



Property Information

File#: BS-X01693-3052881240
Owner: RACHID ELGHEUR
Address 1: 41 INDIAN TRL N
Address 2:
City, State Zip: GREENWOOD LAKE, NY

Request Information

Requested Date: 07/17/2024
Branch:
Date Completed: 09/13/2024
of Jurisdiction(s):
of Parcel(s): 1

Update Information

Update Requested:
Requested By:
Update Completed:

Notes

CODE VIOLATIONS Per Town of Warwick Department of Zoning there are No Code Violation cases on this property.
Collector: Town of Warwick
Address: 132 Kings Highway, Warwick, NY 10990
Business# (845) 986-1127

PERMITS Per Town of Warwick Building Department there is an Open Permit on this property.
Permit Type: Shed
Collector: Town of Warwick
Address: 132 Kings Highway, Warwick, NY 10990
Business# (845) 986-1127

SPECIAL ASSESSMENTS Per Town of Warwick Tax Collector Department there are No Special Assessments/liens on the property.
Collector: Town of Warwick
Address: 132 Kings Highway, Warwick, NY 10990
Business# (845) 986-1127

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: 41 Indian Tr N, Municipality of Warwick

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	335489
		Tax Map ID #:	72-2-48
		Property Class:	210 - 1 Family Res
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	210 - 1 Family Res
		Zoning Code:	00205
		Neighborhood Code:	09330
Total Acreage/Size:	80 x 230	School District:	Greenwood Lake
Land Assessment:	2024 - \$8,100	Total Assessment:	2024 - \$29,100
Full Market Value:	2024 - \$327,000		
Equalization Rate:	----	Property Desc:	Lt 309 + 310 Sec 2 Indian
Deed Book:	12102	Deed Page:	1473
Grid East:	544150	Grid North:	866132

Area

Living Area:	1,676 sq. ft.	First Story Area:	908 sq. ft.
Second Story Area:	768 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Colonial	Bathrooms (Full - Half):	1 - 0
Bedrooms:	3	Kitchens:	1
Fireplaces:	1	Basement Type:	Full
Porch Type:	Porch-open/deck	Porch Area:	753.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Economy
Year Built:	1940	Eff Year Built:	

Owners

Rachid El Gheur 41 Indian Tr N Greenwood Lake NY 10925	Kathryn El Gheur 41 Indian Tr N Greenwood Lake NY 10925
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Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
3/1/2006	\$380,000	210 - 1 Family Res	Land & Building	Sautter, Jeffrey D	Yes	Yes	No	12102/1473
6/22/2001	\$134,000	210 - 1 Family Res	Land & Building	Clarke, Victor	Yes	Yes	No	5564/248

Utilities

Sewer Type:	Private	Water Supply:	Comm/public
Utilities:	Electric	Heat Type:	Hot wtr/stm
Fuel Type:	Oil	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Porch-open/deck	753.00 sq ft	Average	Normal	1998

Special Districts for 2024

Description	Units	Percent	Type	Value
AM006-Gwd Lake Ambul	0	0%		0
FD019-Warwick Fire 2	0	0%		0
RG005-Warwick Recycling	1	0%		0
WD026	0	0%		0
WD040-W/S Greenwood Cls D	0	0%		0

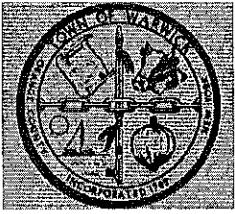
Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2024	BAS STAR	\$3,620	0	2006				0

Taxes

Year	Description	Amount
2024	County	\$1,801.30
2024	School	\$4,553.68
2023	County	\$1,797.28
2023	School	\$4,425.00

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



Town of Warwick
132 Kings Highway
Warwick, NY 10990
845-986-1127

Date: 9/11/2024

Location: 41 INDIAN TR N

Sec/ Block/ Lot #: 72-2-48

Owner: El Gheur, Rachid & El Gheur, Kathryn

Abstract Co #: BS-X01693-3052881240

Please note that this report is from an external inspection. Obstructions of views may block possible violations. Therefore, internal violations are unknown at time of inspection.

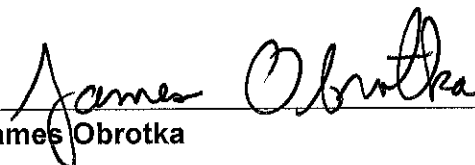
Dear Sir or Madam,

The above captioned one-family dwelling was built before Zoning; therefore, a Certificate of Occupancy is not available.

The following violations exist at this time:

Permits are required for the following:
-shed.

INDIAN TR N is a private road.


James Obrotka

****This municipal search expires 6 months from the date of this letter****

Insp: