



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: 517 FIRST STREET, 65.47-2-29
Date: April 8, 2026

The County foreclosed on the vacant lot at 517 First Street in the City of Albany in April 2026. The County extinguished \$82,445.17 in delinquent real property taxes at that time. The majority of that cost was a levied demolition charge on the 2022 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

KETTER SHEILA9092011
517 1ST ST
ALBANY NY 12206-2410

PARCEL NO: 65.47-2-29

Mail: 517 1ST ST
ALBANY NY 12206-2410

PHONE NUMBER:

COUNTY: ALBANY
PROPERTY CLASS: 311 - RESIDENTIAL VACANT LAND

CENSUS TRACT: 0003.00

SALE INFORMATION

Sale Date 09/09/2011 Price \$ 45,000 Deed Date 09/26/2011
Arms Length Y Libre 3015 Page 231 # Total Parcels 1
Seller HEADY ROBERT Buyer KETTER SHEILA9092011 Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 28,000	06/01/2009	N	DROST BRIAN	HEADY ROBERT
2	\$ 92,000	02/26/2007	Y	WILSON PAUL	DROST BRIAN
3	\$ 80,000	03/17/2005	Y	RUSO TERANCE	WILSON AUL
4	\$ 11,985	09/20/2004	N	SHASTANY CATHERINE	RUSO TERANCE

STRUCTURAL INFORMATION

Square Feet 1,600
Sqft. 1st Floor 800
Sqft. 2nd Floor 800
Fin. Basement Sqft.
Year Built 1900
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 WATER/STEAM)
FUEL: (OIL)
Exterior COMPOSITION
Condition NORMAL
Basement Type FULL

LOT INFORMATION

Lot Size Dim.: 36.00x118.25
Land SQFT 4,248
Lot Size Acres 0.10
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# 65.47-2-29
Assessed Value \$ 17,000
Land Assesment \$ 17,000
School Tax \$ 88
County/Town Tax \$ 749
City/Village Tax \$
Total Tax \$ 837
Full Tax Value \$ 8,400
Equalization Rate 1.00
Prior Tax ID# 1.-3415
Full Land Value \$ 8,400

*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:

BASIC STAR 1999-2000

IMPROVEMENTS:

(1) PORCH-UP COV, BUILT 1900, 60.00 SQFT, CONDITION NORMAL

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

real-info.com makes no warranty or guarantee concerning the accuracy or reliability of the content contained in this site. Information is obtained from many sources. real-info.com shall not be liable for errors contained herein or for any damages in connection with the use of the information contained herein.

Neal, Jeff

From: gdomalewicz@nycap.rr.com
Sent: Wednesday, April 8, 2026 11:51 AM
To: Neal, Jeff
Subject: EXTERNAL Fw: 517 first st

Caution: This email originated from outside of Albany County. Do not click links or open attachments unless you recognize the sender and know the content is safe. If this email appears suspicious, please submit it using the Phish Alert Button in Outlook.

Warning: Unusual sender <gdomalewicz@nycap.rr.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

GYI Jeff, Thank you Gary

From: CL DaGod <cldagod@icloud.com>
Sent: Wednesday, April 8, 2026 11:38 AM
To: gdomalewicz@nycap.rr.com <gdomalewicz@nycap.rr.com>
Subject: 517 first st

To whom it may concern :

My name is Chris LaGray. I have lived at 513/515 first st in Albany NY for 35 years and my family has lived here for 56 years (1970). I am interested in The adjacent lot 517 first st. It is an open lot connected to my driveway and back yard. The house on the property burned down 4-5 years ago and has been an open and abandoned lot ever since. I have been maintaining and cleaning the property over the years. But lack of use has caused a lot of overgrowth on the property and passers by have become acquainted with entering the lot to urinate , or throwing garbage on the property, which I end up cleaning up and disposing of. I would like to Aquire the property so I can fence it off and add a fence to my driveway to stop people from entering our property to urinate, toss garage , and scrappers from stealing our metal belongings . I intend to cut down all of the over growth and reseed the rear part of lot with grass . I also would like to cut down the trees in the back that are leaning towards our house and cars. I had inquired about pricing on cutting and removing the trees last summer. I recieved 2 quotes between \$6-\$7400. There is also a vehicle that has been parked for 10+ years that I will be removing and bringing to the junkyard. My main priority right now is to be able to install a new fence and a gate to keep all the people out . If there's any other info you need from me you can call or text me at 518-300-8142. Thank you. Chris .

COUNTY OF ALBANY



Real Estate Tax Statement

Parcel: 06504700020290000000

Location: 517 FIRST ST

Owner:

KETTER SHEILA
517 FIRST ST
ALBANY NY 12206

Status:

Square 0

Land Valuation: 17,000

Building Valuation: 0

Exemptions: 0

Taxable Valuation: 17,000

Interest Per Diem: 29,322.65

Legal Description:

Deed Date:

Book/Page:

Interest Date: 04/08/2026

Year	Type	Bill
2025	RE-E	4624

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	269.48	269.48	13.47	282.95
	5% PERCENT	13.47	13.47	0.00	13.47
		282.95	282.95	13.47	296.42
Year Totals		282.95	282.95	13.47	296.42

Year	Type	Bill
2025	RE-1	6327

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	171.33	171.33	30.84	202.17
	ALBANY WAT	448.06	448.06	80.65	528.71
	OTHER CHAR	377.24	377.24	67.90	445.14
	5 PERCENT	49.83	49.83	0.00	49.83
		1,046.46	1,046.46	179.39	1,225.85
Year Totals		1,046.46	1,046.46	179.39	1,225.85

Year	Type	Bill
2024	RE-E	6227

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	273.02	273.02	46.41	319.43
	5% PERCENT	13.65	13.65	0.00	13.65
		286.67	286.67	46.41	333.08
Year Totals		286.67	286.67	46.41	333.08

Year	Type	Bill
2024	RE-1	6412

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	132.61	132.61	39.78	172.39
	OTHER CHAR	317.52	317.52	95.26	412.78
	5 PERCENT	22.51	22.51	0.00	22.51
		472.64	472.64	135.04	607.68
Year Totals		472.64	472.64	135.04	607.68

COUNTY OF ALBANY



Real Estate Tax Statement

Year	Type	Bill
2023	RE-E	4343

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	198.51	198.51	65.51	264.02
	MAILING CH	1.00	1.00	0.00	1.00
	5% PERCENT	9.93	9.93	0.00	9.93
		209.44	209.44	65.51	274.95
Year Totals		209.44	209.44	65.51	274.95

Year	Type	Bill
2023	RE-1	7495

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	127.53	127.53	53.56	181.09
	ALBANY WAT	604.97	604.97	254.09	859.06
	5 PERCENT	36.63	36.63	0.00	36.63
		769.13	769.13	307.65	1,076.78
Year Totals		769.13	769.13	307.65	1,076.78

Year	Type	Bill
2022	RE-E	5296

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	198.53	198.53	89.34	287.87
	5% PERCENT	9.93	9.93	0.00	9.93
		208.46	208.46	89.34	297.80
Year Totals		208.46	208.46	89.34	297.80

Year	Type	Bill
2022	RE-1	6982

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	125.22	125.22	67.62	192.84
	OTHER CHAR	42,997.50	42,997.50	23,218.65	66,216.15
	MAILING CH	1.00	1.00	0.00	1.00
	5 PERCENT	2,156.14	2,156.14	0.00	2,156.14
		45,279.86	45,279.86	23,286.27	68,566.13
Year Totals		45,279.86	45,279.86	23,286.27	68,566.13

Year	Type	Bill
2021	RE-E	3875

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	197.80	197.80	112.75	310.55
	5% PERCENT	9.89	9.89	0.00	9.89
		207.69	207.69	112.75	320.44
Year Totals		207.69	207.69	112.75	320.44

Year	Type	Bill
2021	RE-1	6759

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	621.03	621.03	409.88	1,030.91
	ALBANY WAT	584.38	584.38	385.69	970.07
	5 PERCENT	60.27	60.27	0.00	60.27
		1,265.68	1,265.68	795.57	2,061.25

COUNTY OF ALBANY



Real Estate Tax Statement

Year Totals	1,265.68	1,265.68	795.57	2,061.25
--------------------	-----------------	-----------------	---------------	-----------------

Year	Type	Bill
-------------	-------------	-------------

2020	RE-E	4840
------	------	------

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	987.73	987.73	681.53	1,669.26
	5% PERCENT	49.39	49.39	0.00	49.39
		1,037.12	1,037.12	681.53	1,718.65

Year Totals	1,037.12	1,037.12	681.53	1,718.65
--------------------	-----------------	-----------------	---------------	-----------------

Year	Type	Bill
-------------	-------------	-------------

2020	RE-1	6433
------	------	------

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	605.77	605.77	472.50	1,078.27
	ALBANY WAT	370.22	370.22	288.77	658.99
	LEGAL CHAR	225.00	225.00	0.00	225.00
	5 PERCENT	48.80	48.80	0.00	48.80
		1,249.79	1,249.79	761.27	2,011.06

Year Totals	1,249.79	1,249.79	761.27	2,011.06
--------------------	-----------------	-----------------	---------------	-----------------

Year	Type	Bill
-------------	-------------	-------------

2018	TL-E	409
------	------	-----

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	376.27	376.27	331.12	707.39
		376.27	376.27	331.12	707.39

Year Totals	376.27	376.27	331.12	707.39
--------------------	---------------	---------------	---------------	---------------

Year	Type	Bill
-------------	-------------	-------------

2018	TL-1	1289
------	------	------

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	1,459.25	1,459.25	1,488.44	2,947.69
		1,459.25	1,459.25	1,488.44	2,947.69

Year Totals	1,459.25	1,459.25	1,488.44	2,947.69
--------------------	-----------------	-----------------	-----------------	-----------------

Grand Totals	54,151.41	54,151.41	28,293.76	82,445.17
---------------------	------------------	------------------	------------------	------------------

** End of Report - Generated by Neal, Jeffrey **