

CITY OF HUDSON

COMMERCIAL REVIEW APPLICATION 2019

The following information is important for your informal review. Please fill out the property information below to the best of your ability, and add comparable assessments and/or recent sales you feel support your case on the back of this sheet. All information provided will be considered by the reviewer and becomes the property of the Assessor's Office.

SECTION I

The following information relates to the subject property and can be obtained from the Property Inventory books or from public information available on the Internet.

Please Print

1. SECTION, BLOCK & LOT NUMBER 109.35-2-65
2. PROPERTY TYPE ?? Single family house Property Class - 483 - converted res
3. PROPERTY ADDRESS 114 Warren St. Hudson, NY 12534
4. NAME AND PHONE # OF PROPERTY OWNER Mark Orton & Karen Davis 617-312-8550
5. NEW PRELIMINARY ASSESSMENT \$400,000.00
6. REQUESTED ASSESSMENT \$315,000.00
Comparables do not reflect use or style of building - commercial use is for
7. WHY? 7 months as art gallery - only two rooms used. No one will buy this building
for a commercial use.
8. PROPERTY DESCRIPTION:
 - A. PROPERTY USE Home YEAR BUILT ~1840
 - B. ACTUAL RENTABLE AREA We are not renting the space - our use for gallery is 350 sq ft
 - C. BUILDING SQUARE FOOTAGE 1,756 (exterior dimensions)
 - D. IMPROVEMENTS SINCE PURCHASE Sun Room on rear.
 - E. PENDING PERMITS yes no SIZE _____ COST _____
 - F. PRIOR SALES INFORMATION SALE PRICE \$260,000 SALE DATE 5/2009
9. INVENTORY CORRECTIONS

If any information provided by the Assessor regarding your property appears to be incorrect, or there are needed repairs to the property, please provide support for the change. This can be achieved by providing the following information:

- Property Survey
- Photographs of the Property
- Copy of the sales contract or recent appraisal
- Any additional information to support your claim

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SECTION II

Please Print

A. **LIST FOUR COMPARABLE PROPERTIES (recent sales or assessments)**

Sale 1. Location 249 Union St. S.B.L. 100600-109.43-3-26
Sale Price \$285,000 Sale Date 2/11/2019
Square Footage 1,728 Style arts & crafts
Condition good Additional Features _____
Comments on Sales Comparison _____

Sale 2. Location 456 Union St S.B.L. 100600-109.52-3-68
Sale Price \$375,000 Sale Date 12/4/2018
Square Footage 2,146 Style victorian
Condition good Additional Features _____
Comments on Sales Comparison _____

Sale 3. Location 359 Union St. S.B.L. 100600-109.52-1-60
Sale Price \$310,000 Sale Date 7/16/2018
Square Footage 1,424 Style Queen Anne
Condition good Additional Features _____
Comments on Sales Comparison _____

Sale 4. Location 24 Worth Ave S.B.L. 100600-110.17-1-8
Sale Price \$345,000 Sale Date 1/31/2019
Square Footage 1,533 Style Cape Cod cottage
Condition good Additional Features _____
Comments on Sales Comparison _____

See attached document: Addendum to COMMERCIAL REVIEW APPLICATION 2019
for 114 Warren St. Hudson, NY SBL = 109.35-2-65

Based on the sale of the above properties, I believe that the estimated FULL MARKET VALUE for the
subject property is \$325,000.

I certify that all statements made on this application are true and correct to the best of my knowledge and
belief. Mark M. Deane 3/27/2019

Signature of Owner

Date