utilities GAS/ELECTRIC	Full Land Value \$ 37,227			
# Kitchens 1	Nbhd. Rating AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.			
Garage Type	Nbhd. Type SUBURBAN				
Garage Bays 0	# Res. Sites 1				
Cooling Detail NONE	# Comm. Sites 0				
Heat Type HEAT: (HOT AIR) FUEL: (GAS)	Swis Code 013089	Updated:07/11/2023 3:19 pm			
Exterior ALUM/VINYL					
Condition NORMAL					
Basement Type PARTIAL					
EXEMPTIONS:					
BASIC STAR 1999-2000					
IMPROVEMENTS:					
(1) PORCH-COVERD, BUILT 1950, 0 SQFT, CONDITION NORMAL					
(1) PORCH-OPEN, BUILT 1987, 0 SQFT, CONDITION NORMAL					
(1) PORCH-COVERD, BUILT 1950, 78.00 SQFT, CONDITION NORMAL					

*The following deed-restricted vacant properties are listed in municipal data as residential but conform with current town of Guilderland commercial zoning and are therefore considered as commercial properties in this analysis. Any deed restrictions for residential use are deemed without value.

PROPERTY A:

OWNERSHIP INFORMATION		PARCEL NO: 52,10-1-28			
GUILDERLAND DEVCO LLC CROSSGATES MALL RD GUILDERLAND NY 12084-0000		Mail:	4 CLINTON SQ. 13202-0000		
COUNTY: ALBANY		PHONE NUMBER:			
PROPERTY CLASS: 330 - VACANT LAND LOCATED IN COMMERCIAL AREAS		CENSUS TRACT:			
SALE INFORMATION					
Sale Date	Price \$	Deed Date			
Arms Length	Libre	Page	# Total Parcels		
Seller	Buyer	Personal Property			
PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
No sale history in database for this parcel.					
STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	0	Lot Size Dim.:	30,19x215,00	Tax ID#	52,10-1-28
Sqft. 1st Floor		Land SQFT	6,491	Assessed Value \$	37,500
Sqft. 2nd Floor		Lot Size Acres	0,15	Land Assesment \$	37,500
Fin. Basement Sqft.		Zoning	LB	School Tax \$	641
Year Built	0	Nbhd Code	36	County/Town Tax \$	137
Bldg Style	UNKNOWN	School District	013002 - GUILDERLAND	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	778
# Stories	0,00	Water Front	N	Full Tax Value \$	48,138
# Baths	0	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	0,78
# Bedrooms	0	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	1,134-7
# Fireplaces		Utilities	ELECTRIC	Full Land Value \$	48,138
# Kitchens		Nbhd. Rating	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type		Nbhd. Type	COMMERCIAL		
Garage Bays		# Res. Sites	1	Updated:08/04/2023 10:41 pm	
Cooling Detail	NONE	# Comm. Sites	0		
Heat Type	HEAT: (UNKNOWN) FUEL: (UNKNOWN)	Swis Code	013089		
Exterior Condition	UNKNOWN AVERAGE				
Basement Type	UNKNOWN				
EXEMPTIONS:					
IMPROVEMENTS:					
Note: Display indicates first residential site and up to four improvements.					

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PROPERTY B:

OWNERSHIP INFORMATION GUILDERLAND DEVCO LLC CROSSGATES MALL RD GUILDERLAND NY 12084-0000	PARCEL NO: 52,10-1-29 Mail: 4 CLINTON SQ 13202-0000 PHONE NUMBER: CENSUS TRACT:	
COUNTY: ALBANY PROPERTY CLASS: 330 - VACANT LAND LOCATED IN COMMERCIAL AREAS		
SALE INFORMATION	Sale Date Price \$ ☐ Deed Date Arms Length Libre Page ☐ # Total Parcels Seller Buyer Personal Property	
PRIOR SALES	PRICE DATE ARMS LENGTH SELLER BUYER	
No sale history in database for this parcel.		
STRUCTURAL INFORMATION	LOT INFORMATION TAX INFORMATION	
Square Feet 0 Sqft. 1st Floor Sqft. 2nd Floor Fin. Basement Sqft. Year Built 0 Bldg Style UNKNOWN # Units 1 # Stories 0,00 # Baths 0 # Bedrooms 0 # Fireplaces # Kitchens Garage Type Garage Bays Cooling Detail NONE HEAT: (UNKNOWN) FUE: (UNKNOWN) Heat Type Exterior UNKNOWN Condition AVERAGE Basement Type UNKNOWN	Lot Size Dim.: 30,00x235,00 Land SQFT 7,050 Lot Size Acres 0,16 Zoning LB Nbhd Code 36 School District 013002 - GUILDERLAND Desirability TYPICAL Water Front N Sewer COMMERCIAL/PUBLIC Water COMMERCIAL/PUBLIC Utilities ELECTRIC Nbhd. Rating AVERAGE Nbhd. Type COMMERCIAL # Res. Sites 1 # Comm. Sites 0 Swis Code 013089	Tax ID# 52,10-1-29 Assessed Value \$ 40,000 Land Assesment \$ 40,000 School Tax \$ 684 County/Town Tax \$ 146 City/Village Tax \$ Total Tax \$ 830 Full Tax Value \$ 51,347 Equalization Rate 0,78 Prior Tax ID# 1,134-10 Full Land Value \$ 51,347 *The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector. Updated:08/04/2023 10:41 pm
EXEMPTIONS:		
IMPROVEMENTS:		
Note: Display indicates first residential site and up to four improvements.		

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PROPERTY C:

OWNERSHIP INFORMATION	PARCEL NO: 52,10-1-30				
GUILDERLAND DEVCO LLC CROSSGATES MALL RD GUILDERLAND NY 12084-0000	Mail: 4 CLINTON SQ 13202-0000				
COUNTY: ALBANY	PHONE NUMBER:				
PROPERTY CLASS: 330 - VACANT LAND LOCATED IN COMMERCIAL AREAS	CENSUS TRACT:				
SALE INFORMATION	Sale Date Price \$ 0 Deed Date				
Arms Length Libre Page 0 # Total Parcels					
Seller Buyer Personal Property					
PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
No sale history in database for this parcel.					
STRUCTURAL INFORMATION	LOT INFORMATION	TAX INFORMATION			
Square Feet 0	Lot Size Dim.: 62,85x235,00	Tax ID#	52,10-1-30		
Sqft. 1st Floor	Land SQFT 14,770	Assessed Value \$	80,000		
Sqft. 2nd Floor	Lot Size Acres 0.32	Land Assesment \$	80,000		
Fin. Basement Sqft.	Zoning LB	School Tax \$	1,388		
Year Built 0	Nbhd Code 36	County/Town Tax \$	292		
Bldg Style UNKNOWN	School District 013002 - GUILDERLAND	City/Village Tax \$			
# Units 1	Desirability TYPICAL	Total Tax \$	1,680		
# Stories 0,00	Water Front N	Full Tax Value \$	102,695		
# Baths 0	Sewer COMMERCIAL/PUBLIC	Equalization Rate	8,78		
# Bedrooms 0	Water COMMERCIAL/PUBLIC	Prior Tax ID#	1,056-2		
# Fireplaces	Utilities ELECTRIC	Full Land Value \$	102,695		
# Kitchens	Nbhd. Rating AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.			
Garage Type	Nbhd. Type COMMERCIAL				
Garage Bays	# Res. Sites 1	Updated:08/04/2023 10:41 pm			
Cooling Detail NONE	# Comm. Sites 0				
Heat Type HEAT: (UNKNOWN) FUEL: (UNKNOWN)	Swis Code 013089				
Exterior UNKNOWN					
Condition AVERAGE					
Basement Type UNKNOWN					
EXEMPTIONS:					
IMPROVEMENTS:					
Note: Display indicates first residential site and up to four improvements.					

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PROPERTY D:

OWNERSHIP INFORMATION	PARCEL NO: 52,10-1-31				
GUILDERLAND DEVCO LLC CROSSGATES MALL RD GUILDERLAND NY 12084-0000	Mail: 4 CLINTON SQ 13202-0000				
COUNTY: ALBANY	PHONE NUMBER:				
PROPERTY CLASS: 330 - VACANT LAND LOCATED IN COMMERCIAL AREAS	CENSUS TRACT:				
SALE INFORMATION	Sale Date Price \$ 0 Deed Date				
Arms Length Libre Page 0 # Total Parcels					
Seller Buyer Personal Property					
PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
No sale history in database for this parcel.					
STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet 0	Lot Size Dim.: 120,00x235,00	Tax ID#	52,10-1-31		
Sqft. 1st Floor	Land SQFT 28,200	Assessed Value \$	162,000		
Sqft. 2nd Floor	Lot Size Acres 0,65	Land Assessment \$	162,000		
Fin. Basement Sqft.	Zoning LB	School Tax \$	2,770		
Year Built 0	Nbhd Code 36	County/Town Tax \$	591		
Bldg Style UNKNOWN	School District 013002 - GUILDERLAND	City/Village Tax \$			
# Units 1	Desirability TYPICAL	Total Tax \$	3,361		
# Stories 0,00	Water Front N	Full Tax Value \$	207,958		
# Baths 0	Sewer COMMERCIAL/PUBLIC	Equalization Rate	0,78		
# Bedrooms 0	Water COMMERCIAL/PUBLIC	Prior Tax ID#	1,072-4		
# Fireplaces	Utilities ELECTRIC	Full Land Value \$	207,958		
# Kitchens	Nbhd. Rating AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.			
Garage Type	Nbhd. Type COMMERCIAL				
Garage Bays	# Res. Sites 1	Updated:08/04/2023 10:41 pm			
Cooling Detail NONE	# Comm. Sites 0				
Heat Type HEAT: (UNKNOWN) FUEL: (UNKNOWN)	Swis Code 013009				
Exterior UNKNOWN					
Condition AVERAGE					
Basement Type UNKNOWN					
EXEMPTIONS:					
IMPROVEMENTS:					

Note: Display indicates first residential site and up to four improvements.

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PROPERTY E:



OWNERSHIP INFORMATION		PARCEL NO: 52,10-1-32	
PYRAMID CROSSGATES COMPANY CROSSGATES MALL RD GUILDERLAND NY 12084-0000		Mail:	4 CLINTON SQ. 13202-0000
COUNTY: ALBANY		PHONE NUMBER:	
PROPERTY CLASS:	330 - VACANT LAND LOCATED IN COMMERCIAL AREAS		CENSUS TRACT:

SALE INFORMATION		Sale Date	05/25/1994	Price \$	↑	Deed Date	05/19/1995
Arms Length N	Libre	2534		Page		130 # Total Parcels	↓
Seller	FEENEY & FORD ALMA A & JOHN L		Buyer	PYRAMID CROSSGATES COMPANY		Personal Property	0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
No sale history in database for this parcel.					

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	0	Lot Size Dim.:	240.00x235.00	Tax ID#	52,10-1-32
Sqft, 1st Floor		Land SQFT	56,400	Assessed Value \$	280,000
Sqft, 2nd Floor		Lot Size Acres	1.30	Land Assesment \$	280,000
Fin. Basement Sqft.		Zoning	LB	School Tax \$	4,788
Year Built	0	Nbhd Code	36	County/Town Tax \$	1,022
Bldg Style	UNKNOWN	School District	013002 - GUILDERLAND	City/Village Tax \$	
# Units	↑	Desirability	TYPICAL	Total Tax \$	5,810
# Stories	0.00	Water Front	N	Full Tax Value \$	359,435
# Baths	0	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	0.78
# Bedrooms	0	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	52,10-1-30
# Fireplaces		Utilities	ELECTRIC	Full Land Value \$	359,435
# Kitchens		Nbhd. Rating	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type		Nbhd. Type	COMMERCIAL		
Garage Bays		# Res. Sites	1		
Cooling Detail	NONE	# Comm. Sites	0	Updated:08/04/2023 10:41 pm	
Heat Type	HEAT: (UNKNOWN) FUEL: (UNKNOWN)	Swis Code	013088		
Exterior	UNKNOWN				
Condition	AVERAGE				
Basement Type	UNKNOWN				

EXEMPTIONS:

IMPROVEMENTS:

Note: Display indicates first residential site and up to four improvements.

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PROPERTY F:

OWNERSHIP INFORMATION					
GUILDERLAND DEVCO LLC CROSSGATES MALL RD GUILDERLAND NY 12084-0000					
PARCEL NO: 52,10-1-33					
Mail: 4 CLINTON SQ 13202-0000					
PHONE NUMBER:					
COUNTY: ALBANY	CENSUS TRACT:				
PROPERTY CLASS: 330 - VACANT LAND LOCATED IN COMMERCIAL AREAS					
SALE INFORMATION					
Sale Date	Price \$	0	Deed Date		
Arms Length	Libre	Page	0		
Seller	Buyer	Personal Property			
PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
No sale history in database for this parcel.					
STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	0	Lot Size Dim.:	161,19x235,00	Tax ID#	52,10-1-33
Sqft. 1st Floor		Land SQFT	37,800	Assessed Value \$	160,000
Sqft. 2nd Floor		Lot Size Acres	0,64	Land Assesment \$	160,000
Fin. Basement Sqft,		Zoning	LB	School Tax \$	2,736
Year Built	0	Nbhd Code	36	County/Town Tax \$	594
Bldg Style	UNKNOWN	School District	013002 - GUILDERLAND	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	3,320
# Stories	0,00	Water Front	N	Full Tax Value \$	205,391
# Baths	0	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	0,78
# Bedrooms	0	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	1,175-13
# Fireplaces		Utilities	ELECTRIC	Full Land Value \$	205,391
# Kitchens		Nbhd. Rating	AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Type		Nbhd. Type	COMMERCIAL		
Garage Bays		# Res. Sites	1		
Cooling Detail	NONE	# Comm. Sites	0		
Heat Type	HEAT: (UNKNOWN) FUEL: (UNKNOWN)	Swis Code	013089	Updated:08/04/2023 10:41 pm	
Exterior	UNKNOWN				
Condition	AVERAGE				
Basement Type	UNKNOWN				
EXEMPTIONS:					
IMPROVEMENTS:					
Note: Display indicates first residential site and up to four improvements.					

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PROPERTY G:

OWNERSHIP INFORMATION	PARCEL NO: 52,14-1-17				
DABL ENTERPRISES 5 GABRIEL TER GUILDERLAND NY 12064-0000	Mail: 4 CLINTON SQ 13202-0000				
COUNTY: ALBANY	PHONE NUMBER:				
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE	CENSUS TRACT: 0146,08				
SALE INFORMATION	Sale Date 09/10/1990 Price \$ 180,000 Deed Date 09/10/1990				
Arms Length Y Libre 2422	Page 1105 # Total Parcels 1				
Seller BOLOGNINO FILOMENA Buyer DABL ENTERPRISES	Personal Property 0				
PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
No sale history in database for this parcel.					
STRUCTURAL INFORMATION	LOT INFORMATION	TAX INFORMATION			
Square Feet 2,184	Lot Size Dim.: 100,00x150,00	Tax ID# 52,14-1-17			
Sqft, 1st Floor 2,184	Land SQFT 15,000	Assessed Value \$ 269,000			
Sqft, 2nd Floor 0	Lot Size Acres 0,34	Land Assesment \$ 64,000			
Fin. Basement Sqft. 0	Zoning R15	School Tax \$ 4,600			
Year Built 1959	Nbhd Code 4	County/Town Tax \$ 982			
Bldg Style RANCH	School District 013002 - GUILDERLAND	City/Village Tax \$			
# Units 1	Desirability TYPICAL	Total Tax \$ 5,582			
# Stories 1,00	Water Front N	Full Tax Value \$ 345,314			
# Baths 0	Sewer COMMERCIAL/PUBLIC	Equalization Rate 0,78			
# Bedrooms 4	Water COMMERCIAL/PUBLIC	Prior Tax ID# 1,015-14			
# Fireplaces 1	Utilities GAS/ELECTRIC	Full Land Value \$ 69,319			
# Kitchens 1	Nbhd, Rating AVERAGE	*This calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.			
TOTAL GAR: 2, GAR-1.0 ATT, BUILT: 1959, 375 SQFT, DIMENSIONS: (25. X 15), CNDTN: NORMAL, GRADE: C	Nbhd, Type SUBURBAN	Updated:08/04/2023 10:41 pm			
Garage Type	# Res. Sites 1				
Garage Bays 2	# Comm. Sites 0				
Cooling Detail NONE	Swls Code 013089				
Heat Type HEAT (HOT WATER/STEAM) FUEL (GAS)					
Exterior BRICK					
Condition NORMAL					
Basement Type FULL					
EXEMPTIONS:					
IMPROVEMENTS:					

(1) GAR-1.0 ATT, BUILT 1959, 0 SQFT, CONDITION NORMAL

(1) GAR-1.0 DET, BUILT 1959, 0 SQFT, CONDITION NORMAL

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PROPERTY H:

					
OWNERSHIP INFORMATION	PARCEL NO: 52,10-1-26				
WESTVILLE ASSOCIATES LLC 1699 WESTERN AVE REAR GUILDERLAND NY 12084-0000	Mail: 4 CLINTON SQ 13202-0000				
COUNTY: ALBANY	PHONE NUMBER:				
PROPERTY CLASS: 330 - VACANT LAND LOCATED IN COMMERCIAL AREAS	CENSUS TRACT: 0146.08				
SALE INFORMATION	Sale Date 03/24/1998 Price \$ 417,500 Deed Date 03/27/1998				
Arms Length Y Libre 2599	Page 660 # Total Parcels 1				
Seller FEENEY ALMA A Buyer WESTVILLE ASSOCIATES LLC	Personal Property 0				
PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
No sale history in database for this parcel.					
STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet 0	Lot Size Dim.: 195.07x213.16	Tax ID#	52,10-1-26		
Sqft. 1st Floor	Land SQFT 41,581	Assessed Value \$	227,000		
Sqft. 2nd Floor	Lot Size Acres 0.91	Land Assesment \$	227,000		
Fin. Basement Sqft.	Zoning LB	School Tax \$	3,882		
Year Built 0	Nbhd Code 36	County/Town Tax \$	829		
Bldg Style UNKNOWN	School District 013002 - GUILDERLAND	City/Village Tax \$			
# Units 1	Desirability TYPICAL	Total Tax \$	4,711		
# Stories 0.00	Water Front N	Full Tax Value \$	291,399		
# Baths 0	Sewer COMMERCIAL/PUBLIC	Equalization Rate	0.78		
# Bedrooms 0	Water COMMERCIAL/PUBLIC	Prior Tax ID#	1,056-1		
# Fireplaces	Utilities GAS/ELECTRIC	Full Land Value \$	291,399		
# Kitchens	Nbhd. Rating AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.			
Garage Type	Nbhd. Type COMMERCIAL				
Garage Bays	# Res. Sites 1	Updated:08/04/2023 10:41 pm			
Cooling Detail NONE	# Comm. Sites 0				
Heat Type HEAT: (UNKNOWN) FUEL: (UNKNOWN)	Swis Code 013088				
Exterior UNKNOWN					
Condition AVERAGE					
Basement Type UNKNOWN					
EXEMPTIONS:					
IMPROVEMENTS:					
Note: Display indicates first residential site and up to four improvements.					

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PROPERTY I:

OWNERSHIP INFORMATION WESTVILLE ASSOCIATES LLC CROSSGATES MALL RD GUILDERLAND NY 12084-0000	PARCEL NO: 52,10-1-27 Mail: 4 CLINTON SQ 13202-0000 PHONE NUMBER: CENSUS TRACT: 0146.08				
COUNTY: ALBANY PROPERTY CLASS: 330 - VACANT LAND LOCATED IN COMMERCIAL AREAS					
SALE INFORMATION Arms Length Y: 2599 Seller: STAUGET FRANK P Buyer: WESTVILLE ASSOCIATES LLC Personal Property 0	Price \$: 207,500 Deed Date: 03/27/1998 Page: 685 # Total Parcels: 1				
SALE DATE: 03/24/1998					
PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
No sale history in database for this parcel.					
STRUCTURAL INFORMATION	LOT INFORMATION	TAX INFORMATION			
Square Feet: 0	Lot Size Dim.: 120,73x205,66	Tax ID#: 52,10-1-27			
Sqft, 1st Floor:	Land SQFT: 24,829	Assessed Value \$: 137,000			
Sqft, 2nd Floor:	Lot Size Acres: 0,55	Land Assesment \$: 137,000			
Fin. Basement Sqft:	Zoning: LB	School Tax \$: 2,343			
Year Built: 0	Nbhd Code: 36	County/Town Tax \$: 500			
Bldg Style: UNKNOWN	School District: 013002 - GUILDERLAND	City/Village Tax \$:			
# Units: 1	Desirability: TYPICAL	Total Tax \$: 2,843			
# Stories: 0,00	Water Front: N	Full Tax Value \$: 175,866			
# Baths: 0	Sewer: COMMERCIAL/PUBLIC	Equalization Rate: 0,78			
# Bedrooms: 0	Water: COMMERCIAL/PUBLIC	Prior Tax ID#: 1,189-1			
# Fireplaces:	Utilities: ELECTRIC	Full Land Value \$: 175,866			
# Kitchens:	Nbhd. Rating: AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.			
Garage Type:	Nbhd. Type: COMMERCIAL				
Garage Bays:	# Res. Sites: 1	Updated:08/04/2023 10:41 pm			
Cooling Detail: NONE	# Comm. Sites: 0				
Heat Type: HEAT (UNKNOWN) FUEL (UNKNOWN)	Swis Code: 013089				
Exterior: UNKNOWN					
Condition: AVERAGE					
Basement Type: UNKNOWN					
EXEMPTIONS:					
IMPROVEMENTS:					
Note: Display indicates first residential site and up to four improvements.					

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PROPERTY M:

OWNERSHIP INFORMATION	PARCEL NO: 52,14-1-32				
WARP ENTERPRISES, LLC 9 LAWTON TER GUILDERLAND NY 12064-0000	Mail: 4 CLINTON SQ 13202-0000 PHONE NUMBER:				
COUNTY: ALBANY PROPERTY CLASS: 220 - TWO FAMILY YEAR-ROUND RESIDENCE	CENSUS TRACT: 0146,08				
SALE INFORMATION	Sale Date 04/16/1998 Price \$ 476,750 Deed Date 04/17/1998				
Arms Length Y	Libre 2601 Page 12 # Total Parcels 1				
Seller MATTHEWS ROY AND VIRGINIA	Buyer WARP ENTERPRISES, LLC Personal Property 0				
PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
No sale history in database for this parcel.					
STRUCTURAL INFORMATION	LOT INFORMATION	TAX INFORMATION			
Square Feet 1,911	Lot Size Dim.: 108.63x373.56	Tax ID#	52,14-1-32		
Sqft, 1st Floor 1,092	Land SQFT 40,580	Assessed Value \$	249,000		
Sqft, 2nd Floor 819	Lot Size Acres 0.70	Land Assesment \$	50,800		
Fin. Basement Sqft. 0	Zoning R15	School Tax \$	4,258		
Year Built 1964	Nbhd Code 4	County/Town Tax \$	909		
Bldg Style CAPE COD	School District 013002 - GUILDERLAND	City/Village Tax \$			
# Units 2	Desirability TYPICAL	Total Tax \$	5,167		
# Stories 1.70	Water Front N	Full Tax Value \$	319,640		
# Baths 0	Sewer COMMERCIAL/PUBLIC	Equalization Rate	0.78		
# Bedrooms 4	Water COMMERCIAL/PUBLIC	Prior Tax ID#	1,121-12		
# Fireplaces 0	Utilities GAS/ELECTRIC	Full Land Value \$	64,184		
# Kitchens 2	Nbhd, Rating AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.			
Garage Type	Nbhd, Type SUBURBAN				
Garage Bays 0	# Res. Sites 1	Updated:08/04/2023 10:41 pm			
Cooling Detail NONE	# Comm. Sites 0				
Heat Type HEAT: (HOT WATER/STEAM) FUEL: (GAS)	Swis Code 013089				
Exterior ALUM/VINYL					
Condition NORMAL					
Basement Type FULL					
EXEMPTIONS:					
IMPROVEMENTS:					
(1) POOL-ST/VNYL, BUILT 1989, 576.00 SQFT, CONDITION NORMAL					
Note: Display indicates first residential site and up to four improvements.					

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PROPERTY AA:

realRecord™													
OWNERSHIP INFORMATION					PARCEL NO: 52,14-1-9								
1671 WESTERN AVE LLC 1671 WESTERN AVE GUILDERLAND NY 12203-4221					Mail: 2080 WESTERN AVE GUILDERLAND NY 12084-9566								
COUNTY: ALBANY					PHONE NUMBER:								
PROPERTY CLASS: 422 - DINERS AND LUNCHEONETTES					CENSUS TRACT: 0146,08								
					SWIS_SBL: 01308905201400010090000000								
SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS				
(NUM) - 06/11/2021	\$ 865,000	06/28/2021	2021	18973	Y	O ICE LLC	1671 WESTERN AVE LLC	0	1				
(NUM) - 08/30/2007	\$ 1,307,500	10/02/2007	2898	1111	Y	FRIENDLYS REALTY III, LLC	O ICE, LLC	0	1				
(NUM) - 12/19/2001	\$ 1	01/10/2002	2699	914	N	FRIENDLY ICE CREAM CORP.	FRIENDLYS REALTY III, LLC	0	1				
STRUCTURAL3 INFORMATION					LOT INFORMATION								
Overall Eff, Yr Built 1972					Lot Size Dim.: 162,00x150,00								
Overall Grade					Land SQFT 24,300								
Overall Condition AVERAGE					Lot Size Acres 0,56								
Construction Type					Zoning LB								
TAX INFORMATION					Nbhd Code 23								
SBL(Tax ID)#: 52,14-1-9					School District 013002 - GUILDERLAND								
Assessed Value \$ 526,000					Desirability SUPERIOR								
Land Assesment \$ 140,000					Water Front N								
School Tax \$ 8,995					Sewer COMMERCIAL/PUBLIC								
County/Town Tax \$ 1,920					Water COMMERCIAL/PUBLIC								
City/Village Tax \$					Utilities GAS/ELECTRIC								
Total Tax \$ 10,915					Nbhd, Rating UNKNOWN								
Full Tax Value \$ 675,224					Nbhd, Type UNKNOWN								
Equalization Rate 0,78					# Res, Sites 0								
Prior Tax ID# 1,061-13					# Comm, Sites 1								
Full Land Value \$ 179,717					Swis Code 013089								
*The calculated tax amounts are not exact, no special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.													
Updated:08/04/2023 10:41 pm													
BUILDING USAGE													
DINER TOTAL RENT SQ. FT.: 2222													
BUILDING BREAKDOWN													
# IDENT.	BOECKH	YR.			GROSS	STORY		BSMT.	BSMT.				
BLOS.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SQ.FT.	STORIES	HEIGHT	ADW	SPRINKLER%	ALARM%	TYPE	SQ.FT.
1	1 STY DINING	1972	AVERAGE	NORMAL	190	2,222	1	10	100	0	0	UNKNOWN	0
IMPROVEMENTS :													
(1) CANPY-W/SLAB, BUILT 1972, 133.00 SQFT, CONDITION NORMAL													
Note: Display indicates first residential site(s); up to four improvements.													

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PROPERTY CC:

							OWNERSHIP INFORMATION			PARCEL NO: 52,14-1-8			
SANDERS DRUE 1675 WESTERN AVE GUILDERLAND NY 12203-4305							Mail: 1675 WESTERN AVE ALBANY NY 12203-4305			PHONE NUMBER:			
COUNTY: ALBANY PROPERTY CLASS: 484 - ONE STORY SMALL STRUCTURE							CENSUS TRACT: 0146,08 SWIS_SBL: 01308905201400010080000000						
SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP.	# PARCELS				
(NUM) - 03/30/2000	\$ 1	07/05/2000	2659	518	N	SANDERS DRUE	SANDERS DRUE	0	1				
(NUM) - 10/11/1994	\$ 150,000	11/02/1994	2521	832	Y	PRON COMPANY INC	FIASCHETTI DRUE SANDERS & ROBE	0	1				
STRUCTURAL3 INFORMATION						LOT INFORMATION							
Overall Eff. Yr Built: 1950 Overall Grade: Overall Condition: AVERAGE Construction Type:						Lot Size Dim.: 51.00x150.00 Land SQFT: 7,650 Lot Size Acres: 0.18 Zoning: LB Nbhd Code: 23 School District: 013002 - GUILDERLAND SUPERIOR Desirability: Water Front: N Sewer: COMMERCIAL/PUBLIC Water: COMMERCIAL/PUBLIC Utilities: GAS/ELECTRIC Nbhd. Rating: UNKNOWN Nbhd. Type: UNKNOWN # Res. Sites: 0 # Comm. Sites: 1 Swis Code: 013089							
TAX INFORMATION													
SBL(Tax ID)#: 52,14-1-8 Assessed Value \$: 291,000 Land Assessment \$: 45,000 School Tax \$: 4,976 County/Town Tax \$: 1,062 City/Village Tax \$: Total Tax \$: 6,038 Full Tax Value \$: 373,555 Equalization Rate: 0.78 Prior Tax ID#: 1,016-10 Full Land Value \$: 57,786													
<small>*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.</small>													
Updated:08/04/2023 10:41 pm													
BUILDING USAGE													
SMALL RETAIL TOTAL RENT SQ. FT.: 2008 ROW STORAGE TOTAL RENT SQ. FT.: 540													
BUILDING BREAKDOWN													
#	IDENT.	BOECKH	YR.	GROSS	STORY	BSMT.	BSMT.						
BLDS.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SO.FT.	STORIES	HEIGHT	AC%	SPRINKLER%	ALARM%	TYPE	SO.FT.
1	2 STY STORE	1,880	AVERAGE	NORMAL	176	1,574	2	11	100	0	100	UNKNOWN	1,211
1	1 STY STORE	1,394	AVERAGE	NORMAL	30	434	1	11	100	0	100	UNKNOWN	0
IMPROVEMENTS :													
<small>Note: Display indicates first residential sites and up to four improvements.</small>													

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PROPERTY GG:

realRecord™						PARCEL NO: 52,14-1-4						
OWNERSHIP INFORMATION						Mail: 4 CLINTON SQ 13202-0000						
EICE NY LLC 1683 WESTERN AVE GUILDERLAND NY 12203-4341						PHONE NUMBER:						
COUNTY: ALBANY						CENSUS TRACT: 0146,09						
PROPERTY CLASS: 463 - CONVERTED RESIDENCE						SWIS_SBL: 01308905201400010040000000						
SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS			
(NUM) - 08/14/2014	\$ 800,000	09/12/2014	3111	112B	Y	RAYMOND KENNETH	EICE NY LLC	0	3			
(NUM) - 07/25/2013	\$ 1	08/08/2013	3074	64	N	REALTY ASSOCIATES LLC RAYMOND	RAYMOND KENNETH	0	1			
(NUM) - 08/15/2003	\$ 1	08/15/2003	2742	509	N	RAYMOND KENNETH M JR/PATRICIA J	RAYMOND REALTY ASSOC LLC	0	1			
(NUM) - 04/04/2002	\$ 1	04/26/2002	2707	862	N	RAYMOND KENNETH M JR,	TRUSTEES- RAYMOND KENNETH M JR,/PATRICIA	0	1			
STRUCTURAL3 INFORMATION						LOT INFORMATION						
Overall Eff. Yr Built: 1950						Lot Size Dim.: 51.00x150.00						
Overall Grade:						Land SQFT: 7,650						
Overall Condition: AVERAGE						Lot Size Acres: 0.18						
Construction Type:						Zoning: BNRP						
TAX INFORMATION						Nbhd Code: 23						
SBL(Tax ID)#: 52,14-1-4						School District: 013002 - GUILDERLAND						
Assessed Value \$: 334,000						Desirability: SUPERIOR						
Land Assesment \$: 19,900						Water Front: N						
School Tax \$: 5,711						Sewer: COMMERCIAL/PUBLIC						
County/Town Tax \$: 1,219						Water: COMMERCIAL/PUBLIC						
City/Village Tax \$:						Utilities: GAS/ELECTRIC						
Total Tax \$: 6,930						Nbhd, Rating: UNKNOWN						
Full Tax Value \$: 428,754						Nbhd, Type: UNKNOWN						
Equalization Rate: 0.78						# Res. Sites: 0						
Prior Tax ID#: 1,098-15						# Comm. Sites: 1						
Full Land Value \$: 24,261						Swis Code: 013089						
*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.												
Updated:08/04/2023 10:41 pm												
BUILDING USAGE												
WALK-UP OFF TOTAL RENT SQ. FT.: 2090												
EXTERNAL APT TOTAL RENT SQ. FT.: 2090 UNIT TYPE: APARTMENTS UNITS: 2												
BUILDING BREAKDOWN												
# IDENT.	BOECHI	YR.				GROSS	STORY		BSMT.	BSMT.		
BLDS.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SQ.FT.	HEIGHT	AD%	SPRINKLER%	ALARM%	TYPE	SQ.FT.
1	24ST	1,950	AVERAGE	NORMAL	420	6,180	0	10	100	0	UNKNOWN	2,090
IMPROVEMENTS :												
(1) CANPY-W/SLAB, BUILT 1950, 216.00 SQFT, CONDITION NORMAL												
Note: Display indicates first residential sale and up to four improvements.												

PROPERTY HH:

OWNERSHIP INFORMATION	PARCEL NO: 52,14-1-5									
RAYMOND KENNETH M JR TTEE RAYMOND 1681 WESTERN AVE GUILDERLAND NY 12203-4305	Mail: # CLINTON SQ 13202-0000 PHONE NUMBER:									
COUNTY: ALBANY PROPERTY CLASS: 464 - OFFICE BUILDING	CENSUS TRACT: 0146,09 SWIS_SBL: 01308905201400010050000000									
SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS	
(NUM) - 07/25/2013	\$ 1	08/20/2013	3075	209	N	RAYMOND REALTY ASSOC LLC	RAYMOND KENNETH M JR TTEE	0	1	
(NUM) - 06/19/2003	\$ 1	08/15/2003	2742	512	N	RAYMOND KENNETH M JR/PATRICIA J	RAYMOND REALTY ASSOC LLC	0	1	
(NUM) - 04/04/2002	\$ 1	04/26/2002	2707	868	N	RAYMOND KENNETH M JR.	TRUSTEES- RAYMOND KENNETH M JR./PATRICIA	0	1	
STRUCTURAL3 INFORMATION					LOT INFORMATION					
Overall Eff. Yr Built		1987			Lot Size Dim.:		90.00x150.00			
Overall Grade					Land SQFT		13,500			
Overall Condition		AVERAGE			Lot Size Acres		0.31			
Construction Type					Zoning		BNRP			
TAX INFORMATION					Nbhd Code					
SBL(Tax ID)#:		52,14-1-5			School District		013002 - GUILDERLAND			
Assessed Value \$		373,400			Desirability		SUPERIOR			
Land Assessment \$		32,800			Water Front		N			
School Tax \$		6,385			Sewer		COMMERCIAL/PUBLIC			
County/Town Tax \$		1,363			Water		COMMERCIAL/PUBLIC			
City/Village Tax \$					Utilities		GAS/ELECTRIC			
Total Tax \$		7,748			Nbhd. Rating		UNKNOWN			
Full Tax Value \$		479,332			Nbhd. Type		UNKNOWN			
Equalization Rate		0.78			# Res. Sites		0			
Prior Tax ID#		1,056-7			# Comm. Sites		1			
Full Land Value \$		41,848			Swis Code		013089			
*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.										
Updated 08/04/2023 10:41 pm										
BUILDING USAGE										
WALK-UP OFF TOTAL RENT SQ. FT.: 2212 EXTERNAL APT TOTAL RENT SQ. FT.: 2212										
BUILDING BREAKDOWN										
# IDENT.	BOECKH	YR.			GROSS	STORY		BSMT.	BSMT.	
BLDS.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER SQ.FT.	STORIES	HEIGHT	AC% SPRINKLER%	ALARM% TYPE	SQ.FT.
1	2-1ST	1,987	AVERAGE	NORMAL	412	2	10	100 0	0	UNKNOWN 2,212
IMPROVEMENTS :										
Note: Display indicates that residential sites limit up to four improvements.										

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PROPERTY JJ:

						OWNERSHIP INFORMATION BEST HOMES OF WESTMERE LL 1677 WESTERN AVE GUILDERLAND NY 12084-0000				PARCEL NO: 52,14-1-7 Mail: 4 CLINTON SQ 13202-0000 PHONE NUMBER: CENSUS TRACT: 0146,08 SWIS_SBL: 01308905201400010070000000			
COUNTY: ALBANY PROPERTY CLASS: 484 - ONE STORY SMALL STRUCTURE													
SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS				
{NUM} - 07/14/2014	\$ 265,000	07/28/2014	3106	959	Y	SPAULDING TOMMY	BEST HOMES OF WESTMERE LL	0	1				
{NUM} - 07/14/2000	\$ 160,000	08/08/2000	2661	1157	Y	TUCKER CHRISTINE	SPAULDING TOMMY AND MARY	0	1				
{NUM} - 08/23/1990	\$ 150,000	08/27/1990	2421	1157	Y	OVERBAUGH ROBERT C	TUCKER & DINOVA CHRISTINE E	0	1				
STRUCTURAL INFORMATION Overall Eff, Yr Built: 1950 Overall Grade: Overall Condition: AVERAGE Construction Type:						LOT INFORMATION Lot Size Dim.: 51.00x150.00 Land SQFT: 7,650 Lot Size Acres: 0.18 Zoning: BNRP Nbhd Code: 23 School District: 013002 - GUILDERLAND Desirability: SUPERIOR Water Front: N Sewer: COMMERCIAL/PUBLIC Water: COMMERCIAL/PUBLIC Utilities: GAS/ELECTRIC Nbhd. Rating: UNKNOWN Nbhd. Type: UNKNOWN # Res. Sites: 0 # Comm. Sites: 1 Swis Code: 013089							
TAX INFORMATION SBL(Tax ID)#: 52,14-1-7 Assessed Value \$: 198,000 Land Assessment \$: 45,000 School Tax \$: 3,380 County/Town Tax \$: 723 City/Village Tax \$: Total Tax \$: 4,108 Full Tax Value \$: 254,172 Equalization Rate: 0.78 Prior Tax ID#: 1,139-8 Full Land Value \$: 57,766													
<p>*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.</p> <p>Updated:08/04/2023 10:41 pm</p>													
BUILDING USAGE SMALL RETAIL TOTAL RENT SQ. FT.: 892													
BUILDING BREAKDOWN													
# IDENT.	BOECKH	YR,				GROSS	STORY			BSMT,	BSMT,		
BLDS,	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SQ.FT,	STORIES	HEIGHT	AC%	SPRINKLER%	ALARM%	TYPE	SQ.FT.
1	1 STY STORE	1,950	AVERAGE	NORMAL	126	892	1	8'	100	0	0	UNKNOWN	777
IMPROVEMENTS : (1) 2-CAR GAR ATCHD, BUILT 1967, 624 SQFT Note: Display indicates first residential site and up to four improvements.													

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PROPERTY KK:

OWNERSHIP INFORMATION 1667 WESTERN AVENUE LLC 1667 WESTERN AVE GUILDERLAND NY 12203-4221	PARCEL NO: 52,14-1-11 Mail: 9033 PO BOX NISKAYUNA NY 12309-0033 PHONE NUMBER:											
COUNTY: ALBANY PROPERTY CLASS: 485 - MINIMART	CENSUS TRACT: 0148,09 SWIS_SBL: 01308905201400010110000000											
SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS			
(NUM) - 05/31/2013	\$ 1	06/03/2013	3067	802	N	KAPLAN JACQUELINE NANCY	1667 WESTERN AVENUE LLC	0	1			
(NUM) - 12/07/2012	\$ 1	12/13/2012	3052	812	N	KAPLAN FREDERICK R	KAPLAN JACQUELINE NANCY	0	1			
(NUM) - 12/07/2012	\$ 1	12/13/2012	3052	793	N	RED-KAP SALES INC	KAPLAN FREDERICK R	0	1			
(NUM) - 12/29/2011	\$ 1,418,000	01/10/2012	3023	669	Y	SONOCO INC - R & M	RED-KAP SALES INC	0	1			
(NUM) - 12/17/2010	\$ 1,100,000	01/19/2011	2997	37	Y	1667 WESTERN AVE ALBANY L	SUNOCO INC - R&M-	0	1			
(NUM) - 06/20/2008	\$ 1,225,500	07/21/2008	2925	327	N	JTNY LLC	1667 WESTERN AVE ALBANY LLC	0	1			
(NUM) - 05/18/2007	\$ 1,340,000	06/05/2007	2886	257	Y	EXXON MOBIL OIL CORP	JTNY LLC	0	1			
(NUM) - 06/23/2004	\$ 750,000	06/29/2004	2772	527	Y	ZIMMERMAN VERONICA E	EXXONMOBIL OIL CORP	0	1			
STRUCTURAL3 INFORMATION					LOT INFORMATION							
Overall Eff. Yr Built	1987				Lot Size Dim.:	206.74x148.43						
Overall Grade					Land SQFT	31,784						
Overall Condition	AVERAGE				Lot Size Acres	0.68						
Construction Type					Zoning	LB						
TAX INFORMATION					Nbhd Code	23						
SBL(Tax ID)#:	52,14-1-11				School District	013002 - GUILDERLAND						
Assessed Value \$	998,000				Desirability	SUPERIOR						
Land Assessment \$	325,000				Water Front	N						
School Tax \$	17,068				Sewer	COMMERCIAL/PUBLIC						
County/Town Tax \$	3,643				Water	COMMERCIAL/PUBLIC						
City/Village Tax \$					Utilities	GAS/ELECTRIC						
Total Tax \$	20,709				Nbhd. Rating	UNKNOWN						
Full Tax Value \$	1,281,129				Nbhd. Type	UNKNOWN						
Equalization Rate	0.78				# Res. Sites	0						
Prior Tax ID#	1,209-11				# Comm. Sites	1						
Full Land Value \$	417,201				Swis Code	013089						
*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.												
Updated:08/04/2023 10:41 pm												
BUILDING USAGE												
HIGH VOL GAS TOTAL RENT SQ. FT.: 936												
BUILDING BREAKDOWN												
# IDENT.	BOFC#	YR.	QUALITY	CONDITON	PERIMETER	GROSS SQ.FT.	STORY	HEIGHT	AD% SPRINKLER%	ALARM%	BSMT. TYPE	BSMT. SQ.FT.
1	SERVICE STA	1,987	AVERAGE	NORMAL	138	1,140	1	12	100	0	UNKNOWN	0
IMPROVEMENTS :												
(5) TANK-UNDRGRN, BUILT 1955, 4000.00 SQFT, CONDITION NORMAL												
(1) STRLT-FLOURC, BUILT 1955, 15.00 SQFT, CONDITION NORMAL												
Note: Display indicates first residential site and up to four improvements.												

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PROPERTY MM:

OWNERSHIP INFORMATION	PARCEL NO: 52,01-1-6				
GUILDERLAND DEVCO, LLC 4 CROSSGATES MALL RD GUILDERLAND NY 12203-0000	Mail: # CLINTON SQUARE 13202-0000				
COUNTY: ALBANY	PHONE NUMBER:				
PROPERTY CLASS: 330 - VACANT LAND LOCATED IN COMMERCIAL AREAS	CENSUS TRACT:				
SALE INFORMATION	Sale Date 09/09/2020 Price \$ 0 Deed Date 09/25/2020				
Arms Length N Libre 2020	Page 21577 # Total Parcels 29				
Seller CROSSGATES RELEASECO, LLC Buyer GUILDERLAND DEVCO, LLC	Personal Property 0				
PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
No sale history in database for this parcel.					
STRUCTURAL INFORMATION	LOT INFORMATION	TAX INFORMATION			
Square Feet 0	Lot Size Dim.: 1.533,90x0,00	Tax ID# 52,01-1-6			
Sqft, 1st Floor	Land SQFT	Assessed Value \$ 692,700			
Sqft, 2nd Floor	Lot Size Acres 5,66	Land Assesment \$ 692,700			
Fin. Basement Sqft.	Zoning LB	School Tax \$ 11,645			
Year Built 0	Nbhd Code 36	County/Town Tax \$ 2,528			
Bldg Style UNKNOWN	School District 013002 - GUILDERLAND	City/Village Tax \$			
# Units	Desirability TYPICAL	Total Tax \$ 14,373			
# Stories 0,00	Water Front N	Full Tax Value \$ 889,216			
# Baths 0	Sewer COMMERCIAL/PUBLIC	Equalization Rate 0,78			
# Bedrooms 0	Water COMMERCIAL/PUBLIC	Prior Tax ID#			
# Fireplaces	Utilities GAS/ELECTRIC	Full Land Value \$ 889,216			
# Kitchens	Nbhd. Rating AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.			
Garage Type	Nbhd. Type COMMERCIAL				
Garage Bays	# Res. Sites 1				
Cooling Detail	# Comm. Sites 0				
Heat Type	Swis Code 013089				
Exterior		Updated:08/04/2023 3:37 pm			
Condition					
Basement Type					
EXEMPTIONS:					
IMPROVEMENTS:					
Note: Display indicates first residential site and up to four improvements.					

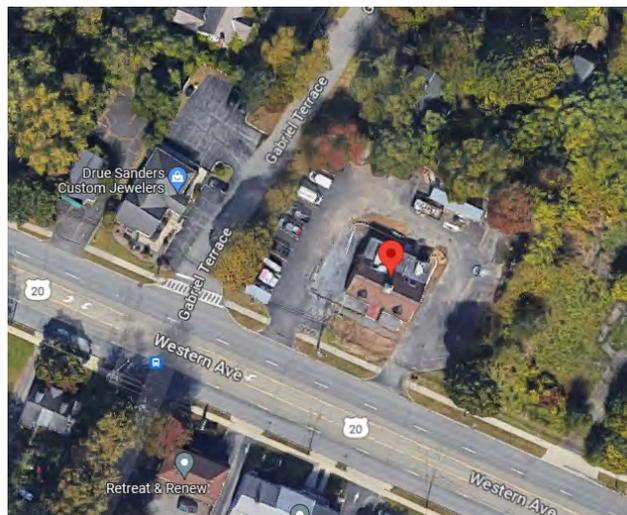
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ANALYSIS 3: Assessment of Deed Restriction Impact on Improved Commercial Properties with Deed Restrictions:

The following properties: AA, CC, GG, HH, and JJ are classified in municipal data as commercial sites and are currently being used for commercial purposes. Any residential deed restrictions therefore have no value to the owners, though any rights to enforce against other properties do have value to the owners.

PROPERTY AA: 1671 WESTERN AVENUE, GUILDERLAND – SBL 52.14-1-9

This property is listed in municipal data as a commercial site, rendering the value of any residential deed restriction moot.





OWNERSHIP INFORMATION
1671 WESTERN AVE LLC
1671 WESTERN AVE
GUILDERLAND NY 12203-4221

PARCEL NO: 52,14-1-9
Mail: 2080 WESTERN AVE
GUILDERLAND NY 12084-8566
PHONE NUMBER:

COUNTY: ALBANY
PROPERTY CLASS: 422 - DINERS AND LUNCHEONETTES

CENSUS TRACT: 0146,09
SWIS_SBL: 01308005201400010000000000

SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS
(NUM) - 06/11/2021	\$ 865,000	06/28/2021	2021	18973	Y	O ICE LLC	1671 WESTERN AVE LLC	0	1
(NUM) - 08/30/2007	\$ 1,307,500	10/02/2007	2898	1111	Y	FRIENDLYS REALTY III, LLC	O ICE, LLC	0	1
(NUM) - 12/19/2001	\$ 1	01/10/2002	2699	914	N	FRIENDLY ICE CREAM CORP.	FRIENDLYS REALTY III, LLC	0	1

STRUCTURAL3 INFORMATION
Overall Eff. Yr Built: 1972
Overall Grade
Overall Condition: AVERAGE
Construction Type

LOT INFORMATION
Lot Size Dim.: 162.00x150.00
Land SQFT: 24,300
Lot Size Acres: 0.56
Zoning: LB
Nbhd Code: 23
School District: 013002 - GUILDERLAND SUPERIOR
Desirability
Water Front: N
Sewer: COMMERCIAL/PUBLIC
Water: COMMERCIAL/PUBLIC
Utilities: GAS/ELECTRIC
Nbhd. Rating: UNKNOWN
Nbhd. Type: UNKNOWN
Res. Sites: 0
Comm. Sites: 1
Swis Code: 013089

TAX INFORMATION
SBL(Tax ID)#: 52,14-1-9
Assessed Value \$: 526,000
Land Assesment \$: 140,000
School Tax \$: 8,995
County/Town Tax \$: 1,920
City/Village Tax \$
Total Tax \$: 10,915
Full Tax Value \$: 675,224
Equalization Rate: 0.78
Prior Tax ID#: 1,061-13
Full Land Value \$: 179,717

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:08/04/2023 10:41 pm

BUILDING USAGE
DINER | TOTAL RENT SQ. FT.: 2222

BUILDING BREAKDOWN

# IDENT.	BOEHRH MODEL	YR. BUILT	QUALITY	CONDITION	PERIMETER	GROSS SQ.FT.	STORY	STORIES HEIGHT	AC%	SPRINKLER%	ALARM%	BSMT. TYPE	BSMT. SQ.FT.
1	1 STY DINING	1972	AVERAGE	NORMAL	190	2,222	1	10	100	0	0	UNKNOWN	0

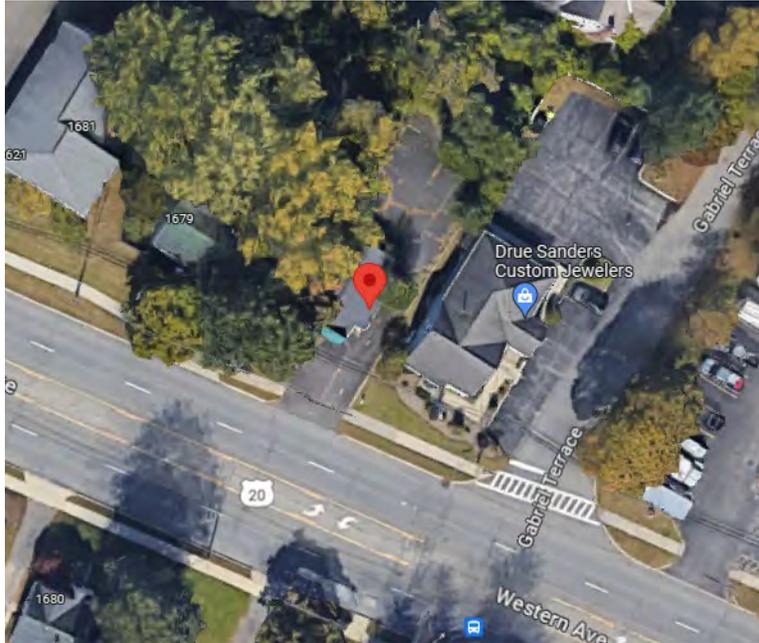
IMPROVEMENTS :
(1) CANPY-W/SLAB, BUILT 1972, 133,00 SQFT, CONDITION NORMAL

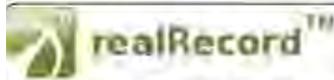
Note: Display indicates first residential site and up to four improvements.

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PROPERTY CC: 1675 WESTERN AVENUE, GUILDERLAND – SBL 52.14-1-8

This property is listed in municipal data as a commercial site, rendering the value of any residential deed restriction moot.





OWNERSHIP INFORMATION

SANDERS DRUE
1675 WESTERN AVE
GUILDERLAND NY 12203-4305

COUNTY: ALBANY
PROPERTY CLASS: 484 - ONE STORY SMALL STRUCTURE

PARCEL NO: 52,14-1-8

Mail: 1675 WESTERN AVE
ALBANY NY 12203-4305

PHONE NUMBER:
CENSUS TRACT: 0146,08
SWIS_SBL: 01308905201400010080000000

SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS
{NUM} - 03/30/2000	\$ 1	07/05/2000	2659	518	N	SANDERS DRUE	SANDERS DRUE	0	1
{NUM} - 10/11/1994	\$ 150,000	11/02/1994	2521	832	Y	PRON COMPANY INC	FIASCHETTI DRUE SANDERS & ROBE	0	1

STRUCTURAL3 INFORMATION

Overall Eff. Yr Built: 1950
Overall Grade
Overall Condition: AVERAGE
Construction Type

TAX INFORMATION

SBL(Tax ID)#: 52,14-1-8
Assessed Value \$: 291,000
Land Assessment \$: 45,000
School Tax \$: 4,976
County/Town Tax \$: 1,062
City/Village Tax \$:
Total Tax \$: 6,038
Full Tax Value \$: 373,555
Equalization Rate: 0,78
Prior Tax ID#: 1,016-10
Full Land Value \$: 57,766

LOT INFORMATION

Lot Size Dim.: 51.00x150,00
Land SQFT: 7,650
Lot Size Acres: 0,18
Zoning: LB
Nbhd Code: 23
School District: 013002 - GUILDERLAND
Desirability: SUPERIOR
Water Front: N
Sewer: COMMERCIAL/PUBLIC
Water: COMMERCIAL/PUBLIC
Utilities: GAS/ELECTRIC
Nbhd. Rating: UNKNOWN
Nbhd. Type: UNKNOWN
Res. Sites: 0
Comm. Sites: 1
Swis Code: 013089

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:08/04/2023 10:41 pm

BUILDING USAGE

SMALL RETAIL | TOTAL RENT SQ. FT.: 2000
ROW STORAGE | TOTAL RENT SQ. FT.: 540

BUILDING BREAKDOWN

# IDENT.	BOECKH	YR.	GROSS	STORY	BSMT.	BSMT.							
Blds.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SO.FT.	STORIES	HEIGHT	AC%	SPRINKLER%	ALARM%	TYPE	SQ.FT.
1	2 STY STORE	1,850	AVERAGE	NORMAL	176	1,574	2	11	100	0	100	UNKNOWN	1,211
1	1 STY STORE	1,894	AVERAGE	NORMAL	90	434	1	11	100	0	100	UNKNOWN	0

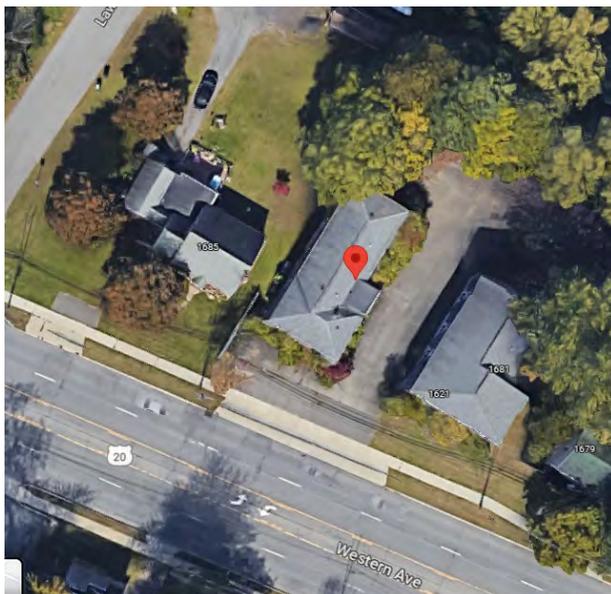
IMPROVEMENTS :

Note: Display indicates first residential site and up to four improvements.

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PROPERTY GG: 1683 WESTERN AVENUE, GUILDERLAND – SBL 52.14-1-4

This property is listed in municipal data as a commercial site, rendering the value of any residential deed restriction moot.





OWNERSHIP INFORMATION					PARCEL NO: 52,14-1-4				
EICE NY LLC 1683 WESTERN AVE GUILDERLAND NY 12203-4341					Mail: 0 CLINTON SQ 13202-0000				
COUNTY: ALBANY					PHONE NUMBER:				
PROPERTY CLASS: 463 - CONVERTED RESIDENCE					CENSUS TRACT: 0146,09				
					SWIS_SBL: 01308905201400010040000000				

SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS
(NUM) - 08/14/2014	\$ 800,000	09/12/2014	3111	1128	Y	RAYMOND KENNETH	EICE NY LLC	0	3
(NUM) - 07/25/2013	\$ 1	08/08/2013	3074	64	N	REALTY ASSOCIATES LLC RAYMOND	RAYMOND KENNETH	0	1
(NUM) - 08/15/2003	\$ 1	08/15/2003	2742	509	N	RAYMOND KENNETH M JR/PATRICIA J	RAYMOND REALTY ASSOC LLC	0	1
(NUM) - 04/04/2002	\$ 1	04/26/2002	2707	862	N	RAYMOND KENNETH M JR.	TRUSTEES- RAYMOND KENNETH M JR./PATRICIA	0	1

STRUCTURAL INFORMATION	LOT INFORMATION
Overall Eff. Yr Built: 1950	Lot Size Dim.: 51.00x150.00
Overall Grade:	Land SQFT: 7,650
Overall Condition: AVERAGE	Lot Size Acres: 0.18
Construction Type:	Zoning: BNRP
TAX INFORMATION	Nbhd Code: 23
SBL(Tax ID)#: 52,14-1-4	School District: 013002 - GUILDERLAND
Assessed Value \$: 334,000	Desirability: SUPERIOR
Land Assesment \$: 18,900	Water Front: N
School Tax \$: 5,711	Sewer: COMMERCIAL/PUBLIC
County/Town Tax \$: 1,219	Water: COMMERCIAL/PUBLIC
City/Village Tax \$:	Utilities: GAS/ELECTRIC
Total Tax \$: 6,930	Nbhd, Rating: UNKNOWN
Full Tax Value \$: 428,754	Nbhd, Type: UNKNOWN
Equalization Rate: 0.78	# Res. Sites: 0
Prior Tax ID#: 1,038-15	# Comm. Sites: 1
Full Land Value \$: 24,261	Swis Code: 013089

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated: 08/04/2023 10:41 pm

BUILDING USAGE
WALK-UP OFF TOTAL RENT SQ. FT.: 2090
EXTERNAL APT TOTAL RENT SQ. FT.: 2090 UNIT TYPE: APARTMENTS UNITS: 2

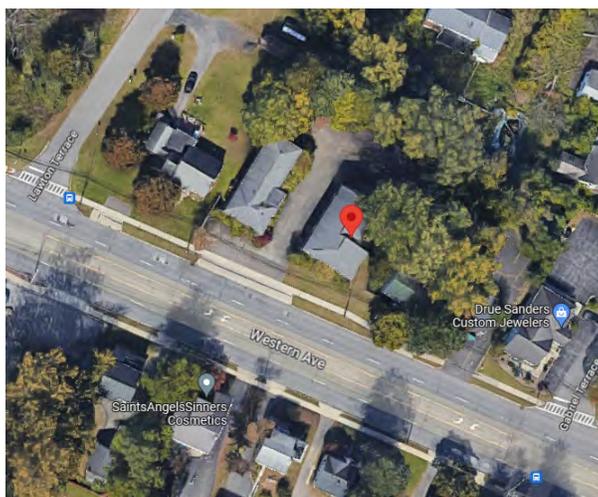
BUILDING BREAKDOWN												
# IDENT.	(BOECKH) BLDS.	YR. BUILT	MODEL	YR. QUALITY	GROSS PERIMETER	GROSS SQ.FT.	STORY STORIES	STORY HEIGHT	ACW	SPRINKLER%	BSMT, BSMT, TYPE SQ.FT.	
1	2-3ST OFFICE	1950		AVERAGE	NORMAL	420	4,180	2	10'	100	0	UNKNOWN 7,090

IMPROVEMENTS :
(1) CANPY-W/SLAB, BUILT 1950, 216,00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

PROPERTY HH: 1681 WESTERN AVENUE, GUILDERLAND – SBL 52.14-1-5

This property is listed in municipal data as a commercial site, rendering the value of any residential deed restriction moot.





OWNERSHIP INFORMATION					PARCEL NO: 52,14-1-5				
RAYMOND KENNETH M JR TTEE RAYMOND 1681 WESTERN AVE GUILDERLAND NY 12203-4305					Mail: 4 CLINTON SQ 13202-0000				
COUNTY: ALBANY					PHONE NUMBER:				
PROPERTY CLASS: 464 - OFFICE BUILDING					CENSUS TRACT: 0146,09				
					SWIS_SBL: 01308905201400010050000000				

SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS
(NUM) - 07/25/2013	\$ 1	08/20/2013	3075	209	N	RAYMOND REALTY ASSOC LLC	RAYMOND KENNETH M JR TTEE	0	1
(NUM) - 06/19/2003	\$ 1	08/15/2003	2742	512	N	RAYMOND KENNETH M JR/PATRICIA J	RAYMOND REALTY ASSOC LLC	0	1
(NUM) - 04/04/2002	\$ 1	04/26/2002	2707	868	N	RAYMOND KENNETH M JR,	TRUSTEES- RAYMOND KENNETH M JR./PATRICIA	0	1

STRUCTURAL3 INFORMATION					LOT INFORMATION				
Overall Eff. Yr Built: 1987					Lot Size Dim.: 90.00x150.00				
Overall Grade:					Land SQFT: 13,500				
Overall Condition: AVERAGE					Lot Size Acres: 0,31				
Construction Type:					Zoning: BNRP				
TAX INFORMATION					Nbhd Code: 23				
SBL(Tax ID)#: 52,14-1-5					School District: 013002 - GUILDERLAND				
Assessed Value \$: 373,400					Desirability: SUPERIOR				
Land Assesment \$: 32,600					Water Front: N				
School Tax \$: 6,385					Sewer: COMMERCIAL/PUBLIC				
County/Town Tax \$: 1,363					Water: COMMERCIAL/PUBLIC				
City/Village Tax \$:					Utilities: GAS/ELECTRIC				
Total Tax \$: 7,748					Nbhd. Rating: UNKNOWN				
Full Tax Value \$: 479,332					Nbhd. Type: UNKNOWN				
Equalization Rate: 0,78					# Res. Sites: 0				
Prior Tax ID#: 1,056-7					# Comm. Sites: 1				
Full Land Value \$: 41,848					Swis Code: 013089				

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated: 08/04/2023 10:41 pm

BUILDING USAGE																
WALK-UP OFF TOTAL RENT SQ. FT.: 2212																
EXTERNAL APT TOTAL RENT SQ. FT.: 2212																
BUILDING BREAKDOWN																
#	IDENT.	BOECKH	YR.	BUILT	QUALITY	CONDITION	PERIMETER	GROSS SQ.FT.	STORY	STORY HEIGHT	AC%	SPRINKLER%	ALARM%	TYPE	BSMT.	BSMT. SQ.FT.
1	3-1ST			1,987	AVERAGE	NORMAL	412	4,424	2	10'	100	0	0	U	UNKNOWN	2,212

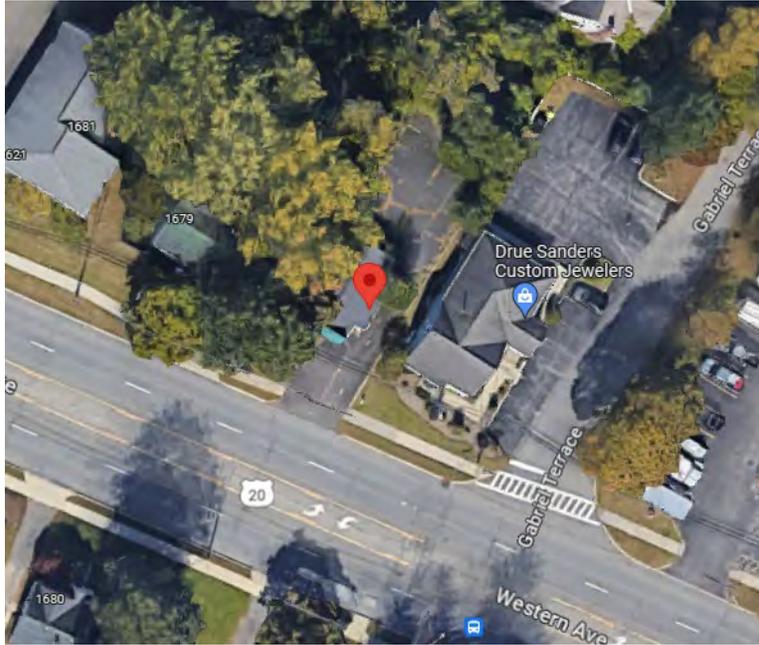
IMPROVEMENTS :									
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Note: Display indicates first residential site set up to four improvements.

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PROPERTY JJ: 1677 WESTERN AVENUE, GUILDERLAND – SBL 52.14-1-7

This property is listed in municipal data as a commercial site, rendering the value of any residential deed restriction moot.



OWNERSHIP INFORMATION	PARCEL NO: 52,14-1-7											
BEST HOMES OF WESTMERE LL 1677 WESTERN AVE GUILDERLAND NY 12084-0000	Mail: 4 CLINTON SQ 13202-0000											
COUNTY: ALBANY	PHONE NUMBER:											
PROPERTY CLASS: 484 - ONE STORY SMALL STRUCTURE	CENSUS TRACT: 0146,08											
	SWIS_SBL: 01308905201400010070000000											
SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS			
(NUM) - 07/14/2014	\$ 265,000	07/28/2014	3106	958	Y	SPAULDING TOMMY	BEST HOMES OF WESTMERE LL	0	1			
(NUM) - 07/14/2000	\$ 160,000	08/08/2000	2661	1157	Y	TUCKER CHRISTINE	SPAULDING TOMMY AND MARY	0	1			
(NUM) - 08/23/1990	\$ 150,000	08/27/1990	2421	1157	Y	OVERBAUGH ROBERT C	TUCKER & DINOVA CHRISTINE E	0	1			
STRUCTURAL3 INFORMATION					LOT INFORMATION							
Overall Eff. Yr Built	1950				Lot Size Dim.:	51.00x150.00						
Overall Grade					Land SQFT	7,650						
Overall Condition	AVERAGE				Lot Size Acres	0,18						
Construction Type					Zoning	BNRP						
TAX INFORMATION					Nbhd Code	23						
SBL(Tax ID)#:	52,14-1-7				School District	013002 - GUILDERLAND SUPERIOR						
Assessed Value \$	198,000				Desirability	SUPERIOR						
Land Assesment \$	45,000				Water Front	N						
School Tax \$	3,386				Sewer	COMMERCIAL/PUBLIC						
County/Town Tax \$	723				Water	COMMERCIAL/PUBLIC						
City/Village Tax \$					Utilities	GAS/ELECTRIC						
Total Tax \$	4,109				Nbhd. Rating	UNKNOWN						
Full Tax Value \$	254,172				Nbhd. Type	UNKNOWN						
Equalization Rate	0,78				# Res. Sites	0						
Prior Tax ID#	1,139-8				# Comm. Sites	1						
Full Land Value \$	57,766				Swis Code	013089						
*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.												
Updated: 08/04/2023 10:41 pm												
BUILDING USAGE												
SMALL RETAIL TOTAL RENT SQ. FT.: 892												
BUILDING BREAKDOWN												
# IDENT.	BOECKH	YR.				GROSS	STORY		BSMT.	BSMT.		
BLDS.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SQ.FT.	STORIES	HEIGHT	AC% SPRINKLER%	ALARM%	TYPE	SQ.FT.
1	1 STY STORE	1,950	AVERAGE	NORMAL	126	892	1	8	100 0	0	UNKNOWN	777
IMPROVEMENTS :												
(1) 2-CAR GAR ATCHD, BUILT 1967, 624 SQFT												
Note: Display indicates first residential site and up to four improvements.												

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ANALYSIS 4: Appraisal of Residential Property as if Vacant Commercial Land:

This analysis establishes a price per acre using the combined acreage of the properties containing residential market value (11.85 acres), found in Column G of Table I: Summary of Value to Owners of Deed Restrictions and Right to Enforce on page 212, as if they were commercial properties. These parcels are being appraised in their current state as separate parcels, unassembled, and therefore discounted in the analysis to reflect diminished functionality as smaller, individual plots.

APPRAISAL METHODOLOGY

The appraiser has three approaches from which to select when appraising real estate for market value: cost, sales comparison and income capitalization. The inherent strengths of each approach and the nature of the Subject property must be evaluated to determine which will provide supportable estimates of market value. The appraiser then selects one or more of the appropriate approaches in arriving at a final value estimate.

The cost approach estimates market value by computing the current cost of replacing the property and subtracting any depreciation resulting from deterioration and obsolescence. The value of the land is then added to the depreciated value. The cost approach is most reliable for estimating the value of new properties.

The sales comparison approach estimates the value of a property by comparing it to similar properties sold on the open market. To obtain an estimate of value, the sales price of a comparable property must be adjusted to reflect any dissimilarity between it and the Subject.

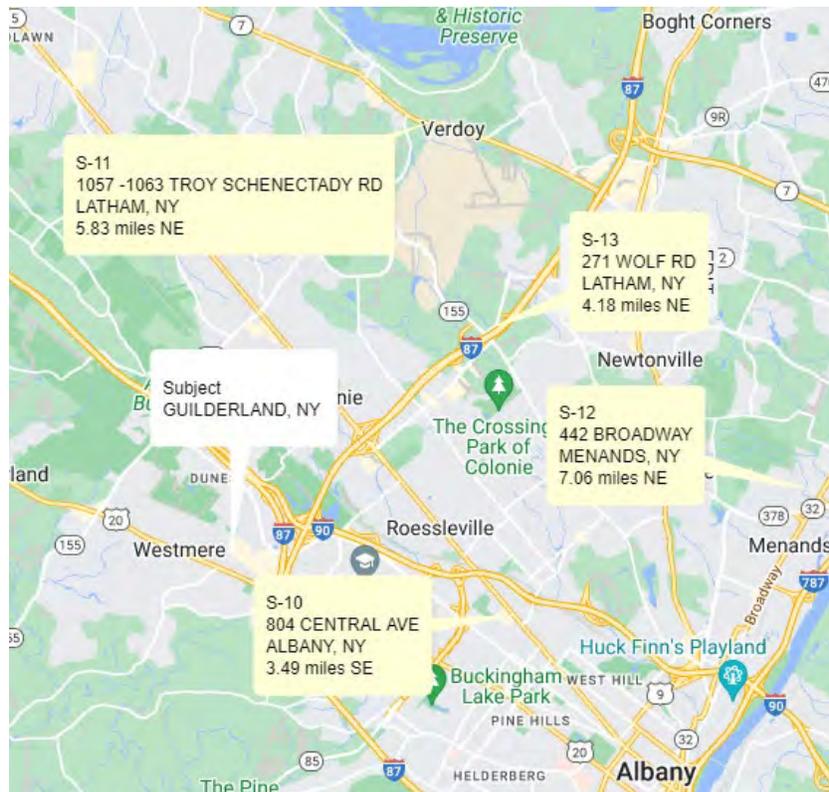
The income capitalization approach analyzes a property's ability to generate financial returns as an investment. The two methods used to estimate value via this approach include direct capitalization and a gross income multiplier method. If necessary, a reconciliation of a final estimate of value within this approach is provided.

The final step in the valuation process is the reconciliation of the value indications. Factors that are considered in assessing the reliability of each approach include the purpose of the appraisal, the nature of the Subject property, and the reliability of the data used. In the reconciliation, the applicability and supportability of each approach are considered, and the range of value indications is examined. The most weight is given to the approach that produces the most reliable solution and most reflects the criteria used by typical investors. Our experience with numerous buyers and sellers indicates that the procedures used in estimating market value by the sales comparison and income approaches are comparable to those investors who constitute the marketplace. For this reason, the sales comparison approach produces the most supportable value estimate, and is given the greatest weight in the valuation process. Due to the nature of this project, the cost and income approaches were also considered but not utilized.

SALES COMPARISON APPROACH

COMPARABLE SALES

Our selection of comparable sales is based upon a comprehensive search for transactions of properties that are expected to be similar to the subject properties. We searched for sales of comparable properties in the subject's neighborhood. From these reviewed sales, we have chosen four primary transactions for further review and consideration in the development of an indication of value via this approach. These properties have structures on site, but it is our determination they were purchased for the value in the land and potential redevelopment, similar to the Subject.



Map of Comparables

S-10: 804 CENTRAL AVENUE, ALBANY, NY 12206 – \$328,720 per acre 2 parcels included in sale for total 5.78 acres; 225.22 feet of frontage on Central Ave.



TRANSACTION DETAILS

Sale Date	Sep 8, 2022
Sale Price	\$1,900,000
Sale Type	Investment
Document #	00000022497
Price Status	Confirmed
Comp Status	Research Complete
Comp ID	6191700

TRANSACTION NOTES

On 9/8/22, 808 Central Avenue Llc sold the property in Albany County, NY to 1741-1751 State Street Llc for \$1.9 million or \$328,719.72 per acre. The subject property includes two parcels equalling 5.78 acres at 804 Central Ave in Albany, NY 12206.

NAI Platform represented the seller, while RedMark Realty represented the buyer on the deal. The property is currently operating as American Auto & Plate Glass, but the business is closing, citing in an article by Michael DiMassi, that they have suffered since the pandemic.

This comparable was gathered from public record and was dual confirmed by the brokers on both sides.

LAND

Land Acres	5.78 AC
Zoning	R1B
Parcels	010100-053-083-0001-009-002-0000, 01
Topography	Level
Current Use	Industrial Building
Dimensions	Irregular
Proposed Use	Commercial, Retail
Off Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
On Sites	Previously developed lot
No. of Lots	2
Approvals	Approved Plan
Land SF	251,777 SF

BUYER & SELLER CONTACT INFO

Recorded Buyer	1741-1751 State Street Llc
True Buyer	H & V Collision Center Vartan Jerian (518) 273-1834 (p)
Buyer Type	Private Equity
Buyer Broker	RedMark Realty (518) 952-7500 (p)



Recorded Seller	808 Central Avenue Llc
True Seller	808 Central Avenue, LLC Ronald Abbott (518) 889-9640 (p)
Seller Type	Private Equity
Listing Broker	NAI Platform (518) 485-1400 (p)







OWNERSHIP INFORMATION					PARCEL NO: 53.83-1-11				
1741-1751 STATE STREET, LLC 804 CENTRAL AVE ALBANY NY 12206-0000					Mail: BOX 1658 ALBANY NY 12181-0000				
COUNTY: ALBANY					PHONE NUMBER:				
PROPERTY CLASS: 430 - MOTOR VEHICLE SERVICES					CENSUS TRACT: 0003.00				
					SWIS_SBL: 01010005308300010110000000				

SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS
{NUM} - 09/08/2022	\$ 1,900,000	09/27/2022	2022	22497	Y	808 CENTRAL AVENUE, LLC	1741-1751 STATE STREET, LLC	0	2
{NUM} - 05/15/2003	\$ 0	05/15/2003	2735	963	N	ABBOTT RONALD	808 CENTRAL AVE LLC	0	1

STRUCTURAL3 INFORMATION					LOT INFORMATION				
Overall Eff. Yr Built 1974					Lot Size Dim.: 206.12x306.00				
Overall Grade					Land SQFT 63,036				
Overall Condition AVERAGE					Lot Size Acres 1.45				
Construction Type					Zoning R1B				
TAX INFORMATION					Nbhd Code 23123				
SBL(Tax ID)#: 53.83-1-11					School District 010100 - ALBANY				
Assessed Value \$ 580,400					Desirability SUPERIOR				
Land Assesment \$ 160,700					Water Front N				
School Tax \$ 1,219					Sewer COMMERCIAL/PUBLIC				
County/Town Tax \$ 10,349					Water COMMERCIAL/PUBLIC				
City/Village Tax \$					Utilities GAS/ELECTRIC				
Total Tax \$ 11,568					Nbhd. Rating UNKNOWN				
Full Tax Value \$ 580,400					Nbhd. Type UNKNOWN				
Equalization Rate 1.00					# Res. Sites 0				
Prior Tax ID# 1.-6803-81					# Comm. Sites 1				
Full Land Value \$ 160,700					Swis Code 010100				

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:08/11/2023 1:51 pm

BUILDING USAGE											
BODY SHOP TOTAL RENT SQ. FT.: 13722 UNIT TYPE: BAYS UNITS: 10											
BUILDING BREAKDOWN											
# IDENT.	BOECKH	YR.				GROSS	STORY		BSMT.	BSMT.	
BLDS.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SQ.FT.	HEIGHT	AC%	SPRINKLER%	ALARM%	SQ.FT.
1	SERVICE STA	1,974	AVERAGE	NORMAL	666	13,722	1 12	0 0	0	UNKNOWN	0

IMPROVEMENTS :									
(1) PAVNG-ASPHLT, BUILT 1974, 0 SQFT, CONDITION NORMAL									
(1) FENCE-CHN LK, BUILT 1974, 0 SQFT, CONDITION NORMAL									

Note: Display indicates first residential site and up to four improvements.

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OWNERSHIP INFORMATION 808 CENTRAL AVE LLC 812 CENTRAL AVE ALBANY NY 12206-1507	PARCEL NO: 53.83-1-9.2 Mail: 808 CENTRAL AVE ALBANY NY 12206-1507 PHONE NUMBER: CENSUS TRACT: 0003.00
COUNTY: ALBANY PROPERTY CLASS: 330 - VACANT LAND LOCATED IN COMMERCIAL AREAS	
SALE INFORMATION	Sale Date Price \$ Deed Date Arms Length Libre Page # Total Parcels Seller Buyer Personal Property
PRIOR SALES	PRICE DATE ARMS LENGTH SELLER BUYER
No sale history in database for this parcel.	
STRUCTURAL INFORMATION	LOT INFORMATION TAX INFORMATION
Square Feet 0 Sqft. 1st Floor Sqft. 2nd Floor Fin. Basement Sqft. Year Built 0 Bldg Style UNKNOWN # Units # Stories 0.00 # Baths 0 # Bedrooms 0 # Fireplaces # Kitchens Garage Type Garage Bays Cooling Detail Heat Type Exterior Condition Basement Type	Lot Size Dim.: 60.00x300.00 Land SQFT Lot Size Acres 0.00 Zoning C2 Nbhd Code 23123 School District 010100 - ALBANY Desirability Water Front N Sewer COMMERCIAL/PUBLIC Water COMMERCIAL/PUBLIC Utilities GAS/ELECTRIC Nbhd. Rating UNKNOWN Nbhd. Type UNKNOWN # Res. Sites 0 # Comm. Sites 1 Swis Code 010100 Tax ID# 53.83-1-9.2 Assessed Value \$ 190,800 Land Assesment \$ 190,800 School Tax \$ 401 County/Town Tax \$ 3,402 City/Village Tax \$ Total Tax \$ 3,803 Full Tax Value \$ 190,800 Equalization Rate 1.00 Prior Tax ID# Full Land Value \$ 190,800 *The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector. Updated:08/11/2023 1:51 pm
EXEMPTIONS:	
IMPROVEMENTS:	
Note: Display indicates first residential site and up to four improvements.	

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S-11: 1057-1063 TROY SCHENECTADY ROAD, LATHAM, NY 12110 – \$387,587 per acre 2 parcels included in sale for total 2.58 acres; 237.57 feet of frontage on Troy-Schenectady Rd.

1057-1063 Troy Schenectady Rd

Latham, NY 12110 - E Outer Albany County Submarket



TRANSACTION DETAILS

Sale Date	Dec 29, 2021
Sale Price	\$1,000,000
Sale Type	Investment
Document #	00000000889
Price Status	Confirmed
Comp Status	Research Complete
Comp ID	5893252

TRANSACTION NOTES

On 12/29/21, Fallon Realty Llc sold the property in Albany County, NY to 1111 Troy-schenectady Road Llc for \$1 million or \$387596.90 per acre.

The subject property is a 2.58 acre parcel of land located at 1057-1063 Troy Schenectady Rd in Latham, NY 12110.

This comparable was confirmed by a representative of the seller.

LAND

Land Acres	2.58 AC
Zoning	GC
Parcels	012689-008-003-0001-049-021-0000, 0126
Proposed Use	Commercial
Off Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
Land SF	112,385 SF

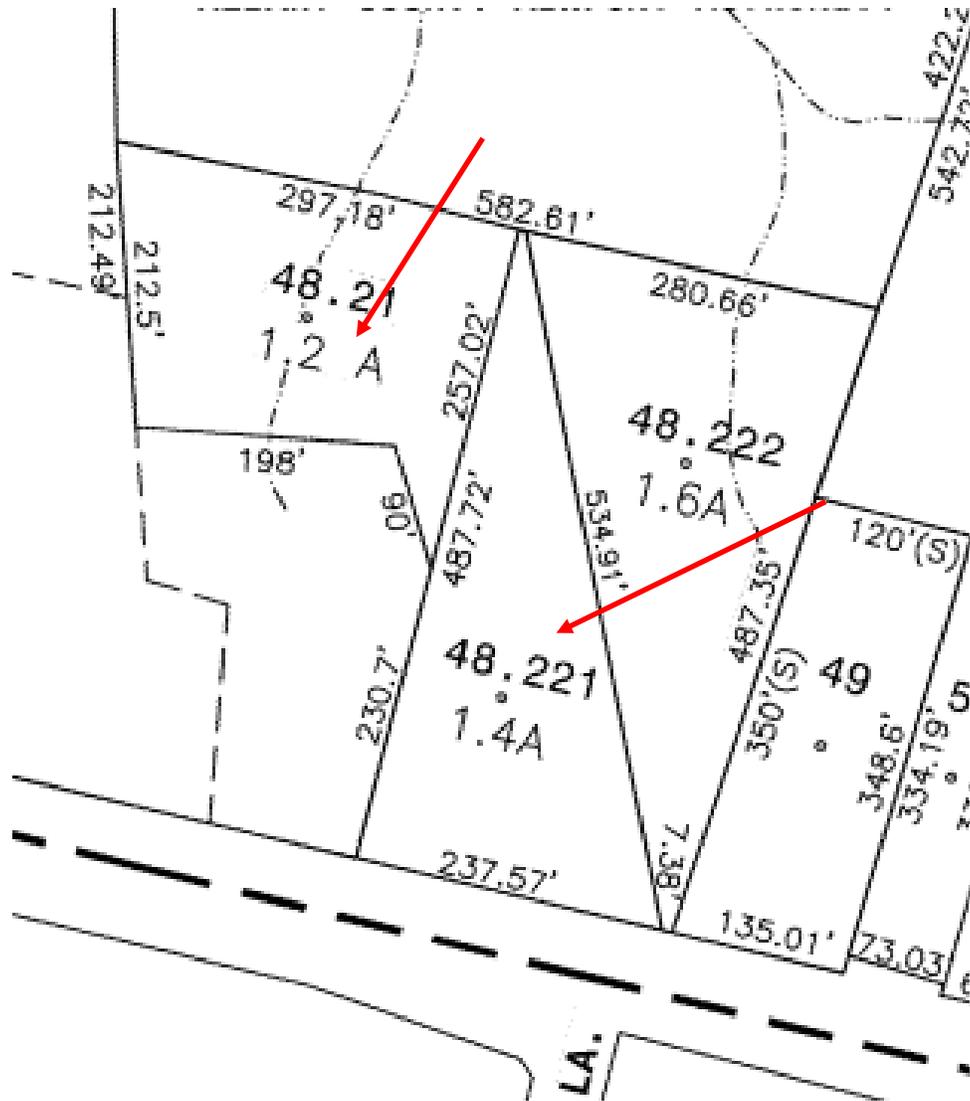
BUYER & SELLER CONTACT INFO

Recorded Buyer	1111 Troy-schenectady Road Llc
True Buyer	Keeler Motor Car Co. Alexander Keeler (866) 251-1395 (p)
	
Buyer Type	Institutional
Buyer Broker	No Buyer Broker on Deal

Recorded Seller	Fallon Realty Llc
True Seller	Fallon Wellness Pharmacy Peter Fallon (518) 220-2006 (p)
Seller Type	Private Equity
Listing Broker	No Listing Broker on Deal

INCOME & EXPENSES

Expenses	2021	Per AC
Operating Expenses	-	-
Taxes	\$27,989	\$10,848.59
Total Expenses	\$27,989	\$10,848.59





OWNERSHIP INFORMATION		PARCEL NO: 8.3-1-48.221	
1111 TROY SCHENECTADY ROAD, LLC 1057 TROY SCHDY RD COLONIE NY 12104-0000		Mail: 1111 TROY SCHENECTADY RD LATHAM NY 12110-1002	
COUNTY: ALBANY		PHONE NUMBER:	
PROPERTY CLASS: 484 - ONE STORY SMALL STRUCTURE		CENSUS TRACT: SWIS_SBL: 01268900800300010482210000	

SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS
{NUM} - 12/30/2021	\$ 1,000,000	01/07/2022	2022	689	Y	FALLON REALTY LLC	1111 TROY SCHENECTADY ROAD, LLC	0	2
{NUM} - 04/21/2006	\$ 360,000	05/08/2006	2843	355	N	FALLON REALTY	ALBANY COUNTY AIRPORT & A UTHORITY	0	1
{NUM} - 10/17/2005	\$ 729,000	10/19/2005	2820	440	N	ZAPOLSKI ROBERT J, JUDITH C	FALLON REALTY LLC	0	1

STRUCTURAL3 INFORMATION		LOT INFORMATION	
Overall Eff. Yr Built	0	Lot Size Dim.:	0.00x0.00
Overall Grade		Land SQFT	
Overall Condition		Lot Size Acres	1.36
Construction Type		Zoning	13
TAX INFORMATION		Nbhd Code	771
SBL(Tax ID)#:	8.3-1-48.221	School District	012605 - NORTH COLONIE
Assessed Value \$	367,000	Desirability	
Land Assesment \$	167,000	Water Front	N
School Tax \$		Sewer	COMMERCIAL/PUBLIC
County/Town Tax \$	3,578	Water	COMMERCIAL/PUBLIC
City/Village Tax \$		Utilities	GAS/ELECTRIC
Total Tax \$	3,578	Nbhd. Rating	UNKNOWN
Full Tax Value \$	571,206	Nbhd. Type	UNKNOWN
Equalization Rate	0.64	# Res. Sites	0
Prior Tax ID#		# Comm. Sites	1
Full Land Value \$	259,922	Swis Code	012689

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:08/11/2023 12:24 pm

BUILDING USAGE
SMALL RETAIL TOTAL RENT SQ. FT.: 4008
NON-CONTRIB TOTAL RENT SQ. FT.: 1140

BUILDING BREAKDOWN													
# IDENT. BLDGS.	BOECKH MODEL	YR. BUILT	QUALITY	CONDITION	PERIMETER	GROSS SQ.FT.	STORIES	STORY HEIGHT	AC%	SPRINKLER%	ALARM%	BSMT. TYPE	BSMT. SQ.FT.
1	2 STY STORE	1,983		NORMAL	412	4,008	2	10	100	0	100	SLAB/PIER	1,140

IMPROVEMENTS :
(9) FLDLT-INCAND, BUILT 1983, 200.00 SQFT, CONDITION NORMAL
(1) PAVNG-ASPHLT, BUILT 1983, 0 SQFT, CONDITION NORMAL
Note: Display indicates first residential site and up to four improvements.

OWNERSHIP INFORMATION						PARCEL NO: 8.3-1-48.21				
FALLON REALTY LLC 1063 TROY SCHDY RD COLONIE NY 00000-0000						Mail: 1111 TROY SCHDY RD 12110-0000				
COUNTY: ALBANY						PHONE NUMBER:				
PROPERTY CLASS: 330 - VACANT LAND LOCATED IN COMMERCIAL AREAS						CENSUS TRACT: SWIS_SBL: 01268900800300010480210000				
SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS	
{NUM} - 10/17/2005	\$ 81,000	10/19/2005	2820	350	N	ZAPOLSKI ROBERT J,JUDITH C	FALLON REALTY LLC	0	1	
STRUCTURAL3 INFORMATION						LOT INFORMATION				
Overall Eff. Yr Built 0						Lot Size Dim.: 0.00x0.00				
Overall Grade						Land SQFT 53,143				
Overall Condition						Lot Size Acres 1.22				
Construction Type						Zoning 12				
TAX INFORMATION						Nbhd Code 771				
SBL(Tax ID)#: 8.3-1-48.21						School District 012605 - NORTH COLONIE				
Assessed Value \$ 50,000						Desirability TYPICAL				
Land Assesment \$ 50,000						Water Front N				
School Tax \$						Sewer NONE				
County/Town Tax \$ 488						Water NONE				
City/Village Tax \$						Utilities NONE				
Total Tax \$ 488						Nbhd. Rating UNKNOWN				
Full Tax Value \$ 77,821						Nbhd. Type UNKNOWN				
Equalization Rate 0.64						# Res. Sites 0				
Prior Tax ID# C-30-91.3						# Comm. Sites 1				
Full Land Value \$ 77,821						Swis Code 012689				
*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.										
Updated:08/11/2023 12:24 pm										
BUILDING USAGE										
USE AS: NON-CONTRIB										
BUILDING BREAKDOWN										
# IDENT.	BOECKH	YR.			GROSS	STORY		BSMT.	BSMT.	
BLDS.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SQ.FT.	STORIES	HEIGHT	AC% SPRINKLER% ALARM% TYPE	SQ.FT.
UNKNOWN										
IMPROVEMENTS :										
Note: Display indicates first residential site and up to four improvements.										

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S-12: 442-444 BROADWAY, MENANDS, NY 12204 – \$437,500 per acre - 319.34 feet of frontage on Broadway.



TRANSACTION DETAILS

Sale Date	Sep 30, 2021
Sale Price	\$2,100,000
Price/SF	\$36.02
Leased at Sale	38.3%
Hold Period	35 Months
Sale Type	Investment
Price Status	Confirmed
Comp Status	Research Complete
Comp ID	5710144

BUILDING

Type	3 Star Retail Fast Food (Neighborhood Center)
Location	Suburban
GLA	58,300 SF
Floors	1
Typical Floor	58,300 SF
Class	B
Construction	Masonry
Year Built	1960
Tenancy	Multi
Owner Occup	No
Sprinklers	Wet
Number of Tenants At Sale	1
	Broadway Business Dist

LAND

Land Acres	4.80 AC
Bldg FAR	0.28
Zoning	Broadway Business Dist
Parcels	012803-044-018-0002-015-000-0000
Land SF	209,088 SF

BUYER & SELLER CONTACT INFO

Recorded Buyer	Niko Ventures
True Buyer	Form Fitness Sassan Golafshan (850) 322-3676 (p)
	
Buyer Type	Private Equity
Buyer Broker	MJ Dreamworks, LLC (518) 522-5327 (p)

Recorded Seller	Menands Realty LLC
True Seller	Namdar Realty Group Gil Loloi (518) 773-0010 (p)
	
Listing Broker	Hanna Commercial Real Estate (518) 489-1000 (p)
	



OWNERSHIP INFORMATION		PARCEL NO: 44.18-2-15	
NIKO VENUTRES, LLC 442 BROADWAY MENANDS NY 12204-0000		Mail: 240 BROADWAY MENANDS NY 12204-2716	
COUNTY: ALBANY		PHONE NUMBER:	
PROPERTY CLASS: 452 - AREA OF NEIGHBORHOOD SHOPPING CENTERS		CENSUS TRACT: 0136.02	
		SWIS_SBL: 01260304401800020150000000	

SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS
{NUM} - 09/30/2021	\$ 2,100,000	10/05/2021	2021	30231	Y	MENANDS REATY LLC	NIKO VENUTRES, LLC	0	1
{NUM} - 10/12/2018	\$ 650,000	10/16/2018	2018	23067	N	PO WAH REALTY CO., INC.	MENANDS REALTY LLC	0	1
{NUM} - 01/03/2006	\$ 5,100,000	01/31/2006	2833	114	N	S/G BROADWAY/MENANDS, L.L.C.	PO WAH REALTY CO., INC.	0	1
{NUM} - 10/25/1995	\$ 1,700,000	10/30/1995	2544	399	Y	L.P. MIF REALTY	L.L.C S/G BROADWAY/MENANDS	0	1
{NUM} - 11/18/1994	\$ 1	07/19/1995	2537	860	N	% ASSOCIATES LIMITED PARTNERSH	MIF REALTY LD	0	1

STRUCTURAL3 INFORMATION		LOT INFORMATION	
Overall Eff. Yr Built	1970	Lot Size Dim.:	0.00x0.00
Overall Grade		Land SQFT	207,346
Overall Condition	AVERAGE	Lot Size Acres	4.76
Construction Type		Zoning	83
TAX INFORMATION		Nbhd Code	173
SBL(Tax ID)#:	44.18-2-15	School District	012615 - MENANDS
Assessed Value \$	915,000	Desirability	SUPERIOR
Land Assesment \$	404,600	Water Front	N
School Tax \$		Sewer	COMMERCIAL/PUBLIC
County/Town Tax \$	19,110	Water	COMMERCIAL/PUBLIC
City/Village Tax \$		Utilities	GAS/ELECTRIC
Total Tax \$	19,110	Nbhd. Rating	UNKNOWN
Full Tax Value \$	1,424,124	Nbhd. Type	UNKNOWN
Equalization Rate	0.64	# Res. Sites	0
Prior Tax ID#	N-4-60	# Comm. Sites	1
Full Land Value \$	629,727	Swis Code	012603

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Updated:08/11/2023 1:51 pm

BUILDING USAGE
NBHD CENTER TOTAL RENT SQ. FT.: 55108

BUILDING BREAKDOWN													
# IDENT.	BOECKH	YR.	QUALITY	CONDITION	PERIMETER	GROSS SQ.FT.	STORY	STORY HEIGHT	AC%	SPRINKLER%	ALARM%	BSMT. TYPE	BSMT. SQ.FT.
1	SHOPPING CTR	1,970	AVERAGE	NORMAL	1058	44,768	1	12	100	100	100	UNKNOWN	0
1	1 STY STORE	1,996	AVERAGE	NORMAL	408	10,340	1	20	100	0	100	UNKNOWN	0

IMPROVEMENTS :
(1) PAVNG-ASPHLT, BUILT 1970, 0 SQFT, CONDITION NORMAL
(1) COLD STOR RM, BUILT 1970, 0 SQFT, CONDITION NORMAL
(1) COLD STOR RM, BUILT 1970, 0 SQFT, CONDITION NORMAL
(1) COLD STOR RM, BUILT 1970, 0 SQFT, CONDITION NORMAL
(1) COLD STOR RM, BUILT 1970, 0 SQFT, CONDITION NORMAL
(1) SIGN-DBL WD, BUILT 2007, 48.00 SQFT, CONDITION NORMAL
(6) FLDLT-INCAND, BUILT 1970, 100.00 SQFT, CONDITION NORMAL
(2) STRLT-INCAND, BUILT 1970, 30.00 SQFT, CONDITION NORMAL
(1) CANPY-COM ST, BUILT 1970, 2500.00 SQFT, CONDITION NORMAL

S-13: 271 WOLF ROAD, LATHAM, NY 12110 – \$460,000 per acre - 5 parcels included in sale for 5.2 acres total. 761.92 feet of frontage on Wolf Rd.

271 Wolf Rd

Latham, NY 12110 - E Outer Albany County Submarket



TRANSACTION DETAILS

Sale Date	Dec 23, 2021
Sale Price	\$2,300,000
Sale Type	Investment
Price Status	Confirmed
Comp Status	Research Complete
Comp ID	5817881

TRANSACTION NOTES

On 12/23/2021, 271 Wolf Road Associates LLC sold the 5.2 acres located at 271 Wolf Rd in Latham, NY to DeNooyer Chevrolet for \$2.3 million.

DeNooyer Chevrolet owns a nearby dealership at 127 Wolf Road and plans to use this land for access storage of the vehicles.

The listing broker and buyer broker confirmed the details for this comparable.

LAND

Land Acres	5.20 AC
Zoning	17
Parcels	012889-030-000-0004-022-000-0000, 01288
Proposed Use	Auto Dealership
Land SF	226,512 SF

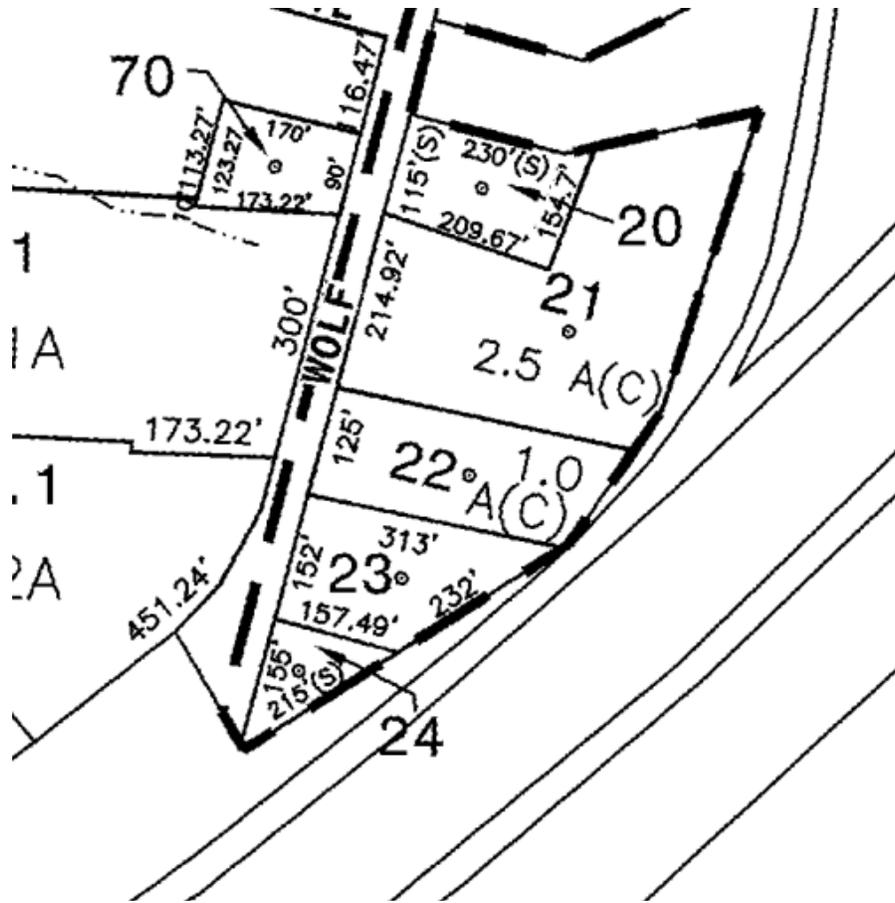
BUYER & SELLER CONTACT INFO

True Buyer	DeNooyer Chevrolet Joel DeNooyer (518) 458-7700 (p)
 CHEVROLET	
Buyer Type	Institutional
Buyer Broker	Carrow Real Estate Services (518) 462-7491 (p)
	

Recorded Seller	271 WOLF ROAD ASSOCIATES LLC
True Seller	Paul Joseph Wertheim Paul Wertheim (860) 508-8108 (p)
Seller Type	Private Equity
Listing Broker	NAI Platform (518) 465-1400 (p)
	

INCOME & EXPENSES

Expenses	2021	Per AC
Operating Expenses	-	-
Taxes	\$18,959	\$3,645.95
Total Expenses	\$18,959	\$3,645.95



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OWNERSHIP INFORMATION				PARCEL NO: 30.-4-20			
HOFFMAN BROTHERS REALTY L 277 WOLF RD COLONIE NY 00000-0000				Mail: 127 WOLF RD ALBANY NY 12205-1152			
COUNTRY: ALBANY				PHONE NUMBER:			
PROPERTY CLASS: 331 - COMMERCIAL VACANT WITH MINOR IMPROVEMENTS				CENSUS TRACT: 0137.03			
				SWIS_SBL: 01268903000000040200000000			

SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS
(NUM) - 05/29/2014	\$ 308,672	05/30/2014	3100	843	Y	COUNTY EXCAVATION INC.	HOFFMAN BROTHERS REALTY L	0	1

STRUCTURAL3 INFORMATION				LOT INFORMATION			
Overall Eff. Yr Built	1968			Lot Size Dim.:	0.00x0.00		
Overall Grade				Land SQFT	30,928		
Overall Condition	FAIR			Lot Size Acres	0.71		
Construction Type				Zoning	17		

TAX INFORMATION			
SBL(Tax ID)#:	30.-4-20		
Assessed Value \$	215,000		
Land Assessment \$	53,300		
School Tax \$			
County/Town Tax \$	2,096		
City/Village Tax \$			
Total Tax \$	2,096		
Full Tax Value \$	334,630		
Equalization Rate	0.64		
Prior Tax ID#	C-75-41		
Full Land Value \$	82,957		

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Updated:08/11/2023 1:51 pm

BUILDING USAGE	
DSTR WRHOUSE TOTAL RENT SQ. FT.: 6120	

BUILDING BREAKDOWN													
#	IDENT.	BOECKH	YR.		GROSS	STORY		BSMT.	BSMT.				
BLDS.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SQ.FT.	STORIES	HEIGHT	AC%	SPRINKLER%	ALARM%	TYPE	SQ.FT.
1	1S	WAREHOUSE	1,968	AVERAGE	FAIR	324	6,120	1	18			UNKNOWN	

IMPROVEMENTS :	
(5) FLDLT-MERCURY, BUILT 1968, 500.00 SQFT, CONDITION NORMAL	
(1) PAVNG-ASPHLT, BUILT 1968, 0 SQFT, CONDITION NORMAL	

Note: Display indicates first residential site and up to four improvements.

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OWNERSHIP INFORMATION

DENOYER REALTY CORP.
271 WOLF RD
COLONIE NY 12110-4807

COUNTY: ALBANY
PROPERTY CLASS: 447 - TRUCKING TERMINALS

PARCEL NO: 30.-4-21

Mail: 127 WOLF RD
ALBANY NY 12205-1152

PHONE NUMBER:

CENSUS TRACT: 0137.03
SWIS_SBL: 0126890300000004021000000

SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS
{NUM} - 12/22/2021	\$ 2,300,000	01/05/2022	2022	402	Y	271 WOLF ROAD ASSOCIATES LLC	DENOYER REALTY CORP.	0	5
{NUM} - 09/23/2015	\$ 1,765,500	09/23/2015	3149	1146	Y	HOFFMAN BROTHERS REALTY LLC	271 WOLF ROAD ASSOCIATES LLC	0	5
{NUM} - 05/29/2014	\$ 477,795	05/30/2014	3100	852	Y	COUNTY EXCAVATION INC.	HOFFMAN BROTHERS REALTY L	0	1

STRUCTURAL3 INFORMATION

Overall Eff. Yr Built 0
Overall Grade
Overall Condition
Construction Type

LOT INFORMATION

Lot Size Dim.: 0.00x0.00
Land SQFT 108,900
Lot Size Acres 2.50
Zoning 17
Nbhd Code 771
School District 012605 - NORTH COLONIE
Desirability TYPICAL
Water Front N
Sewer COMMERCIAL/PUBLIC
Water COMMERCIAL/PUBLIC
Utilities GAS/ELECTRIC
Nbhd. Rating UNKNOWN
Nbhd. Type UNKNOWN
Res. Sites 0
Comm. Sites 1
Swis Code 012689

TAX INFORMATION

SBL(Tax ID)#: 30.-4-21
Assessed Value \$ 332,800
Land Assesment \$ 326,500
School Tax \$
County/Town Tax \$ 3,245
City/Village Tax \$
Total Tax \$ 3,245
Full Tax Value \$ 517,976
Equalization Rate 0.64
Prior Tax ID# C-20-95
Full Land Value \$ 508,171

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:08/11/2023 1:51 pm

BUILDING USAGE

DSTR WRHOUSE | TOTAL RENT SQ. FT.: 6120

BUILDING BREAKDOWN

# IDENT.	BOECKH	YR.				GROSS	STORY			BSMT.	BSMT.		
BLDS.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SQ.FT.	STORIES	HEIGHT	AC%	SPRINKLER%	ALARM%	TYPE	SQ.FT.
1		1,988	FAIR		324	6,120	1	18	0	0	0	UNKNOWN	0

IMPROVEMENTS :

- (1) FENCE-CHN LK, BUILT 1980, 0 SQFT, CONDITION NORMAL
- (1) PAVNG-ASPHLT, BUILT 1968, 0 SQFT, CONDITION NORMAL
- (5) FLDLT-MERCURY, BUILT 2015, 100.00 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

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OWNERSHIP INFORMATION HOFFMAN BROTHERS REALTY L 271 WOLF RD COLONIE NY 00000-0000	PARCEL NO: 30.-4-22 Mail: 127 WOLF RD ALBANY NY 12205-1152 PHONE NUMBER:												
COUNTY: ALBANY PROPERTY CLASS: 449 - OTHER STORAGE, WAREHOUSE AND DISTRIBUTION FA	CENSUS TRACT: 0137.03 SWIS_SBL: 0126890300000004022000000												
SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP.	# PARCELS				
{NUM} - 05/29/2014	\$ 387,634	05/30/2014	3100	846	Y	COUNTY EXCAVATION INC.	HOFFMAN BROTHERS REALTY L	0	1				
STRUCTURAL3 INFORMATION					LOT INFORMATION								
Overall Eff. Yr Built 1954					Lot Size Dim.: 0.00x0.00								
Overall Grade					Land SQFT 43,560								
Overall Condition AVERAGE					Lot Size Acres 1.00								
Construction Type					Zoning 17								
TAX INFORMATION					Nbhd Code 771								
SBL(Tax ID)#: 30.-4-22					School District 012605 - NORTH COLONIE								
Assessed Value \$ 270,000					Desirability TYPICAL								
Land Assesment \$ 75,000					Water Front N								
School Tax \$					Sewer COMMERCIAL/PUBLIC								
County/Town Tax \$ 2,633					Water COMMERCIAL/PUBLIC								
City/Village Tax \$					Utilities GAS/ELECTRIC								
Total Tax \$ 2,633					Nbhd. Rating UNKNOWN								
Full Tax Value \$ 420,233					Nbhd. Type UNKNOWN								
Equalization Rate 0.64					# Res. Sites 0								
Prior Tax ID# C-39-14					# Comm. Sites 1								
Full Land Value \$ 116,731					Swis Code 012689								
*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.													
Updated:08/11/2023 1:51 pm													
BUILDING USAGE													
DSTR WRHOUSE TOTAL RENT SQ. FT.: 7600													
BUILDING BREAKDOWN													
# IDENT.	BOECKH	YR.				GROSS	STORY		BSMT.	BSMT.			
BLDS.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SQ.FT.	STORIES	HEIGHT	AC%	SPRINKLER%	ALARM%	TYPE	SQ.FT.
1	1S WAREHOUSE	1,954	AVERAGE	NORMAL	400	7,600	1	15	10	0	0	UNKNOWN	0
IMPROVEMENTS :													
(3) FLDLT-INCAND, BUILT 1954, 250.00 SQFT, CONDITION NORMAL													
(1) PAVNG-CONCR, BUILT 1954, 0 SQFT, CONDITION NORMAL													
Note: Display indicates first residential site and up to four improvements.													



OWNERSHIP INFORMATION					PARCEL NO: 30.-4-23				
HOFFMAN BROTHERS REALTY L 267 WOLF RD COLONIE NY 00000-0000					Mail: 127 WOLF RD ALBANY NY 12205-1152				
COUNTY: ALBANY					PHONE NUMBER:				
PROPERTY CLASS: 484 - ONE STORY SMALL STRUCTURE					CENSUS TRACT: 0137.03				
					SWIS_SBL: 01268903000000040230000000				

SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS
{NUM} - 05/29/2014	\$ 303,359	05/30/2014	3100	849	Y	COUNTY EXCAVATION INC.	HOFFMAN BROTHERS REALTY L	0	1

STRUCTURAL3 INFORMATION					LOT INFORMATION				
Overall Eff. Yr Built 1953					Lot Size Dim.: 0.00x0.00				
Overall Grade					Land SQFT 34,848				
Overall Condition GOOD					Lot Size Acres 0.80				
Construction Type					Zoning 17				
TAX INFORMATION					Nbhd Code 771				
SBL(Tax ID)#: 30.-4-23					School District 012605 - NORTH COLONIE				
Assessed Value \$ 211,300					Desirability TYPICAL				
Land Assesment \$ 45,000					Water Front N				
School Tax \$					Sewer COMMERCIAL/PUBLIC				
County/Town Tax \$ 2,060					Water COMMERCIAL/PUBLIC				
City/Village Tax \$					Utilities GAS/ELECTRIC				
Total Tax \$ 2,060					Nbhd. Rating UNKNOWN				
Full Tax Value \$ 328,871					Nbhd. Type UNKNOWN				
Equalization Rate 0.64					# Res. Sites 0				
Prior Tax ID# C-20-94					# Comm. Sites 1				
Full Land Value \$ 70,038					Swis Code 012689				

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:08/11/2023 1:51 pm

BUILDING USAGE													
NON-CONTRIB TOTAL RENT SQ. FT.: 940													
WALK-UP OFF TOTAL RENT SQ. FT.: 2169													
BUILDING BREAKDOWN													
# IDENT.	BOECKH	YR.			GROSS	STORY		BSMT.		BSMT.			
BLDS.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SQ.FT.	STORIES	HEIGHT	AC%	SPRINKLER%	ALARM%	TYPE	SQ.FT.
1	1 STY OFFICE	1,953	AVERAGE	NORMAL	282	2,169	2	8	100	0	0	SLAB/PIER	940

IMPROVEMENTS :									
(1) PORCH-ENCLSD, BUILT 1953, 49.00 SQFT, CONDITION NORMAL									
(1) GAR-1.0 DET, BUILT 1953, 704.00 SQFT, CONDITION NORMAL									
(1) PAVNG-CONCR, BUILT 1960, 0 SQFT, CONDITION NORMAL									
(1) PAVNG-ASPHLT, BUILT 1960, 0 SQFT, CONDITION NORMAL									

Note: Display indicates first residential site and up to four improvements.

						OWNERSHIP INFORMATION					PARCEL NO: 30.-4-24				
HOFFMAN BROTHERS REALTY 265 WOLF RD COLONIE NY 12110-0000						Mail: 127 WOLF RD ALBANY NY 12205-1152					PHONE NUMBER:				
COUNTY: ALBANY						CENSUS TRACT: 0137.03					SWIS_SBL: 012689030000004024000000				
PROPERTY CLASS: 330 - VACANT LAND LOCATED IN COMMERCIAL AREAS															
SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS						
(NUM) - 05/30/2014	\$ 22,540	05/30/2014	3100	855	Y	LATHAM CONSTRUCTION CORPORATION	HOFFMAN BROTHERS REALTY	0	1						
STRUCTURAL3 INFORMATION						LOT INFORMATION									
Overall Eff. Yr Built 0						Lot Size Dim.: 0.00x0.00									
Overall Grade						Land SQFT 12,197									
Overall Condition						Lot Size Acres 0.28									
Construction Type						Zoning 17									
TAX INFORMATION						Nbhd Code 771									
SBL(Tax ID)#: 30.-4-24						School District 012605 - NORTH COLONIE									
Assessed Value \$ 15,700						Desirability INFERIOR									
Land Assesment \$ 15,700						Water Front N									
School Tax \$						Sewer COMMERCIAL/PUBLIC									
County/Town Tax \$ 153						Water COMMERCIAL/PUBLIC									
City/Village Tax \$						Utilities GAS/ELECTRIC									
Total Tax \$ 153						Nbhd. Rating UNKNOWN									
Full Tax Value \$ 24,435						Nbhd. Type UNKNOWN									
Equalization Rate 0.64						# Res. Sites 0									
Prior Tax ID# 9.9-9-9						# Comm. Sites 1									
Full Land Value \$ 24,435						Swis Code 012689									
*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.															
Updated:08/11/2023 1:51 pm															
BUILDING USAGE															
USE AS: NON-CONTRIB															
BUILDING BREAKDOWN															
# IDENT.	BOECKH	YR.				GROSS	STORY			BSMT.	BSMT.				
BLDS.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SQ.FT.	STORIES	HEIGHT	AC%	SPRINKLER%	ALARM%	TYPE	SQ.FT.		
													UNKNOWN		
IMPROVEMENTS :															
Note: Display indicates first residential site and up to four improvements.															

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LAND SALES ADJUSTMENT GRID/VALUE INDICATION SUMMARY

Elements of Comparisc	Subject	S-10	S-11	S-12	S-13
Sale Price		\$1,900,000	\$1,000,000	\$2,100,000	\$2,300,000
Land Size (acres)	11.85	5.78	2.58	4.80	5.20
Price Per Acre		328,720	387,597	437,500	442,308
Topography	Generally Level	Generally Level	Generally Level	Generally Level	Generally Level
Shape	Irregular	Irregular	Irregular	Irregular	Irregular
Utilities to Site	E	E, G, S, W			
Functional Utility/Access	Unassmbld Commll/High Vis	Commercial/High Vis	Commercial/High Vis	Commercial/High Vis	Commercial/High Vis
Date of Sale	25-Apr-21	08-Sep-22	29-Dec-21	30-Sep-21	23-Dec-21
Adjustments for Transaction Characteristics (sq. ft.)					
Property Rights Conveye	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment		0.00%	0.00%	0.00%	0.00%
Adjusted Sale Price		\$328,720	\$387,597	\$437,500	\$442,308
Financing Terms	Market	Similar	Similar	Similar	Similar
Adjustment		0.00%	0.00%	0.00%	0.00%
Adjusted Sale Price		\$328,720	\$387,597	\$437,500	\$442,308
Conditions of Sale	Arm's Length	Typical	Typical	Typical	Typical
Adjustment		0.00%	0.00%	0.00%	0.00%
Adjusted Sale Price		\$328,720	\$387,597	\$437,500	\$442,308
Market Conditions/Date of Sale		Typical	Typical	Typical	Typical
Adjustment		0.00%	0.00%	0.00%	0.00%
Adjusted Sale Price		\$328,720	\$387,597	\$437,500	\$442,308
Adjustments for Property Characteristics					
Location		Similar	Similar	Similar	Superior
Adjustment		0.00%	0.00%	0.00%	-10.00%
Land Size (acre)		Smaller	Smaller	Smaller	Smaller
Adjustment		10.00%	15.00%	10.00%	10.00%
Topography		Similar	Similar	Similar	Similar
Adjustment		0.00%	0.00%	0.00%	0.00%
Shape		Similar	Similar	Similar	Similar
Adjustment		0.00%	0.00%	0.00%	0.00%
Utilities to Site		Similar	Similar	Similar	Similar
Adjustment		0.00%	0.00%	0.00%	0.00%
Functional Utility/Access		Superior	Superior	Superior	Superior
Adjustment		-20.00%	-20.00%	-20.00%	-20.00%
Net Adjustment-%		-10.00%	-5.00%	-10.00%	-20.00%
Net Adjustment-\$		-\$32,872	-\$19,380	-\$43,750	-\$88,462
Final Adjusted Unit Price					
		\$295,848	\$368,217	\$393,750	\$353,846
Indicated Range		\$295,848-\$393,750			
Median of Range		\$361,031.60			
Mean of Sales		\$352,915.24			
Conclusion of Value per acre		\$360,000.00			
Estimated Value	\$4,266,000				

TRANSACTION CHARACTERISTICS

The purpose of this assignment is the valuation of the Leased Fee interest in the subject properties. The property rights conveyed adjustment accounts for differences between the interest transferred for each of the comparable sales and that of the subject of the appraisal. As all transactions represented Leased Fee sales, no adjustment for property rights conveyed is deemed necessary.

The purpose of the market conditions adjustment is to account for significant changes in external economic conditions between the date of sale and the date of value. Therefore, this adjustment accounts for changes in tax laws, investor requirements, mortgage terms, and other factors which might affect real estate value. We did not identify a need for a time adjustment for the comparable sales.

The buyer's and/or seller's motivations may affect the price paid for a property. The conditions of sale adjustment reconciles any atypical aspects of the transaction, in conformance with the definition of market value. All transactions were considered to have normal conditions of sale.

The transaction price of a sale may be affected by the financing structure. When necessary, the financing terms adjustment converts extraordinary financing to market terms. All of the comparables were all cash to the seller. Therefore, no adjustments were made for financing terms.

PROPERTY CHARACTERISTICS

Various qualitative factors are illustrated under the property characteristics heading. Generally speaking, these comparable sales are located in markets with similar demand attributes. However, adjustments were applied on these factors:

EXPLANATION OF ADJUSTMENTS:

The relevant unit of comparison is on a price per acre basis. Adjustments are rounded to reflect reasonable market perceptions. No adjustments are required for Rights Conveyed, Financing Terms and Conditions of Sale. Adjustments are also not considered for Market Conditions considering the time frame of the sales.

Location:

Location adjustments are made to comparable sales to recognize perceived value differences in relation to neighborhood influences, and overall market demand. Sales 10-12 are located in prime Capital Region commercial locations, similar to the Subject, and no adjustments were required. Sale 13 contained a slightly superior location on Wolf Rd., and an adjustment was applied.

Land Size:

The "economy of scale" principle states that smaller properties tend to sell for more than larger units. The differential between Subject's and all sales' land sizes is large enough in our opinion to warrant upward adjustments.

Topography:

The Subject and all sales are level, and no adjustments were required.

Shape:

The Subject and all sales are irregularly shape and no adjustments were required.

Utilities to Site:

The Subject and all sales all have similar utilities to site and no adjustments were required.

Functional Utility/ Access Adjustment:

An adjustment was applied to reflect the superior functionality of the comparable sales over the unassembled subject lots.

Considering the above and evaluating adjustments allocated to various elements of comparison, it is our opinion the market reflects a unit value of \$360,000 per acre or \$4,266,000.

RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
<u>Approach Utilized</u>	<u>Value</u>
Cost Approach	N/A
Sales Comparison Approach	\$360,000 per acre \$4,266,000 total
Income Approach	N/A

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the amount of depreciation present in the property and lack of reliance on this method by market participants, the reliability of the cost approach is diminished. Therefore, the cost approach is not considered applicable to the subject.

In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered highly comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication but has been given secondary emphasis in the final value reconciliation.

The income capitalization approach is not applicable to the Subject.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
<u>Appraisal Premise</u>	<u>Interest Appraised</u>	<u>Date of Value</u>	<u>Estimated Value</u>
As Is Value	Fee Simple Estate	July 31, 2023	\$360,000 per acre \$4,266,000 total

ANALYSES 5 & 6:

Value to the Owners of the Residential Right to Enforce:

Some of the properties valued in the report have a right to enforce against other properties in the neighborhood for continued residential use. This right has value to the owners, as they can prevent another property in the neighborhood from being used for commercial purposes. We estimate the value to owners at 5% of market value for commercial properties and reconciled to 12% of market value for residential properties with a right to enforce*.

*The value of the right to enforce to owners of commercial properties is deemed lower than to residential owners. The addition of commercial property(s) nearby will not create the same adverse effect as they would for residential property owners, who do not typically want additional commercial structures in their neighborhood. This estimate is based on our extensive knowledge and experience of both the residential and commercial real estate markets in the Subject market area and reflects a reconciliation of the benefit of the right to enforce.

Value to Owners of the Residential Deed Restrictions:

This analysis represents the difference between those properties with residential market value, and if they were instead used as unassembled commercial properties, based on the \$360,000 per acre vacant commercial land market value derived in Analysis 4.

TABLE I: Summary of Value to Owners of Deed-Restrictions and Right to Enforce

A	B	C	D	E	F	G	H	I	J	K	L
Prop ID	Tax ID Number	Address	Property Type: Comm'l or Res	Res Deed Restr (Y/N)	Res Rt to Enforce (Y/N)	Props w/Res Mkt Value (ac)	Props w/out Res Mkt Value (ac)	Mkt Value of Properties as Residential	Mkt Value of Properties as if Vacant Comm'l	Value to Owner of Res Right to Enforce	Value to Owner of Res Deed Restrictions
A	52.10-01-28	Crossgates Mall Rd	C	N	N		0.15	na	na	na	na
B	52.10-01-29	Crossgates Mall Rd	C	N	N		0.16	na	na	na	na
C	52.10-01-30	Crossgates Mall Rd	C	N	N		0.32	na	na	na	na
D	52.10-01-31	Crossgates Mall Rd	C	N	N		0.65	na	na	na	na
E	52.10-01-32	Crossgates Mall Rd	C	N	N		1.30	na	na	na	na
F	52.10-01-33	Crossgates Mall Rd	C	N	N		0.64	na	na	na	na
G	52.14-01-17	5 Gabriel Terrace	R	Y	Y	0.34		\$117,000	\$122,400	\$14,040	-\$5,400
H	52.10-01-26	1699 Western Ave Rear	C	N	Y		0.91	na	\$327,600	\$16,380	na
I	52.10-01-27	Crossgates Mall Rd	C	N	N		0.55	na	na	na	na
J	52.10-01-34	16 Lawton Terrace	R	Y	Y	0.46		\$117,000	\$165,600	\$14,040	-\$48,600
K	52.10-01-35	14 Lawton Terrace	R	Y	Y	0.46		\$110,000	\$165,600	\$13,200	-\$55,600
L	52.14-01-1, 52-14-01-2	2-8 Lawton Terrace, 1689 Western Ave	R	Y	Y	3.21		\$525,000	\$1,155,600	\$63,000	-\$630,600
M	52.14-01-32	9 Lawton Terrace	C	N	Y		0.70	na	\$252,000	\$12,600	na
N	52.14-01-30	5 Lawton Terrace	R	Y	Y	0.26		\$99,000	\$93,600	\$11,880	\$5,400
O	52.14-01-21	4 Gabriel Terrace	R	Y	Y	0.26		\$107,000	\$93,600	\$12,840	\$13,400
P	52.14-01-19	1 Gabriel Terrace	R	Y	Y	0.26		\$87,000	\$93,600	\$10,440	-\$6,600
Q1	52.14-01-10	1669 Western Ave	R	N	Y	1.75		\$225,000	\$630,000	\$27,000	-\$405,000
Q2	52.14-01-10	1669 Western Ave	C	N	Y		1.11	na	\$399,600	\$19,980	na
R	52.14-01-31	7 Lawton Terrace	R	Y	Y	0.26		\$105,000	\$93,600	\$12,600	\$11,400
S	52.14-01-29	1 Tiernan Court	R	Y	Y	0.34		\$100,000	\$122,400	\$12,000	-\$22,400
T	52.14-01-28	8 Gabriel Terrace	R	N	Y	0.48		\$103,000	na	\$12,360	na
U	52.14-01-25	4 Rielton Court	R	Y	Y	0.34		\$118,000	\$122,400	\$14,160	-\$4,400
V	52.14-01-25	6 Rielton Court	R	Y	Y	0.34		\$98,000	\$122,400	\$11,760	-\$24,400
W	52.14-01-26	8 Rielton Court	R	Y	Y	0.34		\$128,000	\$122,400	\$15,360	\$5,600
X	52.14-01-15	9 Gabriel Terrace	R	Y	Y	0.34		\$102,000	\$122,400	\$12,240	-\$20,400
Y	52.14-01-16	7 Gabriel Terrace	R	Y	Y	0.34		\$110,000	\$122,400	\$13,200	-\$12,400
Z	52.14-01-18	3 Gabriel Terrace	R	N	Y	0.26		\$102,000	na	\$12,240	na
AA	52.14-01-09	1671 Western Ave	C	Y	Y		0.56	na	\$201,600	\$10,080	na
BB	52.14-01-20	2 Gabriel Terrace	R	Y	Y	0.26		\$95,000	\$93,600	\$11,400	\$1,400
CC	52.14-01-8	1675 Western Ave	C	N	Y		0.18	na	\$64,800	\$3,240	na
DD	52.14-01-22	5 Rielton Court	R	Y	Y	0.34		\$105,000	\$122,400	\$12,600	-\$17,400
EE	52.14-01-23	3 Lawton Terrace	R	Y	Y	0.34		\$75,000	\$122,400	\$9,000	-\$47,400
FF	52.14-01-3	1685 Western Ave	R	Y	Y	0.53		\$133,000	\$190,800	\$15,960	-\$57,800
GG	52.14-01-4	1683 Western Ave	C	Y	Y		0.18	na	\$64,800	\$3,240	na
HH	52.14-01-5	1681 Western Ave	C	Y	Y		0.31	na	\$111,600	\$5,580	na
II	52.14-01-6	1679 Western Ave	C	Y	Y		0.21	na	\$75,600	\$3,780	na
JJ	52.14-01-7	1677 Western Ave	C	N	Y		0.18	na	\$64,800	\$3,240	na
KK	52.14-01-11	1667 Western Ave	C	N	Y		0.68	na	\$244,800	\$12,240	na
LL	52.14-01-24	2 Rielton Court	R	Y	Y	0.34		\$109,999	\$122,400	\$13,200	-\$12,401
MM	52.01-01-6	4 Crossgates Mall Rd	C	N	Y		5.66	na	\$2,037,600	\$101,880	na

Columns A-C represent all of the subject properties, though not the discontinued roadways, which are analyzed elsewhere within this report.

Column D indicates whether the property is residential or commercial.

Columns E and F indicate whether the properties have residential deed restrictions and/or residential right to enforce against other properties, respectively.

Column G identifies lot size of those properties deemed to have residential market value, i.e., those either vacant or improved with residential properties, and still zoned residentially.

Column H identifies property size for those properties determined to have no residential market value, i.e., those either vacant or improved for residential or commercial use *and currently zoned for commercial use*.

Column I indicates residential market value for each property (improved or vacant) determined to be residential property.

Column J represents the market value of properties with deed restrictions or rights to enforce as if vacant commercial.

Column K represents the value to the owners of the residential right to enforce, which we estimate at 5% for commercial properties and 12% for the residential properties.

Column L represents the value of the residential deed restrictions for the current property owners as the difference between the value of the parcels as residential and as commercial. The residential deed restrictions only have value to owners of parcels containing a higher market value as residential than commercial.

Properties A-F, and I have no residential deed restrictions contained to themselves, nor any right to enforce on any other surrounding parcels.

ANALYSIS 7: Value of Former Roadways

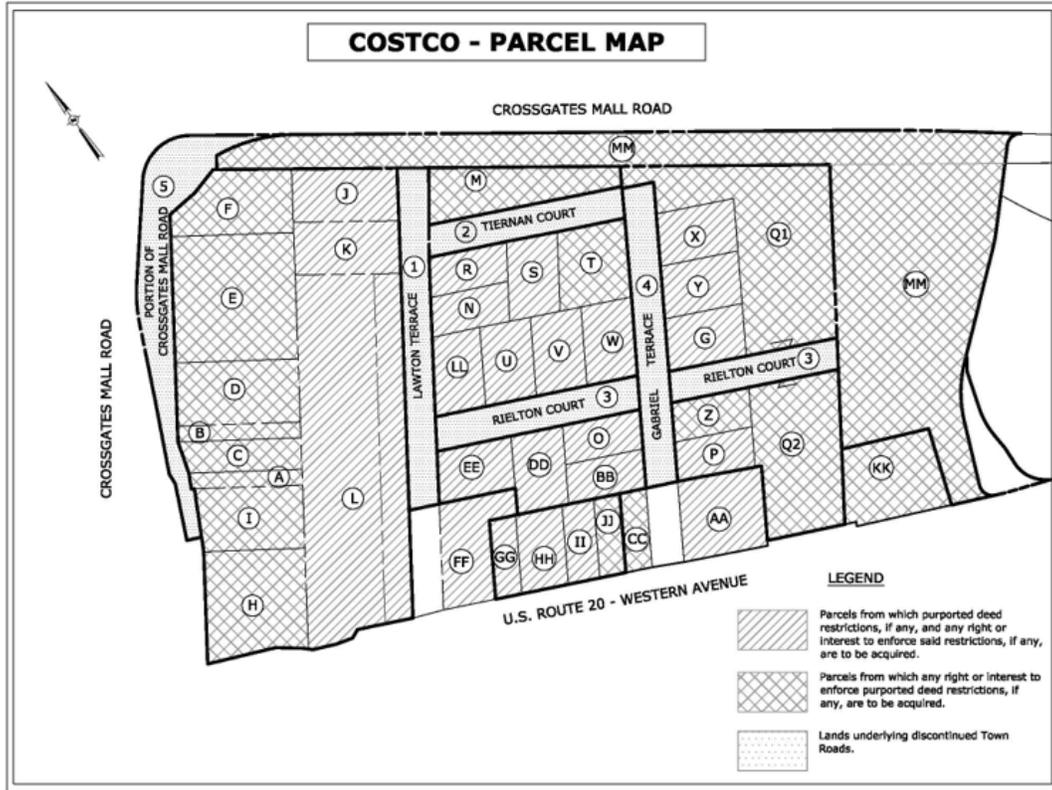
Analysis 7 values the 5 discontinued town roads, based on acreage provided by the client, and using the value for vacant commercial land derived in Analysis 4. The roadways are being valued in their current state as separate parcels, i.e., unassembled and abandoned strips of land, and are discounted in the analysis to reflect this lack of functionality.

The road dimensions for ID #'s 1-5 were derived from road parcel maps and legal descriptions, produced by C. T. Male Associates: engineering, Surveying, Architecture, Landscape Architecture, Geology, D.P.C., and supplied to the appraiser by the client. These maps and descriptions are included in the annex to this report.

In order to arrive at our opinion of, Analysis 7 we have utilized the Sales Comparison Approach as well as the "Across-the-Fence" methodology ("ATF"). The Sales Comparison Approach is based on the principle of substitution, whereby prudent, well-informed investors would pay no more for a particular property than they would for another similar property. The application of this methodology involves the survey of recent sales of vacant parcels of land located in the subject's market area.

The analysis of commercial lands completed in Analysis 4 was utilized as part of the across-the-fence (ATF) valuation methodology due to the roadways being abandoned. The Subject is a corridor that is contiguous with a multitude of separate parcels of abandoned roadways. Therefore, the adjustment process is somewhat different in the ATF valuation. The first step in this process is to identify the characteristics of the adjoining land from the corridor's starting point to its terminus. Legal characteristics (such as zoning) and physical characteristics (such as topography or the presence of barriers) are the primary factors that the appraiser analyzes to determine if the corridor has segments of varying ATF value. In this case, the subject property consists of abandoned roadways with the highest and best use being assemblage for a final commercial use. The analysis previous is complementary which resulted in a per acre end value of \$360,000 per acre. Subsequent consideration/adjustments must recognize issues regarding differences in the location of each property and zoning. Size and shape are considered and determined to greatly affect the value as it pertains to the valuation of the abandoned roadways. As it relates to the subject property, the roadways have been abandoned by the municipality. Due to the differences, we determined much of the value is diminished significantly at roughly 55% discounts. This factoring system, based on the previous analysis, is the best approach to value due to the lack of sales available of similar lands in the subject's extended marketing area. In short, without an assemblage, the abandonment of the roadways commands a high discount adjustment. Therefore, a significant valuation discount has been applied as the segments are no longer viable to function to an end user without the use of such assemblages.

DISCONTINUED TOWN ROADS							
ID #	Property	Valuation Date	Square Feet	Acres	Price Per Acre as Comm'l Property	Adjustment for Unassembled Parcels	Market Value
1	Portion of Lawton Terrace	7/31/2023	36,253	0.83	\$360,000	(-)55%	\$134,825
2	Portion of Tieman Court	7/31/2023	22,583	0.52	\$360,000	(-)55%	\$83,986
3	Portion of Rielton Court	7/31/2023	44,453	1.02	\$360,000	(-)55%	\$165,321
4	Portion of Gabriel Terrace	7/31/2023	21,487	0.78	\$360,000	(-)55%	\$126,360
5	Portion of "lands" of town of Guilderland - Crossgates Mall Road	7/31/2023	47,114	1.08	\$360,000	(-)55%	\$175,217
Market Value of Roadways:							\$685,710



ADDENDUM

Item	Title
1	Qualifications
2	Glossary of Terms
3	Zoning
4	Summary of Deed Restrictions
5	Road Parcel Maps

QUALIFICATIONS

DAVID M. FONTANA

LICENSES

NYS Certified General R E Appraiser #46-26870, 1993
MA Certified General R E Appraiser #100763, 2003
PA Certified General Real Estate Appraiser 2005
VT Certified General Real Estate Appraiser 2005
NY Qualified Instructor for Certified Appraisal Courses
NYS Certified Real Estate Salesperson, 1990
NYS Certified Real Estate Broker, 2001

EDUCATION

Bachelor of Science in Finance, Canisius College, Buffalo, New York, 1990
Associate of Science in Business Administration, Jefferson Community College, Watertown, New York, 1988

TECHNICAL TRAINING

Northern New York Real Estate Training Center
Fundamentals of Real Estate Sales Person, Sept, 1989

Albany Center for Real Estate Education
Valuation Principles and Procedures, May, 1992
Introduction to Real Estate Appraisal, April, 1992

Manfred Real Estate Learning Center, Inc.
Introduction of Real Estate Appraisal, September, 1992
Principles of Income Property Valuation, October, 1992
Applied Income Property Valuation, November, 1992
Ethics & Standards of Professional Practice, November, 1992
NYS Broker License Course, September, 2000

Appraisal Institute
Basic Income Capitalization, October, 1993
Standards of Professional Practice A & B April, 1994
Advanced Sales Comparison & Cost Approaches, November, 1997
Standards of Professional Practice, April, 1999
Advanced Income Capitalization, December, 2000
Highest & Best Use and Market Analysis, March, 2003
Report Writing, May, 2003
USPAP Update, October, 2004

WORK EXPERIENCE

Armstrong Appraisals, LLC (Also Haggett Appraisal Service), Commercial Appraiser/Owner 1994 to Present
Heritage Prime Properties, LLC
NYS Licensed Real Estate Broker/Principal 1999 to Present

Fleet National Bank
Managed Assets Field Representative/AVP
Foreclosure Specialist Covering NY, MA, CT, NJ, VT 1998 to 2004
Real Estate Appraisal Services, Inc. Commercial Appraiser, 1994 to 1998
Prudential - Blake Group
NYS License Real Estate Agent, 1993 to 1997
Fleet Bank of New York
Appraisal Coordinator/Review Appraiser, Ordering and Reviewing Appraisals for all of NYS 1993 to 1997
Norstar Bank, Commercial Credit Analyst, 1991 to 1993
Century 21 - McDonald Realty, 1989 to 1991

PROFESSIONAL AFFILIATIONS

Appraisal Institute, Upstate New York Chapter
Realtor Associate Member, Greater Capital Association of Realtors, Greater Hudson Valley Association of Realtors, Jefferson County Board of Realtors, St. Lawrence County Board of Realtors,
Sullivan County Board of Realtors
Warren County Chamber of Commerce
Seneca County Chamber of Commerce
Designated Member of the National Association of Realtors,
General Accredited Appraiser (GAA)
Foundation of Real Estate Appraisers, Commercial and Industrial Real Estate Board

APPRAISAL EXPERIENCE

Residential

Single, Double and Multi-Family Properties, Condominiums, Subdivisions, Vacant Land- Residential, Subdivisions, Commercial and Industrial, Agricultural, Rural Lands

Commercial

Retail Stores, Office Buildings, Restaurants, Branch Banks, Railroad Corridors, Golf Courses, Apartment Complexes, Hotels/Motels, Children's Camps, Reservoirs, Recreation Camps, Car Wash, Small Luxury Hotels

Industrial

Single and Multi-Story Warehouses, Factories, Manufacturing Complexes and Industrial Parks

GLOSSARY OF TERMS

Apartment: "A dwelling unit of one or more rooms designed to provide complete living facilities."[†]

Administrative Expenses-Total: "cost of items related to property management, overhead, such as leasing; telephone, legal, auditing, and other services; and leased furniture."[§]

As is Market Value: "The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date (Proposed Interagency Appraisal and Evaluation Guidelines, OCC-4810-33p20)[†]

Cost to Cure: The cost to restore an item of deferred maintenance to new or reasonably new condition.[‡]

Entrepreneurial Incentive: "The amount an entrepreneur expects to receive for his or her contribution to a project. Entrepreneurial incentive may be distinguished from entrepreneurial profit (often called developer's profit) in that it is the expectation of future profit as opposed to the profit actually earned on a development or improvement."[‡]

Equalization Rates: The State of New York publishes equalization rates annually for every municipality in New York. Equalization rates express the percentage of market value represented by assessed value. According to the New York State Office of Real Property Services, "An equalization rate is computed by dividing the total assessed value of taxable real property by an estimated total market value of the property in a city, town, or village as of a specified date."^{**}

For example, an equalization rate of 90% indicates that assessed value is 90% of market value. The mathematical relationships involved are expressed as follows:

- $\text{Market Value} \times \text{Equalization Rate} = \text{Assessed Value}$
- $\text{Assessed Value} \div \text{Equalization Rate} = \text{Market Value}$

Exposure Time:

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market."[‡]

Extraordinary assumption: "An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the Subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2010-2011 ed.)"[‡]

Fee simple estate: "Absolute ownership unencumbered by any other interest or estate, Subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."[‡]

Garden/low-rise apartments: A multi-family development of two- or three-story walk-up structures built in a garden-like setting; customarily a suburban or rural-fringe development."^π

Highest and Best Use: "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. Therefore criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property- specific with respect to the user and timing of the use-that is adequately supported and results in the highest present value."[‡]

Hypothetical condition: "That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the Subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. A hypothetical condition may be used in an assignment only if:

- Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
- Use of the hypothetical condition results in a credible analysis; and
- The appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions."^π

Investment Value: "The value of a property interest to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market."[‡]

Market Value: The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States: The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by

undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in US. Dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994). " †

Insurable Value: "A type of value for insurance purposes." †

Marketing Time (or marketing period): "An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.)" †

Replacement Cost: "The estimated cost to construct, at current prices as of the effective appraisal date, a substitute for the building being appraised, using modern materials and current standards, design, and layout." †

Scope of Work: This section of the appraisal report sets forth general and specific explanatory notes, qualifications, and limiting conditions. The Scope of Work section is intended to clarify key appraisal issues and to summarize "the amount and type of information researched and the analysis applied in the assignment. Scope of Work includes, but is not limited to the following:

- The degree to which the property is inspected or identified;
- The extent of research into physical or economic factors that could affect the property;
- The extent of data research; and
- The type and extent of analysis applied to arrive at opinions or conclusions." †

Subject Property is defined as:

- (1) "The real estate involved in the appraisal. According to the Uniform Standards of Professional Appraisal Practice (USPAP), the Subject property can be specified by a legal description, address, map reference, copy of a survey or map, property sketch, photographs, or similar means.
- (2) The property that is the subject of the appraisal question." †

USPAP is the acronym commonly used to refer to "The Uniform Standards of Professional Appraisal Practice ". These are the federally regulated standards by which appraisers must adhere to regarding all facets of the appraisal process (but for purposes of this appraisal report, UASFLA takes precedence over USPAP when there is conflict).

† Appraisal Institute, Dictionary of Real Estate Appraisal, Fifth Edition (Chicago: Appraisal Institute, 2010).

§ Dollars and Cents of Multi-Family Housing: 2004 (A Publication of the Urban Land Inst.).

‡ The New York State Office of Real Property Services. "Understanding the Equalization Rate." (Online) Available.

†† Appraisal Institute, Dictionary of Real Estate Appraisal, Fourth Edition (Chicago: Appraisal Institute, 2002).

ZONING

§ 280-12 Single-Family Residential (R40, R30, R20, R15, R10) Districts.

- A. Purpose. The purpose of the Single-Family Residential Districts is to maintain and promote suitable residential living environments and protect their residential character. The districts provide for single-family homes and other compatible uses.
- B. Permitted uses. The following uses and their accessory uses are permitted:
- (1) Single-family dwelling.
 - (2) Two-family dwelling, which may be constructed on a lot fronting on a state highway, provided that:
 - (a) The lot size and width shall be 1 1/2 times the minimum required in this district;
 - (b) The two-family dwelling unit shall have a maximum setback of 250 feet;
 - (c) The lot has a T-, U- or other driveway as approved by the Zoning Inspector to ensure that motor vehicles do not have to back out onto the highway; and
 - (d) A sidewalk is constructed along the right-of-way.
 - (3) Family apartment; see § 280-40, Supplemental regulations.
 - (4) Family day-care home.
 - (5) Group family day-care home.
 - (6) Minor home occupation; see § 280-40, Supplemental regulations.
 - (7) Public building and park.
 - (8) Recreation, passive.
 - (9) Wildlife preserve and a preserve of scenic, historic and scientific areas.
- C. Site plan uses. The following uses and their accessory uses are authorized by site plan approval under § 280-53:
- (1) Bed-and-breakfast with a maximum of four guest rooms, provided that the property is eligible for or listed on the National Register of Historic Places and has a minimum area of one acre.
 - (2) Cemetery, provided that any burial, memorial plot or building shall be located a minimum of 100 feet from any residential lot line. Crematories shall be located only in cemeteries.
 - (3) Home occupation, see § 280-40, Supplemental regulations.
 - (4) Public utility.
- D. Special uses. The following uses and their accessory uses are authorized by special use permit under § 280-52:
- (1) Community center.
 - (2) Day-care center, provided that such center fronts on a state or county highway.
 - (3) Driving range on a minimum of 12 acres, provided no food or alcohol is offered for public consumption.
 - (4) Golf course.
 - (5) Nonprofit private school.
 - (6) Religious institution.
 - (7) Residential facility, independent-living, see § 280-40, Supplemental regulations.
[Amended 9-17-2019 by L.L. No. 10-2019]
 - (8) Residential care facility, assisted-living, see § 280-40, Supplemental regulations.
[Amended 9-17-2019 by L.L. No. 10-2019]
 - (9) Residential health care facility (nursing home), see § 280-40, Supplemental regulations.
[Amended 9-17-2019 by L.L. No. 10-2019]
 - (10) Special occasion facility, see § 280-40, Supplemental regulations.
- E. Dimensional and site requirements. Dimensional and site requirements applicable to uses that are permitted or authorized in these districts are set forth in Article IV.

§ 280-20 Local Business (LB) District.

- A. Purpose. The LB District provides for shopping, dining, professional services, and employment opportunities that are accessible from residential neighborhoods. This district provides additional alternative housing opportunities within mixed-use buildings. This district is located along highways and transit corridors and allows uses that are more intensive than those allowed in the BNRP District. The uses in this district require review of the impacts of lighting, noise, odors, and hours of operation on nearby properties.
- B. Permitted uses. The following uses and their accessory uses are permitted:
- (1) A use listed as a permitted use in the BNRP District.
 - (2) A change in tenancy for which the Zoning Inspector makes a written determination that:
 - (a) The change in tenancy is similar to a prior allowed use;
 - (b) The building or lot complies with any conditions imposed in an approved site plan or special use permit; and
 - (c) The building or lot complies with the requirements of Article IV.
- C. Site plan uses. The following uses and their accessory uses are authorized by site plan approval under § 280-53:
- (1) A use listed as a site plan use or special use permit in the BNRP District.
 - (2) Bed-and-breakfast consisting of four guest rooms or fewer.
 - (3) Office, general not exceeding 20,000 square feet of gross floor area.
 - (4) Office, medical not exceeding 20,000 square feet of gross floor area.
 - (5) Recreation, passive.
- D. Special uses. The following uses and their accessory uses are authorized by special use permit pursuant to § 280-52:
- (1) Auto accessories and parts (excluding repairs), provided that such use does not occupy or exceed 7,500 square feet of gross floor area.
 - (2) Bakery.
 - (3) Bank, credit union, and financial institution, including automobile drive-through.
 - (4) Billiard hall, provided that no alcoholic beverages are sold or served on the lot.
 - (5) Bowling alley.
 - (6) Cannabis retail dispensary. See § 280-40, Supplemental regulations.
[Added 6-21-2022 by L.L. No. 6-2022^[1]
[1] *Editor's Note: This local law also renumbered former Subsection D(6) through (22) as Subsection D(7) through (23), respectively.*
 - (7) Convenience store, food only.
 - (8) Garden facility/nursery.
 - (9) Home occupation; see § 280-40, Supplemental regulations.
 - (10) Hotel, Local.
 - (11) Self-storage facility, indoor, see § 280-40, Supplemental regulations.
[Added 9-20-2016 by L.L. No. 5-2016^[2]; amended 5-21-2019 by L.L. No. 7-2019]
[2] *Editor's Note: This local law also renumbered former Subsection D(10) through (15) as Subsection D(11) through (16), respectively.*
 - (12) Inn; see § 280-40, Supplemental regulations.
 - (13) Laundromat or dry-cleaning establishment.
 - (14) Mixed-use building, local; see § 280-40, Supplemental regulations.
 - (15) Office, general exceeding 20,000 square feet of gross floor area.
 - (16) Office, medical exceeding 20,000 square feet of gross floor area.
 - (17) Residential care facility, assisted-living, see § 280-40, Supplemental regulations.
[Amended 9-17-2019 by L.L. No. 10-2019]
 - (18) Restaurant, fast-food.
[Added 9-20-2016 by L.L. No. 5-2016^[3]
[3] *Editor's Note: This local law also renumbered former Subsection D(16) through D(19) as Subsection D(18) through D(21), respectively.*

- (19) Restaurant, sit-down.
 - (20) Retail, local.
 - (21) Self-storage facility, see § 280-40, Supplemental regulations.
[Added 5-21-2019 by L.L. No. 7-2019^[4]
[4] *Editor's Note: This local law also renumbered former Subsection D(20) and (21) as Subsection D(21) and (22), respectively.*
 - (22) Shopping center, local.
 - (23) Other uses not specifically listed here, but determined by the Zoning Board to be of a similar nature. Under no circumstances shall a use specifically listed in the GB, IP, or I District be permitted in the LB District.
- E. Dimensional and site requirements. Dimensional and site requirements applicable to uses that are permitted or authorized in this district are set forth in Article IV.

§ 280-21 General Business (GB) District.

- A. Purpose. The GB District provides a broader range of commercial uses that are more intensive than those allowed in the LB District. This district is located in areas with direct access to state and county highways and transit service and provides a wide variety of goods and services that serve Town and regional needs.
- B. Permitted uses. The following uses and their accessory uses are permitted:
- (1) A use listed as a permitted use in the BNRP District.
 - (2) A change in tenancy for which the Zoning Inspector makes a written determination that:
 - (a) The change in tenancy is similar to a prior allowed use;
 - (b) The building or lot complies with any conditions imposed in an approved site plan or special use permit; and
 - (c) The building or lot complies with the requirements of Article IV.
- C. Site plan uses. The following uses and their accessory uses are authorized by site plan approval under § 280-53:
- (1) A use listed as a site plan use or special use permit in the BNRP District.
 - (2) A use listed as a site plan use in the LB District.
- D. Special use permits. The following uses and their accessory uses are authorized by special use permit under § 280-52:
- (1) A use listed as a special use permit in the LB District.
 - (2) Amusement arcade in shopping center, regional.
 - (3) Animal hospital.
 - (4) Automobile lot; see § 280-40, Supplemental regulations.
 - (5) Automobile accessories and parts (excluding repairs).
 - (6) Automobile service station; see § 280-40, Supplemental regulations.
 - (7) Bar or tavern.
 - (8) Bus passenger terminal.
 - (9) Car wash.
 - (10) Clinic, dental or medical.
 - (11) Club.
 - (12) Commercial school such as barber, beauty, art and dancing studio and similar use.
 - (13) Convenience store, gas.
 - (14) Dance hall, discotheque, skating rink, billiard hall.
 - (15) Drive-in movie theater; see § 280-40, Supplemental regulations.
 - (16) Hospital.
 - (17) Hotel, general; see § 280-40, Supplemental regulations.
 - (18) Motel.
 - (19) Office, general exceeding 20,000 square feet of gross floor area.
 - (20) Office, medical exceeding 20,000 square feet of gross floor area.

- (21) Places of public assemblage.
- (22) Printing and copy shop.
- (23) Public utility substation and uses.
- (24) Recreation, commercial.
- (25) Rental of trucks, trailers, etc., associated with automobile service stations or other uses.
- (26) Restaurant, sit-down, drive-through, and fast-food.
- (27) Retail, general.
- (28) Shopping center, general.
- (29) Shopping center, regional.
- (30) Telecommunications tower; see § 280-40, Supplemental regulations.
- (31) Theater (not including drive-in theater).
- (32) Towing service.
[Added 9-5-2017 by Ord. No. 10-2017^[1]
^[1] Editor's Note: Former § 280-21D(32), as amended, was redesignated as § 280-21D(33).
- (33) Other uses not specifically listed here, but determined by the Zoning Board to be of a similar nature. Under no circumstances shall a use specifically listed in the IP or I District be permitted in the GB District.

§ 280-19 Business Non-Retail Professional (BNRP) District.

- A. Purpose. The BNRP District provides for nonretail, professional, mixed uses, and employment opportunities that are accessible to residential neighborhoods. This district is intended to act as a transition area between residential and commercial districts. Shared access and rear yard parking among uses is encouraged, and new development shall be compatible with the general character and residential scale of adjacent buildings and should result in an overall design that complements the existing character of the streetscape. The uses in this district require review of the impacts of lighting, noise, odors, and hours of operation on nearby properties.
- B. Permitted uses. The following uses and their accessory uses are permitted:
 - (1) Single-family dwelling.
 - (2) Family apartment; see § 280-40, Supplemental regulations.
 - (3) Family day-care home.
 - (4) Group family day-care home.
 - (5) Home occupation, minor; see § 280-40, Supplemental regulations.
 - (6) Two-family dwelling.
 - (7) A change in tenancy for which the Zoning Inspector makes a written determination that:
 - (a) The change in tenancy is similar to a prior allowed use;
 - (b) The building or lot complies with any conditions imposed in an approved site plan or special use permit; and
 - (c) The building or lot complies with the requirements of Article IV.
- C. Site plan uses. The following uses and their accessory uses are authorized by site plan approval under § 280-53:
 - (1) Barber and beauty shop.
 - (2) Office, general not exceeding 2,500 square feet of gross floor area.
 - (3) Office, medical not exceeding 2,500 square feet of gross floor area.
 - (4) Public building and grounds, excluding maintenance, storage or repair facilities.

- D. Special uses. The following uses and their accessory uses are authorized by special use permit under § 280-52:
- (1) Animal hospital.
 - (2) Day-care center, provided that it fronts on a state or county highway.
 - (3) Home occupation; see § 280-40, Supplemental regulations.
 - (4) Mixed-use building, neighborhood; see § 280-40, Supplemental regulations.
 - (5) Mortuary or funeral home.
 - (6) Newspaper office, printing shop not exceeding 7,500 square feet of gross floor area.
 - (7) Nonprofit institution for charitable, religious, cultural or community social purposes, but not including retail activities.
 - (8) Office, general exceeding 2,500 square feet of gross floor area.
 - (9) Office, medical exceeding 2,500 square feet of gross floor area.
 - (10) Private school, but not including business, dancing, trade or other commercially oriented school.
 - (11) Public utility substation and uses, excluding power plant or repair yard, maintenance or storage facility or uses of a similar nature.
 - (12) Religious institution.
 - (13) Residential care facility, independent-living, see § 280-40, Supplemental regulations.
[Amended 5-21-2019 by L.L. No. 7-2019; 9-17-2019 by L.L. No. 10-2019]
 - (14) Other uses not specifically listed here, but determined by the Zoning Board to be of a similar nature. Under no circumstances shall a use specifically listed in the LB, GB, IP or I District be permitted in the BNRP District.
- E. Dimensional and site requirements. Dimensional and site requirements applicable to uses that are permitted or authorized in this district are set forth in Article IV.

District	Lot Area (Minimum)	Bldg. Line (Minimum Width) (feet)	Yards (feet)			Lot Coverage (Maximum Percentage)
			Front	Side	Rear	
A	2 acres	200	50	50	100	30%
RA3	3 acres	200	50	50	100	30%
RA5	5 acres	200	50	50	100	30%
R40	40,000 square feet	200	35	35	50	30%
R30	30,000 square feet	150	35	30	50	30%
R20	20,000 square feet	125	35	20	50	30%
R15	15,000 square feet	100	35	15	35	30%
R10	10,000 square feet	80	35	12.5	30	30%
MR	See § 280-15D	100	35	15	30	30%
TH	N/A	20	35	10	35	30%
BNRP	7,500 square feet	50	25	10	35	70%
LB	20,000 square feet	100	25	15	15	70%
GB	20,000 square feet	100	25	15	15	75%
I	30,000 square feet	100	45	25	25	70%

SUMMARY OF DEED RESTRICTIONS

SUMMARY OF RESIDENTIAL DEED RESTRICTED LAND

Address & Tax Parcel	Fee Ownership	Right or Interest to be Acquired
16 Lawton Terrace 52.10-1-34	Guilderland Devco, LLC ¹	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Tieman, Liber 1102 Pg 383; • Any right or interest to enforce any deed restrictions on any other parcels herein.
14 Lawton Terrace 52.10-1-35	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Tieman, Liber 1102 Pg 383; • And any right or interest to enforce any deed restrictions on any other parcels herein.
1-8 Lawton Terrace 1689 Western 52.14-1-1	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Tieman, Liber 1102 Pg 383; • Any right or interest to enforce any deed restrictions on any other parcels herein.
1-8 Lawton Terrace 1689 Western 52.14-1-2	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Tieman, Liber 805 Pg 159, and Gabriel to Tieman, Liber 1102 Pg 383; • Any right or interest to enforce any deed restrictions on any other parcels herein.
1685 Western Ave 52.14-1-3	Desch	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Habanec, Liber 1265 Pg 39, Gabriel to Habanec, Liber 1275 Pg 53, and Gabriel to Habanec, Liber 1171 Pg 311; • Any right or interest to enforce any deed restrictions on any other parcels herein.
1683 Western Ave 52.14-1-4	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Quackenbush, Liber 1094 Pg 290; • Any right or interest to enforce any deed restrictions on any other parcels herein.
1681 Western Ave 52.14-1-5	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Felker, Liber 1124 Pg 371; • Any right or interest to enforce any deed restrictions on any other parcels herein.

¹ Successor in interest to Crossgates Releaseco, LLC

Address & Tax Parcel	Fee Ownership	Right or Interest to be Acquired
1679 Western Ave 52.14-1-6	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Kleinberg, Liber 1142 Pg 173, Gabriel to Kleinberg, Liber 1189 Pg 516; • Any right or interest to enforce any deed restrictions on any other parcels herein.
1671 Western Ave 52.14-1-9	1671 Western Ave LLC (previously owned by OICE LLC)	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Dundas, Liber 1660 Pg 97, Gabriel to Dundas, Liber 1772 Pg 203, Gabriel to Robinson, Liber 1894 Pg 445, Gabriel to Lawton, Liber 1173 Pg 59; • Any right or interest to enforce any deed restrictions on any other parcels herein.
9 Gabriel Terrace 52.14-1-15	Crossgates Releaseco, LLC	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Lawton, Liber 1653 Pg 427, Gabriel to Lawton, Liber 4658 Pg 123; • Any right or interest to enforce any deed restrictions on any other parcels herein.
7 Gabriel Terrace 52.14-1-16	Crossgates Releaseco, LLC	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Lawton, Liber 1622 Pg 409; • Any right or interest to enforce any deed restrictions on any other parcels herein.
5 Gabriel Terrace 52.14-1-17	Crossgates Releaseco, LLC	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Lawton, Liber 1590 Pg 261; • Any right or interest to enforce any deed restrictions on any other parcels herein.
1 Gabriel Terrace 52.14-1-19	Crossgates Releaseco, LLC	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Lasher, Liber 1213 Pg 159; • Any right or interest to enforce any deed restrictions on any other parcels herein.
2 Gabriel Terrace 52.14-1-20	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Klein, Liber 1280 Pg 251; • Any right or interest to enforce any deed restrictions on any other parcels herein.
4 Gabriel Terrace 52.14-1-21	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Day, Liber 1246 Pg 27; • Any right or interest to enforce any deed restrictions on any other parcels herein.

Address & Tax Parcel	Fee Ownership	Right or Interest to be Acquired
5 Rielton Court 52.14-1-22	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Audino, Liber 1453 Pg 67; • Any right or interest to enforce any deed restrictions on any other parcels herein.
3 Lawton Terrace 52.14-1-23	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Habanec, Liber 1265 Pg 39, Gabriel to Habanec, Liber 1275 Pg 53; • Any right or interest to enforce any deed restrictions on any other parcels herein.
2 Rielton Court 52.14-1-24	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Bereza, Liber 1374 Pg 495; • Any right or interest to enforce any deed restrictions on any other parcels herein.
4 Rielton Court 52.14-1-25	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Melville, Liber 1341 Pg 139; • Any right or interest to enforce any deed restrictions on any other parcels herein.
6 Rielton Court 52.14-1-26	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Coburn, Liber 1281 Pg 244; • Any right or interest to enforce any deed restrictions on any other parcels herein.
8 Rielton Court 52.14-1-27	Wu	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Marshall, Liber 1255 Pg 335; • Any right or interest to enforce any deed restrictions on any other parcels herein.
1 Tieman Court 52.14-1-29	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Lawton, Liber 1563 Pg 249, Gabriel/Lawt to Kenneth, Liber 1598 Pg 475; • Any right or interest to enforce any deed restrictions on any other parcels herein.
5 Lawton Terrace 52.14-1-30	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Roberts, Liber 1370 Pg 163, Gabriel to Roberts, Liber 1563 Pg 117;

Address & Tax Parcel	Fee Ownership	Right or Interest to be Acquired
		<ul style="list-style-type: none"> • Any right or interest to enforce any deed restrictions on any other parcels herein.
7 Lawton Terrace 52.14-1-31	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Deed Restrictions contained in Gabriel to Lawton, Liber 1482 Pg 17, Gabriel to Kenneth, Liber 1563 Pg 129, Gabriel to Kenneth, Liber 1598 Pg 476; • Any right or interest to enforce any deed restrictions on any other parcels herein.
4 Crossgates Mall Road 52.01-1-6	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Any right or interest to enforce any deed restrictions on any other parcels herein.
1699 Western Ave Rear 52.10-1-26	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Any right or interest to enforce any deed restrictions on any other parcels herein.
1677 Western Ave 52.14-1-7	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Any right or interest to enforce any deed restrictions on any other parcels herein.
1675 Western Ave 52.14-1-8	Sanders	<ul style="list-style-type: none"> • Any right or interest to enforce any deed restrictions on any other parcels herein.
1669 Western Ave 52.14-1-10	Crossgates Releaseco, LLC	<ul style="list-style-type: none"> • Any right or interest to enforce any deed restrictions on any other parcels herein.
1667 Western Avenue 52.14-1-11	1667 Western Avenue LLC ("Stewarts")	<ul style="list-style-type: none"> • Any right or interest to enforce any deed restrictions on any other parcels herein.
3 Gabriel Terrace 52.14-1-18	Crossgates Releaseco, LLC	<ul style="list-style-type: none"> • Any right or interest to enforce any deed restrictions on any other parcels herein.
8 Gabriel Terrace 52.14-1-28	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Any right or interest to enforce any deed restrictions on any other parcels herein.

Address & Tax Parcel	Fee Ownership	Right or Interest to be Acquired
9 Lawton Terrace 52.14-1-32	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Any right or interest to enforce any deed restrictions on any other parcels herein.
Crossgates Mall Road 52.10-1-27; 52.10-1-28; 52.10-1-29; 52.10-1-30; 52.10-1-31; 52.10-1-32; 52.10-1-33.	Guilderland Devco, LLC	<ul style="list-style-type: none"> • Any right, title, or interest, if any, that the Town may have in these parcels.
Lands underlying discontinued and abandoned Town Roads, formerly known as Crossgates Mall Road Northbound Slip Ramp and Adjoining Land, Tiernon Court, Rielton Court, and portions of Lawton Terrace and Gabriel Terrace.	Town of Guilderland	<ul style="list-style-type: none"> • Fee simple

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C. T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture, Geology, D.F.C.

DESCRIPTION
PORTION OF REILTON COURT
LANDS NOW OR FORMERLY OF THE TOWN OF GUILDERLAND
TO BE CONVEYED TO THE
TOWN OF GUILDERLAND INDUSTRIAL DEVELOPMENT AGENCY
TOWN OF GUILDERLAND, COUNTY OF ALBANY, STATE OF NEW YORK
AREA = 6,041± SQUARE FEET OF LAND

All that certain tract, piece, or parcel of land situate in the Town of Guilderland, County of Albany, State of New York, lying generally Northeasterly of U.S. Route 20 - Western Avenue, Northwesterly of the previously abandoned portion of Reilton Court and Northwesterly of the Northwesterly road boundary of Gabriel Terrace, and being more particularly bounded and described as follows:

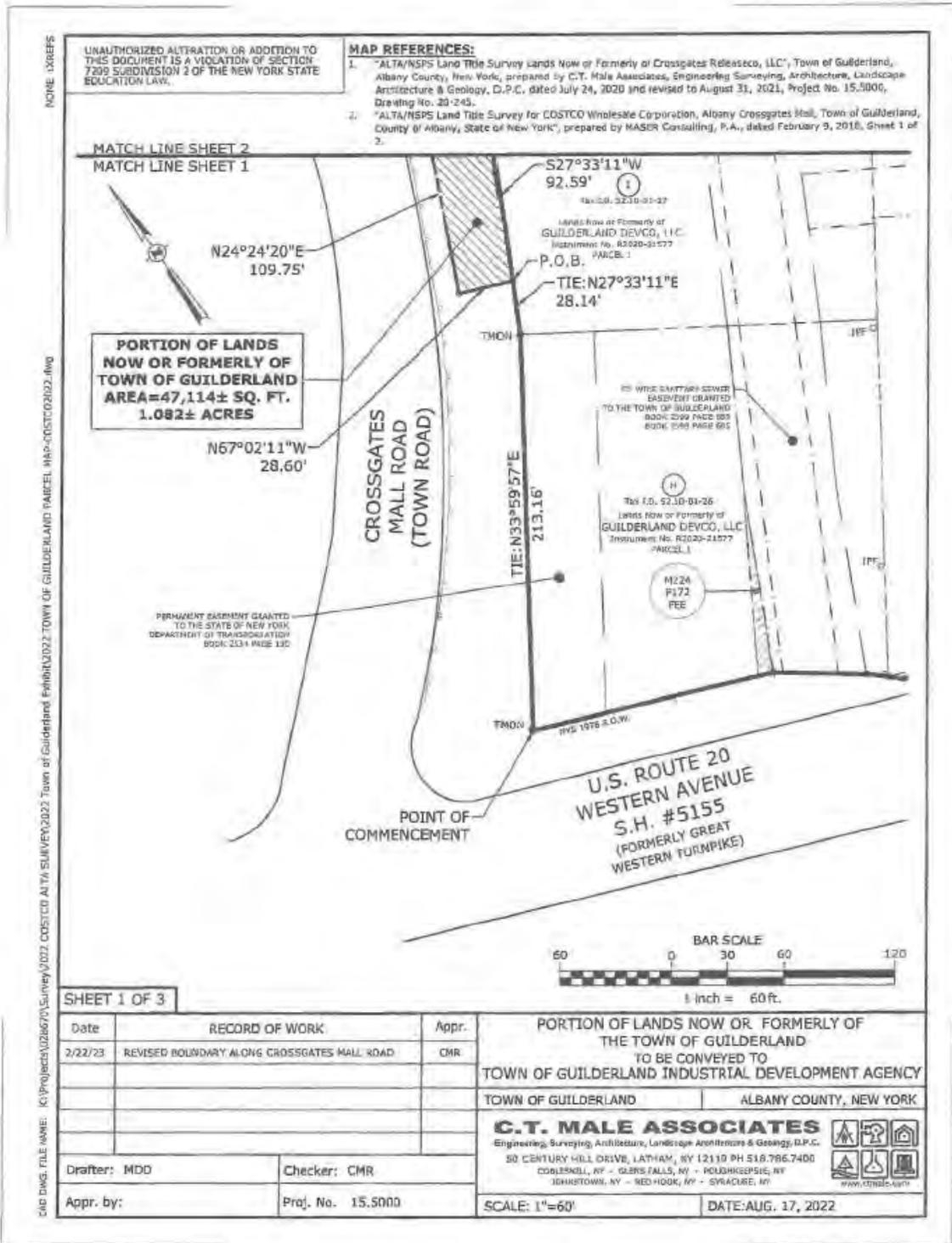
BEGINNING at the point of intersection of the Northwesterly road boundary of Gabriel Terrace at its point of intersection with the Southwesterly road boundary of Reilton Court and runs thence from said point of beginning along said Southwesterly road boundary of Reilton Court North 65 deg. 37 min. 28 sec. West 90.17 feet to a point; thence through and across Reilton Court and along the Northeasterly boundary of a previously abandoned portion of Reilton Court the following two (2) courses: 1) North 24 deg. 22 min. 32 sec. East 58.66 feet to a point; and 2) North 31 deg. 34 min. 16 sec. East 5.68 feet to a point on the Northeasterly road boundary of Reilton Court; thence along said Northeasterly road boundary South 65 deg. 21 min. 44 sec. East 97.72 feet to its point of intersection with the above mentioned Northwesterly road boundary of Gabriel Terrace and marking the Southeasterly terminus of Reilton Court; thence along said Northwesterly road boundary of Gabriel Terrace South 31 deg. 44 min. 55 sec. West 64.38 feet to the point or place of beginning and containing 6,041± square feet or 0.14 acre of land, more or less.



March 1, 2023
WIN/2013
C.T. Male Project No. 15,5000

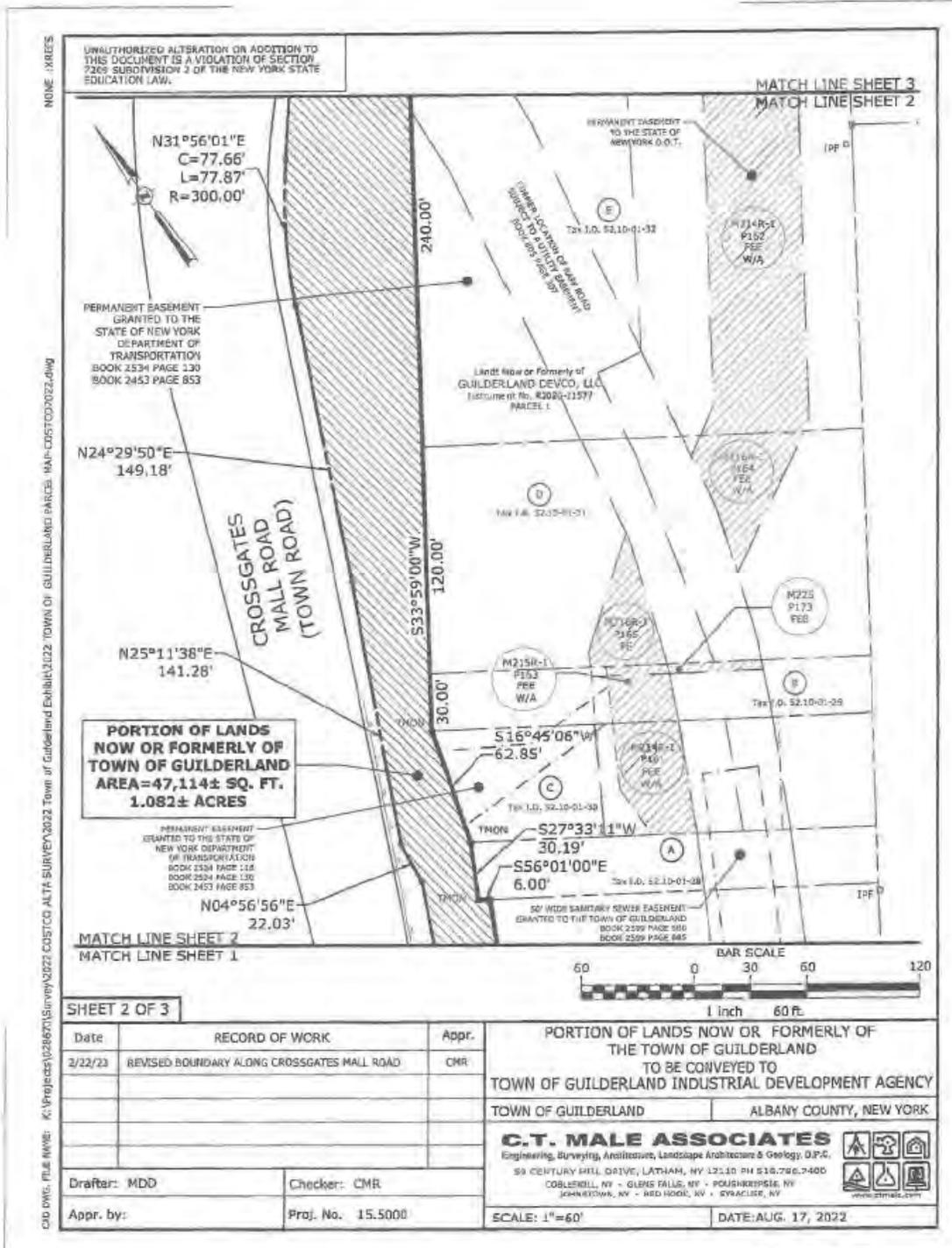
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C. T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture, Geology, D.P.C.

DESCRIPTION
PORTION OF LANDS OF THE
TOWN OF GUILDERLAND
TO BE CONVEYED TO THE
TOWN OF GUILDERLAND INDUSTRIAL DEVELOPMENT AGENCY
TOWN OF GUILDERLAND, COUNTY OF ALBANY, STATE OF NEW YORK
AREA = 1.082± ACRES OF LAND

All that certain tract, piece, or parcel of land situate in the Town of Guilderland, County of Albany, State of New York lying generally Northeast of U.S. Route 20 – Western Avenue (Albany – Guilderland S.H. No. 5155) formerly the Great Western Turnpike and being a portion of the previously dedicated Town road known as Crossgates Mall Road, and being more particularly bounded and described as follows:

COMMENCING at a point on the 1978 highway boundary of U.S. Route 20 – Western Avenue (Albany – Guilderland S.H. No. 5155) formerly the Great Western Turnpike at its point of intersection with the Southeasterly road boundary of Crossgates Mall Road; thence from said point of commencement along said Southeasterly road boundary the following two (2) courses: 1) North 33 deg. 59 min. 57 sec. East 213.16 feet to a point; and 2) North 27 deg. 33 min. 11 sec. East 28.14 feet to the point or place of beginning and runs thence from said point of beginning through the lands now or formerly of the Town of Guilderland Crossgates Mall Road (Town Road) the following (9) courses: 1) North 67 deg. 02 min. 11 sec. West 28.60 feet to a point; 2) North 24 deg. 24 min. 20 sec. East 109.75 feet to a point; 3) North 04 deg. 56 min. 56 sec. East 22.03 feet to a point; 4) North 25 deg. 11 min. 38 sec. East 141.28 feet to a point; 5) North 24 deg. 29 min. 50 sec. East 149.18 feet to a point of curvature; 6) in a Northeasterly direction along a curve to the right having a radius of 300.00 feet, an arc length of 77.87 feet and a chord bearing of North 31 deg. 56 min. 01 sec. East 77.66 feet to a point of tangency; 7) North 39 deg. 22

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Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.F.C.

DESCRIPTION

AREA = 1.082± ACRES OF LAND

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min. 13 sec. East 196.18 feet to a point of curvature; 8) in an Easterly direction along a curve to the right having a radius of 90.00 feet, an arc length of 135.40 feet and a chord bearing of North 82 deg. 28 min. 08 sec. East 122.99 feet to a point of tangency; and 9) South 54 deg. 25 min. 56 sec. East 198.03 feet to its point of intersection with the Northeasterly road boundary of Crossgates Mall Road (Town Road); thence along the Northerly road boundary of Crossgates Mall Road (Town Road) in a Westerly direction along a curve to the left having a radius of 300.00 feet, an arc length of 153.80 feet and a chord bearing of North 69 deg. 07 min. 10 sec. West 152.12 feet to its point of intersection with the Southeasterly road boundary of Crossgates Mall Road; thence along said Southeasterly road boundary South 35 deg. 33 min. 07 sec. West 26.62 feet to its point of intersection with the Northeasterly road boundary of Crossgates Mall Road (Town Road); thence North 54 deg. 26 min. 52 sec. West along said Northeasterly road boundary 7.00 feet to its point of intersection with the Southerly road boundary of Crossgates Mall Road; thence along said Southerly road boundary the following two (2) courses: 1) South 74 deg. 12 min. 25 sec. West 56.05 feet to a point; and 2) South 84 deg. 42 min. 49 sec. West 63.00 feet to its point of intersection with the Southeasterly road boundary of Crossgates Mall Road; thence along said Southeasterly road boundary South 33 deg. 59 min. 00 sec. West 432.12 feet to its point of intersection with the Easterly road boundary of Crossgates Mall Road; thence along said Easterly road boundary the following two (2) courses: 1) South 16 deg. 45 min. 06 sec. West 62.85 feet

COSTCO00361

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DESCRIPTION

AREA = 1.082± ACRES OF LAND

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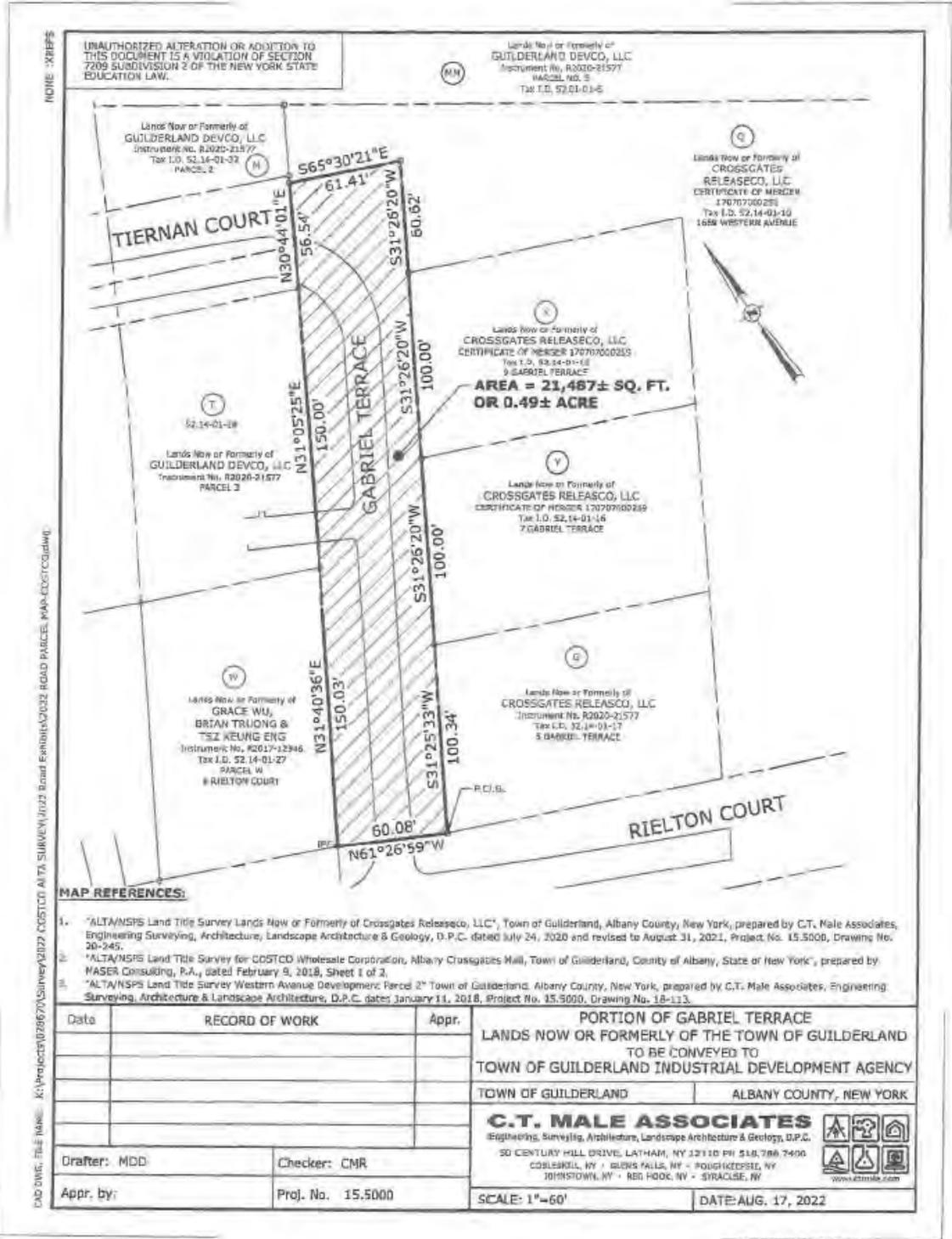
to a point; and 2) South 27 deg. 33 min. 11 sec. West 30.19 feet to its point of intersection with the Northeasterly road boundary of Crossgates Mall Road; thence South 56 deg. 01 min. 00 sec. East along said Northeasterly road boundary 6.00 feet to its point of intersection with the Southeasterly road boundary of Crossgates Mall Road; thence South 27 deg. 33 min 11 sec. West along said Southeasterly road boundary 92.59 feet to the point or place of beginning and containing 47,114± square feet or 1.082 acres of land, more or less.



August 23, 2022
Revised March 1, 2023
WJN/amb/wjny/amb
C.T. Male Project No. 15,300

COSTCO00362

363



COSTCO00363

364

C. T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture, Geology, D.P.C.

**DESCRIPTION
PORTION OF GABRIEL TERRACE
LANDS OF THE TOWN OF GUILDERLAND
TO BE CONVEYED TO
THE TOWN OF GUILDERLAND INDUSTRIAL DEVELOPMENT AGENCY
TOWN OF GUILDERLAND, COUNTY OF ALBANY, STATE OF NEW YORK
AREA = 21,487± SQUARE FEET OF LAND**

All that certain tract, piece, or parcel of land situate in the Town of Guilderland, County of Albany, State of New York lying generally Northeast of U.S. Route 20 – Western Avenue (Albany – Guilderland S.H. No. 5155) formerly the Great Western Turnpike, and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the Southeasterly road boundary of Gabriel Terrace with the Northeasterly road boundary of Reilton Court and runs thence from said point of beginning through the road bed of Gabriel Terrace North 61 deg. 26 min. 59 sec. West 60.08 feet to a point on the Northwesterly road boundary of Gabriel Terrace; thence along said Northwesterly road boundary of Gabriel Terrace the following two (2) courses: 1) North 31 deg. 40 min. 36 sec. East 150.03 feet to a point; and 2) North 31 deg. 05 min. 25 sec. East 150.00 feet to its point of intersection with the Southeasterly terminus of Tiernan Court; thence North 30 deg. 44 min. 01 sec. East along said Southeasterly terminus of Tiernan Court and marking the Northwesterly terminus of Gabriel Terrace 56.54 feet to its point of intersection with the Northeasterly terminus of Gabriel Terrace; thence along said Northeasterly terminus of Gabriel Terrace South 65 deg. 30 min. 21 sec. East 61.41 feet to its point of intersection with the Southeasterly road boundary of Gabriel Terrace; thence along said Southeasterly road boundary the following two (2) courses: 1) South 31 deg. 26 min. 20 sec. West 260.62

COSTCO00364

365

C. T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

DESCRIPTION

AREA = 21,487± SQUARE FEET OF LAND

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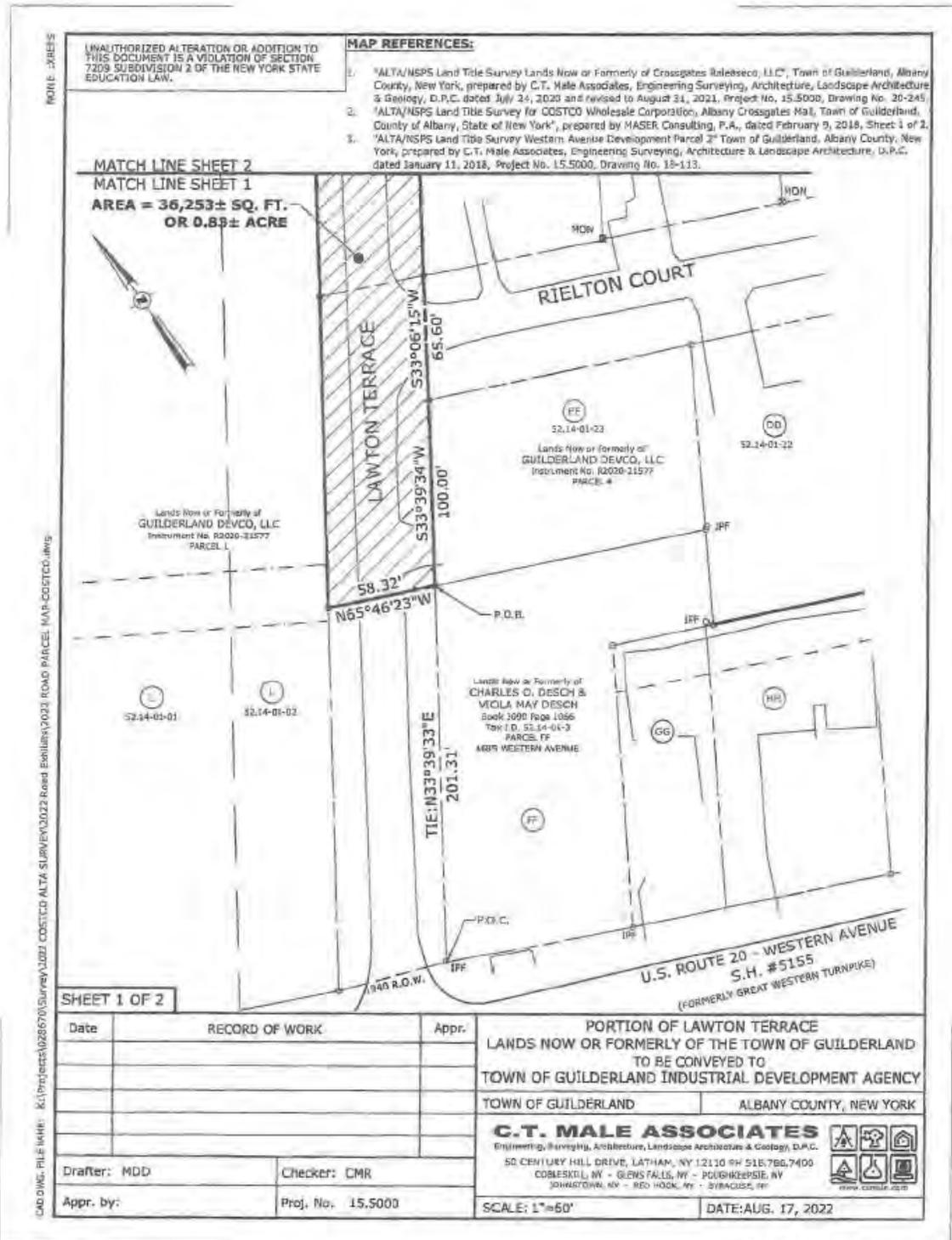
feet to a point; and 2) South 31 deg. 25 min. 33 sec. West 100.34 feet to the point or place
of beginning and containing 21,487± square feet or 0.49 acre land, more or less.

C.T. MALE ASSOCIATES
[Signature]
Williston, New York
049513
STATE OF NEW YORK
LICENSED LAND SURVEYOR

August 23, 2022
WIN/amb
C.T. Male Project 196 (15900)

COSTC000365

366

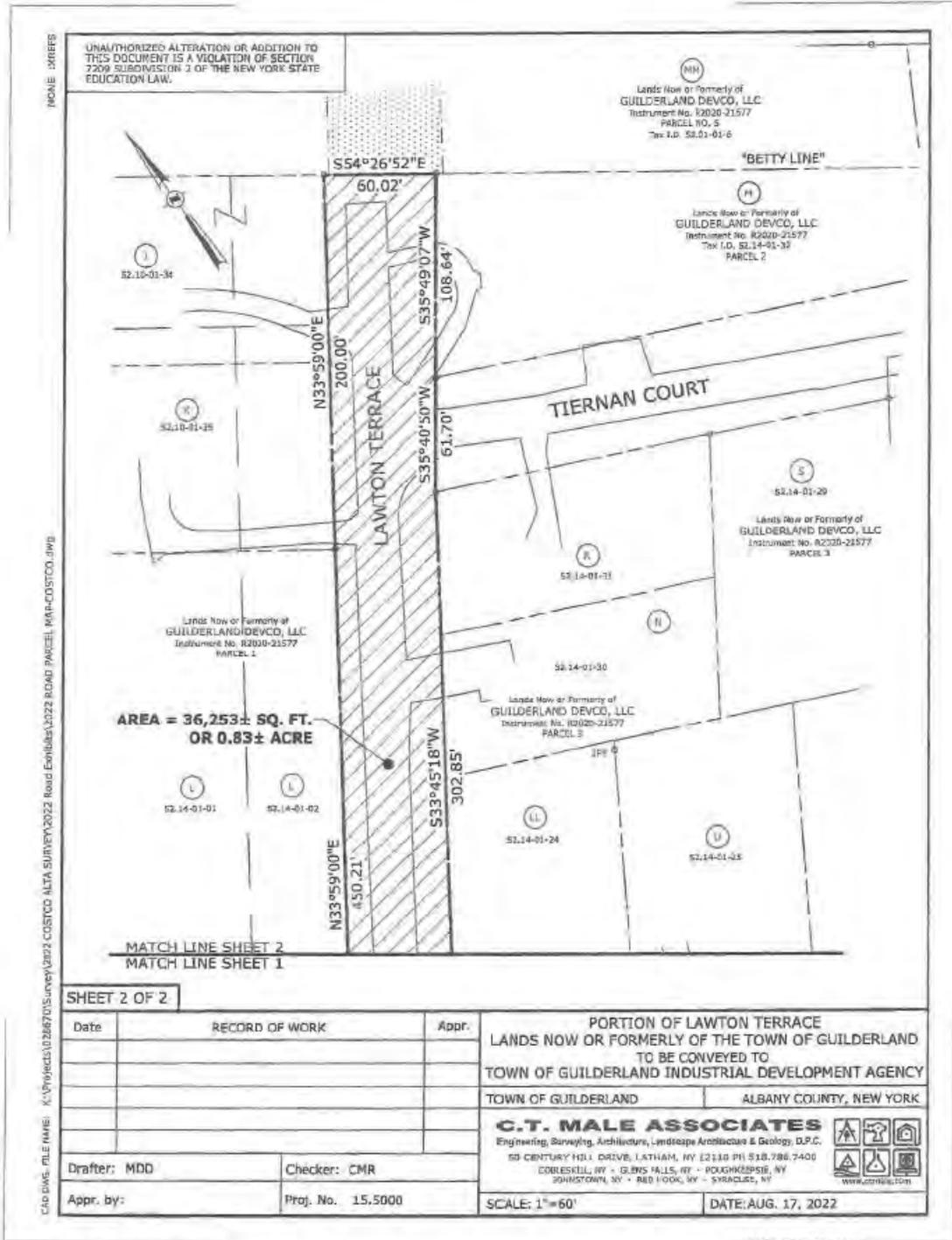


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Date	RECORD OF WORK	Appr.	PORTION OF LAWTON TERRACE LANDS NOW OR FORMERLY OF THE TOWN OF GUILDERLAND TO BE CONVEYED TO TOWN OF GUILDERLAND INDUSTRIAL DEVELOPMENT AGENCY TOWN OF GUILDERLAND ALBANY COUNTY, NEW YORK C.T. MALE ASSOCIATES <small>Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.</small> 50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 516.766.7400 COBLESKILL, NY - GLENS FALLS, NY - DOUGHERTY, NY JOHNSTOWN, NY - RED HOOK, NY - SYRACUSE, NY <small>www.ctmale.com</small>
Drafter: MDD	Checker: CMR		
Appr. by:	Proj. No. 15.5000	SCALE: 1"=60'	

COSTCO00366

367



UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

Land(s) Now or Formerly of
GUILDERLAND DEVCO, LLC
Instrument No. R2020-21577
PARCEL NO. 5
Tax I.D. 52.02-01-6

Land(s) Now or Formerly of
GUILDERLAND DEVCO, LLC
Instrument No. R2020-21577
Tax I.D. 52.14-01-32
PARCEL 2

Land(s) Now or Formerly of
GUILDERLAND DEVCO, LLC
Instrument No. R2020-21577
PARCEL 3

Land(s) Now or Formerly of
GUILDERLAND DEVCO, LLC
Instrument No. R2020-21577
PARCEL 1

Land(s) Now or Formerly of
GUILDERLAND DEVCO, LLC
Instrument No. R2020-21577
PARCEL 3

AREA = 36,253± SQ. FT.
OR 0.83± ACRE

MATCH LINE SHEET 2
MATCH LINE SHEET 1

SHEET 2 OF 2

Date	RECORD OF WORK	Appr.	PORTION OF LAWTON TERRACE LANDS NOW OR FORMERLY OF THE TOWN OF GUILDERLAND TO BE CONVEYED TO TOWN OF GUILDERLAND INDUSTRIAL DEVELOPMENT AGENCY TOWN OF GUILDERLAND ALBANY COUNTY, NEW YORK C.T. MALE ASSOCIATES Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. 50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.788.7400 EDDESKILL, NY - GLENS FALLS, NY - POUGHKEEPSIE, NY JOHNSTOWN, NY - RED FORD, NY - SYRACUSE, NY www.ctmale.com
Drafter: MDD	Checker: CMR		
Appr. by:	Proj. No. 15.5000	SCALE: 1"=60'	DATE: AUG. 17, 2022

C:\P\PROJECTS\028670\Survey\2022\COSTCO ALTA SURVEY\2022 Road Excludes\3222 ROAD PARCEL MARCOSTCO.dwg

COSTCO00367

368

C. T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture, Geology, D.P.C.

**DESCRIPTION
PORTION OF LAWTON TERRACE
LANDS OF THE TOWN OF GUILDERLAND
TO BE CONVEYED TO
THE TOWN OF GUILDERLAND INDUSTRIAL DEVELOPMENT AGENCY
TOWN OF GUILDERLAND, COUNTY OF ALBANY, STATE OF NEW YORK
AREA = 36,253± SQUARE FEET OF LAND**

All that certain tract, piece, or parcel of land situate in the Town of Guilderland, County of Albany, State of New York lying generally East of U.S. Route 20 – Western Avenue (Albany – Guilderland S.H. No. 5155) formerly the Great Western Turnpike and Northwesterly of Reilton Court and Tiernan Court, and being more particularly bounded and described as follows:

COMMENCING at a point on the Northeasterly 1940 highway boundary of U.S. Route 20 – Western Avenue (Albany – Guilderland S.H. No. 5155) formerly the Great Western Turnpike at its point of intersection with the Southeasterly road boundary of Lawton Terrace; thence from said point of commencement North 33 deg. 39 min. 33 sec. East 201.31 feet to the point or place of beginning and runs thence from said point of beginning through the road bed of Lawton Terrace North 65 deg. 46 min. 23 sec. West 58.32 feet to a point on the Northwesterly road boundary of Lawton Terrace; thence along said Northwesterly road boundary North 33 deg. 59 min. 00 sec. East 650.21 feet to its point of intersection with the Northeasterly terminus of Lawton Terrace; thence South 54 deg. 26 min. 52 sec. East along said Northeasterly terminus of Lawton Terrace and marking the Southwesterly boundary of the lands now or formerly of Crossgates Mall General Company Newco, LLC as described in Book 3031 at Page 1000, a distance of 60.02 feet to its point of intersection with the Southeasterly road boundary of Lawton Terrace; thence along said Southeasterly road boundary of Lawton Terrace South 35

COSTCO00363

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C. T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

DESCRIPTION

AREA = 36,253± SQUARE FEET OF LAND

PAGE - 2

deg. 49 min. 07 sec. West 108.64 feet to its point of intersection with the Northwesterly terminus of Tiernan Court; thence continuing along said Southeasterly road boundary of Lawton Terrace and marking the Northwesterly terminus of Tiernan Court South 35 deg. 40 min. 50 sec. West 61.70 feet to its point of intersection with the Southeasterly road boundary of Lawton Terrace; thence South 33 deg. 45 min. 18 sec. West along said Southeasterly road boundary of Lawton Terrace 302.85 feet to its point of intersection with the Northwesterly terminus of Reilton Court; thence continuing along said Southeasterly road boundary of Tiernan Court and along said Northwesterly terminus of Reilton Court South 33 deg. 06 min. 15 sec. West 65.60 feet to its point of intersection with Southeasterly road boundary of Lawton Terrace; thence along said Southeasterly road boundary of Lawton Terrace South 33 deg. 39 min. 34 sec. West 100.00 feet to the point or place of beginning and containing 36,253± square feet or 0.83 acre of land, more or less.



August 23, 2022
WJN/amb
C.T. Male Project No. 153000

COSTC000369

370

NONE REFERENCES

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7309 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

MAP REFERENCES:

1. "ALTA/NSPS Land Title Survey Lands Now or Formerly of Crossgates Releaseco, LLC", Town of Guilderland, Albany County, New York, prepared by C.T. Male Associates, Engineering Surveying, Architecture, Landscape Architecture & Geology, D.P.C. dated July 29, 2020 and revised to August 31, 2021, Project No. 15.5000, Drawing No. 20-345.
2. "ALTA/NSPS Land Title Survey for COSTCO Wholesale Corporation, Albany Crossgates Mall, Town of Guilderland, County of Albany, State of New York", prepared by MASER Consulting, P.A., dated February 9, 2018, Sheet 1 of 2.
3. "ALTA/NSPS Land Title Survey Western Avenue Development Parcel 2" Town of Guilderland, Albany County, New York, prepared by C.T. Male Associates, Engineering Surveying, Architecture & Landscape Architecture, D.P.C. dated January 13, 2018, Project No. 15.5000, Drawing No. 18-113.



LAD DWG FILE NAME: C:\Projects\02657\Survey\0022 COSTCO ALTA SURVEY\022 Road Exhibit\03022 RD40 PARCEL MAP-COSTCO.dwg

Date	RECORD OF WORK	Appr.	PORTION OF REILTON COURT LANDS NOW OR FORMERLY OF THE TOWN OF GUILDERLAND TO BE CONVEYED TO TOWN OF GUILDERLAND INDUSTRIAL DEVELOPMENT AGENCY
TOWN OF GUILDERLAND		ALBANY COUNTY, NEW YORK	
C.T. MALE ASSOCIATES Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. 30 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400 COLESKILL, NY • GLENS FALLS, NY • FOGHKEEPSIE, NY IONESTOWN, NY • RED HOOK, NY • SYRACUSE, NY 			
Drafter: MDD	Checker: CMR	SCALE: 1"=60'	DATE: AUG. 17, 2022
Appr. by:	Proj. No. 15.5000		

COSTCO00370

371

C. T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture, Geology, D.P.C.

**DESCRIPTION
PORTION OF REILTON COURT
LANDS OF THE TOWN OF GUILDERLAND
TO BE CONVEYED TO
THE TOWN OF GUILDERLAND INDUSTRIAL DEVELOPMENT AGENCY
TOWN OF GUILDERLAND, COUNTY OF ALBANY, STATE OF NEW YORK
AREA = 19,178± SQUARE FEET OF LAND**

All that certain tract, piece, or parcel land situate in the Town of Guilderland, County of Albany, State of New York lying generally Northeast of U.S. Route 20 – Western Avenue (Albany – Guilderland S.H. No. 5155) formerly the Great Western Turnpike and Southeasterly of Gabriel Terrace, and being more particularly bounded and described as follows:

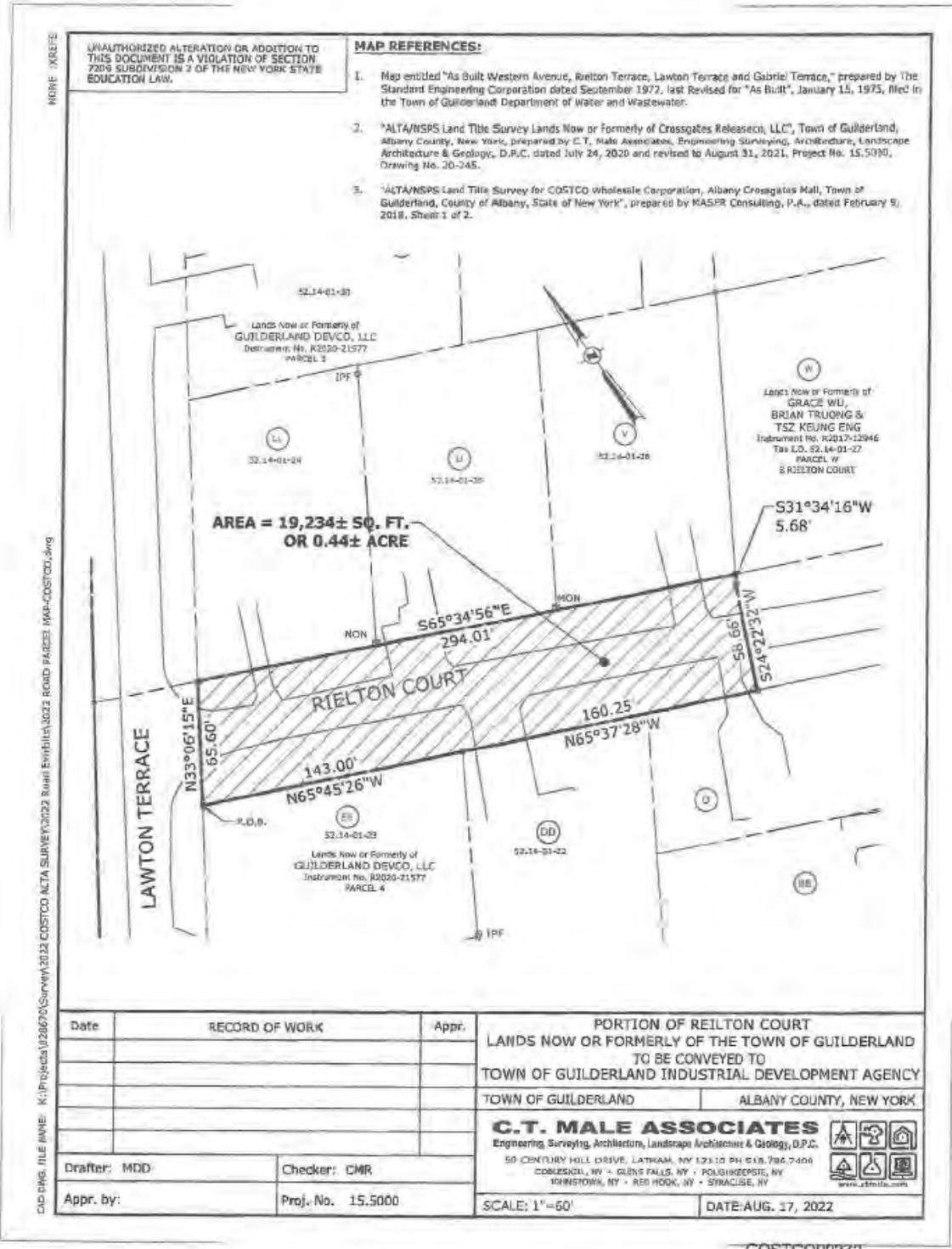
BEGINNING at a point on the Northeasterly road boundary of Reilton Court at its point of intersection with the Southeasterly road boundary of Gabriel Terrace and runs thence from said point of beginning along said Northeasterly road boundary of Reilton Court South 65 deg. 18 min. 38 sec. East 325.67 feet to its point of intersection with the Southeasterly terminus of Reilton Court; thence along said Southeasterly terminus and along the Northwesterly boundary of the lands now or formerly of Guilderland Devco, LLC as described in Instrument No. R2020-21577 (Parcel No. 5) South 33 deg. 36 min. 00 sec. West 59.82 feet to its point of intersection with the Southwesterly road boundary of Reilton Court; thence along said Southwesterly road boundary North 65 deg. 18 min. 38 sec. West 323.38 feet to its point of intersection with the above mentioned Southeasterly road boundary of Gabriel Terrace; thence along said Southeasterly road boundary of Gabriel Terrace and marking the Northwesterly terminus of Reilton Court North 31 deg. 25 min. 29 sec. East 59.51 feet to the point or place of beginning and containing 19,178± square feet or 0.44 acre of land, more or less.

August 23, 2022
WJM/amb
C.T. Male Project No. 15.5000



COSTC000371

372



NONE XREFE

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COSTCO0372

373

C. T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture, Geology, D.P.C.

DESCRIPTION
PORTION OF REILTON COURT
LANDS OF THE TOWN OF GUILDERLAND
TO BE CONVEYED TO
THE TOWN OF GUILDERLAND INDUSTRIAL DEVELOPMENT AGENCY
TOWN OF GUILDERLAND, COUNTY OF ALBANY, STATE OF NEW YORK
AREA = 19,234± SQUARE FEET OF LAND

All that certain tract, piece, or parcel of land situate in the Town Guilderland, County of Albany, State of New York lying generally Northeast of U.S. Route 20 - Western Avenue (Albany - Guilderland S.H. No. 5155) formerly the Great Western Turnpike and Southeasterly of Lawton Terrace, and being more particularly bounded and described as follows:

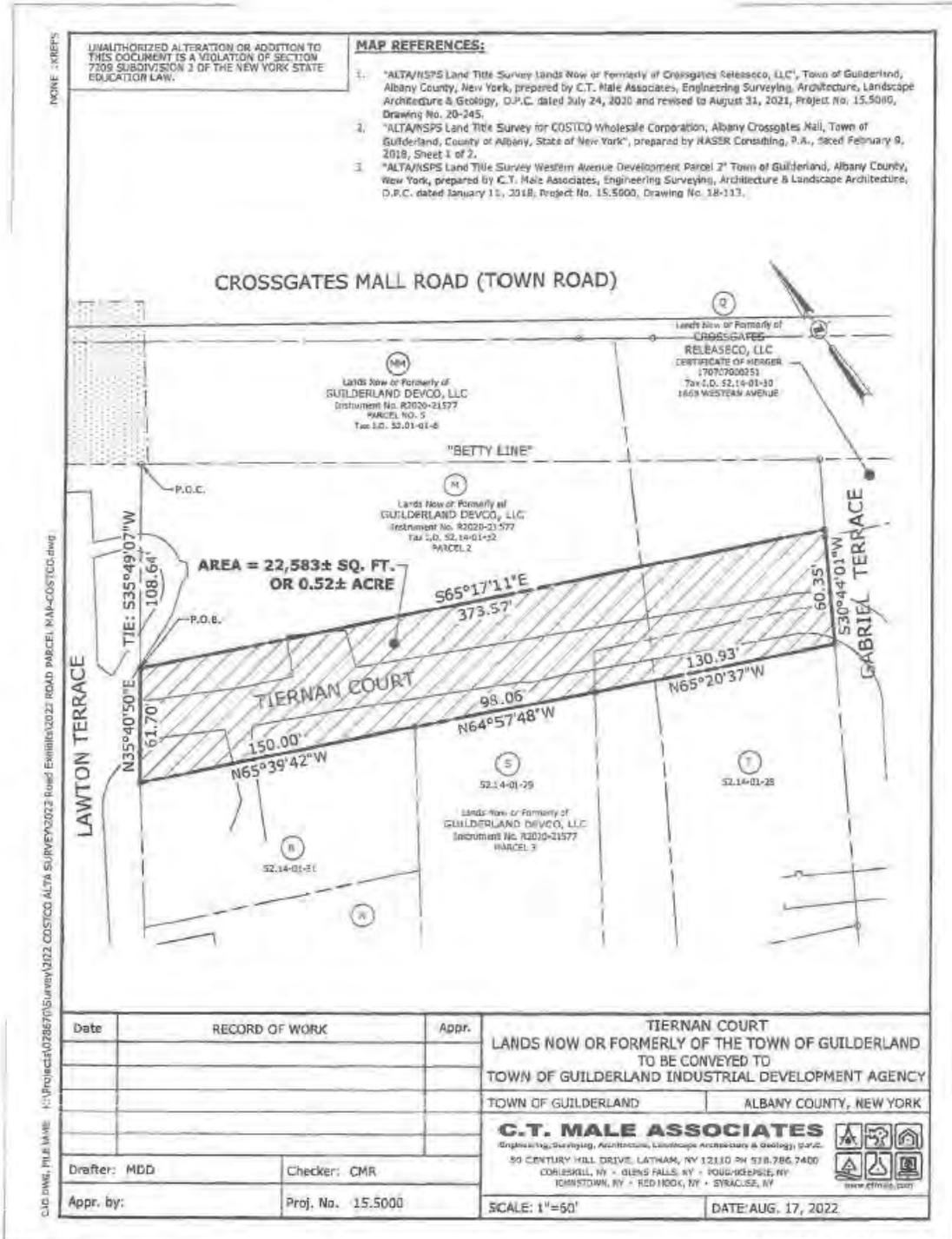
BEGINNING at the point of intersection of the Southwesterly road boundary of Reilton Court with the Southeasterly road boundary of Lawton Terrace and runs thence from said point of beginning along said Southwesterly road boundary of Lawton Terrace and marking the Northwesterly terminus of Reilton Court North 33 deg. 06 min. 15 sec. East 65.60 feet to its point of intersection with the Northeasterly road boundary of Reilton Court; thence along said Northeasterly road boundary South 65 deg. 34 min. 56 sec. East 294.01 feet to a point; thence through the road bed of Reilton Court the following two (2) courses: 1) South 31 deg. 34 min. 16 sec. West 5.68 feet to a point; and 2) South 24 deg. 22 min. 32 sec. West 58.66 feet to a point on the above mentioned Southwesterly road boundary of Reilton Court; thence along said Southwesterly road boundary the following two (2) courses: 1) North 65 deg. 37 min. 28 sec. West 160.25 feet to a point; and 2) North 65 deg. 45 min. 26 sec. West 143.00 feet to the point or place of beginning and containing 19,234± square feet or 0.44 acre of land, more or less.

August 23, 2022
WJM/amb
C.T. Male Project No. 15,000



COSTC000373

374



375

C. T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture, Geology, D.P.C.

DESCRIPTION
TIERNAN COURT
LANDS OF THE TOWN OF GUILDERLAND
TO BE CONVEYED TO
THE TOWN OF GUILDERLAND INDUSTRIAL DEVELOPMENT AGENCY
TOWN OF GUILDERLAND, COUNTY OF ALBANY, STATE OF NEW YORK
AREA = 22,583± SQUARE FEET OF LAND

All that certain tract, piece, or parcel of land situate in the Town of Guilderland, County of Albany, State of New York lying generally Northeast of U.S. Route 20 – Western Avenue (Albany – Guilderland S.H. No. 5155) formerly the Great Western Turnpike, Southeasterly of Lawton Terrace, and Northwesterly of Gabriel Terrace, and being more particularly bounded and described as follows:

BEGINNING at a point on the Northeasterly road boundary of Tiernan Court at its point of intersection with the Southeasterly road boundary of Lawton Terrace and runs thence from said point of beginning along said Northeasterly road boundary of Tiernan Court South 65 deg. 17 min. 11 sec. East 373.57 feet to its point of intersection with the Southeasterly terminus of Tiernan Court; thence South 30 deg. 44 min. 01 sec. West along said Southeasterly terminus of Tiernan Court and marking the Northwesterly boundary of the lands now or formerly of Crossgates Releaseco, LLC by Certificate of Merger 170707000251 and the Northwesterly road boundary of Gabriel Terrace 60.35 feet to its point of intersection with the Southwesterly road boundary of Tiernan Court, thence along said Southwesterly road boundary of Tiernan Court the following three (3) courses: 1) North 65 deg. 20 min. 37 sec. West 130.93 feet to a point; 2) North 64 deg. 57 min. 48 sec. West 98.06 feet to a point; and 3) North 65 deg. 39 min. 42 sec. West 150.00 feet to its point of intersection with the above mentioned Southeasterly road boundary of Lawton Terrace; thence North 35 deg. 40 min. 50 sec. East along said Southeasterly

COSTCO00375

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C. T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

DESCRIPTION

AREA = 22,583± SQUARE FEET OF LAND

PAGE - 2

road boundary of Lawton Terrace and marking the Northwesterly terminus of Tiernan Court 61.70 feet to the point or place of beginning and containing 22,583± square feet or 0.52 acre land, more or less.



August 23, 2022
WJM/amb
C.T. Male Project No. 18.5000

COSTCO00376

378

C. T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture, Geology, D.P.C.

**DESCRIPTION
PORTION OF GABRIEL TERRACE
LANDS NOW OR FORMERLY OF THE TOWN OF GUILDERLAND
TO BE CONVEYED TO THE
TOWN OF GUILDERLAND INDUSTRIAL DEVELOPMENT AGENCY
TOWN OF GUILDERLAND, COUNTY OF ALBANY, STATE OF NEW YORK
AREA = 12,809± SQUARE FEET OF LAND**

All that certain tract, piece, or parcel of land situate in the Town of Guilderland, County of Albany, State of New York, lying generally Northeast of U.S. Route 20 – Western Avenue, Southwest of a previously abandoned portion of Gabriel Terrace, and Northwest of a previously abandoned portion of Reilton Court, and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the Southeasterly road boundary of Gabriel Terrace with the Northeasterly road boundary of Reilton Court and runs thence from said point of beginning along said Southeasterly road boundary of Gabriel Terrace and marking the Northwesterly terminus of a portion of Reilton Court previously abandoned South 31 deg. 25 min. 29 sec. West 59.51 feet to its point of intersection with the Southeasterly road boundary of Gabriel Terrace; thence along said Southeasterly road boundary the following two (2) courses: 1) South 31 deg. 26 min. 40 sec. West 75.00 feet to a point; and 2) South 31 deg. 26 min. 22 sec. West 75.00 feet to a point; thence through and across Gabriel Terrace North 65 deg. 57 min. 54 sec. West 61.27 feet to a point on the Northwesterly road boundary of Gabriel Terrace; thence along said Northwesterly road boundary North 31 deg. 35 min. 34 sec. East 150.00 feet to its point of intersection with the Northwesterly road boundary of Gabriel Terrace and marking the Southeasterly terminus of Reilton Court; thence North 31 deg. 44 min. 55 sec. East along said Northwesterly road boundary of Gabriel Terrace 64.38 feet to a point; thence through and across Gabriel Terrace and along the Southwesterly terminus of a

COSTCO00378

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C. T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

DESCRIPTION

AREA = 12,809± SQUARE FEET OF LAND

PAGE - 2

previously abandoned portion of Gabriel Terrace South 61 deg. 26 min. 59 sec. East
60.08 feet to the point or place of beginning and containing 12,809± square feet or 0.29
acre of land, more or less.



March 1, 2023
WJN/wmb
C.T. Male Project No. 15.5000

COSTCO00379

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