



DANIEL P. McCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
DEPARTMENT OF MANAGEMENT AND BUDGET
FINANCE DIVISION
112 STATE STREET, ROOM 1340
ALBANY, NEW YORK 12207-2021
(518) 447-7070 - FAX (518) 447-5516
www.albanycountyny.gov

M. DAVID REILLY, JR.
COMMISSIONER

JEFFREY NEAL
DIRECTOR OF FINANCE

MEMORANDUM

To: David Reilly, Commissioner of DMB
From: Jeff Neal, Director of Finance
Re: 264 LIVINGSTON AVENUE, 65.65-5-12
Date: April 8, 2026

The County foreclosed on the vacant lot at 264 Livingston Avenue in the City of Albany in July 2025. The County extinguished \$80,425.82 in delinquent real property taxes at that time. The majority of that cost was a levied demolition charge on the 2017 tax bill.

Based on recently recorded public auction bids on similar vacant lots and the current assessed value of this parcel, there will be no possibility of "surplus funds" related to potential public sale of this property.

The County has previously made transfers of vacant lots to abutting owners, as authorized by the Albany County Disposition Plan. Those transfers demonstrated better long-term outcomes than public bidding in the past.



OWNERSHIP INFORMATION

FLORES PIO H
264 LIVINGSTON AVE
ALBANY NY 12210-1513

PARCEL NO: 65.65-5-12

Mail: 2149 45TH RD
LONG ISLAND CITY NY 11101-4706

PHONE NUMBER:

COUNTY: ALBANY
PROPERTY CLASS: 311 - RESIDENTIAL VACANT LAND

CENSUS TRACT: 0002.00

SALE INFORMATION

Sale Date 07/11/2008 Price \$ 25,000 Deed Date 08/01/2008
Arms Length Y Libre 2927 Page 273 # Total Parcels 1
Seller WEST ROBERT Buyer FLORES PIO H Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 15,000	03/20/1990	Y	POLLAND WEST JANET	WEST, ROBERT

STRUCTURAL INFORMATION

LOT INFORMATION

TAX INFORMATION

Square Feet 672
Sqft. 1st Floor 672
Sqft. 2nd Floor
Fin. Basement Sqft.
Year Built 1890
Bldg Style BUNGALOW
Units 1
Stories 1.00
Baths 0
Bedrooms 2
Fireplaces
Kitchens 1
Garage Type
Garage Bays
Cooling Detail NONE
Heat Type HEAT: (HOT WATER/STEAM)
FUEL: (GAS)
Exterior ALUM/VINYL
Condition NORMAL
Basement Type FULL

Lot Size Dim.: 30.26x140.18
Land SQFT 4,200
Lot Size Acres 0.10
Zoning R2A
Nbhd Code 2040
School District 010100 - ALBANY
Desirability TYPICAL
Water Front N
Sewer COMMERCIAL/PUBLIC
Water COMMERCIAL/PUBLIC
Utilities GAS/ELECTRIC
Nbhd. Rating BELOW AVERAGE
Nbhd. Type URBAN
Res. Sites 1
Comm. Sites 0
Swis Code 010100

Tax ID# 65.65-5-12
Assessed Value \$ 1,500
Land Assesment \$ 1,500
School Tax \$ 3
County/Town Tax \$ 27
City/Village Tax \$
Total Tax \$ 30
Full Tax Value \$ 1,500
Equalization Rate 1.00
Prior Tax ID# 1.-1060
Full Land Value \$ 1,500

*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:04/25/2024 5:18 pm

EXEMPTIONS:

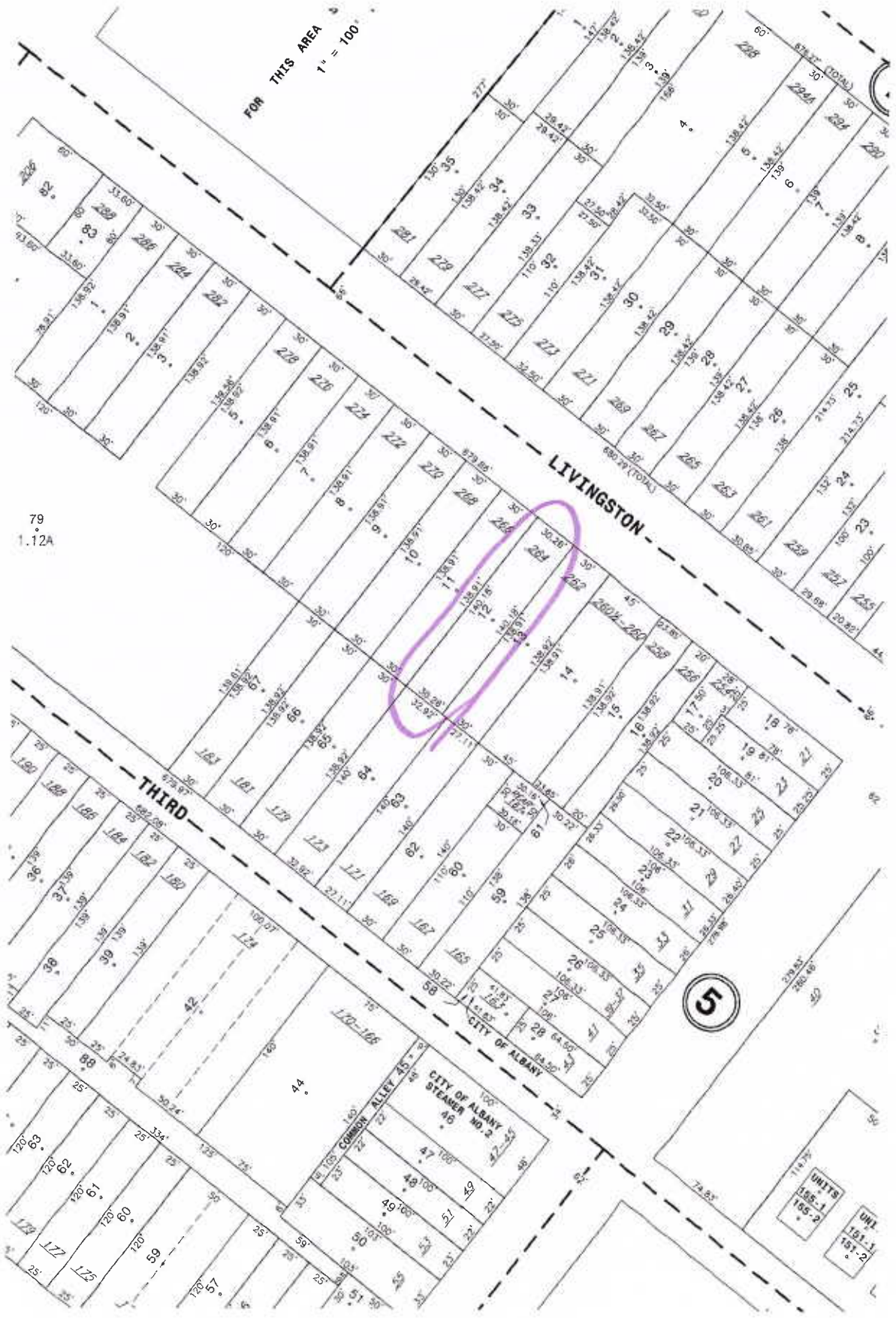
IMPROVEMENTS:

- (1) PORCH-ENCLSD, BUILT 1988, 126.00 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1988, 102.00 SQFT, CONDITION NORMAL
- (1) SHED-GALVNZD, BUILT 1960, 36.00 SQFT, CONDITION FAIR

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

FOR THIS AREA
1" = 100'

79
1.12A



5

CITY OF ALBANY
STANDARD NO. 2
46

UNIT 161-1
161-2

UNIT 165-1
165-2

COUNTY OF ALBANY



Real Estate Tax Statement

Parcel: 06506500050120000000

Location: 264 LIVINGSTON AVE

Owner:
 FLORES P.H. JR.
 2149 45TH RD 3
 LONG ISLAND CITY NY 11101

Status: Square 0
 Land Valuation: 1,500
 Building Valuation: 0
 Exemptions: 0
 Taxable Valuation: 1,500
 Interest Per Diem: 37,660.99

Legal Description:

Deed Date: Book/Page: Interest Date: 10/15/2024

Year	Type	Bill
2023	RE-E	4844

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	35.45	35.45	5.32	40.77
	MAILING CH	1.00	1.00	0.00	1.00
	5% PERCENT	1.77	1.77	0.00	1.77
		38.22	38.22	5.32	43.54
Year Totals		38.22	38.22	5.32	43.54

Year	Type	Bill
2023	RE-1	6808

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	22.77	22.77	5.46	28.23
	ALBANY WAT	185.51	185.51	44.52	230.03
	5 PERCENT	10.41	10.41	0.00	10.41
		218.69	218.69	49.98	268.67
Year Totals		218.69	218.69	49.98	268.67

Year	Type	Bill
2022	RE-E	4779

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	35.46	35.46	9.57	45.03
	5% PERCENT	1.77	1.77	0.00	1.77
		37.23	37.23	9.57	46.80
Year Totals		37.23	37.23	9.57	46.80

Year	Type	Bill
2022	RE-1	6259

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	22.36	22.36	8.05	30.41
	MAILING CH	1.00	1.00	0.00	1.00
	5 PERCENT	1.12	1.12	0.00	1.12
		24.48	24.48	8.05	32.53
Year Totals		24.48	24.48	8.05	32.53

COUNTY OF ALBANY

Real Estate Tax Statement



Year	Type	Bill				
2021	RE-E	5091				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY SCH	35.32	35.32	13.77	49.09	
	5% PERCENT	1.77	1.77	0.00	1.77	
		37.09	37.09	13.77	50.86	
Year Totals		37.09	37.09	13.77	50.86	

Year	Type	Bill				
2021	RE-1	7034				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY PRO	22.18	22.18	10.65	32.83	
	ALBANY WAT	158.76	158.76	76.20	234.96	
	5 PERCENT	9.05	9.05	0.00	9.05	
		189.99	189.99	86.85	276.84	
Year Totals		189.99	189.99	86.85	276.84	

Year	Type	Bill				
2020	RE-E	4759				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY SCH	35.28	35.28	17.99	53.27	
	5% PERCENT	1.76	1.76	0.00	1.76	
		37.04	37.04	17.99	55.03	
Year Totals		37.04	37.04	17.99	55.03	

Year	Type	Bill				
2020	RE-1	6118				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY PRO	21.63	21.63	12.98	34.61	
	ALBANY WAT	166.80	166.80	100.08	266.88	
	LEGAL CHAR	225.00	225.00	0.00	225.00	
	5 PERCENT	9.42	9.42	0.00	9.42	
		422.85	422.85	113.06	535.91	
Year Totals		422.85	422.85	113.06	535.91	

Year	Type	Bill				
2019	RE-E	3934				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY SCH	34.60	34.60	21.80	56.40	
	MAILING CH	1.00	1.00	0.00	1.00	
	LEGAL CHAR	0.00	0.00	0.00	0.00	
	5% PERCENT	1.73	1.73	0.00	1.73	
		37.33	37.33	21.80	59.13	
Year Totals		37.33	37.33	21.80	59.13	

COUNTY OF ALBANY

Real Estate Tax Statement



Year	Type	Bill				
2019	RE-1	7416				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY PRO	21.65	21.65	15.59	37.24	
	ALBANY WAT	166.31	166.31	119.74	286.05	
	MAILING CH	1.00	1.00	0.00	1.00	
	5 PERCENT	9.40	9.40	0.00	9.40	
		198.36	198.36	135.33	333.69	
Year Totals		198.36	198.36	135.33	333.69	

Year	Type	Bill				
2018	TL-E	268				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALB SCH LN	39.93	39.93	27.95	67.88	
		39.93	39.93	27.95	67.88	
Year Totals		39.93	39.93	27.95	67.88	

Year	Type	Bill				
2018	TL-1	1118				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALB LIENS	278.08	278.08	233.59	511.67	
		278.08	278.08	233.59	511.67	
Year Totals		278.08	278.08	233.59	511.67	

Year	Type	Bill				
2017	TL-1	1708				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALB LIENS	37,013.41	37,013.41	35,532.87	72,546.28	
	LEGAL CHAR	225.00	225.00	0.00	225.00	
		37,238.41	37,238.41	35,532.87	72,771.28	
Year Totals		37,238.41	37,238.41	35,532.87	72,771.28	

Year	Type	Bill				
2016	TL-E	1699				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALB SCH LN	638.93	638.93	626.15	1,265.08	
	LEGAL CHAR	150.00	150.00	0.00	150.00	
		788.93	788.93	626.15	1,415.08	
Year Totals		788.93	788.93	626.15	1,415.08	

Grand Totals		39,586.63	39,586.63	36,882.28	76,468.91	
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COUNTY OF ALBANY

Real Estate Tax Statement



Parcel: 06506500050120000000

Location: 264 LIVINGSTON AVE

Owner:
 FLORES P.H. JR.
 2149 45TH RD 3
 LONG ISLAND CITY NY 11101

Status:
 Square 0
 Land Valuation: 3,000
 Building Valuation: 0
 Exemptions: 0
 Taxable Valuation: 3,000
 Interest Per Diem: 59.93

Legal Description:

Deed Date: Book/Page: Interest Date: 04/08/2026

Year	Type	Bill
2025	RE-1	6705

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	30.24	30.24	5.44	35.68
	ALBANY WAT	269.39	269.39	48.49	317.88
	5 PERCENT	14.98	14.98	0.00	14.98
		314.61	314.61	53.93	368.54

Year Totals		314.61	314.61	53.93	368.54
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Grand Totals		314.61	314.61	53.93	368.54
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** End of Report - Generated by Neal, Jeffrey **