



**GAR Associates LLC**  
**EST. 1961**

**LIMITED SCOPE APPRAISAL REPORT  
A TWO-UNIT RESIDENTIAL BUILDING  
295 SECOND STREET  
CITY OF ALBANY, ALBANY COUNTY, NY  
ZIP CODE: 12206**

**CLIENT:** Albany County

**CLIENT ADDRESS:** 112 State Street  
Albany, NY 12207  
Attn: Mr. Michael McGuire, IAO, CCD  
Director Of Real Property Tax Service

**PREPARED BY:** GAR Associates LLC  
5500 Main Street  
Suite 347  
Williamsville, New York 14221

David M. Barnett, MAI, SRA  
President, Government Division

**DATE OF INSPECTION:** November 1, 2023

**DATE OF VALUATION:** November 1, 2023

**GAR FILE NO.:** 2023338-A



November 15, 2023

Mr. Michael McGuire, IAO, CCD  
Director Of Real Property Tax Service  
Albany County  
112 State Street  
Albany, NY 12207

Re: Limited Scope Appraisal Report  
A Two-Unit Residential Building  
295 Second Street  
City of Albany, NY 12206  
GAR File No.: 2023338-A

Dear Mr. McGuire, IAO, CCD:

In accordance with the terms of our engagement, we present a ***“Limited Scope Appraisal Report”*** for the above-captioned property. This document is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice (USPAP). The Scope of Work is defined in this report and is consistent with our engagement of services. The depth of discussion contained in this report is specific to the needs of the client and for the intended use and user(s) stated below. The appraisers are not responsible for unauthorized use of this report.

***Extraordinary Assumptions:***

- 1) The interior of the building was not physically inspected; it is assumed that the interior condition is generally reflective of what was observed from the exterior inspection, which is a vacant, former 2-unit building in below-average to poor condition.

There are no other *“extraordinary assumptions”*, and no *“hypothetical conditions”* being made in this report. If this *“extraordinary assumption”* is found not to be true, the market value may be impacted.

***Client, Intended Use, Intended Users:***

The client is Albany County. The *“intended use”* of the appraisal is internal asset management purposes. The *“intended users”* of the appraisal are the client and any other client-authorized user(s) associated with the *“intended use”* stated above.

***The Subject:***

The property includes one municipal tax parcel improved with a 2-story, wood-frame, two-unit residential building containing 1,612 sf, with a two-bed/one-bath on the first floor and 3-bed/1-bath on the second floor, constructed in 1910, which is situated on a 3,734 sf, or 0.09 acre site. Site improvements are limited to concrete sidewalks and curbs.

**CORPORATE OFFICE:**

**ALBANY OFFICE:**



Mr. Michael McGuire, IAO, CCD  
November 15, 2023

Page Two

The property is located on the east side of Second Street, just north of Thornton Street, in the City of Albany, Albany County, NY.

As of the date of valuation, the property was vacant.

***Scope of Work:***

At the request of the client, the scope of work is limited to salient facts research, an inspection, brief description of the neighborhood and property, highest and best use determination, sales comparison approach and value conclusion. The rationale for the opinions and conclusions set forth in this "Limited Scope Appraisal Report" may not be understood properly without additional information contained in the appraiser's work file.

*To the best of this company's knowledge and belief, it is hereby certified that the statements of facts contained in this report (upon which the opinions are based) are true and correct, subject to the assumptions and limiting conditions outlined in the addendum of this report. Employment in, and compensation for, making this appraisal is in no way contingent upon the value reported. It is hereby certified that those participating in this report have no interest, either present or contemplated, in the subject property. Furthermore, there is no personal, or corporate interest, or bias, with respect to the subject matter of the appraisal report, or parties involved.*

Based upon the inspection of the property and investigations and analysis undertaken, the following value conclusion is made:

**VALUE CONCLUSION**

Value Scenario	Interest	Date of Value	Value Conclusion
Market Value As Is	Fee Simple	November 1, 2023	<b>\$25,000</b>
Liquidation Value	Fee Simple	November 1, 2023	<b>\$18,000</b>

Respectfully submitted,

**GAR ASSOCIATES LLC**

David M. Barnett, MAI, SRA  
President, Government Division



**GAR Associates LLC**  
**EST. 1961**

**LIMITED SCOPE APPRAISAL REPORT  
A TWO-UNIT RESIDENTIAL BUILDING  
395 FIRST STREET  
CITY OF ALBANY, ALBANY COUNTY, NY  
ZIP CODE: 12206**

**CLIENT:** Albany County

**CLIENT ADDRESS:** 112 State Street  
Albany, NY 12207  
Attn: Mr. Michael McGuire, IAO, CCD  
Director Of Real Property Tax Service

**PREPARED BY:** GAR Associates LLC  
5500 Main Street  
Suite 347  
Williamsville, New York 14221

David M. Barnett, MAI, SRA  
President, Government Division

**DATE OF INSPECTION:** November 1, 2023

**DATE OF VALUATION:** November 1, 2023

**GAR FILE NO.:** 2023338-B



November 17, 2023

Mr. Michael McGuire, IAO, CCD  
Director Of Real Property Tax Service  
Albany County  
112 State Street  
Albany, NY 12207

Re: Limited Scope Appraisal Report  
A Two-Unit Residential Building  
395 First Street  
City of Albany, NY 12206  
GAR File No.: 2023338-B

Dear Mr. McGuire, IAO, CCD:

In accordance with the terms of our engagement, we present a ***“Limited Scope Appraisal Report”*** for the above-captioned property. This document is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice (USPAP). The Scope of Work is defined in this report and is consistent with our engagement of services. The depth of discussion contained in this report is specific to the needs of the client and for the intended use and user(s) stated below. The appraisers are not responsible for unauthorized use of this report.

***Extraordinary Assumptions:***

- 1) The interior of the building was not physically inspected by the appraiser; it is assumed that the interior condition is generally reflective of what was observed from the exterior inspection, which is a vacant, former 2-unit building in poor condition. Albany County property manager Anthony DiLella inspected the interior of the subject and indicated the following issues: significant roof leak causing the majority of the second floor to collapse rendering the first floor mostly inaccessible, and musty smell throughout building due to black mold from water damage.

There are no other *“extraordinary assumptions”*, and no *“hypothetical conditions”* being made in this report. If this *“extraordinary assumption”* is found not to be true, the market value may be impacted.

***Client, Intended Use, Intended Users:***

The client is Albany County. The *“intended use”* of the appraisal is internal asset management purposes. The *“intended users”* of the appraisal are the client and any other client-authorized user(s) associated with the *“intended use”* stated above.

***The Subject:***

The property includes one municipal tax parcel improved with a 2-story, wood-frame, two-unit building containing 2,358 sf, with a three-bed/one-bath unit on each floor, constructed in 1910, which is situated on a 2,749 sf, or 0.06 acre site. Site improvements are limited to concrete sidewalks and curbs.

**CORPORATE OFFICE:**

**ALBANY OFFICE:**



Mr. Michael McGuire, IAO, CCD  
November 17, 2023

Page Two

The property is located on the east side of First Street in the City of Albany, Albany County, NY.

As of the date of valuation, the property was vacant and in an uninhabitable state.

***Scope of Work:***

At the request of the client, the scope of work is limited to salient facts research, an inspection, brief description of the neighborhood and property, highest and best use determination, sales comparison approach and value conclusion. The rationale for the opinions and conclusions set forth in this "Limited Scope Appraisal Report" may not be understood properly without additional information contained in the appraiser's work file.

*To the best of this company's knowledge and belief, it is hereby certified that the statements of facts contained in this report (upon which the opinions are based) are true and correct, subject to the assumptions and limiting conditions outlined in the addendum of this report. Employment in, and compensation for, making this appraisal is in no way contingent upon the value reported. It is hereby certified that those participating in this report have no interest, either present or contemplated, in the subject property. Furthermore, there is no personal, or corporate interest, or bias, with respect to the subject matter of the appraisal report, or parties involved.*

Based upon the inspection of the property and investigations and analysis undertaken, the following value conclusion is made:

**VALUE CONCLUSION**

Value Scenario	Interest	Date of Value	Value Conclusion
Market Value As Is	Fee Simple	November 1, 2023	<b>\$25,000</b>
Liquidation Value	Fee Simple	November 1, 2023	<b>\$18,000</b>

Respectfully submitted,

**GAR ASSOCIATES LLC**

David M. Barnett, MAI, SRA  
President, Government Division



**GAR Associates LLC**  
**EST. 1961**

**LIMITED SCOPE APPRAISAL REPORT  
A THREE-UNIT RESIDENTIAL BUILDING  
330 ORANGE STREET  
CITY OF ALBANY, ALBANY COUNTY, NY  
ZIP CODE: 12210**

**CLIENT:** Albany County

**CLIENT ADDRESS:** 112 State Street  
Albany, NY 12207  
Attn: Mr. Michael McGuire, IAO, CCD  
Director Of Real Property Tax Service

**PREPARED BY:** GAR Associates LLC  
5500 Main Street  
Suite 347  
Williamsville, New York 14221

David M. Barnett, MAI, SRA  
President, Government Division

**DATE OF INSPECTION:** November 1, 2023

**DATE OF VALUATION:** November 1, 2023

**GAR FILE NO.:** 2023338-C



November 17, 2023

Mr. Michael McGuire, IAO, CCD  
Director Of Real Property Tax Service  
Albany County  
112 State Street  
Albany, NY 12207

Re: Limited Scope Appraisal Report  
A Three-Unit Residential Building  
330 Orange Street  
City of Albany, NY 12210  
GAR File No.: 2023338-C  
Client Reference No.:

Dear Mr. McGuire, IAO, CCD:

In accordance with the terms of our engagement, we present a ***“Limited Scope Appraisal Report”*** for the above-captioned property. This document is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice (USPAP). The Scope of Work is defined in this report and is consistent with our engagement of services. The depth of discussion contained in this report is specific to the needs of the client and for the intended use and user(s) stated below. The appraisers are not responsible for unauthorized use of this report.

***Extraordinary Assumptions:***

- 1) The interior of the building was not physically inspected; it is assumed that the interior condition is generally reflective of what was observed from the exterior inspection, which is a vacant, former 3-unit building in poor condition. Albany County property manager Anthony DiLella inspected the interior of the subject and indicated the following issues: significant roof leak causing the majority of the second floor to collapse rendering the first floor mostly inaccessible, and musty smell throughout building and basement due to black mold from water damage.

There are no other *“extraordinary assumptions”*, and no *“hypothetical conditions”* being made in this report. If this *“extraordinary assumption”* is found not to be true, the market value may be impacted.

***Client, Intended Use, Intended Users:***

The client is Albany County. The *“intended use”* of the appraisal is internal asset management purposes. The *“intended users”* of the appraisal are the client and any other client-authorized user(s) associated with the *“intended use”* stated above.

***The Subject:***

The property includes one municipal tax parcel improved with a 2-story, brick, three-unit building containing 2,244 sf, with a 1,122 sf finished basement utilized as an apartment, consisting of three 2-bed/1-bath units, constructed in 1890, which is situated on a 2,475 sf, or 0.06 acre site. Site improvements are limited to concrete sidewalks and curbs.

**CORPORATE OFFICE:**

**ALBANY OFFICE:**





Mr. Michael McGuire, IAO, CCD  
November 17, 2023

Page Two

The property is located on the west side of Orange Street in the City of Albany, Albany County, NY.

As of the date of valuation, the property was vacant and in an uninhabitable state.

***Scope of Work:***

At the request of the client, the scope of work is limited to salient facts research, an inspection, brief description of the neighborhood and property, highest and best use determination, sales comparison approach and value conclusion. The rationale for the opinions and conclusions set forth in this "Limited Scope Appraisal Report" may not be understood properly without additional information contained in the appraiser's work file.

*To the best of this company's knowledge and belief, it is hereby certified that the statements of facts contained in this report (upon which the opinions are based) are true and correct, subject to the assumptions and limiting conditions outlined in the addendum of this report. Employment in, and compensation for, making this appraisal is in no way contingent upon the value reported. It is hereby certified that those participating in this report have no interest, either present or contemplated, in the subject property. Furthermore, there is no personal, or corporate interest, or bias, with respect to the subject matter of the appraisal report, or parties involved.*

Based upon the inspection of the property and investigations and analysis undertaken, the following value conclusion is made:

**VALUE CONCLUSION**

Value Scenario	Interest	Date of Value	Value Conclusion
Market Value As Is	Fee Simple	November 1, 2023	<b>\$30,000</b>
Liquidation Value	Fee Simple	November 1, 2023	<b>\$21,000</b>

Respectfully submitted,

**GAR ASSOCIATES LLC**

David M. Barnett, MAI, SRA  
President, Government Division