



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: 460 FIRST STREET, 65.55-1-11
Date: April 8, 2026

The County foreclosed on the vacant lot at 460 FIRST STREET in the City of Albany in April 2026. The County extinguished \$75,405.29 in delinquent real property taxes at that time. The majority of that cost was a levied demolition charge on the 2020 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 for public use and community benefit, as authorized by the Albany County Disposition Plan. Those transfers demonstrated better long-term outcomes than public bidding in the past.

**OWNERSHIP INFORMATION**

COLES DORIS COLES
460 FIRST ST
ALBANY NY 00000-0000

PARCEL NO: 65.55-1-11

Mail: 460 FIRST ST
12210-0000

PHONE NUMBER:

COUNTY: ALBANY
PROPERTY CLASS: 311 - RESIDENTIAL VACANT LAND

CENSUS TRACT: 0007.00**SALE INFORMATION**

Sale Date	07/03/2013	Price \$	0	Deed Date	08/20/2013
Arms Length	N	Libre	3075	Page	216
Seller	COLES DORIS	Buyer	COLES DORIS	# Total Parcels	1
		Personal Property	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$0	08/31/2004	N	COLES JAMES	COLES DORIS

STRUCTURAL INFORMATION

Square Feet 2,016
Sqft. 1st Floor 1,008
Sqft. 2nd Floor 1,008
Fin. Basement Sqft.
Year Built 1920
Bldg Style ROW
Units 2
Stories 2.00
Baths 0
Bedrooms 6
Fireplaces
Kitchens 2
Garage Type
Garage Bays
Cooling Detail NONE
Heat Type HEAT: (HOT AIR)
FUEL: (GAS)
Exterior ALUM/VINYL
Condition NORMAL
Basement Type FULL

LOT INFORMATION

Lot Size Dim.: 27.67x125.00
Land SQFT 3,375
Lot Size Acres 0.08
Zoning R2A
Nbhd Code 5040
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# 65.55-1-11
Assessed Value \$ 10,000
Land Assesment \$ 10,000
School Tax \$ 10
County/Town Tax \$ 86
City/Village Tax \$
Total Tax \$ 96
Full Tax Value \$ 4,800
Equalization Rate 1.00
Prior Tax ID# 1.-4794-81
Full Land Value \$ 4,800

*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.

EXEMPTIONS:**IMPROVEMENTS:**

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

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COUNTY OF ALBANY

Real Estate Tax Statement



Parcel: 06505500010110000000

Location: 460 FIRST ST

Owner:
 COLES DORIS M
 COLES TYRONE R
 460 FIRST ST
 ALBANY NY 12210

Status: Square 0
 Land Valuation: 10,000
 Building Valuation: 0
 Exemptions: 0
 Taxable Valuation: 10,000
 Interest Per Diem: 32,503.97

Legal Description:

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

Year	Type	Bill
2025	RE-E	3918

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	158.53	158.53	7.93	166.46
	5% PERCENT	7.93	7.93	0.00	7.93
		166.46	166.46	7.93	174.39
Year Totals		166.46	166.46	7.93	174.39

Year	Type	Bill
2025	RE-1	6439

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	100.78	100.78	18.14	118.92
	ALBANY WAT	336.05	336.05	60.49	396.54
	5 PERCENT	21.84	21.84	0.00	21.84
		458.67	458.67	78.63	537.30
Year Totals		458.67	458.67	78.63	537.30

Year	Type	Bill
2024	RE-E	5404

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	160.60	160.60	27.30	187.90
	5% PERCENT	8.03	8.03	0.00	8.03
		168.63	168.63	27.30	195.93
Year Totals		168.63	168.63	27.30	195.93

Year	Type	Bill
2024	RE-1	6631

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	75.78	75.78	22.73	98.51
	5 PERCENT	3.79	3.79	0.00	3.79
		79.57	79.57	22.73	102.30
Year Totals		79.57	79.57	22.73	102.30

COUNTY OF ALBANY



Real Estate Tax Statement

Year	Type	Bill
2023	RE-E	6086

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	113.44	113.44	37.44	150.88
	MAILING CH	1.00	1.00	0.00	1.00
	5% PERCENT	5.67	5.67	0.00	5.67
		120.11	120.11	37.44	157.55

Year Totals		120.11	120.11	37.44	157.55
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Year	Type	Bill
2023	RE-1	6450

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	72.87	72.87	30.61	103.48
	ALBANY WAT	322.89	322.89	135.61	458.50
	5 PERCENT	19.79	19.79	0.00	19.79
		415.55	415.55	166.22	581.77

Year Totals		415.55	415.55	166.22	581.77
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Year	Type	Bill
2022	RE-E	4985

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	113.44	113.44	51.05	164.49
	5% PERCENT	5.67	5.67	0.00	5.67
		119.11	119.11	51.05	170.16

Year Totals		119.11	119.11	51.05	170.16
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Year	Type	Bill
2022	RE-1	5992

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	71.55	71.55	38.64	110.19
	OTHER CHAR	308.00	308.00	166.32	474.32
	MAILING CH	1.00	1.00	0.00	1.00
	5 PERCENT	18.98	18.98	0.00	18.98
		399.53	399.53	204.96	604.49

Year Totals		399.53	399.53	204.96	604.49
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Year	Type	Bill
2021	RE-E	2878

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	113.03	113.03	64.43	177.46
	5% PERCENT	5.65	5.65	0.00	5.65
		118.68	118.68	64.43	183.11

Year Totals		118.68	118.68	64.43	183.11
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Year	Type	Bill
2021	RE-1	6083

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	70.98	70.98	46.85	117.83
	ALBANY WAT	142.88	142.88	94.30	237.18
	5 PERCENT	10.69	10.69	0.00	10.69
		224.55	224.55	141.15	365.70

COUNTY OF ALBANY

Real Estate Tax Statement



Year Totals	224.55	224.55	141.15	365.70
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Year	Type	Bill
2020	RE-E	5334

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	112.88	112.88	77.89	190.77
	5% PERCENT	5.64	5.64	0.00	5.64
		118.52	118.52	77.89	196.41

Year Totals	118.52	118.52	77.89	196.41
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Year	Type	Bill
2020	RE-1	6525

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	187.50	187.50	146.25	333.75
	ALBANY WAT	241.12	241.12	188.07	429.19
	OTHER CHAR	37,432.50	37,432.50	29,197.35	66,629.85
	LEGAL CHAR	225.00	225.00	0.00	225.00
	5 PERCENT	1,893.06	1,893.06	0.00	1,893.06
		39,979.18	39,979.18	29,531.67	69,510.85

Year Totals	39,979.18	39,979.18	29,531.67	69,510.85
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Year	Type	Bill
2019	RE-E	4097

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	299.89	299.89	242.91	542.80
	MAILING CH	1.00	1.00	0.00	1.00
	LEGAL CHAR	0.00	0.00	0.00	0.00
	5% PERCENT	14.99	14.99	0.00	14.99
		315.88	315.88	242.91	558.79

Year Totals	315.88	315.88	242.91	558.79
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Year	Type	Bill
2018	TL-E	174

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	338.47	338.47	297.85	636.32
		338.47	338.47	297.85	636.32

Year Totals	338.47	338.47	297.85	636.32
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Year	Type	Bill
2018	TL-1	1016

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	708.03	708.03	722.19	1,430.22
		708.03	708.03	722.19	1,430.22

Year Totals	708.03	708.03	722.19	1,430.22
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Grand Totals	43,730.94	43,730.94	31,674.35	75,405.29
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** End of Report - Generated by Neal, Jeffrey **