

CONCRA APPRAISAL ASSOCIATES

Real Estate Appraisal & Consulting Professionals

Appraisal of the Former Offices of the City of Hudson Court Clerk & Code Enforcement & the Former Hudson Daycare Center

PROPERTY LOCATION:

429-431 & 10-12 Warren Street,
City of Hudson,
Columbia County, New York State

SUBMITTED TO:

Mr. Tom DePietro
Common Council President
City of Hudson
520 Warren Street
Hudson, New York 12534

SUBMITTED BY:

Anthony R. Concra, SRA
&
Mark D. Taylor

Mail: P.O. Box 20, Hudson, New York 12534

Office: 363 Fairview Ave., Hudson, New York 12534

Telephone 518.828.2092 Facsimile 518.828.2615 E-mail: office@concraappraisals.com

APPRAISAL REPORT

TITLE HOLDER:

City of Hudson

PROPERTY LOCATION:

429-431 & 10-12 Warren Street,
City of Hudson,
Columbia County, New York State



SUBMITTED TO:

Mr. Tom DePietro
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Anthony R. Concra, SRA
Concra Appraisal Associates
Post Office Box 20
Hudson, New York 12534

Mark D. Taylor
Concra Appraisal Associates
Post Office Box 20
Hudson, New York 12534

DATE OF INSPECTION:

January 9, 2023

DATE OF VALUATION:

January 9, 2023

DATE OF REPORT:

January 17, 2023

IDENTIFICATION OF THE SUBJECT PROPERTY:

The subject properties are located at 429-431 & 10-12 Warren Street, City of Hudson, and Columbia County, New York State. Your attention is directed to the tax and location maps included herein. The properties will be presented in the following order:

1. Court Clerk & Code Enforcement – 429-431 Warren Street, Hudson
2. Hudson Daycare Center – 10 Warren Street, Hudson

PURPOSE / FUNCTION OF THE APPRAISAL:

The purpose of this appraisal report is to estimate the market value of the fee simple interest in the subject properties. The function of this report is to establish the current market value of the subject properties for future planning. The client is the **City of Hudson** and their assigns.

PROPERTY RIGHTS APPRAISED:

The subject properties are appraised as a **Fee Simple Estate**. (*Definition of Fee Simple Estate is: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police powers and escheat.* *) **The Appraisal of Real Estate**, published by the Appraisal Institute 13th edition (2008).

TYPE OF APPRAISAL:

This appraisal is classified as an appraisal report.

DATE OF APPRAISAL / INSPECTION:

The properties were inspected by Mark D. Taylor on January 9, 2023. The improvements were inspected on the interior and exterior. A City employee accompanied the appraiser on the inspection.

OCCUPANCY:

At the time of inspection, all properties were vacant.

APPRAISAL PROBLEM:

The appraisal problem is concerned with finding the market value of the property. The appraiser will employ all appropriate approaches to estimate the value of the subject based on the assignment level. At the conclusion of the report, reconciliation is presented which discusses the strengths and weaknesses of the approaches utilized, as well as the appraiser's final value conclusion.

SCOPE OF THE APPRAISAL

The assignment is to value the subject properties for the purpose of future planning. This appraisal will evaluate the current market value for the subject properties, in their “as is” condition. The sales comparison approach will be the only approach developed for these properties. The income approach isn’t applicable because the properties do not have income producing potential in their current configuration. It is possible that the properties may be converted to income properties. The cost approach isn’t applicable because of the age of the improvements. Due to the uniqueness of the market within the City of Hudson, we refrain from using any comparable sales outside of the city limits. Due to limiting the comparable search to the city, we were forced to expand our comparable sale search to encompass a wider time period. The comparable sales are considered to be within the reasonable reliable range based on a study of the markets and knowledge of same. We analyzed all comparable sales on a per whole basis, per unit basis, and a per square foot basis. Our conclusion was to proceed valuing the property on a per square foot basis. Adjustments for differences in square footage will be made based on the economies of scale, which states that products sell for less per unit when purchased in bulk.

Judgment, knowledge, and experience have been utilized in the gathering of comparable sales and rental information. The reporting of comparable information is realized by:

1. Obtaining leads, i.e., from real estate websites newspapers, assessors’ records, data contained within Concra Appraisal Associate files and others knowledgeable in real estate.
2. Reading/summarizing public documents, i.e., deeds and mortgages found in the County Clerk’s Office.
3. Having knowledge of the comparables by locating and photographing each property.
4. Verifying transaction data with an agent for or a specific party who has or had an interest in the property.

All comparable information within this report has been collected in accordance with the above procedure and has been verified by an employee of Concra Appraisal Associates.

DEFINITION OF MARKET VALUE

Market value is defined as “the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, and knowledgeably, and assuming the price is not affected by undue stimulus.” Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Consummation of a sale occurs as of a specified date.
2. An open and competitive market exists for the property interest appraised.
3. The buyer and seller are each acting prudently and knowledgeable.
4. The price is not affected by undue stimulus.
5. The buyer and seller are typically motivated.
6. Both parties are acting in what they consider their best interest.
7. Marketing efforts were adequate, and a reasonable time was allowed for exposure in the open market
8. Payment was made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

ESTIMATE OF MARKETING TIME & EXPOSURE TIME

Reasonable marketing time is an estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately after the effective date of the appraisal. The marketing period is the anticipated time required to expose the property to a pool of prospective purchasers and to allow appropriate time for negotiation, the exercise of due diligence, and the consummation of a sale at a price supportable by concurrent market conditions. Marketing time differs from exposure time, which is always presumed to proceed the effective date of the appraisal. The estimate of marketing time is not intended to be a prediction of a date of sale; it is a part of the analysis conducted during the appraisal. It is a range that may be based on one or more of the following:

- statistical information about days on the market;
- information gathered through sales verification;
- interviews with market participants; and
- anticipated changes in market conditions.

Related information gathered during the appraisal process include other market factors that may affect marketing time, such as the identification of typical buyers and sellers for the type of real estate involved and typical equity investment levels and/or financing terms. The estimate of reasonable marketing time is a function of price, time, use, and anticipated market conditions such as changes in the cost and availability of funds and is not an isolated estimate of time alone.

The market in the City of Hudson, for most property types, has stabilized. The estimated marketing time for the subject properties is estimated to be within a range of **six to twelve months** based on their condition, location and available competing properties. Based on the local market conditions and characteristics of the subject, the expected exposure time for the subject to be offered on the local market, would likely be between **six to twelve months**.

NOTE: The definition of marketing period is found in the Dictionary of Real Estate Appraisal, (3rd edition, The Appraisal Institute), p. 220. It is also discussed in the Standards of Professional Appraisal Practice of the Appraisal Institute, Advisory Opinion AO-7, USPAP 1997 edition, pp. 109-110.

GENERAL ASSUMPTIONS

This appraisal report has been made with the following General Assumptions:

- No responsibility is assumed for the legal description or legal matters, and the title to the property is assumed to be good and marketable unless otherwise stated.
- The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- Responsible ownership and competent property management are assumed.
- The information furnished by others is believed to be reliable; however, no warranty is given for its accuracy.
- All engineering is assumed to be correct. The plot plans and exhibits in this report are included only to assist the reader in visualizing the property.
- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions for which engineering may be required to discover them.
- It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless a noncompliance is stated, defined and considered in the appraisal report.
- It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
- It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization has been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- It is assumed that the utilization of the land and improvements are within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted within the report.

GENERAL LIMITING CONDITIONS

This appraisal report has been made with the following General Limiting Conditions:

- The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- Possession of this report, or a copy thereof, does not carry with it the rights of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with property written qualification and only in its entirety.
- The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made therefore.
- Disclosure of the contents of this report is governed by the Bylaw and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser of the firm with which he is connected), will be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent of and approval of the appraiser.
- Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the subject property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the subject property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the subject property. The value estimate is predicated on the assumption that there is no such material on or in the subject property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. No specific survey or analysis of this property has been conducted to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. Since compliance matches each owner's financial ability with the cost to cure the property's potential physical characteristics, no comment can be made on compliance to ADA. A brief summary of the physical description is included in this report and in no way, suggests or implies ADA compliance by the current owner. Given that compliance can change with each owner's financial ability to cure non-accessibility, any value estimate does not consider a possible noncompliance. Specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

COLUMBIA COUNTY ANALYSIS

Columbia County is a rural area bordering Massachusetts on the east, Rensselaer County on the north, Dutchess County on the south and Greene County, along The Hudson River on the west. The County is 110 miles north of New York City, 18 miles south of Albany and 165 miles from Boston and Syracuse. The population for the county is approximately 65,000 people. Columbia County is fairly rectangular extending 30 miles north - south, 25 miles east - west. Total land area is 600 square miles with a population density of 50 people per square mile.

The terrain varies from level to high elevations with the Catskill and Berkshire Mountains acting as east-west backgrounds. The views from many locations are one of several attractions to the County.

The City of Hudson is the County seat with most Governmental offices including the County Clerk's office and Court House. The city is an old Hudson River Community that features many original examples of various architecture in relatively original status. The recent expansion of the antique industry in the Hudson has brought with it extensive outside exposure and a fast-paced realty market.

Local transportation systems include Amtrak Rail at Hudson, The Columbia County Airport in Ghent and bus and taxi service. Nationwide rail service is available from the Hudson Railroad Station. The two-hour service with up to seven trains to New York City is considered to be a major amenity to the economic stability of Hudson and Columbia County.

Columbia County is typically a rural community with one City, several villages and numerous hamlets located throughout. Regional shopping and services are located in the greater Hudson - Greenport area with several small strip type shopping centers housing regional and local retailers. Intermediate services are available in the villages with limited goods available in the hamlets scattered throughout the County. High level regional type shopping and services are located in the Albany, Kingston and Poughkeepsie areas which range up to 40 miles away from any County location.

The necessity to travel for goods and services is typical for the area and is not considered to be a negative. Columbia Memorial Hospital is centrally located in Hudson. A new 30,000 square foot addition has recently been completed along with a completely renovated maternity ward. Emergency access is provided by both paid and volunteer ambulance services. All area fire companies are volunteer and located strategically throughout the County. Their response time rivals paid responders.

Columbia County has three realty markets. The local market consists of the area inhabitants that move within the confines of a particular zone. Northern sections of the County appeal to the Albany (Capital District) market for those buyers seeking a more rural type of environment. Typically, prices for comparable housing are less costly in Columbia County. The third market is the metro New York City second and seasonal home buyers. That market exists based on the relatively close proximity to the metro area, aesthetically pleasing rural environment and abundance of recreational facilities including the Catamount Ski area in Hillsdale and numerous lakes, streams, state parks and The Hudson River offering a more sedate environment. Interesting architecture and availability of homes on large parcels of land is a major market motivator. The Capital District and Metro New York City markets are extremely important to the County economy as it helps to support numerous retailers and service providers. These markets have been long-standing and have sustained active levels with relatively little fluctuation over the past twenty-five years. The secondary markets have historically performed at the highest level of appreciation.

An excellent network of highways provides access to all destinations in all directions. Access to the New York State Thruway and Massachusetts Turnpike is available in Kinderhook, Chatham and Canaan. The Taconic State Parkway commences at the Berkshire section of the Thruway in Chatham and provides direct access to the Metro New York City Area. State, county and town highways also provide easy access to all local and regional points. The roads are well maintained and service ready in a short time after stormy weather. Transportation is further enhanced by an Amtrak Station at Hudson, small plane and charter service at the Columbia County Airport and local and regional bus carriers.

The employment picture has improved with the addition of several new manufacturing facilities during the past three years. Many large employers had exited the County during the past twenty years; however, an extremely active Development Agency has produced positive results. The Columbia Commerce Park at the airport has several new smaller employers with more in progress. Many people travel to the Capital District for employment in the higher paying sectors.

Government is by a supervisor type with representation based on population. The government has been fairly conservative with an eye toward progress. The economic growth in the County is in part due to the positive posture of the Economic Development Agencies.

The general overall appeal factor for the County is considered to be good based on the tri realty market sectors, pleasant rural environment, numerous recreational amenities and a high recognition factor. Education is centered in the Columbia - Greene Community College in Greenport and the six central school systems serving the local areas. The systems for the most part have modern facilities and are making progressive moves to keep pace with current practices.

HUDSON AREA ANALYSIS

The City of Hudson is located along the banks of the Hudson River in mid-Columbia County. It is well known throughout the northeast for its interesting architecture. Many outstanding examples of various styles line the streets.

The physical layout of City consists of a six street; seven block long main section housing the bulk of the older architecture. Warren Street is the main street and houses most of the commercial activities. Most of those improvements are townhouses with commercial activities on the first floor and residential apartments on the upper levels. The upper section of Warren Street, the four - through eight hundred blocks, has the highest concentration of commercial activities. The City thrived until the 1950's when the exodus of business to large shopping centers and people to the suburbs started. The trend continued until 1970 when an aggressive Urban Renewal Program was put into effect. The program was most successful in the housing sector with the demolition of numerous substandard housing units. The replacements were low to moderate income housing units in the form of a high rise and townhouses. In the commercial sector some moderate change was made; however, it was too late to recapture the mercantile level of the past. In the mid 1980's real estate resurgence took place with the sale of numerous properties to out of the area purchasers. Many rehabilitation programs were started but most were never finished. This occurred based on the very competitive apartment rental market and inability to attract quality tenants at rents necessary to support the property. In many instances, it was impossible to compete with available subsidized housing. During the next decade, the market was erratic and showed no real promise for the future. During the past several years a very active antique community has developed and continues to expand. Numerous vacant stores front properties were either sold or leased with the opening of an antique outlet. Although the overall market has slowed the upper level quality location properties have remained stable. The antique trade fits well with the environment in the City and its relatively close proximity to the Metro New York City area. Further enforcing the conclusion is the fact that many other residential properties are being sold to purchasers outside the area that recognize the positive side.

Hudson is the county seat and houses most of the offices for that entity. The existing Mayor/Cabinet style of government has been progressive and continues to improve the City. Columbia Memorial Hospital is located in the City and provides a high level of health care. The City has two taxi services, local bus routes and an Amtrak Station. The railway stop is one of the busiest on the Albany - New York City corridors.

The Town of Greenport surrounds the City and has been the major recipient of many people and business. Greenport has the highest concentration of commercial activities in all of Columbia County. The town has several small strip malls with regional goods and services.

PROPERTY SALES HISTORY

Your attention is directed to the assessment records page for the sales history. Neither subject property has transferred within the past three years.

OFFERING OF THE SUBJECT PROPERTY:

The subject properties are not currently offered for sale, nor have they been offered within the past year.

EASEMENTS AND RESTRICTIONS:

Utilities.

EXTRAORDINARY ASSUMPTIONS:

We are developing this appraisal under the extraordinary assumption that the subject properties are structurally sound. The appraisers are not qualified structural engineers and cannot make any warranty as to such. If the subject properties were found to have issues with their structural integrity, the values indicated in this report may be impacted.

HYPOTHETICAL CONDITIONS:

None.

**Appraisal of the Former
Offices of the Hudson
Court Clerk &
Code Enforcement
429-431 Warren Street**

CONCRA APPRAISAL ASSOCIATES

Real Estate Appraisal & Consulting Professionals

January 17, 2023

Mr. Tom DePietro
Common Council President
City of Hudson
520 Warren Street
Hudson, New York 12534

Re: Appraisal of real property owned by the City of Hudson, 429-431 Warren Street, City of Hudson, and Columbia County, New York State.

Dear Mr. DePietro,

In accordance with your request, an inspection of the above-captioned property, which is further described elsewhere in this report, and a thorough market analysis of economic conditions presently affecting its value has been completed.

The subject is the former offices of the Hudson Court Clerk and Hudson Code Enforcement. The building is a three-story attached commercial building on the 400-block of Warren. The property has been vacant for a few years and shows evidence of deferred maintenance. The property would benefit from a complete renovation. The property would most likely be converted back to a mixed-use building, having a retail/office on the 1st floor and apartments on the other two floors. Overall, the property is currently in fair condition.

In valuing the property, the sales comparison approach was developed. The property has little income potential in its current configuration, so the income approach was not considered adequate. The cost approach was not considered to be an adequate value indicator due to the age of the improvements. At your request, the market value of the property has been determined for the property's "as is" conditions.

Therefore, it is my opinion that the market values of the subject property, in the **FEE SIMPLE ESTATE** interest, subject to the definitions, certifications, assumptions and limiting conditions set forth in the attached report, as of **January 9, 2023**, are as follows:

FIVE HUNDRED NINETY-FIVE THOUSAND DOLLARS - \$595,000.00

Respectfully submitted,



Anthony R. Concra, SRA
New York State #46-4360



Mark D. Taylor
New York State #48000051026

MDT
enc.

Mail: P.O. Box 20, Hudson, New York 12534

Office: 363 Fairview Ave., Hudson, New York 12534

Telephone 518.828.2092 Facsimile 518.828.2615 E-mail: office@concraappraisals.com

SUMMARY OF IMPORTANT DATA AND CONCLUSIONS

Location:	
Street:	429-431 Warren Street
City:	Hudson
County:	Columbia
State:	New York
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Owners of Record:	City of Hudson
<hr/>	
Property Rights Appraised:	Fee Simple
<hr/>	
Tax Map Reference:	109.52-3-34
<hr/>	
Improvements:	Three-Story Attached Row
<hr/>	
Land Area:	3,000 Sq. Ft.
<hr/>	
Zoning:	CC – Central Commercial
<hr/>	
Utilities:	Municipal Water & Sewer, Public Gas & Electric
<hr/>	
Easement/Restriction:	Utility
<hr/>	
Highest and Best Use:	Commercial Development
<hr/>	
Value Date:	January 9, 2023
<hr/>	
Marketing Period:	6-12 months
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Value Indications:

FIVE HUNDRED NINETY-FIVE THOUSAND DOLLARS - \$595,000.00

PHOTOGRAPHS OF SUBJECT



Warren Street



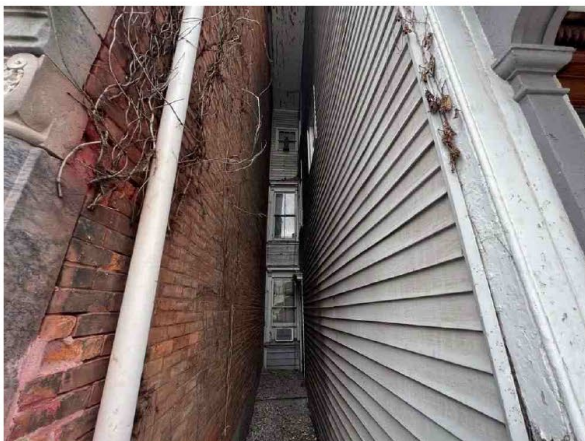
Warren Street



Street Number



Subject Front



Subject Side

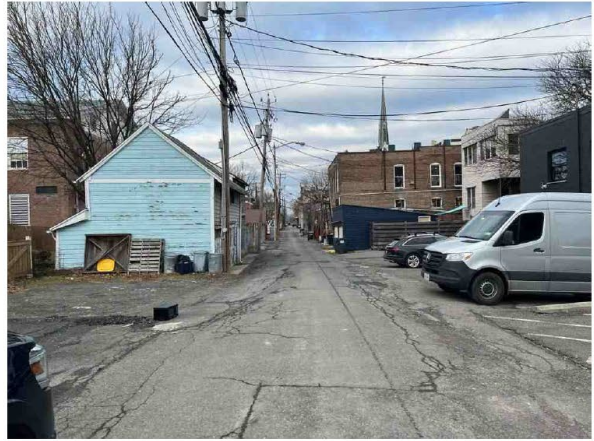


Subject Rear

PHOTOGRAPHS OF SUBJECT



Off Street Parking



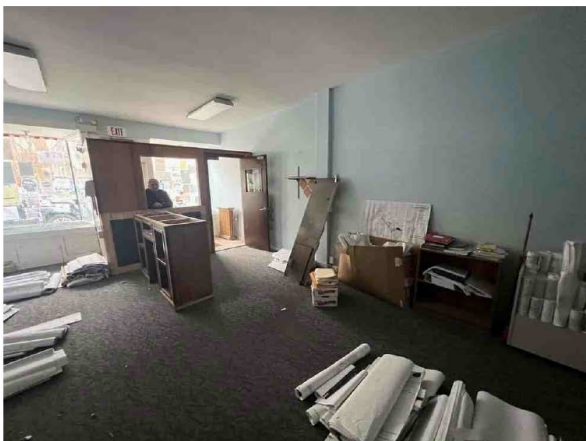
Cherry Alley



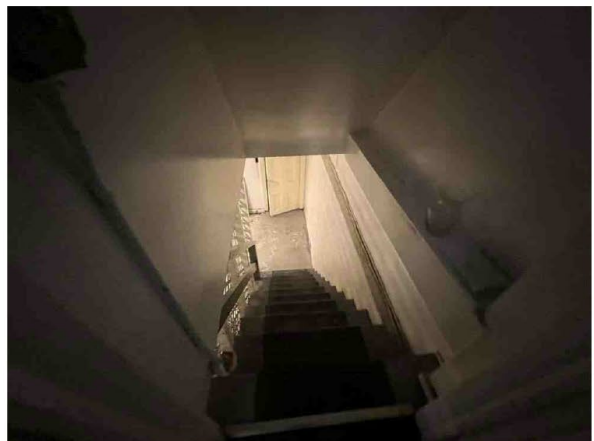
Cherry Alley



Interior of 1st Floor



Interior of 1st Floor



Interior of 1st Floor

PHOTOGRAPHS OF SUBJECT



Interior of 1st Floor



Interior of 1st Floor



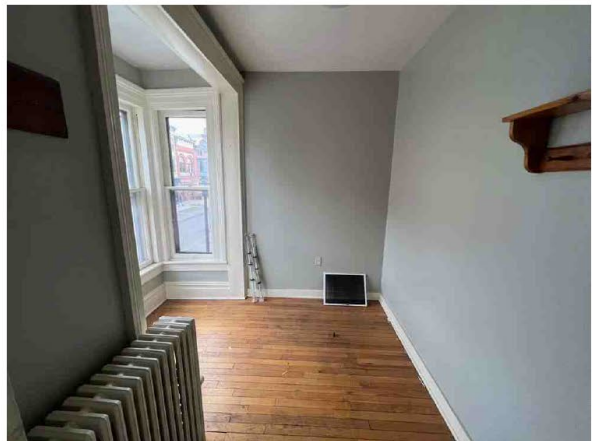
Staircase to 2nd Floor



Interior of 2nd Floor



Interior of 2nd Floor



Interior of 2nd Floor

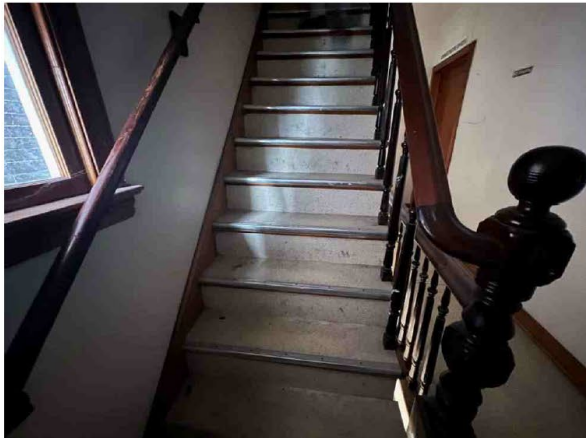
PHOTOGRAPHS OF SUBJECT



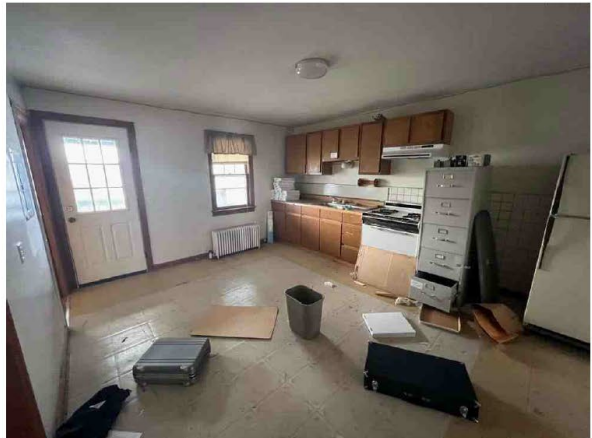
Interior of 2nd Floor



Interior of 2nd Floor



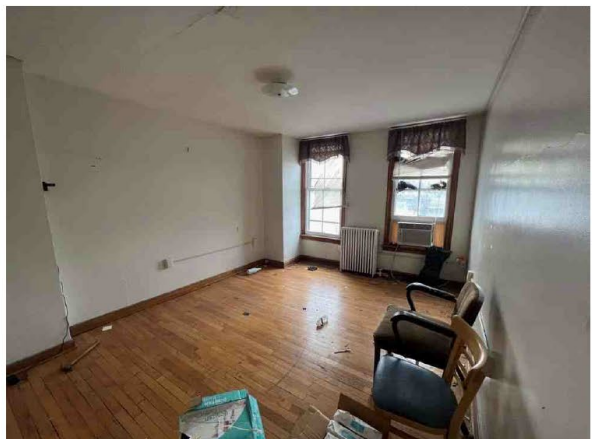
Staircase to 3rd Floor



Interior of 3rd Floor



Interior of 3rd Floor

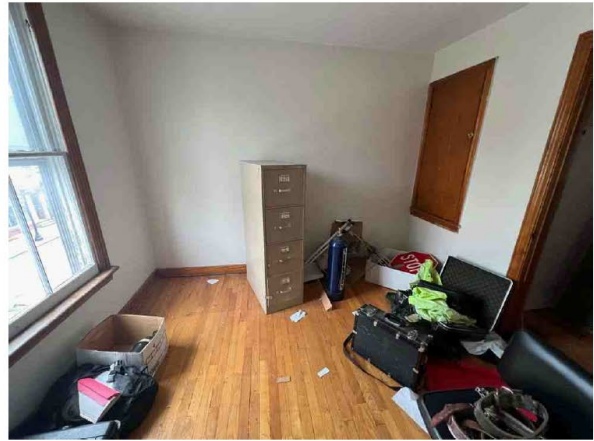


Interior of 3rd Floor

PHOTOGRAPHS OF SUBJECT



Interior of 3rd Floor



Interior of 3rd Floor



Staircase to Basement



Gas Meters



Electrical Meters



Boiler

SITE ANALYSIS

This site data is detailed as follows:

TAX MAP NUMBER: 109.52-3-34

LAND AREA:
Dimensions: 25' x 120'
Number of square feet: 3,000
Number of acres: 0.07

TOPOGRAPHY: Sloping

EASEMENTS: Utility

UTILITIES:
Water: Municipal
Sewage: Municipal
Telephone/Electric: Verizon, National Grid
Gas: National Grid

ROAD:
Frontage: 25' on Warren & 25' on Cherry Alley
Ownership/Maintenance: City of Hudson
Surface: Macadam

SURVEY: N/A

FLOOD ZONE: Based on the inspection of the subject property and a review of the FEMA map, the property is in a class C designated area which is not classified as a flood zone. Map # 3615120001C

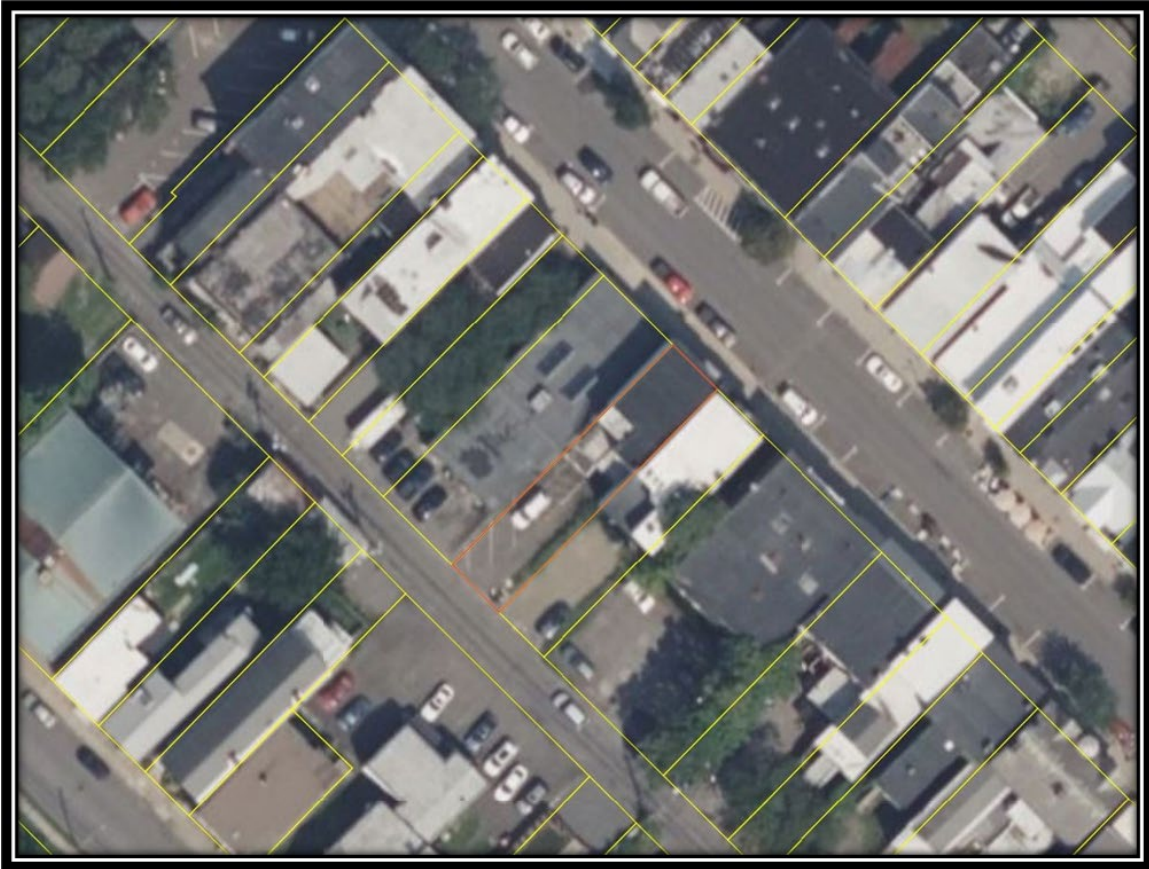
SOILS/GEOLOGIC CONDITIONS: I have not been provided with a soil or geological survey of the property and assume the soil conditions are adequate to support the improvements.

CONTAMINATION: I have no reason to suspect that the subject is contaminated however, this is always a possibility therefore, and we recommend that interested parties engage appropriate experts to survey the properties for possible contamination.

APPEAL FACTOR: Good

SITE IMPROVEMENTS: None

AERIAL MAP



IMPROVEMENT ANALYSIS

TYPE OF STRUCTURE:	Semi Detached Row
GENERAL CONSTRUCTION:	Wood, Wood Frame
PRESENT USE:	Commercial Office Building
AGE:	Unknown
NUMBER OF STORIES:	Three Story
EXTERIOR:	
Roof:	Built Up
Walls:	Wood Clap
Windows:	Various
Doors:	Various
Gutters:	None noted
Other:	None
SIZE:	
Dimensions:	See Sketch
Clearances:	8' & 10'
Total area:	3,104 sq. ft. gross building area
ROOM LIST:	Offices
INTERIOR:	
Walls:	Drywall, Paneling, & Plaster
Ceiling:	Suspended Tile, Drywall, Plaster
Floors:	Wood, VCT, Carpet
Doors:	Various
Lighting:	Various
HEAT / AC:	Gas Fired HW / None
ELECTRIC SERVICE:	(4) 100 Amp Services
SPRINKLERS:	None
OTHER:	Off Street Parking
FOUNDATION:	Full Basement w/ Finished Area
INADEQUACIES:	None

OVERALL CONDITION

The subject building is considered to be in fair overall condition. The inside of the building is quite divided. Any future owner of the subject would most likely gut the interior and make it an open retail space, office space, or restaurant.

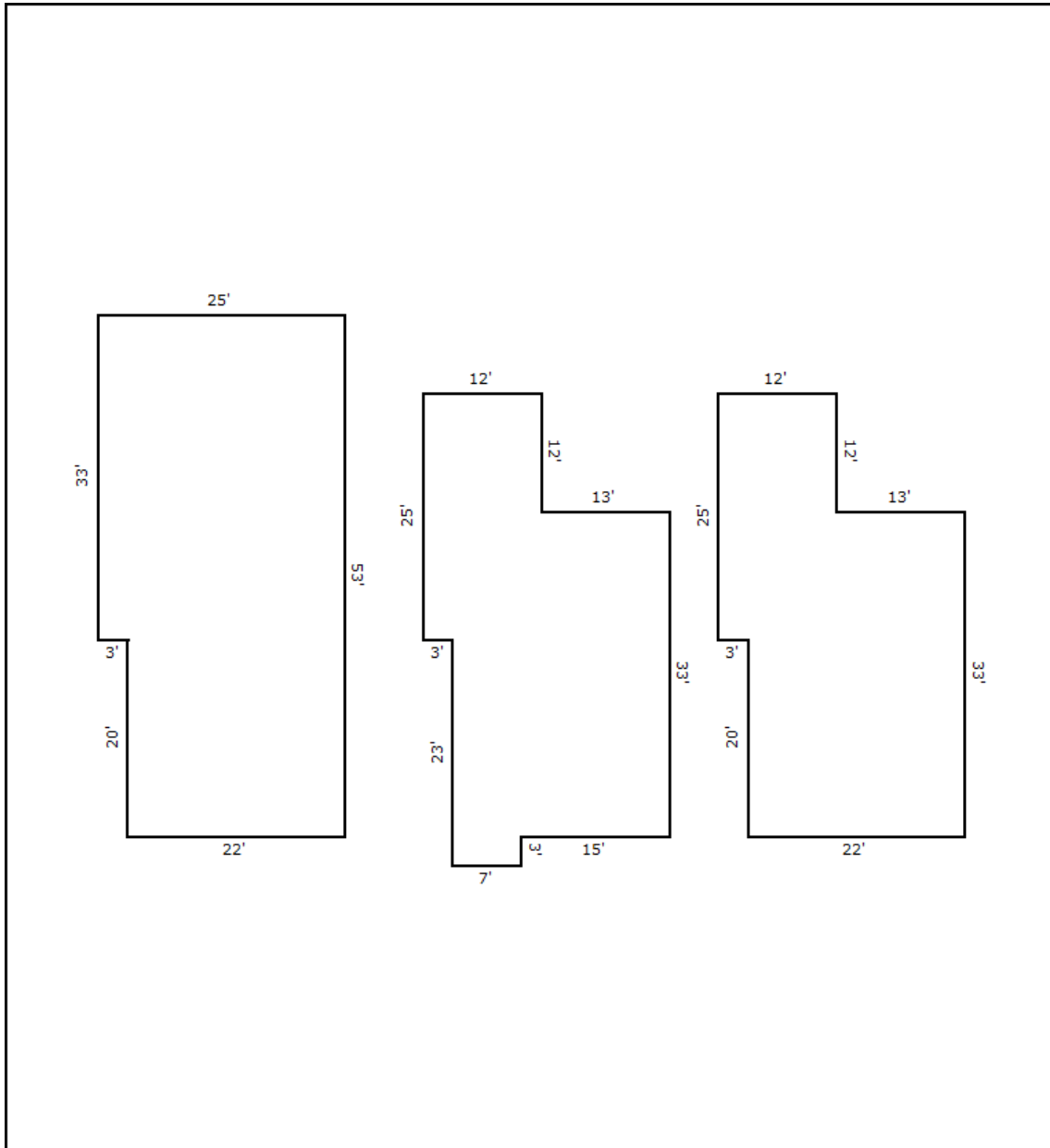
UTILITY FACTOR

Functional Utility may be described as a property's usefulness, the ultimate test of which is its marketability. Functional Utility of building pertains to their efficiency and desirability of their intended use. Requirements for maximum efficiency and marketability typically include a variety of factors. The subject building is presently used as a commercial office building. The subject offers adequate utility for such use.

CONTAMINATION

I am not an expert in recognizing the presence of any forms of contamination. All comments and conclusions are based on a satisfactory environmental status as determined by appropriately recognized experts.

BUILDING SKETCH



TOTAL Sketch by e la mode, Inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	1265 Sq ft	$22 \times 20 = 440$ $33 \times 25 = 825$
Second Floor	930 Sq ft	$12 \times 12 = 144$ $25 \times 13 = 325$ $22 \times 20 = 440$ $7 \times 3 = 21$
Third Floor	909 Sq ft	$12 \times 12 = 144$ $22 \times 20 = 440$ $25 \times 13 = 325$
Total Living Area (Rounded):	3104 Sq ft	

ZONING - PRESENT USE

The data following is based on a review of the current zoning ordinance for the subject township.

PRESENT ZONING CLASSIFICATION: CC – Central Commercial

BASIC ALLOWABLE USES: Residential / Commercial

MINIMUM LOT SIZE: No Minimum


PRESENT USE: Commercial

PERMITTED BY ZONING: Yes

Based on the available zoning data, the subject is a legal, conforming use. If a specific determination is required; the Code Enforcement Office should be consulted.

ASSESSMENT – TAX SCHEDULE

Included herein is the real-Record data sheet addressing the status of the subject property in the present status. No warranty as to the data is made herein. The assessor and tax collector can provide verified information.



OWNERSHIP INFORMATION					PARCEL NO: 109.52-3-34				
CITY OF HUDSON 429 WARREN ST HUDSON NY 12534-2414					Mail: 520 WARREN ST HUDSON NY 12534-2802				
COUNTY: COLUMBIA					PHONE NUMBER:				
PROPERTY CLASS: 481 - DOWNTOWN ROW TYPE (WITH COMMON WALL)					CENSUS TRACT: 0012.00				
					SWIS_SBL: 10060010905200030340000000				

SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS
{NUM} - 04/05/1995	\$ 95,000	04/05/1995	792	288	Y	SCORZELLO FRANK DIONISIO JOHN	CITY OF HUDSON	0	1

STRUCTURAL3 INFORMATION		LOT INFORMATION	
Overall Eff. Yr Built	1964	Lot Size Dim.:	25.00x120.00
Overall Grade	AVERAGE	Land SQFT	3,000
Overall Condition	AVERAGE	Lot Size Acres	0.07
Construction Type	ALUM/VINYL	Zoning	CC
TAX INFORMATION		Nbhd Code	1021
SBL(Tax ID)#:	109.52-3-34	School District	100600 - HUDSON
Assessed Value \$	570,000	Desirability	TYPICAL
Land Assesment \$	76,000	Water Front	N
School Tax \$	7,724	Sewer	COMMERCIAL/PUBLIC
County/Town Tax \$	2,981	Water	COMMERCIAL/PUBLIC
City/Village Tax \$	4,326	Utilities	GAS/ELECTRIC
Total Tax \$	15,031	Nbhd. Rating	UNKNOWN
Full Tax Value \$	740,259	Nbhd. Type	UNKNOWN
Equalization Rate	0.77	# Res. Sites	1
Prior Tax ID#		# Comm. Sites	1
Full Land Value \$	98,701	Swis Code	100600

*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:12/17/2022 7:29 pm

BUILDING USAGE	
ROW OFFICE TOTAL RENT SQ. FT.: 3256	NON-CONTRIB TOTAL RENT SQ. FT.: 1340

BUILDING BREAKDOWN												
#	IDENT.	BOECKH	YR.	GROSS	STORY	BSMT.	BSMT.					
BLDS.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SQ.FT.	STORIES	HEIGHT	AC%	SPRINKLER%	ALARM%	SQ.FT.
1	STR/OFF/APT	1,964	AVERAGE	NORMAL	162	3,256	3	9	0	0	0	SLAB/PIER 1,340

IMPROVEMENTS :	
(1) PORCH-SCREEN, BUILT 1960, 0 SQFT, CONDITION FAIR	
(1) PORCH-UP COV, BUILT 1960, 0 SQFT, CONDITION FAIR	

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

HIGHEST AND BEST USE

HIGHEST AND BEST USE:

Highest and Best Use is the most reasonably probable and legal use of vacant land or an improved property. Which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

HIGHEST AND BEST USE OF LAND OR A SITE AS THOUGH VACANT:

The use of a property based on the assumption that a parcel of land is vacant or can be made vacant through demolition of any improvements.

HIGHEST AND BEST USE OF THE PROPERTY AS IMPROVED:

The use that should be made of a property as it exists. *In estimating the highest and best use, the appraiser typically applies the following criteria:

- **Legal (Permissible) Use**
What uses are legally permitted by zoning regulations and not prohibited by deed restrictions or covenants?
- **Possible Use**
What uses are physically possible, considering the site's size, configurations, topography, and availability of utilities, etc.?
- **Financially Feasible Use**
What uses, being both possible and legally permitted, will produce any net return to the site?
- **Highest and Best Use (Maximally Productive Use)**
Among the feasible uses, which will produce the highest net return?

* The Dictionary of Real Estate Appraisal Eleventh Edition (1990) published by the Appraisal Institute. In analyzing the Highest and Best Use of the subject property as though vacant, the four criteria are considered on an individual basis as they pertain to the subject property as follows:

HIGHEST AND BEST USE

PHYSICALLY POSSIBLE

The subject property consists of 3,000 square feet, which can support uses of various types. The physical features of the property including frontage, terrain and shape will allow for limited potential development in full consideration of the legal use limitations.

LEGALLY PERMISSIBLE

Since a number of uses are physically possible, we must address which are legally permitted. The subject property is situated in a CC Zone, which allows for commercial and residential uses.

FINANCIALLY FEASIBLE

Essential to the financial feasibility of the subject site, relative to other options, is the market demand for particular types of uses. Each major category's potential use for the subject was studied and the one that will provide the greatest return is commercial development. This conclusion is based on the areas historical trends and probable future direction. Support data is detailed in the area analysis.

CONCLUSION

“As Vacant”

If the subject were unimproved, any reasonable use study would lead to the conclusion that the Highest and Best Use would be for mixed-use development.

“As Improved”

The present building improvements are not considered to represent a reasonable Highest and Best Use of the subject property based on their contribution. It is our opinion that the current improvements should be renovated and brought back to mixed-use occupancy.

CONCLUDING

The Highest and Best Use for the subject property is for mixed-use occupancy.

THE VALUATION PROCESS

The valuation process begins when an appraiser identifies the appraisal problem and ends with a conclusion which is reported to the client. Each real property is unique, and many different types of value can be estimated for a single property. The most common appraisal assignment is performed to estimate market value.

The valuation process is accomplished through specific steps; the number of steps followed depends on the nature of the appraisal assignment and the data available. The model indicates a pattern that can be used in any appraisal assignment to perform market research and data analysis, to apply appraisal techniques, and to integrate the results of these activities into an estimate of defined value.

Research begins after the appraisal problem is defined. The analysis of data relevant to the problem starts with an investigation of trends observed at all market levels - international, national, regional, community, and neighborhood. This examination helps the appraiser understand the interrelationships among the principles, forces, and factors that affect real property value in the specific area. It also provides raw data from which to extract quantitative information and other evidence of market trends such as positive or negative percentage changes in property value over a number of years, the population movement into an area, and the number of employment opportunities available and their effect on the purchasing power of potential property users. This data can be analyzed and employed to estimate a defined value.

Traditionally, appraisal techniques are the specific procedures within the three approaches that are applied to derive indications of real property value. Other procedures such as the use of inferential statistics and economic models also contribute to appraisals. One or more approaches to value may be used depending on their applicability to the particular appraisal assignment.

In assignments to estimate market value, the ultimate goal of the valuation process is a well-supported value conclusion that reflects all the factors that influence the market value of the property being appraised. To achieve this goal, an appraiser studies a property from three different viewpoints, which correspond to the three traditional approaches to value.

1. The Cost Approach
2. The Income Capitalization Approach
3. The Sales Comparison Approach

The three approaches are interrelated; each requires the gathering and analysis of sales, cost, and income data that pertain to the property being appraised. Each approach is outlined briefly on the following pages.

From the approaches applied, the appraiser derives separate indications of value for the property being appraised. One or more of the approaches may not be applicable to a specific assignment or may be less reliable due to the nature of the property, the needs of the client, or the data available.

To complete the valuation process, the appraiser integrates the information drawn from market research and data analysis and from the application of approaches to form a value conclusion. This conclusion may be presented as a single point estimate of value or as a range within which the value may fall. An effective integration of all the elements in the process depends on the appraiser's skill, experience, and judgments.

The use and relevancy of the approaches will be discussed in the reconciliation of the report.

THE APPROACHES

THE COST APPROACH ANALYSIS

The cost approach to value is based on the principle that a prudent purchaser would not pay more for a property than the cost to reproduce it, provided it could be reproduced without costly delay. In this approach, the value of the subject site is estimated as if it were vacant and available to be put to its highest and best use. Then the value of the present worth of the improvement is added to the land value estimate. The values of the improvements are based on the current cost of reproducing the improvements less any accrued depreciation. Cost estimates are acquired from the Marshal Valuation Service cost manual as well as local contractors and the appraiser's knowledge of the market in the area.

THE SALES COMPARISON APPROACH

In the market comparison approach, market value is estimated by comparing the subject property to similar properties that have been sold recently. A major premise of the sales comparison approach is that the market value of a property is directly related to the prices of competitive comparable properties. Data on comparative sales are collected from buyers and sellers, brokers, public records and fellow appraisers. The most common features of all of the properties are compared and adjustments are made, based on market indicators, to account for variances between the subject and sale properties.

INCOME CAPITALIZATION APPROACH

Because income producing properties are typically purchased as investments, their earning power is of critical concern to investors. The income capitalization approach measures the value of the future benefits from the property ownership. The benefits are then discounted at a specific rate to determine a present value. The indication of value by this approach results from analysis of historical operating data collected from the subject and similar properties in the area. Based on the analysis of that data, future income and expense estimates are established for the subject property. The forecast of the net operating income (NOI) is converted into present value estimates by the process of capitalization. The appropriate rates or factors used for the capitalization are based on an investigation of acceptable rates of return reflected by recent area transfers of comparable properties. To achieve a final estimate of value, the overall cap rate is applied to the first years projected NOI.

CONCLUSION:

After careful consideration of the subject property and all the factors that affect it, market and physical, the most applicable valuation method that was considered to be appropriate was the sales comparison approach. The income approach was not developed as the subject has a limited income potential given its current configuration. The cost approach was not considered appropriate due to the age of the improvements on the subject.

THE SALES COMPARISON APPROACH

In the market comparison approach, market value is estimated by comparing the subject property to similar properties that have been sold recently. A major premise of the sales comparison approach is that the market value of a property is directly related to the prices of competitive comparable properties. Data on comparative sales is collected from buyers and sellers, brokers, public records and fellow appraisers.

The comparative analysis in the sales comparison approach focuses on differences in the legal, physical, location, and economic characteristics of the subject and comparable properties. Additional consideration is given to variances in the real property rights conveyed, dates of sale, motivations of buyers and sellers, and financing arrangements for each sales transaction, which can account for variations in selling prices.

The next step in the appraisal process is the development of the sales comparison approach for the subject property. The market approach is an appraisal technique in which a market value estimate is based on prices paid in actual market transactions. It is a process of analyzing recently sold properties similar to the subject. The reliability of this technique depends on:

- (a) The degree of comparability of the property appraised with each sale or listing
- (b) The length of time since the sale.

Depending on the type of property and its uses, comparable sales dating back several years may be necessary to an estimate of value. This is not an uncommon practice for these types of properties. Once the sales are selected, they are compared to the subject property with a predetermined unit of comparison which is generally recognized in the marketplace, such as square feet of improvement area, number of units, number of acres, number of rooms, number of apartments, etc. Dollar or percentage adjustments are then applied against the comparable sale price. The total of the adjustments is subtracted from the comparable selling price. The adjusted sales price of at least three comparable sales provides a range of value for the subject property. It is then the opinion of the appraiser to select a value that best represents the subject property. The procedure for comparable sales selection is to obtain as many as possible with those most similar being used in the actual analysis and adjustment process with the remaining viewed as a check/verification step. The analysis and adjustment process is typically based on a defined unit of measure. The unit of measure typically can include per square foot, unit or another standard that is set by the marketplace.

All comparable sales, used in the “as is” valuation, are within the City of Hudson. The analysis is completed on a per square foot basis. Adjustments are percentages with consideration in the categories of building size – condition, locations, land area and other categories of variance. The final value per square foot will be derived using a weighted mean of the comparable sales. Off-street parking is very valuable within the City of Hudson. Most parking within the city is metered street parking, with a small handful of municipal parking lots. Therefore, adjustments were made for having parking. Adjustments for differences in gross building area were made based on the theory of economies of scale, which illustrates that products sell for less per unit when purchased in bulk.

IMPROVEMENT SALES COMPARISON APPROACH

MARKET ADJUSTMENT GRID

THE ANALYSIS IS COMPLETED ON A PER SQUARE FOOT BASIS

ELEMENT STREET / ROAD TOWN, NYS DISTANCE	SUBJECT 429-431 Warren St Hudson SUBJECT	SALE # 133039 344 Warren St Hudson 1 Block	SALE # 136909 441 Warren St Hudson Same Block	SALE # 138024 513 Warren St Hudson 1 Block	SALE # D962-1828 611 Warren St Hudson 2 Blocks	SALE # 136341 11 N 7th St Hudson 3 Blocks
SALE PRICE	\$0.00	\$825,000.00	\$1,350,000.00	\$875,000.00	\$1,078,000.00	\$595,000.00
RIGHTS CONVEYED ADJUSTMENT	FEE \$0.00	FEE \$0.00	FEE \$0.00	FEE \$0.00	FEE \$0.00	FEE \$0.00
FINANCING-SALE TERMS	MARKET \$0.00	MARKET \$0.00	MARKET \$0.00	MARKET \$0.00	MARKET \$0.00	MARKET \$0.00
SALE DATE	01/09/2023 \$0.00	02/25/2021 \$0.00	08/02/2021 \$0.00	11/10/2021 \$0.00	05/04/2022 \$0.00	04/05/2021 \$0.00
ADJUSTED PRICE	\$0.00	\$825,000.00	\$1,350,000.00	\$875,000.00	\$1,078,000.00	\$595,000.00
UNIT OF MEASURE / SQ. FT. SALE PRICE PER UNIT	3,104 \$0.00	3,540 \$233.05	3,770 \$358.09	3,815 \$229.36	5,208 \$206.99	3,276 \$181.62
ZONING	Commercial	Commercial 0%	Commercial 0%	Commercial 0%	Commercial 0%	Commercial 0%
LOCATION APPEAL	Average - Good	Superior -5%	Similar 0%	Similar 0%	Similar 0%	Inferior 5%
LAND APPEAL LAND AREA	Average 3,000 Sq. Ft.	Average 2,614 Sq. Ft. 0%	Average 2,614 Sq. Ft. 0%	Average 3,049 Sq. Ft. 0%	Average 3,049 Sq. Ft. 0%	Average 1,200 Sq. Ft. 0%
IMPROVEMENT SIZE / APPEAL USE	3,104 S.F. / Avg Commercial	3,540 S.F. / Sim Mixed Use 0%	3,770 S.F. / Sim Mixed Use 0%	3,815 S.F. / Sim Mixed Use 0%	5,208 S.F. / Sim Mixed Use 10%	3,276 S.F. / Sim Mixed Use 0%
IMPROVEMENT CONDITION	Fair	Superior -20%	Superior -40%	Superior -10%	Superior -5%	Superior -10%
GENERAL CONSTRUCTION	Wood	Brick / Wood -5%	Brick / Wood -5%	Brick / Wood -5%	Brick / Wood -5%	Brick / Wood -5%
ADDITIONAL IMPROVEMENTS	Off Street Parking	None 5%	Off Street Parking 0%	Off Street Parking 0%	None 5%	None 5%
NET ADJUSTMENTS		-25.00%	-45.00%	-15.00%	5.00%	-5.00%
ADJUSTED PRICE	\$0.00	\$174.79	\$196.95	\$194.95	\$217.34	\$172.54

	Unadjusted value Range	Adjusted value Range	Subject value Range
High:	\$358.09	\$217.34	\$674,619.35
Low:	\$181.62	\$172.54	\$535,572.65
Average:	\$241.82	\$191.31	\$593,840.71

Gross building area:	3,104
Estimate value per unit of comparison:	\$191.00
Estimate of market value conclusion:	\$592,864.00

EXPLANATION OF ADJUSTMENTS

SALE # 133039

LOCATION APPEAL – The comparable sale is adjusted for having a superior location appeal because the 300 block is considered the premiere block of Warren.

IMPROVEMENT CONDITION – The comparable sale is adjusted for having a superior condition because the property was renovated and is in average to good condition.

GENERAL CONSTRUCTION – The comparable sale is adjusted for its brick construction.

ADDITIONAL IMPROVEMENTS – The comparable sale is adjusted for not having any additional amenities.

SALE # 136909

IMPROVEMENT CONDITION – The comparable sale is adjusted for having a superior condition because the property was renovated and is in average to good condition.

GENERAL CONSTRUCTION – The comparable sale is adjusted for its brick construction.

SALE # 138024

IMPROVEMENT CONDITION – The comparable sale is adjusted for having a superior condition because the comparable sale had a lower level of deferred maintenance.

GENERAL CONSTRUCTION – The comparable sale is adjusted for its brick construction.

SALE # D962-1828

IMPROVEMENT SIZE / APPEAL – The comparable sale is adjusted for having a larger building area.

IMPROVEMENT CONDITION – The comparable sale is adjusted for having a superior condition because the comparable sale had a lower level of deferred maintenance.

GENERAL CONSTRUCTION – The comparable sale is adjusted for its brick construction.

ADDITIONAL IMPROVEMENTS – The comparable sale is adjusted for not having any additional amenities.

SALE # 136341

LOCATION APPEAL – The comparable sale is adjusted for having an inferior location because the property is not on Warren Street.

IMPROVEMENT CONDITION – The comparable sale is adjusted for having a superior condition because the comparable sale had a lower level of deferred maintenance.

GENERAL CONSTRUCTION – The comparable sale is adjusted for its brick construction.

ADDITIONAL IMPROVEMENTS – The comparable sale is adjusted for not having any additional amenities.

Public Detail Report

Property Type Commercial **Town (Mailing)** Hudson **Statuses** Sold (1/16/2021 or after) , Sold After Expired (1/16/2021 or after)
Listings as of 01/16/23 at 2:49pm

Sold 02/25/21 **Listing #** 133039 **344 Warren Street, Hudson, NY 12534** [Map](#) **Listing Price:** \$825,000
County: Columbia



Property Type	Commercial	Property Subtype	Commercial
Town (Taxable)	Hudson		
Year Built	1876		
Tax Map ID	109.52-2-26	Lot Sq Ft (approx)	2614
DOM	111	Lot Acres (approx)	0.0600

[See Additional Pictures](#)

School District Hudson

Directions Warren Street to #344

Marketing Remark

Excellent opportunity in the 300 block of Warren St. in Hudson, NY

This commercial building has 4 unit consisting of 3 apts & 1 commercial. 3500 sq ft building, 2 light-filled 1 bedroom apartments, 2 bedroom apt (1 bedroom converted to walk-in closet) , 10-12 high ceiling thru-out, ground floor commercial space with full, dry basement. Off street parking in rear. Commercial space (currently Marx Home) and 2 bedroom apt will be available for new owner and other rentals are month to month. Easy walk to Amtrak station.

Selling Information

Pending Date	11/20/20	Selling Date	02/25/21
Selling Price	\$825,000		
SP % LP	100.00		
Buyer's Name	Berks & Steiner	Seller Concessions	No

Internet Access	Wired Broadband (Cable, DSL, Fiber Optic)	Special Conditions	None/Unknown
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General Information

911 Address	same	Zoning	.06
Lot Size	No	Sign on Property	Yes
Expenses	On file		

Property Features

Paved Street	Yes	Flood Zone	Unknown
# of Units	4	# of Levels	3.00
Construction	Frame	Roof	Rubber
Ceiling Height	10-12	Windows	Double Hung
Foundation	Brick/Mortar, Stone	Elevator	Yes
Sprinkler	No	Furnaces	1
Alarm	No	Restrooms	1.00
Green Features	No		

Public Records

School Tax	\$8470.00	Town Tax	\$3351.00
Assessment	\$640000	Assessors FullMktVal	\$831168.00
Tax Exemptions	No	Village Tax	\$4858.00

Utilities

Water	Municipal	Sewer	Municipal
Heat Type	Gas, Hot Water	Electric	200 Amps
Water Heater	Gas (Units)	Air Conditioning	Yes

Presented By:



January 2023

Mark D Taylor

Primary: 518-828-2092 x104
Secondary: 518-929-7144
Other:
Fax : 518-828-2615
E-mail: mtaylor@concraappraisals.com

[Web Page:](#)

Concra Appraisal Associates

P. O. Box 20
Hudson, NY 12534
518-828-2092

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U.S. Patent 6,910,045



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Public Detail Report

Street Address 441 to 441 warren
Listings as of 01/17/23 at 11:53am

Sold 08/02/21 **Listing #** 136909 **441 Warren Street, Hudson, NY 12534** [Map](#) **Listing Price:** \$1,495,000
County: Columbia



[See Additional Pictures](#)

Property Type	Residential	Property Subtype	Deeded
Town (Taxable)	Hudson	Approx Finished SqFt	3770
Beds	0	Lot Sq Ft (approx)	2614
Baths	1 (0 0 1 0)	Lot Acres (approx)	0.0600
Year Built	1840	DOM	53
Tax Map ID	109.52-3-30		

School District Hudson

Directions East on Warren st in 400 Block at #441

Marketing Remark Spectacular Italianate three story 1840 brick building known as one of the most distinctive storefronts on Warren Street for its soaring window displays & 19th century cast iron columns. This historic gem has been restored & lovingly maintained w/ original details including a grand staircase, wide board floors, display cases, & traditional moldings. Incredible open & light-filled interior features spacious 12 foot ceilings & stunning arched windows making the perfect first floor retail space. 2nd story for whatever you're inspired, additional commercial space or commodious residential quarters for your breathtaking new home. Escape to a lovely secluded garden suitable for outdoor seating, cocktail hours, or lounging plus convenient off street parking behind the private fence. The 3rd level is unfinished w/ great potential awaiting a visionary to reimagine it's possibilities & use. Boutique retail venue, residential home-sweet-home, or half & half, this incredible building awaits you.

Selling Information

Pending Date	06/15/21	Selling Date	08/02/21
Selling Price	\$1,350,000		
SP % LP	90.30		
Seller	No		
Concessions			

Property Attached	Yes	Special Conditions	None/Unknown
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General Information

911 Address	441 Warren Street	Sign on Property	No
Views	City	Internet Access	Wired Broadband (Cable, DSL, Fiber Optic)
Secluded	No	Paved Street	Yes

Room Sizes/Location

Second Floor Bath (1/2)

Property Features

Style	Town House	Green Features	No
Condition	Very Good	Construction	Brick
Roof	Rubber	Garage	None (Parking in back 1-2 spots)
Basement	Full, Unfinished	Siding	Brick
Windows	Double Hung, Other (original, arched windows)	Walls	Plaster, Sheetrock
Floors	Wideboard, Wood	Foundation	Stone
Central Air	Yes		

Public Records

School Tax	\$8469.52	Town Tax	\$8157.48
Assessment	\$640000	Assessors	\$831168.00
		FulMrktVal	

Tax ExemptionsNo

Utilities

Water	Municipal	Sewer	Municipal
Electric	200 Amps	Heat Type	Forced, Hot Air
Fuel	Oil	Water Heater	Other (small on demand water heater)
Appliances Included	Refrigerator		

Presented By:



January 2023

Mark D Taylor

Primary: 518-828-2092 x104
Secondary: 518-929-7144
Other:
Fax : 518-828-2615
E-mail: mtaylor@concraappraisals.com

[Web Page:](#)

Concra Appraisal Associates

P. O. Box 20
Hudson, NY 12534
518-828-2092

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Public Detail Report

Property Type Commercial Town (Mailing) Hudson Statuses Sold (1/16/2021 or after) , Sold After Expired (1/16/2021 or after)
Listings as of 01/16/23 at 2:49pm

Sold 11/10/21 Listing # 138024 513 Warren St, Hudson, NY 12534 Map Listing Price: \$925,000
County: Columbia



Property Type	Commercial	Property Subtype	Commercial
Town (Taxable)	Hudson	Approx Finished SqFt	2900
Year Built	1825	Lot Sq Ft (approx)	3049
Tax Map ID	110.53-3-2	Lot Acres (approx)	0.0700
DOM	85		

[See Additional Pictures](#) [See Virtual Tour](#)

School District Hudson

Directions 513 Warren St Hudson. Between 5th and 6th Streets.

Marketing Remark Prime location for live/work, or investment opportunity, in mixed-use Townhouse. Retail space offers large display windows, perfectly situated, peering out in the middle of historic downtown Hudson's commercial district. Sprawling apartment boasts wide board flooring, original fireplaces, open/airy/light filled livingroom/kitchen, with wood burning stove on 2nd floor, as well as, walk out 2nd story deck, overlooking fenced rear garden area. First floor library opens onto garden area, as well. Alley access, with off-street parking for 2 vehicles. Have the conveniences of restaurants, shops and galleries, right outside your door. Walkable to Amtrak and Promenade Park. Centrally located and close proximity to the NYS Thruway and Taconic State Parkway.
Sold As Is

Selling Information

Pending Date	09/10/21	Selling Date	11/10/21
Selling Price	\$875,000	Seller	No
SP % LP	94.59	Concessions	
Buyer's Name	Fijal		

Internet Access	Wired Broadband (Cable, DSL, Fiber Optic)	Special Conditions	None/Unknown
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General Information

911 Address	513 Warren	Lot Size	.07 Acres
Sign on Property	Yes		

Property Features

Paved Street	No	Flood Zone	No
Construction	Brick	Roof	Rubber (modified)
Windows	Double Hung, Plate Glass, Other (Awnings)	Foundation	Masonry, Stone
Green Features	No		

Public Records

School Tax	\$9496.61	Town Tax	\$9432.09
Assessment	\$740000	Assessors	\$740000.00
Tax Exemptions	No	FulMrktVal	

Utilities

Water	Municipal	Sewer	Municipal
Heat Type	Base Board, Forced, Hot Water	Electric	400 Amps (to be installed)
Water Heater	Other (indirect > hot water gas fed from boiler)	Air Conditioning	Yes

Presented By:



January 2023

Mark D Taylor
Primary: 518-828-2092 x104
Secondary: 518-929-7144
Other:
Fax : 518-828-2615
E-mail: mtaylor@concraappraisals.com

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U.S. Patent 6,910,045



Any offers of compensation are made only to participants of the MLS where the listing is filed.

611 Warren Street, Hudson





Property Description Report For: 611 Warren St, Municipality of City of Hudson

No Photo Available

Status:	Active
Roll Section:	Taxable
Swis:	100600
Tax Map ID #:	110.53-3-32
Property Class:	481 - Att row bldg
Site:	COM 1
In Ag. District:	No
Site Property Class:	481 - Att row bldg
Zoning Code:	CC
Neighborhood Code:	01022
School District:	Hudson
Total Assessment:	2022 - \$650,000
Total Acreage/Size:	0.07
Land Assessment:	2022 - \$36,000
Full Market Value:	2022 - \$764,706
Equalization Rate:	2022 - 85.00%
Deed Book:	962
Grid East:	685892
Property Desc:	
Deed Page:	1828
Grid North:	1244558

Owners

YOUANDME LLC
P.O. Box 847
Hudson NY 12534

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
5/4/2022	\$1,078,000	481 - Att row bldg	Land & Building	Maison Hudson LLC	Yes	Yes	No	962/1828
8/10/2018	\$650,000	481 - Att row bldg	Land & Building	Hoffman, Susan Duane	Yes	Yes	No	871/2014
7/25/2016	\$720,000	481 - Att row bldg	Land & Building	Morse, Duane Phillips, Trust	No	No	No	829/656
12/28/2001	\$197,000	481 - Att row bldg	Land & Building	Fireman, Marvin	Yes	Yes	No	C0396/F0766
9/10/1997	\$86,000	481 - Att row bldg	Land & Building	Jason, Development	Yes	Yes	No	C0298/F1454

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:	1990	Overall Condition:	Normal
Overall Grade:	Average	Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0	Unfinished	1959	Normal	Average	6000	3

Site Uses

Use	Rentable Area (sqft)	Total Units
Row apt	3,000	3
Row retail	3,000	0
Non-contrib	3,000	0

Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
-----------	------	-------	-----------	------	------------------

Special Districts for 2022

No information available for the 2022 roll year.

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

Taxes

Year	Description	Amount
------	-------------	--------

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

Public Detail Report

Property Type Multi Family **Town (Mailing)** Hudson **Statuses** Sold (1/16/2021 or after) , Sold After Expired (1/16/2021 or after)
Listings as of 01/16/23 at 3:01pm

Sold 04/05/21 **Listing #** 136341 **11 N 7th St, Hudson, NY 12534** [Map](#) **Listing Price:** \$645,000
County: Columbia



Property Type	Multi Family	Property Subtype	Multi Family
Town (Taxable)	Hudson		
Beds	4	Approx Finished SqFt	3500
Baths	4 (3 0 1 0)		
Year Built	1900	Lot Sq Ft (approx)	1200
Tax Map ID	110.53-1-38	Lot Acres (approx)	0.0275
DOM	0		

[See Additional Pictures](#)

School District Hudson

Directions On the 7th St Park Hudson

Marketing Remark Great investment on the Park in downtown Hudson! This turn-of-the-century 1900 building has as its ground floor tenant Isaan Thai, a local favorite restaurant; upstairs are 2 full-floor apartments, both 2 bedroom w large bedrooms, 2 baths, washer/dryer and hardwood floors. Located just off Warren street with lovely views of the 7th street park, this building gives several options for the savvy investor: live in one of the apartments, and collect rent; or live and work when the lease comes up for the commercial space, or just buy and start your Hudson investing on the right foot. The restaurant is fully equipped with a large ancillary system and great kitchen; outdoor tables are a bonus. Owner currently lives in one of the apartments, can be delivered empty. Don't miss this opportunity to get a solid foot in Hudson as it continues to gather strength as THE place to be!

Selling Information

Pending Date 02/23/21
Selling Price \$595,000
SP % LP 92.25
Buyer's Name Urban, Jonathan

Selling Date 04/05/21

Seller Concessions No

Internet Access Wired Broadband (Cable, DSL, Fiber Optic)

Special Conditions None/Unknown

General Information

Sign on Property No
Signed Ld Paint Yes
Disc # of Units 3

Flood Zone No
Inc/Exp State Avail. No (Owner occupied)

Property Features

Roof Rolled/Hop Mop
Green Features No
Foundation Stone
Construction Frame

Basement Partial
Windows Double Hung, Thermopane
Condition Good
Siding Shingle, Wood

Utilities

Water Municipal
Heat Type Electric, Gas
of Furnaces 1
of Heaters 3

Sewer Municipal
Water Heater Gas
Electric 200 Amps
of Meters 3

Public Records

School Tax \$5423.00
Assessment \$400000

Town Tax \$4672.00
Assessors FulMrktVal \$400000.00

Tax Exemptions No

Presented By:



January 2023

Mark D Taylor
Primary: 518-828-2092 x104
Secondary: 518-929-7144
Other:
Fax : 518-828-2615
E-mail: mtaylor@concraappraisals.com

[Web Page:](#)

Concra Appraisal Associates

P. O. Box 20
Hudson, NY 12534
518-828-2092

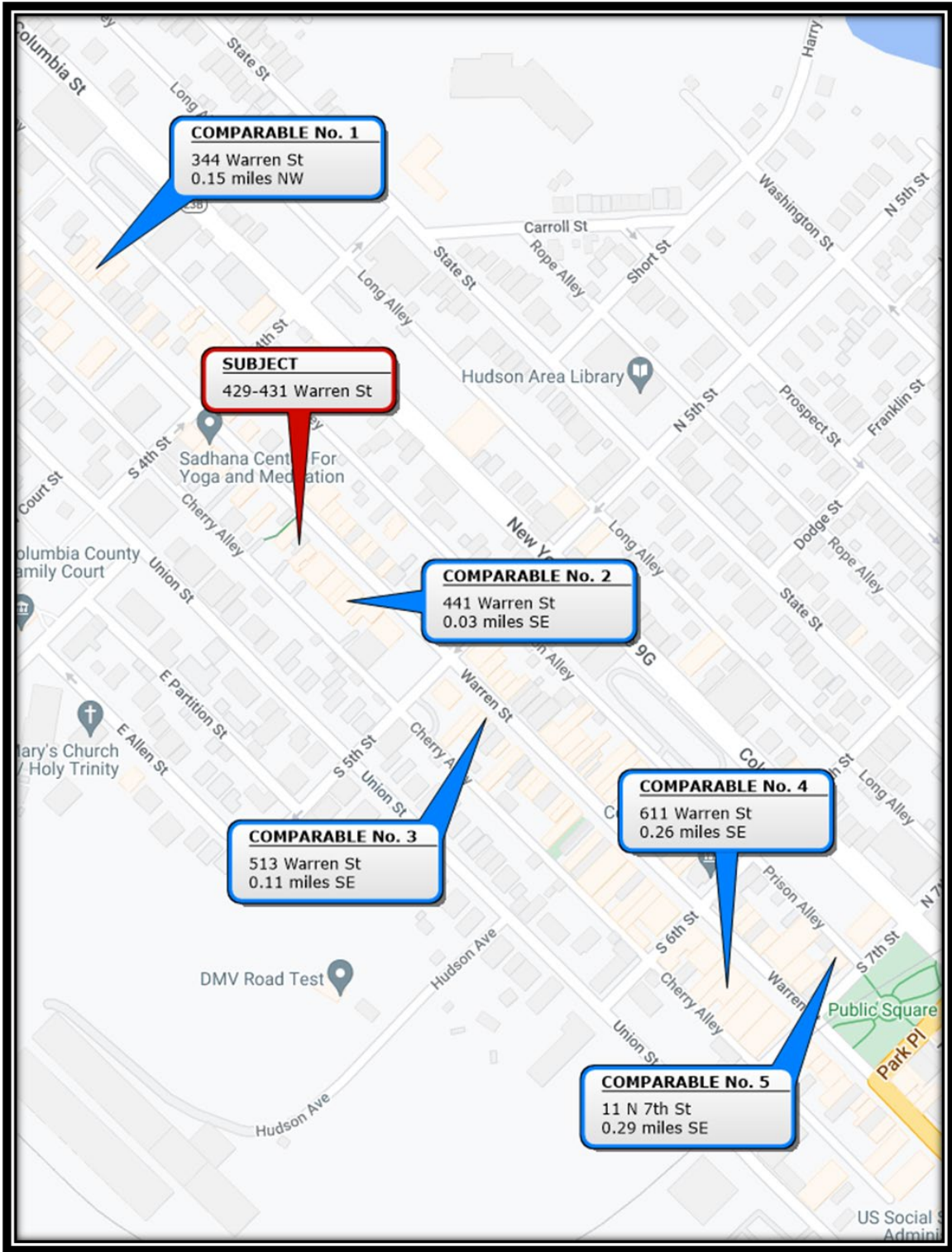
Featured properties may not be listed by the office/agent presenting this brochure.
Information not guaranteed.

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U.S. Patent 6,910,045



Any offers of compensation are made only to participants of the MLS where the listing is filed.

COMPARABLE SALES MAP



RECONCILIATION AND ESTIMATE OF MARKET VALUE

To determine the fair market value of the subject property, one or more of the following valuation approaches have been applied which indicate the following value(s):

SALES COMPARISON: **\$592,864.00**

INCOME APPROACH: ... N/A ...

COST APPROACH: ... N/A ...

The three approaches have various degrees of applicability depending on the circumstances.

The Cost Approach is usually relied on when the improvements are new, or nearly new, and are fully utilized for their designed intent or when the improvements represent a special purpose property on which no reliable income or market data is available. Based on the age of the building and complicated functional obsolescence factors the cost approach was not completed.

The Income Approach indicates the amount a prudent investor would pay for the net income that a property will generate from ownership. This approach is often used for properties that are typically rented with similar uses and functionality of the subject.

The Sales Comparison Approach reflects actual prices paid for similar properties. This approach is generally used when reliable and comparable market data is available. The indicated value for the unit of comparison is then applied against the subject. Similar use properties were found to substantiate the value of the subject.

As previously explained, the sales comparison approach is the only applicable approach to value. The final value will be rounded to the nearest \$5,000.

As a result of my investigation, analysis and by virtue of my experience, it is my opinion that the market value of the subject property, in its Fee Simple Estate Interest, subject to the definitions, certifications, and limiting conditions set forth in the attached report, as of **January 9, 2023**, are as follows:

FIVE HUNDRED NINETY-FIVE THOUSAND DOLLARS - \$595,000.00

CERTIFICATION

I, the undersigned, do hereby certify that I have personally inspected the property identified as:

**429-431 Warren Street,
City of Hudson,
Columbia County, New York State**

This report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and that I am in compliance with the Competency Provision. This appraisal assignment has not been based on an approval of a mortgage loan and/or reporting of a minimum or specific market value conclusion. I certify that I have had no interest, either present or contemplated, in the subject property. I have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved. The appraisers have performed numerous appraisals and reviews of appraisals of multi - use buildings. Files are maintained with historical and current data relative to rapidly changing supply and demand factors that influence the commercial real estate markets in the general area. Individual qualifications of the appraisers are located in the addendum of this report.

To the best of my knowledge and belief the statements of fact contained in this report and upon which the opinions herein are based, are true and correct subject to the "General Assumptions" and "General Limiting Conditions" herein set forth. This report has been made in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. It is my judgment that, as defined by USPAP, departure was not needed and therefore not stated.

The use of this report is subject to the requirements of THE APPRAISAL INSTITUTE relating to review by its duly authorized representatives.

This appraisal report sets forth all the limiting conditions (imposed by the terms of my assignment or by the undersigned) affecting the analysis, opinions, and conclusions contained in this report.

As a result of my investigation, analysis and by virtue of my experience, it is my opinion that the market value of the subject property, in its Fee Simple Estate Interest, subject to the definitions, certifications, and limiting conditions set forth in the attached report, as of **January 9, 2023**, are as follows:

FIVE HUNDRED NINETY-FIVE THOUSAND DOLLARS - \$595,000.00



Anthony R. Conera, SRA
New York State certification #46-4360



Mark D. Taylor
New York State #48000051026

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainments of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have not made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and The Financial Institutes Reform, Recovery, Enforcements act of 1999 (FIERRA) Title XI Regulations.
- The use of this report is subject to the requirements of the Appraisal Institute relation to review by its duly authorized representatives. As of the dates of this report, I **have** completed the continuing educations program for Designated Members of the Appraisal Institute and State of New York, Certified General Appraiser #46000004360



Anthony R. Concra, SRA
New York State certification #46-4360

January 17, 2023
Date

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainments of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and The Financial Institutes Reform, Recovery, Enforcements act of 1999 (FIERRA) Title XI Regulations.
- The use of this report is subject to the requirements of the Appraisal Institute relation to review by its duly authorized representatives. As of the dates of this report, I **have** completed the continuing educations program for Designated Members of the Appraisal Institute and State of New York, Licensed Appraiser Assistant #48000051026



Mark D. Taylor
New York State #48000051026

January 17, 2023
Date

**Appraisal of the Former
Hudson Daycare Center
10-12 Warren Street**

CONCRA APPRAISAL ASSOCIATES

Real Estate Appraisal & Consulting Professionals

January 17, 2023

Mr. Tom DePietro
Common Council President
City of Hudson
520 Warren Street
Hudson, New York 12534

Re: Appraisal of real property owned by the City of Hudson, 10-12 Warren Street, City of Hudson, and Columbia County, New York State.

Dear Mr. DePietro,

In accordance with your request, an inspection of the above-captioned property, which is further described elsewhere in this report, and a thorough market analysis of economic conditions presently affecting its value has been completed.

The subject is the former site of the Hudson Daycare Center. The property is a three-story mixed-use building on Warren Street. The daycare center occupied the 1st and 2nd floors and there is an apartment on the 3rd floor. We were advised that the daycare center vacated the premises due to water issues, which were evident when inspecting the property. However, the 3rd floor does not seem to be impacted by the water problems. Overall, the property has a level of deferred maintenance and is considered to be in fair condition. The property would benefit from a complete renovation. It is probable the residential portion of the property would be expanded to the 2nd floor.

In valuing the property, the sales comparison approach was developed. The property has little income potential in its current configuration, so the income approach was not considered adequate. The cost approach was not considered to be an adequate value indicator due to the age of the improvements. At your request, the market value of the property has been determined for the property's "as is" conditions.

Therefore, it is my opinion that the market values of the subject property, in the **FEE SIMPLE ESTATE** interest, subject to the definitions, certifications, assumptions and limiting conditions set forth in the attached report, as of **January 9, 2023**, are as follows:

EIGHT HUNDRED NINETY-FIVE THOUSAND DOLLARS - \$895,000.00

Respectfully submitted,



Anthony R. Concra, SRA
New York State #46-4360



Mark D. Taylor
New York State #48000051026

MDT
enc.

Mail: P.O. Box 20, Hudson, New York 12534

Office: 363 Fairview Ave., Hudson, New York 12534

Telephone 518.828.2092 Facsimile 518.828.2615 E-mail: office@concraappraisals.com

SUMMARY OF IMPORTANT DATA AND CONCLUSIONS

Location:
Street: 10-12 Warren Street
City: Hudson
County: Columbia
State: New York

Owners of Record: City of Hudson

Property Rights Appraised: Fee Simple

Tax Map Reference: 109.35-1-23

Improvements: Three-Story Attached Row

Land Area: 5,807 Sq. Ft.

Zoning: CC – Central Commercial

Utilities: Municipal Water & Sewer, Public Gas & Electric

Easement/Restriction: Utility

Highest and Best Use: Commercial Development

Value Date: January 9, 2023

Marketing Period: 6-12 months

Value Indications:

EIGHT HUNDRED NINETY-FIVE THOUSAND DOLLARS - \$895,000.00

PHOTOGRAPHS OF SUBJECT



Warren Street



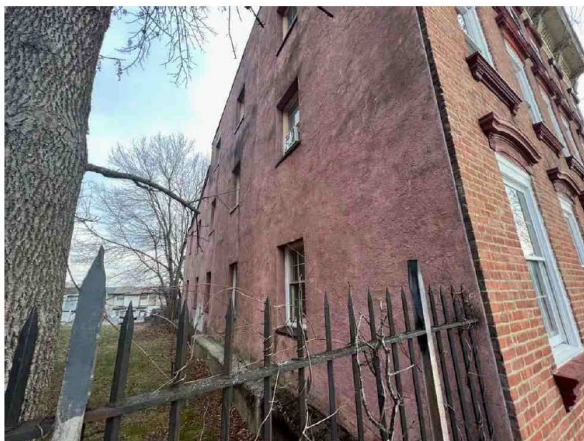
Warren Street



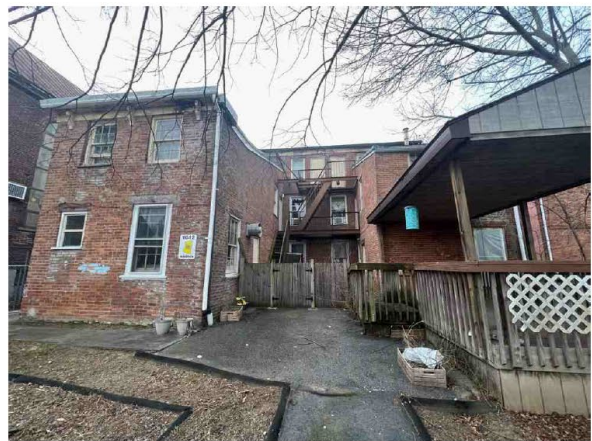
Street Number



Subject Front



Subject Side



Subject Rear

PHOTOGRAPHS OF SUBJECT



Subject Side



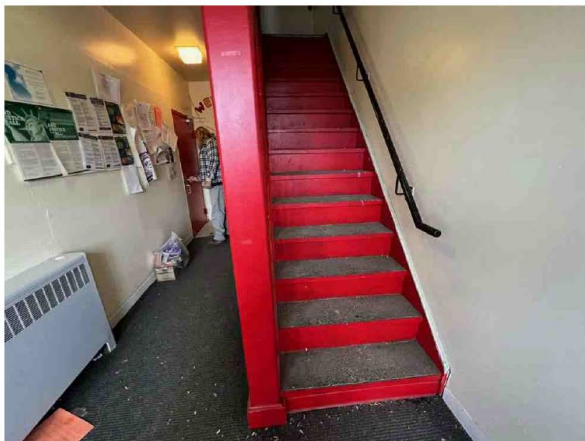
Prison Alley



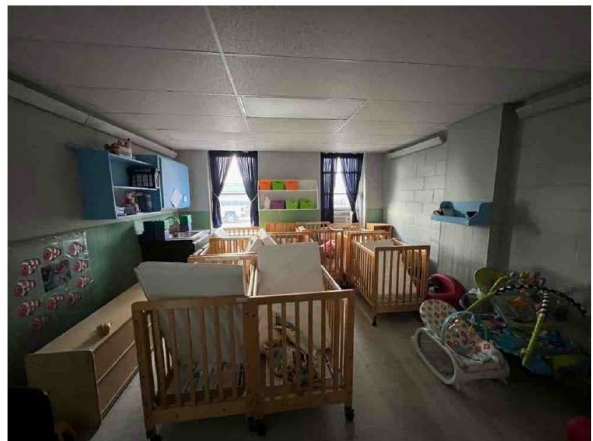
Prison Alley



Fire Alarm System



Interior of 1st Floor



Interior of 1st Floor

PHOTOGRAPHS OF SUBJECT



Interior of 1st Floor



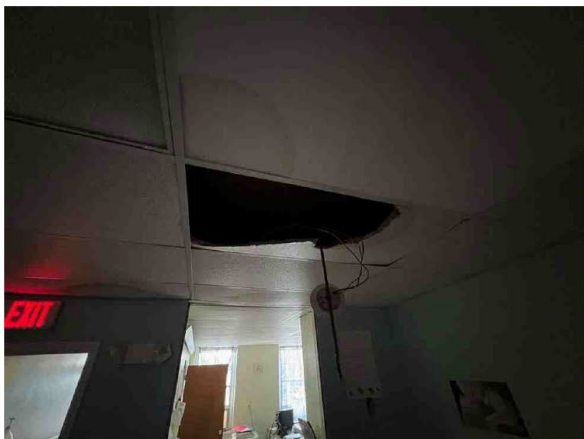
Interior of 1st Floor



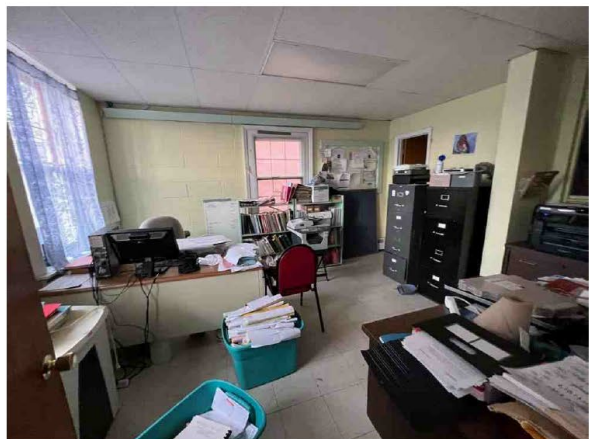
Interior of 1st Floor



Interior of 1st Floor



Interior of 1st Floor



Interior of 1st Floor

PHOTOGRAPHS OF SUBJECT



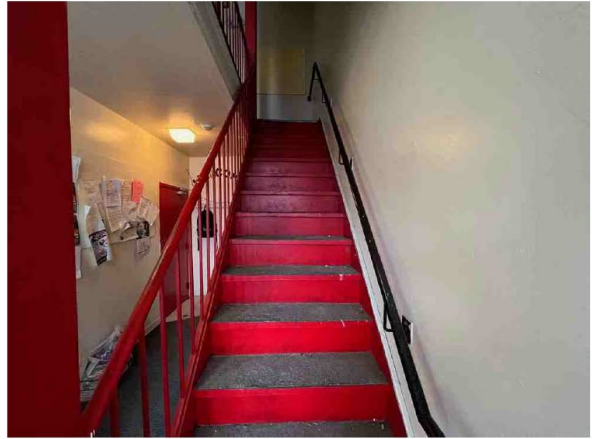
Interior of 1st Floor



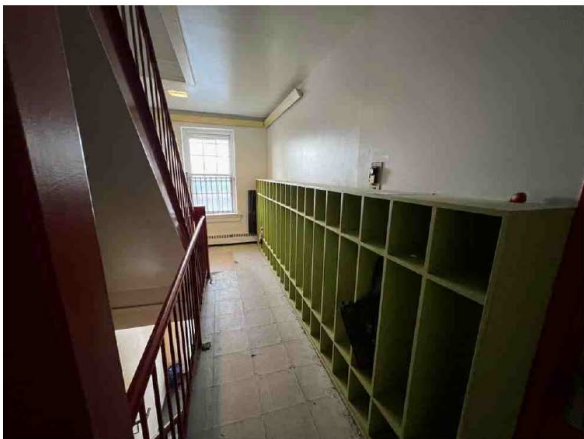
Interior of 1st Floor



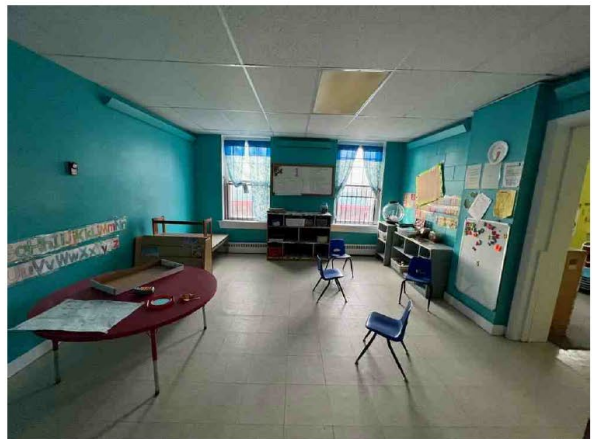
Interior of 1st Floor



Staircase to 2nd Floor



2nd Floor Landing



Interior of 2nd Floor

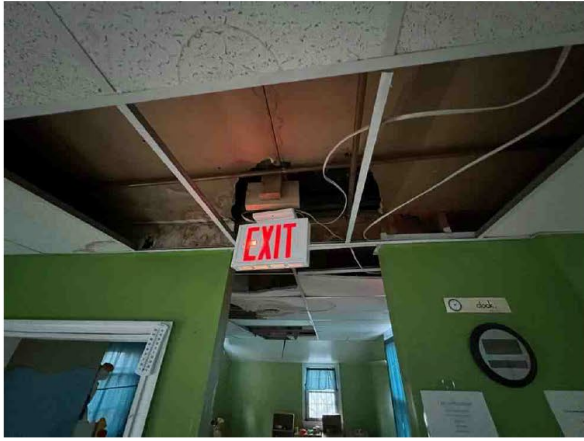
PHOTOGRAPHS OF SUBJECT



Interior of 2nd Floor



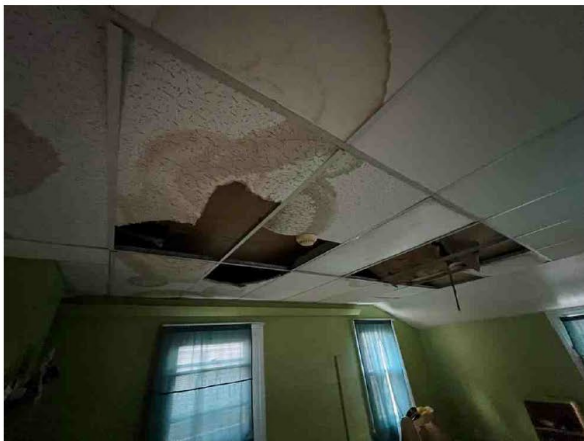
Interior of 2nd Floor



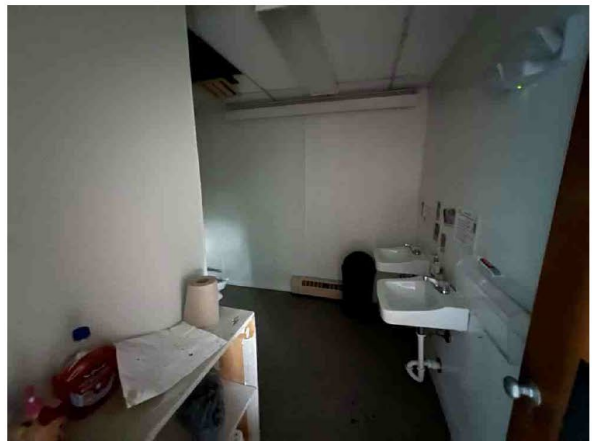
Interior of 2nd Floor



Interior of 2nd Floor

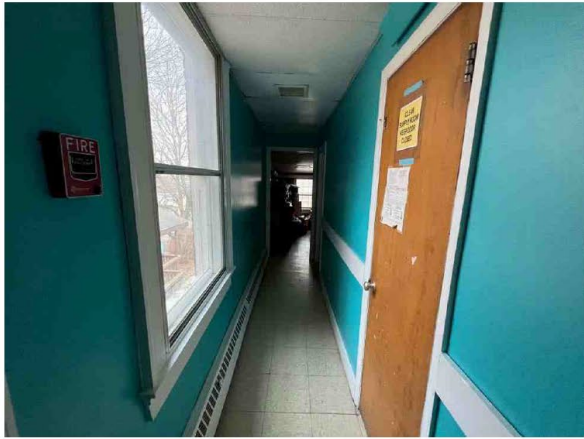


Interior of 2nd Floor



Interior of 2nd Floor

PHOTOGRAPHS OF SUBJECT



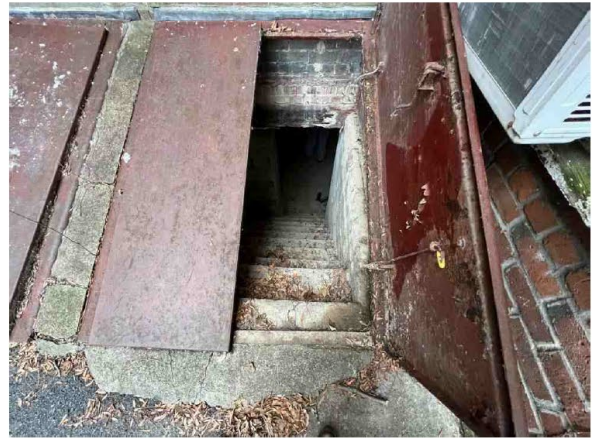
Interior of 2nd Floor



Interior of 2nd Floor



Interior of 2nd Floor



Staircase to Basement



Basement



Boiler

PHOTOGRAPHS OF SUBJECT



Gas Meter



Basement



Sump Pump



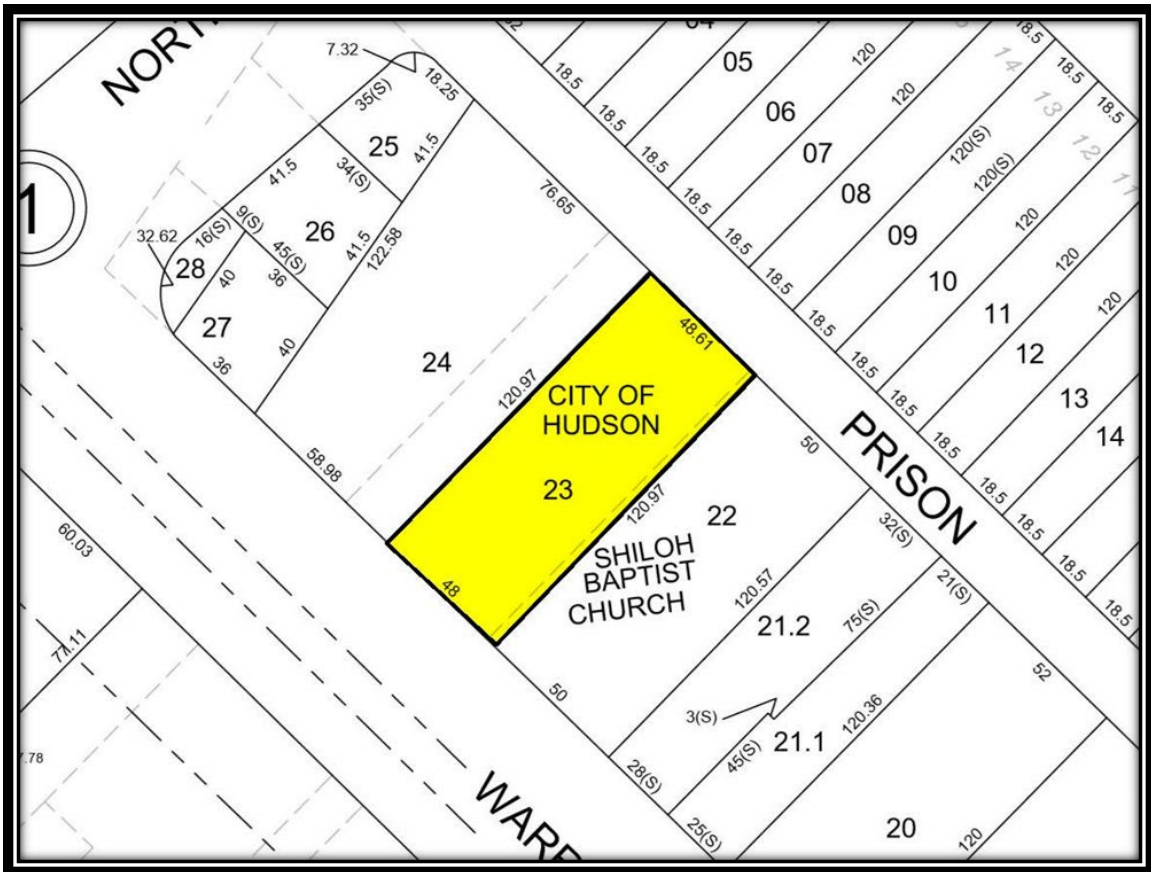
Electrical Meters

SITE ANALYSIS

This site data is detailed as follows:

TAX MAP NUMBER:	109.35-1-23
LAND AREA:	
Dimensions:	48' x 120.97'
Number of square feet:	5,807
Number of acres:	0.13
TOPOGRAPHY:	Downward Slope
EASEMENTS:	Utility
UTILITIES:	
Water:	Municipal
Sewage:	Municipal
Telephone/Electric:	Verizon, National Grid
Gas:	National Grid
ROAD:	
Frontage:	48' on Warren & 48' on Prison Alley
Ownership/Maintenance:	City of Hudson
Surface:	Macadam
SURVEY:	N/A
FLOOD ZONE:	Based on the inspection of the subject property and a review of the FEMA map, the property is in a class X designated area. This area is not classified as a flood zone. Map #3615120001C
SOILS/GEOLOGIC CONDITIONS:	I have not been provided with a soil or geological survey of the property and assume the soil conditions are adequate to support the improvements.
CONTAMINATION:	I have no reason to suspect that the subject is contaminated however, this is always a possibility therefore, and we recommend that interested parties engage appropriate experts to survey the properties for possible contamination.
APPEAL FACTOR:	Good
SITE IMPROVEMENTS:	None

TAX MAP – 109.35-1-23



AERIAL MAP



IMPROVEMENT ANALYSIS

TYPE OF STRUCTURE:	Detached
GENERAL CONSTRUCTION:	Brick
PRESENT USE:	Mixed-Use
AGE:	100+ Years
NUMBER OF STORIES:	Three Story
EXTERIOR:	
Roof:	Built-Up
Walls:	Brick
Windows:	Various
Doors:	Wood Framed
Gutters:	None
Other:	None
SIZE:	
Dimensions:	See Sketch
Clearances:	10' Average
Total area:	5,936 sq. ft. gross building area
ROOM LIST:	See Sketch
INTERIOR:	
Walls:	Drywall, Plaster
Ceiling:	Suspended Acoustical Tile
Floors:	Vinyl Composition Tile, Carpet
Doors:	Wood, Metal Fire Doors
Baths:	Linoleum
Lighting:	Mostly Fluorescent
HEAT / AC:	Oil Fired HWBB / None
ELECTRIC SERVICE:	3 Services
SPRINKLERS:	None
OTHER:	None
FOUNDATION:	Full Basement w/ Stone Walls
INADEQUACIES:	None

OVERALL CONDITION

The subject has a level of deferred maintenance and would benefit from a complete renovation. There is also evidence of water issues. Overall, we consider the property to be in fair condition.

UTILITY FACTOR

Functional Utility may be described as a property's usefulness, the ultimate test of which is its marketability. Functional Utility of building pertains to their efficiency and desirability of their intended use. Requirements for maximum efficiency and marketability typically include a variety of factors. The subject building is presently used as a mixed-use building. The subject offers adequate utility for such use.

CONTAMINATION

I am not an expert in recognizing the presence of any forms of contamination. All comments and conclusions are based on a satisfactory environmental status as determined by appropriately recognized experts.

SKETCH



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	2212 Sq ft	$42 \times 36 = 1512$ $14 \times 30 = 420$ $14 \times 20 = 280$
Second Floor	2212 Sq ft	$42 \times 36 = 1512$ $14 \times 30 = 420$ $14 \times 20 = 280$
Third Floor	1512 Sq ft	$42 \times 36 = 1512$
Total Living Area (Rounded):	5936 Sq ft	

ZONING - PRESENT USE

The data following is based on a review of the current zoning ordinance for the subject township.

PRESENT ZONING CLASSIFICATION: CC – Central Commercial

BASIC ALLOWABLE USES: Residential / Commercial

MINIMUM LOT SIZE: No Minimum


PRESENT USE: Commercial

PERMITTED BY ZONING: Yes

Based on the available zoning data, the subject is a legal, conforming use. If a specific determination is required; the Code Enforcement Office should be consulted.

ASSESSMENT – TAX SCHEDULE

Included herein is the real-Record data sheet addressing the status of the subject property in the present status. No warranty as to the data is made herein. The assessor and tax collector can provide verified information.



OWNERSHIP INFORMATION					PARCEL NO: 109.35-1-23				
CITY OF HUDSON 10 WARREN ST HUDSON NY 12534-3119					Mail: 520 WARREN ST HUDSON NY 12534-2802				
COUNTY: COLUMBIA					PHONE NUMBER:				
PROPERTY CLASS: 482 - DOWNTOWN ROW TYPE (DETACHED)					CENSUS TRACT: 0012.00				
					SWIS_SBL: 10060010903500010230000000				

SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS
No sale history in database for this parcel.									

STRUCTURAL3 INFORMATION					LOT INFORMATION				
Overall Eff. Yr Built 1974					Lot Size Dim.: 48.00x120.97				
Overall Grade					Land SQFT 5,807				
Overall Condition GOOD					Lot Size Acres 0.13				
Construction Type					Zoning CC				
TAX INFORMATION					Nbhd Code 1023				
SBL(Tax ID)#: 109.35-1-23					School District 100600 - HUDSON				
Assessed Value \$ 700,000					Desirability SUPERIOR				
Land Assessment \$ 32,300					Water Front N				
School Tax \$ 9,485					Sewer COMMERCIAL/PUBLIC				
County/Town Tax \$ 3,661					Water COMMERCIAL/PUBLIC				
City/Village Tax \$ 5,313					Utilities GAS/ELECTRIC				
Total Tax \$ 18,459					Nbhd. Rating UNKNOWN				
Full Tax Value \$ 909,090					Nbhd. Type UNKNOWN				
Equalization Rate 0.77					# Res. Sites 0				
Prior Tax ID#					# Comm. Sites 1				
Full Land Value \$ 41,948					Swis Code 100600				

*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:12/17/2022 7:29 pm

BUILDING USAGE									
ROW APT TOTAL RENT SQ. FT.: 1462 UNIT TYPE: APARTMENTS UNITS: 1									
SCHOOL TOTAL RENT SQ. FT.: 4324									
NON-CONTRIB TOTAL RENT SQ. FT.: 1854									

BUILDING BREAKDOWN												
#	IDENT.	BOECKH	YR.		GROSS	STORY		BSMT.	BSMT.			
BLDS.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SQ.FT.	STORIES	HEIGHT	AC% SPRINKLER%	ALARM%	TYPE	SQ.FT.
1	STR/OFF/APT	1,974	AVERAGE	NORMAL	254	5,786	3	9	0	0	100	SLAB/PIER 1,854

IMPROVEMENTS :									
(1) PAVNG-ASPHLT, BUILT 1980, 0 SQFT, CONDITION NORMAL									

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

HIGHEST AND BEST USE

HIGHEST AND BEST USE:

Highest and Best Use is the most reasonably probable and legal use of vacant land or an improved property. Which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

HIGHEST AND BEST USE OF LAND OR A SITE AS THOUGH VACANT:

The use of a property based on the assumption that a parcel of land is vacant or can be made vacant through demolition of any improvements.

HIGHEST AND BEST USE OF THE PROPERTY AS IMPROVED:

The use that should be made of a property as it exists. *In estimating the highest and best use, the appraiser typically applies the following criteria:

- **Legal (Permissible) Use**
What uses are legally permitted by zoning regulations and not prohibited by deed restrictions or covenants?
- **Possible Use**
What uses are physically possible, considering the site's size, configurations, topography, and availability of utilities, etc.?
- **Financially Feasible Use**
What uses, being both possible and legally permitted, will produce any net return to the site?
- **Highest and Best Use (Maximally Productive Use)**
Among the feasible uses, which will produce the highest net return?

* The Dictionary of Real Estate Appraisal Eleventh Edition (1990) published by the Appraisal Institute. In analyzing the Highest and Best Use of the subject property as though vacant, the four criteria are considered on an individual basis as they pertain to the subject property as follows:

HIGHEST AND BEST USE

PHYSICALLY POSSIBLE

The subject property consists of 5,807 square feet, which can support uses of various types. The physical features of the property including frontage, terrain and shape will allow for limited potential development in full consideration of the legal use limitations.

LEGALLY PERMISSIBLE

Since a number of uses are physically possible, we must address which are legally permitted. The subject property is situated in a CC Zone, which allows for residential and commercial uses.

FINANCIALLY FEASIBLE

Essential to the financial feasibility of the subject site, relative to other options, is the market demand for particular types of uses. Each major category's potential use for the subject was studied and the one that will provide the greatest return is mixed-use development. This conclusion is based on the areas historical trends and probable future direction. Support data is detailed in the area analysis.

CONCLUSION

“As Vacant”

If the subject were unimproved, any reasonable use study would lead to the conclusion that the Highest and Best Use would be for mixed-use development.

“As Improved”

The existing building improvements are considered to represent a reasonable Highest and Best Use of the subject property based on their contribution. If the building were to transfer, we feel more of the commercial space would be converted to residential space.

CONCLUDING

The Highest and Best Use for the subject property is as improved.

THE VALUATION PROCESS

The valuation process begins when an appraiser identifies the appraisal problem and ends with a conclusion which is reported to the client. Each real property is unique, and many different types of value can be estimated for a single property. The most common appraisal assignment is performed to estimate market value.

The valuation process is accomplished through specific steps; the number of steps followed depends on the nature of the appraisal assignment and the data available. The model indicates a pattern that can be used in any appraisal assignment to perform market research and data analysis, to apply appraisal techniques, and to integrate the results of these activities into an estimate of defined value.

Research begins after the appraisal problem is defined. The analysis of data relevant to the problem starts with an investigation of trends observed at all market levels - international, national, regional, community, and neighborhood. This examination helps the appraiser understand the interrelationships among the principles, forces, and factors that affect real property value in the specific area. It also provides raw data from which to extract quantitative information and other evidence of market trends such as positive or negative percentage changes in property value over a number of years, the population movement into an area, and the number of employment opportunities available and their effect on the purchasing power of potential property users. This data can be analyzed and employed to estimate a defined value.

Traditionally, appraisal techniques are the specific procedures within the three approaches that are applied to derive indications of real property value. Other procedures such as the use of inferential statistics and economic models also contribute to appraisals. One or more approaches to value may be used depending on their applicability to the particular appraisal assignment.

In assignments to estimate market value, the ultimate goal of the valuation process is a well-supported value conclusion that reflects all the factors that influence the market value of the property being appraised. To achieve this goal, an appraiser studies a property from three different viewpoints, which correspond to the three traditional approaches to value.

1. The Cost Approach
2. The Income Capitalization Approach
3. The Sales Comparison Approach

The three approaches are interrelated; each requires the gathering and analysis of sales, cost, and income data that pertain to the property being appraised. Each approach is outlined briefly on the following pages.

From the approaches applied, the appraiser derives separate indications of value for the property being appraised. One or more of the approaches may not be applicable to a specific assignment or may be less reliable due to the nature of the property, the needs of the client, or the data available.

To complete the valuation process, the appraiser integrates the information drawn from market research and data analysis and from the application of approaches to form a value conclusion. This conclusion may be presented as a single point estimate of value or as a range within which the value may fall. An effective integration of all the elements in the process depends on the appraiser's skill, experience, and judgments.

The use and relevancy of the approaches will be discussed in the reconciliation of the report.

THE APPROACHES

THE COST APPROACH ANALYSIS

The cost approach to value is based on the principle that a prudent purchaser would not pay more for a property than the cost to reproduce it, provided it could be reproduced without costly delay. In this approach, the value of the subject site is estimated as if it were vacant and available to be put to its highest and best use. Then the value of the present worth of the improvement is added to the land value estimate. The values of the improvements are based on the current cost of reproducing the improvements less any accrued depreciation. Cost estimates are acquired from the Marshal Valuation Service cost manual as well as local contractors and the appraiser's knowledge of the market in the area.

THE SALES COMPARISON APPROACH

In the market comparison approach, market value is estimated by comparing the subject property to similar properties that have been sold recently. A major premise of the sales comparison approach is that the market value of a property is directly related to the prices of competitive comparable properties. Data on comparative sales are collected from buyers and sellers, brokers, public records and fellow appraisers. The most common features of all of the properties are compared and adjustments are made, based on market indicators, to account for variances between the subject and sale properties.

INCOME CAPITALIZATION APPROACH

Because income producing properties are typically purchased as investments, their earning power is of critical concern to investors. The income capitalization approach measures the value of the future benefits from the property ownership. The benefits are then discounted at a specific rate to determine a present value. The indication of value by this approach results from analysis of historical operating data collected from the subject and similar properties in the area. Based on the analysis of that data, future income and expense estimates are established for the subject property. The forecast of the net operating income (NOI) is converted into present value estimates by the process of capitalization. The appropriate rates or factors used for the capitalization are based on an investigation of acceptable rates of return reflected by recent area transfers of comparable properties. To achieve a final estimate of value, the overall cap rate is applied to the first years projected NOI.

CONCLUSION:

After careful consideration of the subject property and all the factors that affect it, market and physical, the most applicable valuation method that was considered to be appropriate was the sales comparison approach. The income approach was not developed as the subject has a limited income potential given its current configuration. The cost approach was not considered appropriate due to the age of the improvements on the subject.

THE SALES COMPARISON APPROACH

In the market comparison approach, market value is estimated by comparing the subject property to similar properties that have been sold recently. A major premise of the sales comparison approach is that the market value of a property is directly related to the prices of competitive comparable properties. Data on comparative sales is collected from buyers and sellers, brokers, public records and fellow appraisers.

The comparative analysis in the sales comparison approach focuses on differences in the legal, physical, location, and economic characteristics of the subject and comparable properties. Additional consideration is given to variances in the real property rights conveyed, dates of sale, motivations of buyers and sellers, and financing arrangements for each sales transaction, which can account for variations in selling prices.

The next step in the appraisal process is the development of the sales comparison approach for the subject property. The market approach is an appraisal technique in which a market value estimate is based on prices paid in actual market transactions. It is a process of analyzing recently sold properties similar to the subject. The reliability of this technique depends on:

- (a) The degree of comparability of the property appraised with each sale or listing
- (b) The length of time since the sale.

Depending on the type of property and its uses, comparable sales dating back several years may be necessary to an estimate of value. This is not an uncommon practice for these types of properties. Once the sales are selected, they are compared to the subject property with a predetermined unit of comparison which is generally recognized in the marketplace, such as square feet of improvement area, number of units, number of acres, number of rooms, number of apartments, etc. Dollar or percentage adjustments are then applied against the comparable sale price. The total of the adjustments is subtracted from the comparable selling price. The adjusted sales price of at least three comparable sales provides a range of value for the subject property. It is then the opinion of the appraiser to select a value that best represents the subject property. The procedure for comparable sales selection is to obtain as many as possible with those most similar being used in the actual analysis and adjustment process with the remaining viewed as a check/verification step. The analysis and adjustment process is typically based on a defined unit of measure. The unit of measure typically can include per square foot, unit or another standard that is set by the marketplace.

All comparable sales, used in the “as is” valuation, are within the City of Hudson. The analysis is completed on a per square foot basis. Adjustments are percentages with consideration in the categories of building size – condition, locations, land area and other categories of variance. The final value per square foot will be derived using a weighted mean of the comparable sales. Off-street parking is very valuable within the City of Hudson. Most parking within the city is metered street parking, with a small handful of municipal parking lots. Therefore, adjustments were made for having parking. Adjustments for differences in gross building area were made based on the theory of economies of scale, which illustrates that products sell for less per unit when purchased in bulk.

IMPROVEMENT SALES COMPARISON APPROACH

MARKET ADJUSTMENT GRID

THE ANALYSIS IS COMPLETED ON A PER SQUARE FOOT BASIS

ELEMENT STREET / ROAD TOWN, NYS DISTANCE	SUBJECT 10-12 Warren St Hudson SUBJECT	SALE # 133039 344 Warren St Hudson 3 Blocks	SALE # 136909 441 Warren St Hudson 4 Blocks	SALE # 138024 513 Warren St Hudson 5 Blocks	SALE # 139875 229-231 Warren St Hudson 2 Blocks	SALE # D963-267 38 S Front St Hudson 1 Block
SALE PRICE	\$0.00	\$825,000.00	\$1,350,000.00	\$875,000.00	\$900,000.00	\$975,000.00
RIGHTS CONVEYED ADJUSTMENT	FEE \$0.00	FEE \$0.00	FEE \$0.00	FEE \$0.00	FEE \$0.00	FEE \$0.00
FINANCING-SALE TERMS	MARKET \$0.00	MARKET \$0.00	MARKET \$0.00	MARKET \$0.00	MARKET \$0.00	MARKET \$0.00
SALE DATE	01/09/2023 \$0.00	02/25/2021 \$0.00	08/02/2021 \$0.00	11/10/2021 \$0.00	02/28/2022 \$0.00	05/12/2022 \$0.00
ADJUSTED PRICE	\$0.00	\$825,000.00	\$1,350,000.00	\$875,000.00	\$900,000.00	\$975,000.00
UNIT OF MEASURE / SQ. FT. SALE PRICE PER UNIT	5,936 \$0.00	3,540 \$233.05	3,770 \$358.09	3,815 \$229.36	4,860 \$185.19	4,240 \$229.95
ZONING	Commercial	Commercial 0%	Commercial 0%	Commercial 0%	Commercial 0%	Commercial 0%
LOCATION APPEAL	Average - Good	Superior -5%	Similar 0%	Similar 0%	Similar 0%	Superior -5%
LAND APPEAL LAND AREA	Average 5,807 Sq. Ft.	Average 2,614 Sq. Ft. 0%	Average 2,614 Sq. Ft. 0%	Average 3,049 Sq. Ft. 0%	Average 6,600 Sq. Ft. 0%	Average 1,539 Sq. Ft. 5%
IMPROVEMENT SIZE / APPEAL USE	5,936 S.F. / Avg Commercial	3,540 S.F. / Sim Mixed Use -10%	3,770 S.F. / Sim Mixed Use -10%	3,815 S.F. / Sim Mixed Use -10%	4,860 S.F. / Sim Multi Family -5%	4,240 S.F. / Sim Mixed Use -10%
IMPROVEMENT CONDITION	Fair	Superior -20%	Superior -40%	Superior -10%	Superior -10%	Superior -40%
GENERAL CONSTRUCTION	Brick	Brick / Wood 0%	Brick / Wood 0%	Brick / Wood 0%	Wood 5%	Brick / Wood 0%
ADDITIONAL IMPROVEMENTS	None	None 0%	Off Street Parking -5%	Off Street Parking -5%	Garage -5%	None 0%
NET ADJUSTMENTS		-35.00%	-55.00%	-25.00%	-15.00%	-50.00%
ADJUSTED PRICE	\$0.00	\$151.48	\$161.14	\$172.02	\$157.41	\$114.98

	Unadjusted value Range	Adjusted value Range	Subject value Range
High:	\$358.09	\$172.02	\$1,021,100.92
Low:	\$185.19	\$114.98	\$682,500.00
Average:	\$247.13	\$151.41	\$898,741.04

Gross building area:	5,936
Estimate value per unit of comparison:	\$151.00
Estimate of market value conclusion:	\$896,336.00

EXPLANATION OF ADJUSTMENTS

SALE # 133039

LOCATION APPEAL – The comparable sale is adjusted for having a superior location appeal because the 300 block is considered the premiere block of Warren.

IMPROVEMENT SIZE / APPEAL – The comparable sale is adjusted for having a smaller building area.

IMPROVEMENT CONDITION – The comparable sale is adjusted for having a superior condition because the property was renovated and is in average to good condition.

SALE # 136909

IMPROVEMENT SIZE / APPEAL – The comparable sale is adjusted for having a smaller building area.

IMPROVEMENT CONDITION – The comparable sale is adjusted for having a superior condition because the property was renovated and is in average to good condition.

ADDITIONAL IMPROVEMENTS – The comparable sale is adjusted for having off street parking.

SALE # 138024

IMPROVEMENT SIZE / APPEAL – The comparable sale is adjusted for having a smaller building area.

IMPROVEMENT CONDITION – The comparable sale is adjusted for having a superior condition because the comparable sale had a lower level of deferred maintenance.

ADDITIONAL IMPROVEMENTS – The comparable sale is adjusted for having off street parking.

SALE # 139875

IMPROVEMENT SIZE / APPEAL – The comparable sale is adjusted for having a smaller building area.

IMPROVEMENT CONDITION – The comparable sale is adjusted for having a superior condition because the comparable sale had a lower level of deferred maintenance.

GENERAL CONSTRUCTION – The comparable sale is adjusted for its wood construction.

ADDITIONAL IMPROVEMENTS – The comparable sale is adjusted for having a garage.

SALE # D963-267

LOCATION APPEAL – The comparable sale is adjusted for having a superior location due to its proximity to the Amtrak Station.

LAND AREA / APPEAL – The comparable sale is adjusted for having a significantly smaller lot size.

IMPROVEMENT SIZE / APPEAL – The comparable sale is adjusted for having a smaller building area.

IMPROVEMENT CONDITION – The comparable sale is adjusted for having a superior condition because the property was renovated and is in good condition.

Public Detail Report

Property Type Commercial **Town (Mailing)** Hudson **Statuses** Sold (1/16/2021 or after) , Sold After Expired (1/16/2021 or after)
Listings as of 01/16/23 at 2:49pm

Sold 02/25/21 **Listing #** 133039 **344 Warren Street, Hudson, NY 12534** **Map** **Listing Price:** \$825,000
County: Columbia



[See Additional Pictures](#)

Property Type	Commercial	Property Subtype	Commercial
Town (Taxable)	Hudson		
Year Built	1876		
Tax Map ID	109.52-2-26	Lot Sq Ft (approx)	2614
DOM	111	Lot Acres (approx)	0.0600

School District Hudson

Directions Warren Street to #344

Marketing Remark

Excellent opportunity in the 300 block of Warren St. in Hudson, NY

This commercial building has 4 unit consisting of 3 apts & 1 commercial. 3500 sq ft building, 2 light-filled 1 bedroom apartments, 2 bedroom apt (1 bedroom converted to walk-in closet) , 10-12 high ceiling thru-out, ground floor commercial space with full, dry basement. Off street parking in rear. Commercial space (currently Marx Home) and 2 bedroom apt will be available for new owner and other rentals are month to month. Easy walk to Amtrak station.

Selling Information

Pending Date	11/20/20	Selling Date	02/25/21
Selling Price	\$825,000		
SP % LP	100.00		
Buyer's Name	Berks & Steiner	Seller Concessions	No

Internet Access	Wired Broadband (Cable, DSL, Fiber Optic)	Special Conditions	None/Unknown
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General Information

911 Address	same	Zoning	.06
Lot Size	No	Sign on Property	Yes
Expenses	On file		

Property Features

Paved Street	Yes	Flood Zone	Unknown
# of Units	4	# of Levels	3.00
Construction	Frame	Roof	Rubber
Ceiling Height	10-12	Windows	Double Hung
Foundation	Brick/Mortar, Stone	Elevator	Yes
Sprinkler	No	Furnaces	1
Alarm	No	Restrooms	1.00
Green Features	No		

Public Records

School Tax	\$8470.00	Town Tax	\$3351.00
Assessment	\$640000	Assessors FullMktVal	\$831168.00
Tax Exemptions	No	Village Tax	\$4858.00

Utilities

Water	Municipal	Sewer	Municipal
Heat Type	Gas, Hot Water	Electric	200 Amps
Water Heater	Gas (Units)	Air Conditioning	Yes

Presented By:



January 2023

Mark D Taylor

Primary: 518-828-2092 x104
Secondary: 518-929-7144
Other:
Fax : 518-828-2615
E-mail: mtaylor@concraappraisals.com

[Web Page:](#)

Concra Appraisal Associates

P. O. Box 20
Hudson, NY 12534
518-828-2092

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U.S. Patent 6,910,045



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Public Detail Report

Street Address 441 to 441 warren
Listings as of 01/17/23 at 11:53am

Sold 08/02/21 **Listing #** 136909 **441 Warren Street, Hudson, NY 12534** [Map](#) **Listing Price:** \$1,495,000
County: Columbia



[See Additional Pictures](#)

Property Type	Residential	Property Subtype	Deeded
Town (Taxable)	Hudson	Approx Finished SqFt	3770
Beds	0	Lot Sq Ft (approx)	2614
Baths	1 (0 0 1 0)	Lot Acres (approx)	0.0600
Year Built	1840	DOM	53
Tax Map ID	109.52-3-30		

School District Hudson

Directions East on Warren st in 400 Block at #441

Marketing Remark Spectacular Italianate three story 1840 brick building known as one of the most distinctive storefronts on Warren Street for its soaring window displays & 19th century cast iron columns. This historic gem has been restored & lovingly maintained w/ original details including a grand staircase, wide board floors, display cases, & traditional moldings. Incredible open & light-filled interior features spacious 12 foot ceilings & stunning arched windows making the perfect first floor retail space. 2nd story for whatever you're inspired, additional commercial space or commodious residential quarters for your breathtaking new home. Escape to a lovely secluded garden suitable for outdoor seating, cocktail hours, or lounging plus convenient off street parking behind the private fence. The 3rd level is unfinished w/ great potential awaiting a visionary to reimagine it's possibilities & use. Boutique retail venue, residential home-sweet-home, or half & half, this incredible building awaits you.

Selling Information

Pending Date	06/15/21	Selling Date	08/02/21
Selling Price	\$1,350,000		
SP % LP	90.30		
Seller	No		
Concessions			

Property Attached	Yes	Special Conditions	None/Unknown
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General Information

911 Address	441 Warren Street	Sign on Property	No
Views	City	Internet Access	Wired Broadband (Cable, DSL, Fiber Optic)
Secluded	No	Paved Street	Yes

Room Sizes/Location

Second Floor Bath (1/2)

Property Features

Style	Town House	Green Features	No
Condition	Very Good	Construction	Brick
Roof	Rubber	Garage	None (Parking in back 1-2 spots)
Basement	Full, Unfinished	Siding	Brick
Windows	Double Hung, Other (original, arched windows)	Walls	Plaster, Sheetrock
Floors	Wideboard, Wood	Foundation	Stone
Central Air	Yes		

Public Records

School Tax	\$8469.52	Town Tax	\$8157.48
Assessment	\$640000	Assessors	\$831168.00

Tax ExemptionsNo

Utilities

Water	Municipal	Sewer	Municipal
Electric	200 Amps	Heat Type	Forced, Hot Air
Fuel	Oil	Water Heater	Other (small on demand water heater)
Appliances Included	Refrigerator		

Presented By:



January 2023

Mark D Taylor

Primary: 518-828-2092 x104
Secondary: 518-929-7144
Other:
Fax : 518-828-2615
E-mail: mtaylor@concraappraisals.com

[Web Page:](#)

Concra Appraisal Associates

P. O. Box 20
Hudson, NY 12534
518-828-2092

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Public Detail Report

Property Type Commercial Town (Mailing) Hudson Statuses Sold (1/16/2021 or after) , Sold After Expired (1/16/2021 or after)
Listings as of 01/16/23 at 2:49pm

Sold 11/10/21 Listing # 138024 513 Warren St, Hudson, NY 12534 Map Listing Price: \$925,000
County: Columbia



Property Type	Commercial	Property Subtype	Commercial
Town (Taxable)	Hudson	Approx Finished SqFt	2900
Year Built	1825	Lot Sq Ft (approx)	3049
Tax Map ID	110.53-3-2	Lot Acres (approx)	0.0700
DOM	85		

[See Additional Pictures](#) [See Virtual Tour](#)

School District Hudson

Directions 513 Warren St Hudson. Between 5th and 6th Streets.

Marketing Remark Prime location for live/work, or investment opportunity, in mixed-use Townhouse. Retail space offers large display windows, perfectly situated, peering out in the middle of historic downtown Hudson's commercial district. Sprawling apartment boasts wide board flooring, original fireplaces, open/airy/light filled livingroom/kitchen, with wood burning stove on 2nd floor, as well as, walk out 2nd story deck, overlooking fenced rear garden area. First floor library opens onto garden area, as well. Alley access, with off-street parking for 2 vehicles. Have the conveniences of restaurants, shops and galleries, right outside your door. Walkable to Amtrak and Promenade Park. Centrally located and close proximity to the NYS Thruway and Taconic State Parkway.
Sold As Is

Selling Information

Pending Date 09/10/21
Selling Price \$875,000
SP % LP 94.59
Buyer's Name Fijal

Selling Date 11/10/21

Seller Concessions No

Internet Access Wired Broadband (Cable, DSL, Fiber Optic)

Special Conditions None/Unknown

General Information

911 Address 513 Warren
Sign on Yes
Property

Lot Size .07 Acres

Property Features

Paved Street No
Construction Brick
Windows Double Hung, Plate Glass, Other (Awnings)
Green Features No

Flood Zone No
Roof Rubber (modified)
Foundation Masonry, Stone

Public Records

School Tax \$9496.61
Assessment \$740000

Town Tax \$9432.09
Assessors FulMrktVal \$740000.00

Tax Exemptions No

Utilities

Water Municipal
Heat Type Base Board, Forced, Hot Water
Water Heater Other (indirect > hot water gas fed from boiler)

Sewer Municipal
Electric 400 Amps (to be installed)
Air Conditioning Yes

Presented By:



January 2023

Mark D Taylor

Primary: 518-828-2092 x104
Secondary: 518-929-7144
Other:
Fax : 518-828-2615
E-mail: mtaylor@concraappraisals.com

Web Page:

Concra Appraisal Associates

P. O. Box 20
Hudson, NY 12534
518-828-2092

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Public Detail Report

Street Address 229 to 229 231 warren
Listings as of 01/17/23 at 2:57pm

Sold 02/28/22 Listing # 139875 229-231 Warren St, Hudson, NY 12534 Map Listing Price: \$895,000
County: Columbia



Property Type	Multi Family	Property Subtype	Multi Family
Town (Taxable)	Hudson	Approx Finished SqFt	4860
Beds	8	Lot Sq Ft (approx)	6970
Baths	4 (4 0 0 0)	Lot Acres (approx)	0.1600
Year Built	1912		
Tax Map ID	109.43-2-49		
DOM	57		

See Additional Pictures

School District Hudson

Directions From Front St, turn onto Warren St. On the right side, between 2nd and 3rd Street.

Marketing Remark In the heart of Hudson, an excellent investment opportunity with four spacious two bedroom apartments. Two buildings, each with two 1,200 square foot apartments with beautiful hardwood floors, large kitchens, dining rooms, living rooms & each unit with a bonus room for workspace, den or storage. Second floor balconies & a large garden along with off street parking for three cars & a two car brick garage. Separate gas & electric service for each unit. Three units with clothes washer & dryer, one unit with only washer. Rent all four apartments or live in one or two & rent the others. Converting one or both first floor units to commercial is a permitted use with Planning Board approval. Steps from Warren Street shops, cafes, restaurants & galleries. A short walk to Amtrak, Farmers Market & the Hudson River Waterfront Park.

Selling Information

Pending Date	12/27/21	Selling Date	02/28/22
Selling Price	\$900,000		
SP % LP	100.56		
Buyer's Name	Rockefeller	Seller	No
		Concessions	

Internet Access	Wired Broadband (Cable, DSL, Fiber Optic)	Special Conditions	None/Unknown
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General Information

Sign on Property	Yes	Flood Zone	No
Signed Ld	Yes	Inc/Exp State Avail.	Yes
Paint Disc			
# of Units	4		

Property Features

Roof	Rubber	Porch/Deck Options	Patio, Porch/Deck (two second floor back decks)
Basement	Full, Unfinished	Green Features	No
Windows	Double Hung, Insulated	Foundation	Stone
Garage/Parking	2 car garage & 3 off strt parking spots	Condition	Very Good
Construction	Frame	Siding	Vinyl

Utilities

Water	Municipal	Sewer	Municipal
Heat Type	Gas, Hot Water, Radiator	Water Heater	Gas
# of Furnaces	4	Electric	100 Amps (each unit)
# of Heaters	4	# of Meters	4
Utilities Tenant	Electric, Gas, Trash	Current Tenant	M2M

Public Records

School Tax	\$8683.00	Town Tax	\$7787.00
Assessment	\$670000	Assessors FulMrktVal	\$705263.00
Tax Exemptions	No		

Unit 1

Unit 1 - Rooms	Living Room, Dining Room, Kitchen (eat in), Bedrooms (1), Bathrooms (full), Other Room (bonus room)	Unit 1 - Appliances	Range, Refrigerator, Washer/Dryer
Unit 1 - Occupied	Yes	Unit 1 - Rent	\$900 (cannot be raised for this tenant)
Unit 1 Heat Included	No	Unit 1 Electric Incl	No
Unit 1 Description	1st fl, 229 Warren		

Unit 2

Unit 2 - Rooms Living Room, Dining Room, Kitchen (eat in), Bedrooms (2), Bathrooms (1 full), Other Rooms (bonus room)
Unit 2 - Occupied Yes
Unit 2 Lease Expires month to month
Unit 2 Electric Incl No

Unit 2 - Appliances Range, Refrigerator, Washer/Dryer (washer only)
Unit 2 - Rent \$1100.00
Unit 2 Heat Included No
Unit 2 Description 2nd fl, 229 Warren

Unit 3

Unit 3 - Rooms Living Room, Dining Room, Kitchen (eat in), Bedrooms (2), Bathrooms (full), Other (bonus room)
Unit 3 - Occupied Yes
Unit 3 Lease Expires month to month
Unit 3 Electric Incl No

Unit 3 - Appliances Range, Refrigerator, Washer/Dryer
Unit 3 - Rent \$1100.00
Unit 3 Heat Included No
Unit 3 Description 1st fl, 231 Warren

Unit 4

Unit 4 - Rooms Living Room, Dining Room, Kitchen (eat in), Bedrooms (2), Bathrooms (full), Other Room (bonus room)
Unit 4 - Occupied Yes
Unit 4 Heat Included No
Unit 4 Description 2nd fl, 231 Warren

Unit 4 - Appliances Range, Refrigerator, Washer/Dryer
Unit 4 - Rent \$1050.00 (discount for shoveling/mowing)
Unit 4 Electric Incl No

Presented By:



January 2023

Mark D Taylor

Primary: 518-828-2092 x104
Secondary: 518-929-7144
Other:
Fax : 518-828-2615
E-mail: mtaylor@concraappraisals.com

Web Page:

Concra Appraisal Associates

P. O. Box 20
Hudson, NY 12534
518-828-2092

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38 South Front Street, Hudson





Property Description Report For: 38 S Front St, Municipality of City of Hudson

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	100600
		Tax Map ID #:	109.43-1-35
		Property Class:	481 - Att row bldg
		Site:	COM 1
		In Ag. District:	No
		Site Property Class:	481 - Att row bldg
		Zoning Code:	I1
		Neighborhood Code:	01023
		School District:	Hudson
		Total Assessment:	2022 - \$450,000
Total Acreage/Size:	0.03	Property Desc:	
Land Assessment:	2022 - \$9,000	Deed Page:	267
Full Market Value:	2022 - \$529,412	Grid North:	1247278
Equalization Rate:	2022 - 85.00%		
Deed Book:	963		
Grid East:	682493		

Owners

Getthecheck LLC
38 S Front St
Hudson NY 12534

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
5/12/2022	\$975,000	481 - Att row bldg	Land & Building	38 S Front Street, LLC	Yes	Yes	No	963/267
5/13/2016	\$425,000	481 - Att row bldg	Land & Building	Fix, David M	No	No	No	825/848
4/18/2016	\$1	481 - Att row bldg	Land & Building	Hudson River Valley Holdings, , LLC	No	No	No	825/838
4/28/2015	\$200,000	481 - Att row bldg	Land & Building	Barto, Caroline	Yes	Yes	No	805/1754
1/3/2002	\$1	481 - Att row bldg	Land & Building	Fix, Mary Ann	No	No	No	C0397/F1024
11/5/2001	\$37,000	481 - Att row bldg	Land & Building	Fix, Mary Ann	No	No	No	C0391/F1068
8/30/2001	\$24,900	481 - Att row bldg	Land & Building	BARTOLOMEO ALFRED	No	No	No	C0391/F1063

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:	1990	Overall Condition:	Good
Overall Grade:	Average	Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0	Unfinished	1880	Excellent	Average	4240	4

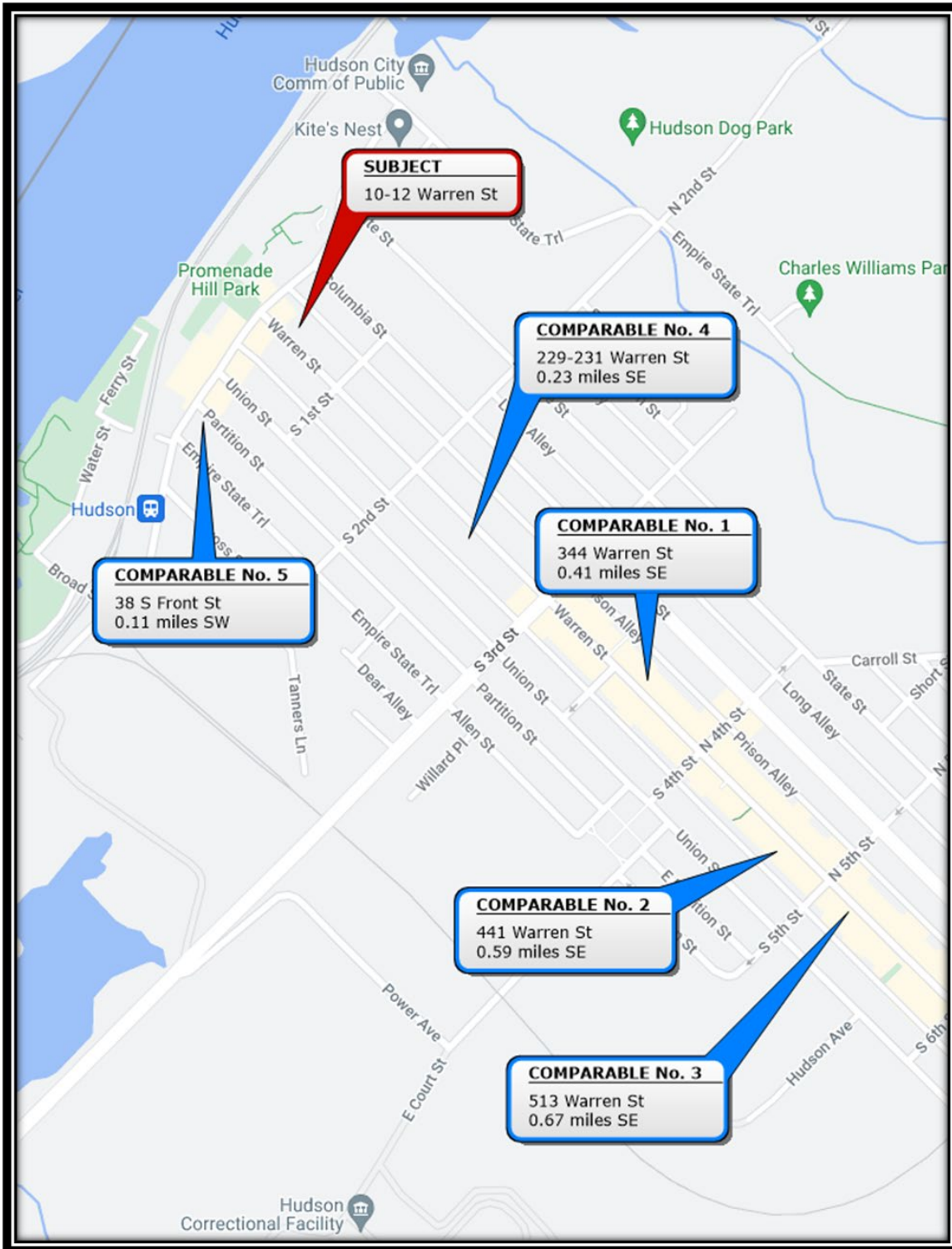
Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
Porch-open/deck	6 x 10	Average	Normal	1880	\$2,098

Special Districts for 2022

No information available for the 2022 roll year.

COMPARABLE SALES MAP



RECONCILIATION AND ESTIMATE OF MARKET VALUE

To determine the fair market value of the subject property, one or more of the following valuation approaches have been applied which indicate the following value(s):

SALES COMPARISON: **\$896,336.00**

INCOME APPROACH: ... N/A ...

COST APPROACH: ... N/A ...

The three approaches have various degrees of applicability depending on the circumstances.

The Cost Approach is usually relied on when the improvements are new, or nearly new, and are fully utilized for their designed intent or when the improvements represent a special purpose property on which no reliable income or market data is available. Based on the age of the building and complicated functional obsolescence factors the cost approach was not completed.

The Income Approach indicates the amount a prudent investor would pay for the net income that a property will generate from ownership. This approach is often used for properties that are typically rented with similar uses and functionality of the subject.

The Sales Comparison Approach reflects actual prices paid for similar properties. This approach is generally used when reliable and comparable market data is available. The indicated value for the unit of comparison is then applied against the subject. Similar use properties were found to substantiate the value of the subject.

As previously explained, the sales comparison approach is the only applicable approach to value. The final value will be rounded to the nearest \$5,000.

As a result of my investigation, analysis and by virtue of my experience, it is my opinion that the market value of the subject property, in its Fee Simple Estate Interest, subject to the definitions, certifications, and limiting conditions set forth in the attached report, as of **January 9, 2023**, are as follows:

EIGHT HUNDRED NINETY-FIVE THOUSAND DOLLARS - \$895,000.00

CERTIFICATION

I, the undersigned, do hereby certify that I have personally inspected the property identified as:

**10-12 Warren Street,
City of Hudson,
Columbia County, New York State**

This report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and that I am in compliance with the Competency Provision. This appraisal assignment has not been based on an approval of a mortgage loan and/or reporting of a minimum or specific market value conclusion. I certify that I have had no interest, either present or contemplated, in the subject property. I have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved. The appraisers have performed numerous appraisals and reviews of appraisals of multi - use buildings. Files are maintained with historical and current data relative to rapidly changing supply and demand factors that influence the commercial real estate markets in the general area. Individual qualifications of the appraisers are located in the addendum of this report.

To the best of my knowledge and belief the statements of fact contained in this report and upon which the opinions herein are based, are true and correct subject to the "General Assumptions" and "General Limiting Conditions" herein set forth. This report has been made in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. It is my judgment that, as defined by USPAP, departure was not needed and therefore not stated.

The use of this report is subject to the requirements of THE APPRAISAL INSTITUTE relating to review by its duly authorized representatives.

This appraisal report sets forth all the limiting conditions (imposed by the terms of my assignment or by the undersigned) affecting the analysis, opinions, and conclusions contained in this report.

As a result of my investigation, analysis and by virtue of my experience, it is my opinion that the market value of the subject property, in its Fee Simple Estate Interest, subject to the definitions, certifications, and limiting conditions set forth in the attached report, as of **January 9, 2023**, are as follows:

EIGHT HUNDRED NINETY-FIVE THOUSAND DOLLARS - \$895,000.00



Anthony R. Conera, SRA
New York State certification #46-4360



Mark D. Taylor
New York State #48000051026

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainments of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have not made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and The Financial Institutes Reform, Recovery, Enforcements act of 1999 (FIERRA) Title XI Regulations.
- The use of this report is subject to the requirements of the Appraisal Institute relation to review by its duly authorized representatives. As of the dates of this report, I **have** completed the continuing educations program for Designated Members of the Appraisal Institute and State of New York, Certified General Appraiser #46000004360



Anthony R. Concra, SRA
New York State certification #46-4360

January 17, 2023

Date

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainments of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and The Financial Institutes Reform, Recovery, Enforcements act of 1999 (FIERRA) Title XI Regulations.
- The use of this report is subject to the requirements of the Appraisal Institute relation to review by its duly authorized representatives. As of the dates of this report, I **have** completed the continuing educations program for Designated Members of the Appraisal Institute and State of New York, Licensed Appraiser Assistant #48000051026



Mark D. Taylor
New York State #48000051026

January 17, 2023
Date

ADDENDA



Property Description Report For: 429 Warren St, Municipality of City of Hudson

No Photo Available

Status:	Active
Roll Section:	Wholly Exem
Swis:	100600
Tax Map ID #:	109.52-3-34
Property Class:	481 - Att row bldg
Site:	COM 1
In Ag. District:	No
Site Property Class:	481 - Att row bldg
Zoning Code:	CC
Neighborhood Code:	01021
School District:	Hudson
Total Assessment:	2022 - \$570,000
Property Desc:	
Deed Page:	288
Grid North:	1245516
Total Acreage/Size:	0.07
Land Assessment:	2022 - \$76,000
Full Market Value:	2022 - \$670,588
Equalization Rate:	2022 - 85.00%
Deed Book:	792
Grid East:	684901

Owners

City Of Hudson
520 Warren St
Hudson NY 12534

Sales

No Sales Information Available

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:	1980	Overall Condition:	Normal
Overall Grade:	Average	Overall Desirability:	4

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0	Unfinished	1964	Normal	Average	3256	3

Site Uses

Use	Rentable Area (sqft)	Total Units
Row office	3,256	0
Non-contrib	1,340	0

Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
Porch-screen	8 × 13	Average	Fair	1960	\$7,156
Porch-up cov	8 × 13	Average	Fair	1960	\$2,918

Special Districts for 2022

No information available for the 2022 roll year.

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2022	RPTL 406/1	\$570,000	0	1996				0

Taxes

Year	Description	Amount
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*** Taxes reflect exemptions, but may not include recent changes in assessment.**



Property Description Report For: 10 Warren St, Municipality of City of Hudson

No Photo Available

Status:	Active
Roll Section:	Wholly Exem
Swis:	100600
Tax Map ID #:	109.35-1-23
Property Class:	482 - Det row bldg
Site:	COM 1
In Ag. District:	No
Site Property Class:	482 - Det row bldg
Zoning Code:	CC
Neighborhood Code:	01023
School District:	Hudson
Total Assessment:	2022 - \$700,000
Property Desc:	Youth Center
Deed Page:	411
Grid North:	1247718
Total Acreage/Size:	0.13
Land Assessment:	2022 - \$32,300
Full Market Value:	2022 - \$823,529
Equalization Rate:	2022 - 85.00%
Deed Book:	506
Grid East:	682918

Owners

City Of Hudson
520 Warren St
Hudson NY 12534

Sales

No Sales Information Available

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:	1980	Overall Condition:	Normal
Overall Grade:	Average	Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	100	0	Unfinished	1974	Normal	Average	5786	3

Site Uses

Use	Rentable Area (sqft)	Total Units	
Row apt	1,462		1
School	4,324		0
Non-contrib	1,854		0

Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
Pavng-asphlt	525 × 4	Average	Normal	1980	\$3,376

Special Districts for 2022

No information available for the 2022 roll year.

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2022	RPTL 406/1	\$700,000	0	1992				0

Taxes

Year	Description	Amount
-------------	--------------------	---------------

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

Anthony R. Concra

Mail: P.O. Box 20

Office: 363 Fairview Avenue

Hudson, New York 12534

518.828.2092 (Office) 518.828.2615 (Fax) email: office@concraappraisals.com

PROFESSIONAL EXPERIENCE:

Concra Appraisal Associates - Owner

1974 - Present

Hudson, NY

A full service appraisal and consulting organization with a staff of four appraisers. Services include residential, commercial and industrial valuations, assessment challenges, estate planning, realty dispute resolutions, casualty losses, subdivision analysis and special property analysis.

Columbia-Greene Community College - Instructor

1982 - Present

Hudson, NY

Real Estate Appraisal NYS # 1-231 Certified Residential and General Instructor

Century 21 Heartland Realty - President

1974 - 1986

Claverack and Kinderhook, NY

Owner and manager of two real estate offices with 15 sales associates in the appraisal, listing and sale of all types of real estate.

Hudson Michael Realty, Inc. - Vice President

1968 - 1974

Hudson, NY

Full spectrum of management of 10 sales associates in the listing and sale of all types of real estate.

Hudson Michael Realty, Inc. - Salesman

1966 - 1968

Hudson, NY

The listing and selling of all types of real estate.

Anthony R. Conera

EDUCATION:

<i>Bryant College</i>	1964
B.S. Business Administration Smithfield, RI	
<i>The Appraisal Institute</i>	
Fundamentals of Real Estate Appraisal Russell Sage College, Troy, NY	1971
Residential Properties, Course 8 Hartford, CT	1975
Basic Principles, Course 1A Hartford, CT	1976
Capitalization Part A, Course 1BA University of Georgia, GA	1984
Capitalization Part B, Course 1BB Dartmouth College, NH	1984
Capitalization Part B, Course 1BB Ohio State University, OH	1987
Basic Valuation Procedures, Course 1A2 Dartmouth College, NH	1987
Business Valuation, Part I Albany, NY	1988
Discounted Cash Flow Analysis Boston, MA	1989
Standards of Professional Practice, Course SPP Syracuse, NY	1989
Case Studies, Course 2-1 Norwood, MA	1991

Anthony R. Conera

EDUCATION: (CONT.)

Non-Residential Report Writing New York City, NY	1992
Report Writing Analysis, Course 2-2 Norwood, MA	1992
Standards of Professional Practice, Course 410A Norwood, MA	1993
Standards of Professional Practice, Course 420B Norwood, MA	1993
Appraisal Principles, Course 110 Needham, MA	1993
Standards of Professional Practice, Course 410A Poughkeepsie, NY	1995
Dynamics of Office Building Valuation Syracuse, NY	1995
Advanced Income Capitalization Holyoke, MA	1996
Standards of Professional Practice Part C, Course 430 Fishkill, NY	1998
Valuation of Conservation Easements Latham, NY	2008

On-Line Internet:

Residential Design and Utility, Course 662	1998
Internet Search Strategies, Course 688	1998
Online FHA and The Appraisal Process	2000
Appraising From Blueprints and Specifications	2000
Residential Property Construction and Inspection	2000
Appraising Nursing Facilities	2000
Valuation of Detrimental Conditions In Real Estate	2000

MANFRED R.E. LEARNING CENTERS

Tax Assessment Grievance Process, Hudson, NY	1999
--	------

Anthony R. Conera

PROFESSIONAL AFFILIATIONS:

The Appraisal Institute

RM Designation # 1605 (Changed to SRA)	1981 - Present
Regional Ethics and Counseling Panel	1992 - 1998
NYS Certified General Appraiser # 464360	1991 - Present
Licensed Real Estate Broker	
New York State	1968 - Present
Massachusetts	1975 - Present
New York State Society of Real Estate Appraisers	1976 - Present
National Association of Realtors	1968 - Present
Appraisal Section - Founding Member	1996 - Present
New York State Association of Realtors	1968 - Present
Columbia County Board of Realtors	1970 - Present
President	1979 - 1980
Realtor of the Year	1980
Board of Assessment Review	1992 - 1996
City of Hudson, Columbia County, N.Y.	
Zoning Commission, Chairman	1979 - 1980
Town of Livingston, Columbia County, N.Y.	
Federal National Mortgage Association	1978 - Present
Level I, # 5-7193-10	
The Foundation of Real Estate Appraisers	1995 - Present
Membership # 6475	

Anthony R. Concra

CLIENTS:

Financial Institutions

Hudson River Bank & Trust
G M A C dba Ditech.Com
M & T Bank
Key Bank NA
Dime Savings Bank
Citicorp Mortgage
Chase Lincoln First
Anchor Savings Bank
Rhinebeck Savings Bank
Marine Midland Bank
National Bank of Coxsackie
The Bank of Greene County
Catskill Savings Bank
US Property and Appraisal Services
ARL Financial Services
TD Reo Corporation
Colony Mortgage
Freddie Mac/Fannie Mae
Countrywide Mortgage
Fairmount Funding
Lenders Services
Home Funding Finders
First National Bank of Rhinebeck
Dupont Mortgage Corp.
Evergreen Bank
National Union Bank of Kinderhook
Metropolitan Mortgage
Homequity, Inc.
Coldwell Banker Relocation Services
Prudential Relocation Services

Government/Private Agencies

Town of Chatham
Town of Claverack
Town of Gallatin
Town of Germantown
Town of Ghent
Town of Greenport
City of Newburgh
Town of New Lebanon
Town of Stuyvesant

Litchfield Mortgage
Central Bank of New Jersey
Mortgage Choices Inc.
First American Bank
First Federal Savings
Fleet Funding
Travelers Home Equity
Coldwell Banker Relocation
Sensible Mortgage Corporation
Aetna Insurance Company
Great Barrington Savings
New York Mortgage Services Corp.
Accessible Mortgage Corp.

Manufacturers Hanover

Tuthill Finance Corp.
Homestead Mortgage
Prudential Relocation Services
United Companies Lending Corp.
Valley Mortgage Corp.
Gentry Capital
Citibank
Fireman's Funding
arbor National Mortgage
Manhattan Savings Bank
National Bank and Trust Co. of Norwich
Trustco Bank
Bank of America
Employee Transfer
Merrill Lynch Relocation, Inc.

Anthony R. Concra

CLIENTS:(CONT)

Hudson Urban Renewal Agency
Hudson Industrial Development Agency
Columbia County Department of Social Services
Hudson Community Dev. & Planning Agency
Newburgh Community Dev. & Planning Agency
Columbia County ARC
Hudson Housing Services
NYS Facilities Corp.
Hudson Development Corp.
Utica Community Development Agency
Columbia County District Attorney's Office
NYS Office of Mental Retardation
NYS Bridge Authority
Open Space Institute

Commercial

Niagara Mohawk Power Corporation
Lone Star Industries
Chicago Title Insurance Co.
Evans Products Company
Chrysler Credit Corporation
General Electric Credit Corp.
Marquette Cement
Independent Cement
Hunter Highlands - Condominiums
The Birches - Single Family
Interstate Dress Carriers, Inc.
Windham Ridge Club Townhouses
Windham Mountain Village Townhouses
PHH Asset Management
Hudson Ford
Benwood Knolls, Ltd.
E.A. Morse and Company
Colarussio Construction
Fairview Plaza, Inc.
Kipp's Mobile Home Park
Kozel's Restaurant
GT Britts, Inc.
Claverack Realty
Cairo Health Care

New York State Open Space Program
New York State Department of Mental Services
City of Newburgh Industrial Development Agency
US Dept. of Housing and Urban Development
Dormitory Authority State of New York
Churchtown Firehouse
NYPD Dept. of Investigations
Ichabod Crane Central School
Catskill Mountain Housing
Columbia Land Conservancy

Agway, Inc.
Valley Oil Co.
Schroeder Chevrolet-Cadillac
Milroy Pontiac, Cadillac, GMC
Peterson Petroleum
Brainard Ridge Townhouses
The Quads - Condominiums
Melodywood - Condominiums
Columbia Corporation
Winter Clove, Inc. - resort
Scribner Hollow - Motel
West Meadow - Single Family
Motorola Corporation
Fairview Lincoln Mercury
Keil Construction
Bell's Pond Mobile Home Park
IWOL Corporation
Fabiano Construction
Hillsdale Supermarket
Meadowgreen's Restaurant
Logsider Café
Fort Orange Adjusters
Bervy Realty
The Odyssey Group

Anthony R. Concra

CLIENTS:(CONT)

Hagar's Marina
Curtron Industries
Hendrick Hudson Lanes
Germantown Telephone
Blackhead Mountain Lodge and Golf Club
Valenti and Richards Funeral Homes
Catskill Lodge #468 Masons
Stewart's GMC Truck Sales, Inc.
L and B Products
Extended Family
Columbia Greene Federal Credit Union
Hope Plaza
Canaan Lumber
W and J Transportation
Atlantic Wood Industries Inc.
Animal Care Clinic
Blue Hill Fruit Farm
New York State Electric and Gas
Gulinello's Wholesale Foods
Sam's Supermarket
Cairo Elk # 2620
National Credit Union Administration
Catskill Country Club
Canape Brothers; Chrysler, Plymouth, Jeep
Four Brother's Restaurant
Chatham Plaza
Fort Orange Claims
Firemans Home Administration

Barnwell Nursing Home
Berzal Chevrolet
Video Cave
Ford Motor Credit
Montague Coal and Oil
Bradco Building Supplies
BJD Development Corp.
Eagle Newspaper
Lorbrook Corp.
Astor Square
Craftech
Richard's Funeral Home
Hudson Electric
Corner Plaza
National Credit Union Administration
Dugway
Devil's Hardware
Northeast Auto Parts
GNH Lumber
Stone Bridge Farms
C.W. Bostwick, Inc.
Red Carpet, Inc.
Copake Country Club
RT Blass Advertising
Colwell Cartage - Beekins Moving
Greenport Rescue Squad
Philmont Supermarket

EXPERT TESTIMONY:

United States Bankruptcy Court
New York State Supreme Court, Various Locations
New York State Court of Claims
County Court, Various Locations
Surrogates Court, Various Locations
Small Claims Court, Various Locations

References Available Upon Request

Mark D. Taylor

Mail: P.O. Box 20

Office: 363 Fairview Avenue

Hudson, New York 12534

518.828.2092 (Office) 518.828.2615 (Fax) email: mtaylor@concraappraisals.com

PROFESSIONAL EXPERIENCE:

Columbia County Chamber of Commerce – Member, Board of Directors

2019 - Present

Hudson, NY

The Columbia County Chamber of Commerce is an organization that helps foster business growth within Columbia County. The chamber is led by a Board of Directors that volunteer their time to growing business in the county. The board is comprised of local business professionals.

Concra Appraisal Associates – Managing Associate, General Appraiser

2013 - Present

Hudson, NY

A full service appraisal and consulting organization with a staff of five appraisers. Services include residential, commercial and industrial valuations, assessment challenges, estate planning, realty dispute resolutions, casualty losses, subdivision analysis and special property analysis.

Greenport Fire Department – 1st Assistant Chief

2008 – Present

Hudson, NY

The Greenport Fire Department is a volunteer organization. The Assistant Chief position is an elected position that coordinates the firematic operations, which consists of approx 60 active members.

Verizon Wireless – Retail Store Manager

2011 - 2013

Albany, NY & Hudson, NY

Manager of two retail store with 15 employees in corporate cellular phone sales and service.

Schuyler Inn Assisted Living Facility – Change Consultant

2011 – 2012

Cohoes, NY

Developed several change analyses to convert the old motel into a assisted living facility.

Majestic Pools & Spas – Store Manager

2005 - 2011

Hudson, NY

Manager of retail store with 15 employees in swimming pool and spa sales and service.

Mark D. Taylor

EDUCATION:

<i>Siena College</i>	2011
B.S. Business Management, Information Systems Minor - Cum Laude Loudonville, NY	
<i>Columbia-Greene Community College</i>	2009
A.S. Individual Studies – Concentration in Business Hudson, NY	
<i>Manfred Real Estate Learning Center</i>	
Basic Appraisal Principles Albany, NY	2013
Basic Appraisal Procedures Albany, NY	2013
Residential Market Analysis & Highest & Best Use Albany, NY	2014
Residential Appraisal Site Valuation & Cost Approach Albany, NY	2014
Residential Sales Comparison & Income Approach Albany, NY	2014
Residential Report Writing & Case Studies Albany, NY	2014
National USPAP 15 Hour Course Albany, NY	2014

PROFESSIONAL AFFILIATIONS:

NYS Licensed Appraiser Assistant # 48000051026	2014 - Present
Member of Columbia-Greene Board of Realtors	2014 - Present
Member of National Association of Realtors	2014 - Present
Member of New York State Association of Realtors	2014 - Present
Member of Columbia County Volunteer Firefighters Association	2008 - Present

Mark D. Taylor

CLIENTS:

Financial Institutions

Hudson River Bank & Trust
G M A C dba Ditech.Com
M & T Bank
Key Bank NA
Dime Savings Bank
Citicorp Mortgage
Chase Lincoln First
Anchor Savings Bank
Rhinebeck Savings Bank
Marine Midland Bank
National Bank of Coxsackie
The Bank of Greene County
Catskill Savings Bank
US Property and Appraisal Services
ARL Financial Services
TD Reo Corporation
Colony Mortgage
Freddie Mac/Fannie Mae
Countrywide Mortgage
Fairmount Funding
Lenders Services
Home Funding Finders
First National Bank of Rhinebeck
Dupont Mortgage Corp.
Evergreen Bank
National Union Bank of Kinderhook
Metropolitan Mortgage
Homequity, Inc.
Coldwell Banker Relocation Services
Prudential Relocation Services

Litchfield Mortgage
Central Bank of New Jersey
Mortgage Choices Inc.
First American Bank
First Federal Savings
Fleet Funding
Travelers Home Equity
Coldwell Banker Relocation
Sensible Mortgage Corporation
Aetna Insurance Company
Great Barrington Savings
New York Mortgage Services Corp.
Accessible Mortgage Corp.
Manufacturers Hanover
Tuthill Finance Corp.
Homestead Mortgage
Prudential Relocation Services
United Companies Lending Corp.
Valley Mortgage Corp.
Gentry Capital
Citibank
Fireman's Funding
arbor National Mortgage
Manhattan Savings Bank
National Bank and Trust Co. of Norwich
Trustco Bank
Bank of America
Employee Transfer
Merrill Lynch Relocation, Inc.

Government/Private Agencies

Town of Chatham
Town of Claverack
Town of Gallatin
Town of Germantown
Town of Ghent
Town of Greenport
City of Newburgh
Town of New Lebanon
Town of Stuyvesant

Town of Catskill
Village of Catskill
Town of Durham
Town of Greenville
Town of Windham
Town of Kinderhook

Mark D. Taylor

CLIENTS:(CONT)

Hudson Urban Renewal Agency
Hudson Industrial Development Agency
Columbia County Department of Social Services
Hudson Community Dev. & Planning Agency
Newburgh Community Dev. & Planning Agency
Columbia County ARC
Hudson Housing Services
NYS Facilities Corp.
Hudson Development Corp.
Utica Community Development Agency
Columbia County District Attorney's Office
NYS Office of Mental Retardation
NYS Bridge Authority
Open Space Institute

Commercial

Niagara Mohawk Power Corporation
Lone Star Industries
Chicago Title Insurance Co.
Evans Products Company
Chrysler Credit Corporation
General Electric Credit Corp.
Marquette Cement
Independent Cement
Hunter Highlands - Condominiums
The Birches - Single Family
Interstate Dress Carriers, Inc.
Windham Ridge Club Townhouses
Windham Mountain Village Townhouses
PHH Asset Management
Hudson Ford
Benwood Knolls, Ltd.
E.A. Morse and Company
Colarusso Construction
Fairview Plaza, Inc.
Kipp's Mobile Home Park
Kozel's Restaurant
GT Britts, Inc.
Claverack Realty
Cairo Health Care

New York State Open Space Program
New York State Department of Mental Services
City of Newburgh Industrial Development Agency
US Dept. of Housing and Urban Development
Dormitory Authority State of New York
Churchtown Firehouse
NYPD Dept. of Investigations
Ichabod Crane Central School
Catskill Mountain Housing
Columbia Land Conservancy

Agway, Inc.
Valley Oil Co.
Schroeder Chevrolet-Cadillac
Milroy Pontiac, Cadillac, GMC
Peterson Petroleum
Brainard Ridge Townhouses
The Quads - Condominiums
Melodywood - Condominiums
Columbia Corporation
Winter Clove, Inc. - resort
Scribner Hollow - Motel
West Meadow - Single Family
Motorola Corporation
Fairview Lincoln Mercury
Keil Construction
Bell's Pond Mobile Home Park
IWOL Corporation
Fabiano Construction
Hillsdale Supermarket
Meadowgreen's Restaurant
Logsider Café
Fort Orange Adjusters
Bervy Realty
The Odyssey Group

Mark D. Taylor

CLIENTS:(CONT)

Hagar's Marina	Barnwell Nursing Home
Curtron Industries	Berzal Chevrolet
Hendrick Hudson Lanes	Video Cave
Germantown Telephone	Ford Motor Credit
Blackhead Mountain Lodge and Golf Club	Montague Coal and Oil
Valenti and Richards Funeral Homes	Bradco Building Supplies
Catskill Lodge #468 Masons	BJD Development Corp.
Stewart's GMC Truck Sales, Inc.	Eagle Newspaper
L and B Products	Lorbrook Corp.
Extended Family	Astor Square
Columbia Greene Federal Credit Union	Craftech
Hope Plaza	Richard's Funeral Home
Canaan Lumber	Hudson Electric
W and J Transportation	Corner Plaza
Atlantic Wood Industries Inc.	National Credit Union Administration
Animal Care Clinic	Dugway
Blue Hill Fruit Farm	Devil's Hardware
New York State Electric and Gas	Northeast Auto Parts
Gulinello's Wholesale Foods	GNH Lumber
Sam's Supermarket	Stone Bridge Farms
Cairo Elk # 2620	C.W. Bostwick, Inc.
National Credit Union Administration	Red Carpet, Inc.
Catskill Country Club	Copake Country Club
Canape Brothers; Chrysler, Plymouth, Jeep	RT Blass Advertising
Four Brother's Restaurant	Colwell Cartage - Beekins Moving
Chatham Plaza	Greenport Rescue Squad
Fort Orange Claims	Philmont Supermarket
Firemans Home Administration	

EXPERT TESTIMONY:

United States Bankruptcy Court
New York State Supreme Court, Various Locations
New York State Court of Claims
County Court, Various Locations
Surrogates Court, Various Locations
Small Claims Court, Various Locations

References Available Upon Request