

**OWNERSHIP INFORMATION**

KUHSEL MARIA
205 SHERMAN ST
ALBANY NY 12206-2620

PARCEL NO: 65.63-2-20

Mail: 621 2ND ST
ALBANY NY 12206-2253

PHONE NUMBER:

COUNTY: ALBANY
PROPERTY CLASS: 220 - TWO FAMILY YEAR-ROUND
RESIDENCE

CENSUS TRACT: 0006.00

SALE INFORMATION

Sale Date 08/24/2004 Price \$ 14,500 Deed Date 04/04/2005
Arms Length N Libre 2796 Page 909 # Total Parcels 1
Seller KOCH CYNTHIA Buyer KUHSEL MARIA 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 1,500
Sqft. 1st Floor 750
Sqft. 2nd Floor 750
Fin. Basement Sqft. 0
Year Built 1900
Bldg Style ROW
Units 2
Stories 2.00
Baths 2 FULL
Bedrooms 4
Fireplaces 0
Kitchens 2
Garage Type
Garage Bays 0
Cooling Detail NONE
Heat Type HEAT: (HOT
WATER/STEAM)
FUEL: (GAS)
Exterior ALUM/VINYL
Condition NORMAL
Basement Type FULL

LOT INFORMATION

Lot Size Dim.: 28.00x70.00
Land SQFT 1,960
Lot Size Acres 0.04
Zoning R2A
Nbhd Code 4020
School District 010100 - ALBANY
Desirability TYPICAL
Water Front N
Sewer COMMERCIAL/PUBLIC
Water COMMERCIAL/PUBLIC
Utilities GAS/ELECTRIC
Nbhd. Rating AVERAGE
Nbhd. Type URBAN
Res. Sites 1
Comm. Sites 0
Swis Code 010100

TAX INFORMATION

Tax ID# 65.63-2-20
Assessed Value \$ 48,700
Land Assesment \$ 9,700
School Tax \$ 1,083
County/Town Tax \$ 177
City/Village Tax \$ 527
Total Tax \$ 1,787
Full Tax Value \$ 44,487
Equalization Rate 1.09
Prior Tax ID# 1.-4158
Full Land Value \$ 8,860

*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:10/06/2016 1:52 am

EXEMPTIONS:**IMPROVEMENTS:**

(1) CANPY-W/SLAB, BUILT 1960, 160.00 SQFT, CONDITION NORMAL

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

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ROBIN

STREET

STREET

THE CHURCH OF OUR
LADY OF ANGELS

SHERMAN

CATHARINES
CENTER FOR CHILDREN

STATE OF NEW YORK

PRE-FORECLOSURE EXTERIOR INSPECTION

PARCEL ADDRESS: 205 Shurman St
Street Number Avenue/Street/Place Name

CITY/TOWN: Albany CLASS CODE: 120

TAX MAP NUMBER: 65 - 63 - 2 - 20

ASSESSED VALUE: 48,700

☐ ACCURATE

☒ NEEDS REVIEW by ASSESSOR

NOTICE POSTED: _____

Date of Inspection: 5/2/18 Date of Prior Inspection: _____

☐ VACANT LOT

☒ BUILDING

☐ AGRICULTURAL USE

☐ COMMERCIAL

☒ RESIDENTIAL

☐ OCCUPIED/IN ACTIVE USE

DOES THIS PROPERTY REQUIRE LOCAL CODE INSPECTION:

☐ YES, Date Referred: _____ ☒ NO

GAS/ELECTRIC SERVICE—PLEASE Add Meter Number OR "NO METER"

GAS Meter Number: _____ ☒ NO METER

WATER Meter Number: _____ ☒ NO METER

ELECTRIC Meter Number: _____ ☒ NO METER

Unsafe/Unfit Conditions Noted:

☒ YES

☐ NO

If yes, explain:

Property has had a

PRE-FORECLOSURE EXTERIOR INSPECTION

ENVIRONMENTAL ISSUES—PLEASE CHECK "YES" OR "NO"

Adjoining Property with Industrial Use	☐ YES	☒ NO	☐ UNKN
Prior use as FUEL STATION	☐ YES	☒ NO	☐ UNKN
Prior use for MOTOR REPAIR	☐ YES	☒ NO	☐ UNKN
Prior use as DRY CLEANER	☐ YES	☒ NO	☐ UNKN
Prior use as LAND FILL	☐ YES	☒ NO	☐ UNKN
Prior use as JUNK YARD	☐ YES	☒ NO	☐ UNKN
Prior use as WASTE TREATMENT/PROCESSING	☐ YES	☒ NO	☐ UNKN
OTHER COMMERCIAL USE W/ENV POTENTIAL	☐ YES	☒ NO	☐ UNKN
Storage Tanks Visible on Property	☐ YES	☒ NO	
Vent Pipes, Fill Pipes on Property	☐ YES	☒ NO	
Stained Soil/Residue on Pooled Water Noted	☐ YES	☒ NO	
Industrial Drums or Chemical Containers	☐ YES	☒ NO	

VACANT LOT SECTION:

Current Overall Condition: ☐ GOOD ☐ FAIR ☐ POOR

Clear of Debris/Undergrowth: ☐ YES ☐ NO

Adjoining Occupied Structure(s): ☐ YES ☐ NO

BUILDINGS SECTION: # OF UNITS: 2 # OF FLOORS 2

Type of Construction: ☒ Wood ☐ Brick ☐ OTHER _____

Current Overall Condition: ☐ GOOD ☐ FAIR ☐ POOR

Freestanding Structure: ☐ YES ☒ NO

Adjoining Common Walls: ☒ One Side ☐ Both Sides ☐ NONE

Are there other structures on the property? ☐ YES ☒ NO

Is there a FENCE or RETAINING WALL? ☐ YES ☒ NO

CURRENTLY OCCUPIED: ☐ YES ☒ NO ☐ UNKNOWN

Names of Occupants:

PRE-FORECLOSURE EXTERIOR INSPECTION

PARCEL ADDRESS: 205 SHERMAN ST
Street Number Avenue/Street/Place Name

CITY/TOWN: Albany CLASS CODE: 220

TAX MAP NUMBER: 65 - 63 - 2 - 20

ASSESSED VALUE: 48,700

☐ ACCURATE

☐ NEEDS REVIEW by ASSESSOR

NOTICE POSTED: 12/21/16

Date of Inspection: 12/21/16 Date of Prior Inspection: _____

☐ VACANT LOT ☒ BUILDING ☐ AGRICULTURAL USE
☐ COMMERCIAL ☒ RESIDENTIAL ☐ OCCUPIED/IN ACTIVE USE

DOES THIS PROPERTY REQUIRE LOCAL CODE INSPECTION:

☐ YES, Date Referred: _____ ☐ NO

GAS/ELECTRIC SERVICE—PLEASE Add Meter Number OR "NO METER"

GAS Meter Number: _____ ☒ NO METER

WATER Meter Number: _____ ☒ NO METER

ELECTRIC Meter Number: _____ ☒ NO METER

Unsafe/Unfit Conditions Noted: ☐ YES ☒ NO

If yes, explain:

Completely Boarded up & Abandoned
No visible signs of collapse

PRE-FORECLOSURE EXTERIOR INSPECTION

ENVIRONMENTAL ISSUES—PLEASE CHECK "YES" OR "NO"

Adjoining Property with Industrial Use	☐ YES	☒ NO	☐ UNKN
Prior use as FUEL STATION	☐ YES	☒ NO	☐ UNKN
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CURRENTLY OCCUPIED: ☐ YES ☒ NO ☐ UNKNOWN

Names of Occupants:

12/12/2017 17:07
 sjaniszak

 COUNTY OF ALBANY
 Real Estate Tax Statement

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PARCEL: 06506300020200000000

LOCATION: 205 SHERMAN ST

 CURRENT OWNER:
 KUHSEL MARIA
 621 SECOND ST
 ALBANY NY 12206

 CURRENT STATUS:
 SQ FT: 0
 LAND VALUATION: 15,000
 BUILDING VALUATION: 0
 EXEMPTIONS: 0
 TAXABLE VALUATION : 15,000
 INTEREST PER DIEM 5,936.91

LEGAL DESCRIPTION:

DEED DATE:

BOOK/PAGE:

INTEREST DATE: 12/12/2017

YEAR	TYPE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
INST	CHARGE					
2017	RE-E	5500				
1	ALBANY SCH		347.59	347.59	17.38	364.97
	5% PERCENT		17.38	17.38	.00	17.38
			364.97	364.97	17.38	382.35
2016	RE-E	4748				
1	ALBANY SCH		335.51	335.51	57.04	392.55
	5% PERCENT		16.78	16.78	.00	16.78
	MAILING CH		1.00	1.00	.00	1.00
	LEGAL CHAR		150.00	150.00	.00	150.00
			503.29	503.29	57.04	560.33
			503.29	503.29	57.04	560.33
2016	RE-1	69071				
1	ALBANY PRO		703.28	703.28	182.85	886.13
	5 PERCENT		63.69	63.69	.00	63.69
	ALBANY WAT		242.98	242.98	63.17	306.15
	OTHER CHAR		327.45	327.45	85.14	412.59
	MAILING CH		1.00	1.00	.00	1.00
			1,338.40	1,338.40	331.16	1,669.56
			1,338.40	1,338.40	331.16	1,669.56
2015	RE-E	5288				
1	ALBANY SCH		1,083.24	1,083.24	314.14	1,397.38
	5% PERCENT		54.16	54.16	.00	54.16
			1,137.40	1,137.40	314.14	1,451.54

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COUNTY OF ALBANY
Real Estate Tax Statement
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YEAR	TYPE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
INST	CHARGE					
2015	RE-1	8719				
1	ALBANY PRO		704.06	704.06	267.54	971.60
	5 PERCENT		62.00	62.00	.00	62.00
	ALBANY WAT		242.98	242.98	92.33	335.31
	OTHER CHAR		293.01	293.01	111.34	404.35
	MAILING CH		1.00	1.00	.00	1.00
	LEGAL CHAR		150.00	150.00	.00	150.00
			1,453.05	1,453.05	471.21	1,924.26
			1,453.05	1,453.05	471.21	1,924.26
2014	RE-E	5169				
1	ALBANY SCH		1,099.72	1,099.72	450.89	1,550.61
	5% PERCENT		54.99	54.99	.00	54.99
	MAILING CH		1.00	1.00	.00	1.00
	LEGAL CHAR		150.00	150.00	.00	150.00
			1,305.71	1,305.71	450.89	1,756.60
			1,305.71	1,305.71	450.89	1,756.60
2014	RE-1	8785				
1	ALBANY PRO		675.69	675.69	337.85	1,013.54
	5 PERCENT		45.79	45.79	.00	45.79
	ALBANY WAT		240.20	240.20	120.10	360.30
	MAILING CH		1.00	1.00	.00	1.00
			962.68	962.68	457.95	1,420.63
			962.68	962.68	457.95	1,420.63
2013	LIEN	1232				
1	ALB SCH LN		1,404.18	1,404.18	224.67	1,628.85
	LEGAL CHAR		150.00	150.00	.00	150.00
			1,554.18	1,554.18	224.67	1,778.85
			1,554.18	1,554.18	224.67	1,778.85
2013	LIEN	2177				
1	ALB LIENS		1,453.96	1,453.96	901.46	2,355.42
			1,453.96	1,453.96	901.46	2,355.42

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COUNTY OF ALBANY
Real Estate Tax Statement
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txtaxstm

YEAR	TYPE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
INST	CHARGE					
2012	LIEN	2014				
1	ALB SCH LN		1,401.25	1,401.25	434.39	1,835.64
	LEGAL CHAR		195.00	195.00	.00	195.00
			1,596.25	1,596.25	434.39	2,030.64
			1,596.25	1,596.25	434.39	2,030.64
GRAND TOTALS			11,669.89	11,669.89	3,660.29	15,330.18

PARTIAL PAYMENTS ARE NOT ACCEPTED WITHOUT AN INSTALLMENT AGREEMENT
IF ANY PARCEL REMAINS SUBJECT TO ONE OR MORE DELINQUENT TAX LIENS,
THE PAYMENT YOU HAVE MADE WILL NOT POSTPONE THE ENFORCEMENT OF THE
OUTSTANDING LIEN OR LIENS. CONTINUED FAILURE TO PAY THE ENTIRE
AMOUNT OWED WILL RESULT IN THE LOSS OF THE PROPERTY(IES).
PAYMENT MADE TO:

ALBANY COUNTY DIVISION OF FINANCE
112 STATE ST. ROOM 1340
ALBANY, NY 12207
TEL: 447-7082

\$35.00 WILL BE CHARGED FOR ANY RETURNED CHECK
INTEREST WILL INCREASE ON THE 1ST OF THE MONTH

LIST OF DELINQUENT TAXES
FOR
CITY OF ALBANY, ALBANY COUNTY

PARCEL FORCLOSURE NO: **0001022**
FORECLOSURE PROCEEDING INDEX NO: **5107-13**
PARCEL LOCATION: **205 SHERMAN ST, CITY OF ALBANY**
PARCEL TAX MAP NUMBER: **06506300020200000000**
PARCEL PROPERTY CLASS CODE: **220**
OWNER LISTED ON DELINQUENT TAX BILL: **KUHSEL MARIA**

REPUTED PARCEL OWNER(S): **KUHSEL MARIA**
AS OF 10/3/2013

MAILING ADDRESS: **621 SECOND ST**
 ALBANY, NY 12206

DELINQUENT TAXES

<u>YEAR</u>	<u>TYPE OF TAX</u>	<u>AMOUNT DUE</u>
2012	SCHOOL	1,184.77