



## Property Information

File#: BS-X01693-8046630804  
Owner: Eduardo Garcia  
Address 1: 44 BOOKSTAVEN LN  
Address 2:  
City, State Zip: MONTGOMERY, NY

## Request Information

Requested Date: 07/17/2024  
Branch:  
Date Completed:  
# of Jurisdiction(s):  
# of Parcel(s): 1

## Update Information

Update Requested:  
Requested By:  
Update Completed:

## Notes

### CODE VIOLATIONS

Per Town of Montgomery Department of Zoning there are no Code Violation cases on this property.

Collector: Town of Montgomery  
Payable Address: 110 Bracken Road Montgomery, NY 12549  
Business# (845) 457-2600

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

### PERMITS

Per Town of Montgomery Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: Town of Montgomery  
Payable Address: 110 Bracken Road Montgomery, NY 12549  
Business# (845) 457-2600

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

### SPECIAL ASSESSMENTS

Per Town of Montgomery Department of Finance there are no Special Assessments/liens on the property.

Collector: Town of Montgomery  
Payable Address: 110 Bracken Road Montgomery, NY 12549  
Business# (845) 457-2600

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

### DEMOLITION

NO

### UTILITIES

Water & Sewer:  
The house is on a community water and sewer. All houses go to the shared well and septic system.

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



# Property Description Report For: 44 Bookstaver Ln, Municipality of Montgomery

*No Photo Available*

<b>Status:</b>	Active
<b>Roll Section:</b>	Taxable
<b>Swis:</b>	334289
<b>Tax Map ID #:</b>	8-1-101
<b>Property Class:</b>	210 - 1 Family Res
<b>Site:</b>	RES 1
<b>In Ag. District:</b>	Yes (1)
<b>Site Property Class:</b>	210 - 1 Family Res
<b>Zoning Code:</b>	RA5
<b>Neighborhood Code:</b>	00005
<b>School District:</b>	Valley Central
<b>Total Assessment:</b>	2024 - \$275,100
<b>Property Desc:</b>	Montgomery Woods Sub Map 235-99
<b>Deed Page:</b>	292
<b>Grid North:</b>	997108
<b>Total Acreage/Size:</b>	2.50
<b>Land Assessment:</b>	2024 - \$51,500
<b>Full Market Value:</b>	2024 - \$687,800
<b>Equalization Rate:</b>	----
<b>Deed Book:</b>	5268
<b>Grid East:</b>	565451

## Area

<b>Living Area:</b>	2,746 sq. ft.	<b>First Story Area:</b>	1,648 sq. ft.
<b>Second Story Area:</b>	1,098 sq. ft.	<b>Half Story Area:</b>	0 sq. ft.
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b>	0 sq. ft.
<b>Finished Basement:</b>	0 sq. ft.	<b>Number of Stories:</b>	2
<b>Finished Rec Room:</b>	0 sq. ft.	<b>Finished Area Over Garage:</b>	0 sq. ft.

## Structure

<b>Building Style:</b>	Colonial	<b>Bathrooms (Full - Half):</b>	2 - 1
<b>Bedrooms:</b>	4	<b>Kitchens:</b>	1
<b>Fireplaces:</b>	1	<b>Basement Type:</b>	Full
<b>Porch Type:</b>	Porch-open/deck	<b>Porch Area:</b>	200.00
<b>Basement Garage Cap:</b>	0	<b>Attached Garage Cap:</b>	484.00 sq. ft.
<b>Overall Condition:</b>	Good	<b>Overall Grade:</b>	Average
<b>Year Built:</b>	1999	<b>Eff Year Built:</b>	

## Owners

Eduardo Garcia 44 Bookstaver Ln Montgomery NY 12549	Dominga Valentin-Garcia 44 Bookstaver Ln Montgomery NY 12549
---	--

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
3/23/2000	\$238,500	314 - Rural vac<10	Land & Building	Malgeo, Construction Corp	Yes	Yes	No	5268/292

## Utilities

<b>Sewer Type:</b>	Private	<b>Water Supply:</b>	Private
<b>Utilities:</b>	Electric	<b>Heat Type:</b>	Hot wtr/stm
<b>Fuel Type:</b>	Oil	<b>Central Air:</b>	Yes

## Improvements

Structure	Size	Grade	Condition	Year
Porch-open/deck	200.00 sq ft	Average	Good	1999
Porch-coverd	288.00 sq ft	Average	Good	1999
Gar-1.0 att	484.00 sq ft	Average	Good	1999
Shed-machine	288.00 sq ft	Average	Good	2001
Pool-st/vnyl	18 x 36	Average	Excellent	2007
Walks-concr	0 x 0	Average	Excellent	2007
Fence-stockd	170 x 6	Average	Excellent	2008

## Special Districts for 2024

Description	Units	Percent	Type	Value
AM009-Montgomery Ambulance	0	0%		0
FD026-Montgomery fire	0	0%		0

## Exemptions

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

## Taxes

Year	Description	Amount
2024	County	\$3,717.10
2024	School	\$10,149.13
2023	County	\$3,871.54
2023	School	\$10,035.75

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