



Property Information		Request Information		Update Information
File#:	BS-X01672-294293986	Requested Date:	06/13/2024	Update Requested:
Owner:	Linda Jackson	Branch:		Requested By:
Address 1:	387 3RD AVE	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	TROY, NY	# of Parcel(s):	1	

Notes

- CODE VIOLATIONS** Per City of Troy Department of Zoning there are no Code Violation cases on this property.
Collector: City of Troy
Payable Address: 433 River Street, 5th Floor Troy, NY 12180
Business# 518-279-7180
- PERMITS** Per City of Troy Building Department there are no Open/Pending/ Expired Permit on this property.
Collector: City of Troy
Payable Address: 433 River Street, 5th Floor Troy, NY 12180
Business# 518-279-7180
- SPECIAL ASSESSMENTS** Per City of Troy Department of Finance there are no Special Assessments/liens on the property.
Collector: City of Troy
Payable Address: 433 River Street, 5th Floor Troy, NY 12180
Business# 518-279-7180
- DEMOLITION** NO
- UTILITIES** Water & Sewer
MASTERMETER PAID BY HOA
Collector: City of Troy Public Utilities
Payable To: 433 River Street Troy, NY 12180
Phone# 518-279-7100

Garbage:
Garbage private hauler with lien status and balance unknown.

Structure

Building 1	
Number of Identical Buildings	1
Actual Year Built	2006
Effective Year Built	2006
Construction Quality	2.0
Condition	4 - Good
Building Perimeter	190
Gross Floor Area	2281
Number of Stories	1.0
Story Height	10
Air Conditioning %	0%
Sprinkler %	0%
Number of Elevators	
Basement Perimeter	
Basement Sq. Ft	



2024 Final Assessment Information

Land Assessed Value	\$2,000
Total Assessed Value	\$220,000
Equalization Rate	65.00%
Full Market Value	\$338,500
Partial Construction	No
County Taxable	\$220,000
Municipal Taxable	\$220,000
School Taxable	\$220,000

Property Description

Property Type	411 - Apartment
Neighborhood Code	17004
SWIS	381700
Water Supply	3 - Comm/public
Utilities	4 - Gas & elec
Sewer Type	3 - Comm/public
Zoning	MU2
School	Lansingburgh CSD
Book	4660
Page	143

Last Property Sale

Deed Date	06/12/2008
Deed Book	4660
Deed Page	143
Contract Date	04/21/2008
Sale Date	05/30/2008
Full Sale Price	\$397,500
Net Sale Price	\$397,500
Usable For Valuation	Yes
Arms Length	Yes
Prior Owner	Kathleen Krasinewski

Owner Information

Owner Name	Address 1	Address 2	PO Box	City	State	Zip	Unit Name	Unit Number
Linda Jackson	387 Third Ave			Troy	NY	12182	Unit	402

Sales

Deed Date	Deed Book	Deed Page	Contract Date	Sale Date	Last Physical Inspection Date	Sale Price	Net Sale Price	Usable for Valuation	Arms Length	Prior Owner
06/12/2008	4660	143	04/21/2008	05/30/2008		\$397,500	\$397,500	Yes	Yes	Kathleen Krasinewski
08/03/2006	3645	1		07/31/2006		\$287,500	\$287,500	Yes	Yes	387 Third Avenue, LLC.

No Exemption Data Found

Land						
Site #	Land Type	Acres	Front	Depth	Sq Ft	Soil Rating
1	01 - Primary				1730	

Commercial Site Uses			
Site #	Commercial Use	Total Units	Total Rentable Area (sqft.)
1	A05 - Highrise apt	0	2281

No Improvement Data Found

Special Districts				
Code Description	Type	Primary Units	Secondary Units	Amount
PL017 -		0.00	0.00	\$220,000.00

City of Troy
Department of Public Works
Bureau of Code Enforcement
1 Monument Square
Troy, New York 12180

CERTIFICATE OF OCCUPANCY

No. 4469



This is to certify that the property located at 387 - 3rd Avenue
Troy, New York, and/or known as (same) Powers Park Lofts
is in compliance with the applicable Zoning Ordinance and Building Code Requirements of the City of Troy
and may be occupied and use as Condominiums (No. dwellings units 1 *).

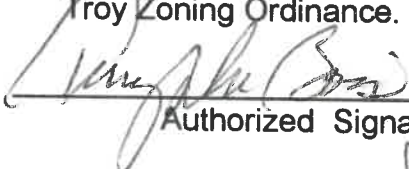
Scope of Work: New Building Addition Alterations & Repairs Other

This Certificate is issued to the Permit Holder, 387 Third Ave, LLC, and
may be revoked if the premises are not maintained in accordance with the plans and specifications filed
under Work Permit No: 04-0849 and/or if the following additional conditions are not complied with:
(NONE) C.O. is for Unit 402 Only

Fee: \$ 30.00 prepaid
 Cash Check No. 1817

*Occupancy is limited to one family
per dwelling unit, as defined in the
Troy Zoning Ordinance.

Received by: ND Date 7/12/06


Authorized Signature

Copies: White/Address File
Pink/Applicant

Yellow/Central File
Gold/Accounting

Date C of O issued July 18, 2006