



July 25, 2022

To: Hon. Nicola Armacost, Mayor
and Village Board Members

From: David B. Smith

Re: Economic Evaluation 425 Warburton Avenue Redevelopment

Introduction

The following is a technical report on anticipated economic benefits from the redevelopment of the currently under-utilized properties in the Village of Hastings-on-Hudson known as 425 Warburton Avenue and 0 Railroad Avenue (the Project Site). The Project Site comprises approximately 0.51-acres with an existing 3-unit 2,861± square foot building and is set amidst an historic downtown setting within one-quarter mile from the Hastings-on-Hudson Metro North Train Station and convenient access to the Westchester County Bee Line bus routes running along Warburton Avenue. The development is expected to attract a mix of single and young married professionals, as well as empty nesters and “baby boomers” who are looking to downsize from larger single-family homes but want to remain in the area to be near family and friends. The target market is attracted to social environments and downtowns that tend to patronize local business and restaurants. The proposed development program calls for the demolition of the existing three-unit building and the new construction of eight residential units (two three-bedroom units and six two-bedroom units), approximately 430 square feet for an accessory commercial unit (ACU) supported by 12 parking spaces and approximately 7,789 square feet of open space (the “Proposed Project”). This economic evaluation was prepared on behalf of the property owner Tabi Realty LLC (the Applicant).

The proximity of the Proposed Project to nearby amenities means that this type of development is in keeping with Smart Growth and Transit Oriented Development goals and policies, including:

- Fostering development in downtown and villages;
- Directing development towards communities with the existing infrastructure to support it;
- Fostering distinctive, attractive communities with a strong sense of place;
- Create walkable neighborhoods; and,
- Take advantage of existing transportation infrastructure.

The downtown Hastings Shopping District, along with other services and amenities, is located within a convenient walking distance from the Project Site, a radius of less than one-quarter mile. These uses include: services, such as barber, hair and nail salons, eye care, florists, and dry cleaners; retail uses such as hardware, general retail, consignment stores, clothing, jewelry; multiple restaurants, liquor store and other food establishments such as bakeries, cheese and ice cream shops and the Hastings Farmers Market; banks and professional offices; religious institutions, Village Hall, and the Hastings Public Library. Each of the anticipated eight households will spend a portion of its disposable income on goods and services within the greater Hastings-on-Hudson community. This provides a direct benefit to the downtown Hastings business community. The analysis provides the Village of Hastings-on-Hudson with an initial evaluation of the projected real estate tax revenue for all taxing jurisdictions, as well as the projected economic ripple effect on the local economy related to construction activity and the introduction of eight new households to downtown Hastings-on-Hudson.

Proposed Program

As noted, the Proposed Project calls for redevelopment of the entire property and creating eight new residential units ranging in size from $\pm 1,224$ square feet to $\pm 1,789$ square feet and approximately 430 square feet of accessory commercial use. The commercial space will front on Warburton Avenue. The following table provides a breakdown of the proposed program. The entire project is supported by 12 parking spaces. Table 1 below provides a general breakdown of the size, see also attached exhibits.

**Table 1
Unit Breakdown**

Unit Type	No. of Units	Square footage (range)
2-BR	6	1,224 – 1,557
3- BR	2	1,737 – 1,789
Retail	1	430

Source: Gotham Design and Community Development LTD.

Assessment Methodology

For analysis purposes the Town of Greenburgh Assessors Office records along with on-line desk-top survey data were utilized as part of the assessment methodology. The Town of Greenburgh Assessors Office provides assessment services for the incorporated Villages within the Town. The analysis presented herein utilized a survey of newer multi-family units within the Village including a rental and owner-occupied product. The estimates presented herein provide an order of magnitude of anticipated benefits resulting from the redevelopment program with the understanding that the final assessment will be prepared once the building is constructed and the units occupied.

Current Real Estate Property Tax

The currently under-utilized site has an assessment of \$884,700. Table 2, Current Real Estate Tax Revenue, provides a breakdown as to current real estate taxes paid to all taxing jurisdictions.

Table 2
Current Real Estate Tax Revenue
425 Warburton Avenue/0 Railroad Avenue

Taxing Jurisdiction	Tax rate/\$1,000 AV	Est. Assessed Value	Projected taxes
Vilage	6.04	\$884,700	\$5,344
HOHSD	21.71	\$884,700	\$19,207
Town	0.452349	\$884,700	\$400
County	2.892164	\$884,700	\$2,559
No. Yonkers	0.48252	\$884,700	\$427
County Refuse	0.307826	\$884,700	\$272
Total taxes residential	31.884859		\$28,209

Source: Town of Greenburgh Tax Receivers Office, based on most recent 2021 assessment date

Projected Real Estate Taxes

Real estate taxes anticipated as part of the redevelopment of the Project Site were calculated using a desk top survey of selected newer multi-family properties, refer to Appendix. The survey focused on newer construction and included a for sale and rental community to arrive at potential assessed value on a per square foot basis. At this point in the process, the Applicant has not decided on whether the Proposed Project will be rental or for sale, so a range has been provided to illustrate potential generation. It is noted that the figures generated herein are conservative in nature as new development tends to be assessed at higher rates than existing development. Based on the desk top survey methodology a range of between ±\$197 to ±\$274 per square foot of development was used. Tables 3a and 3b applies the related estimated assessed values for the Proposed Project to the tax rates for all taxing jurisdictions.

Table 3a
Projected Range of Real Estate Taxes
For Sale

	S.f.	AV per s.f.	Est. AV per unit	Village tax rate(1)	Village taxes	School Tax Rate(1)	School Taxes	Town/Co. Tax Rate**(1)	Town/County Taxes	Taxes per unit
LL	1,789	\$273.75	\$489,739.80	6.036851	\$2,956.49	\$21.71	\$10,632.40	\$4.25	\$2,083.47	\$15,672.36
L1	1,383	\$273.75	\$378,597.06	6.036851	\$2,285.53	\$21.71	\$8,219.46	\$4.25	\$1,610.65	\$12,115.64
L2	1,355	\$273.75	\$370,932.04	6.036851	\$2,239.26	\$21.71	\$8,053.05	\$4.25	\$1,578.04	\$11,870.34
1A	1,485	\$273.75	\$406,519.62	6.036851	\$2,454.10	\$21.71	\$8,825.66	\$4.25	\$1,729.44	\$13,009.20
1B	1,224	\$273.75	\$335,070.72	6.036851	\$2,022.77	\$21.71	\$7,274.49	\$4.25	\$1,425.47	\$10,722.73
2A	1,557	\$273.75	\$426,229.66	6.036851	\$2,573.08	\$21.71	\$9,253.57	\$4.25	\$1,813.29	\$13,639.95
2B	1,549	\$273.75	\$424,039.66	6.036851	\$2,559.86	\$21.71	\$9,206.03	\$4.25	\$1,803.97	\$13,569.86
PH	1,737	\$273.75	\$475,504.77	6.036851	\$2,870.55	\$21.71	\$10,323.35	\$4.25	\$2,022.92	\$15,216.82
Sub-total*			\$2,971,562.61		\$17,938.88		\$64,513.52		\$12,641.76	\$95,094.16
Retail	430	\$156.97	\$67,496.89	6.036851	\$407.47	\$21.71	\$1,465.38	\$4.25	\$287.15	\$2,159.99
TOTAL					\$18,346.35		\$65,978.89		\$12,928.91	\$97,254.16
* Required affordable unit (3 person household - \$99,850 AMI) not included in calculations										
** Includes special district taxes (e.g., Refuse disposal, sewer)										
(1) Source: Town of Greenburgh Schedule of Assessments and Taxes										

Compiled by Planning & Development Advisors

Table 3b
Projected Range of Real Estate Taxes
Rental

Residential Unit #	S.f.	AV per s.f.	Est. AV per unit	Village tax rate(1)	Village taxes	School Tax Rate(1)	School Taxes	Town/Co. Tax Rate**(1)	Town/County Taxes	Taxes per unit
LL	1,789	\$196.85	\$352,172.71	6.036851	\$2,126.01	\$21.71	\$7,645.78	\$4.25	\$1,498.23	
L1	1,383	\$196.85	\$272,249.78	6.036851	\$1,643.53	\$21.71	\$5,910.62	\$4.25	\$1,158.22	\$8,712.37
L2	1,355	\$196.85	\$266,737.86	6.036851	\$1,610.26	\$21.71	\$5,790.96	\$4.25	\$1,134.77	\$8,535.98
1A	1,485	\$196.85	\$292,328.94	6.036851	\$1,764.75	\$21.71	\$6,346.55	\$4.25	\$1,243.64	\$9,354.94
1B	1,224	\$196.85	\$240,949.92	6.036851	\$1,454.58	\$21.71	\$5,231.09	\$4.25	\$1,025.06	\$7,710.73
2A	1,557	\$196.85	\$306,502.47	6.036851	\$1,850.31	\$21.71	\$6,654.26	\$4.25	\$1,303.94	\$9,808.51
2B	1,549	\$196.85	\$304,927.63	6.036851	\$1,840.80	\$21.71	\$6,620.07	\$4.25	\$1,297.24	\$9,758.11
PH	1,737	\$196.85	\$341,936.28	6.036851	\$2,064.22	\$21.71	\$7,423.54	\$4.25	\$1,454.68	\$10,942.44
Sub-total*			\$2,136,855.66		\$12,899.88		\$46,391.78		\$9,090.71	\$57,112.35
Retail	430	\$156.97	\$67,496.89	6.036851	\$407.47	\$21.71	\$1,465.38	\$4.25	\$287.15	\$2,159.99
TOTAL					\$13,307.35		\$47,857.16		\$9,377.86	\$70,542.37
* Required affordable unit (3 person household - \$99,850 AMI) not included in calculations										
** Includes special district taxes (e.g., Refuse disposal, sewer)										
(1) Source: Town of Greenburgh Schedule of Assessments and Taxes										

Compiled by Planning & Development Advisors

Based on the projections in Tables 3a and 3b, the Proposed Project would yield an overall increase in tax revenue of approximately \$42,333 to \$69,045 to all jurisdictions. Table 4 below provides a comparison of project tax revenue to existing.

**Table 4
Comparison of Existing and Projected
Tax Revenue**

Taxing District	Existing Revenue	Projected Revenue Range	Difference
Village	\$4,942	\$13,307 to \$18,346	\$8,365 to \$13,404
HoHSD	\$17,774	\$47,857 to \$65,978	\$30,083 to \$48,204
Town/County/Special Districts	\$3,483	\$9,377 to \$12,928	\$5,894 to \$9,445
Total	\$26,199	\$70,542 to \$97,254	\$44,343 to \$71,055

Source: Figures compiled by Planning & Development Advisors

Construction Related Impacts

For projection purposes, the Project Architect has estimated that the cost of construction for the residential portion of the redevelopment would be approximately \$250 per square foot for construction associated with the new building and other related infrastructure improvements associated with the Proposed Project. The site work, which includes the road extension, the retaining walls, the storm water system, utilities, and landscaping, has been estimated to be \$1,338,750. Based on input from the Project Design Team, the estimated project development costs are estimated to total approximately \$6.5 million dollars.

Job Generation

Based on the Project Design Team’s experience in the development and construction field, the Proposed Project is expected to generate 50 full-time construction jobs over an approximately 12-month construction period. According to the New York State Department of Labor statistics, construction laborers in the metropolitan area of New York State earned an annual mean wage of \$77,414 as reported for 2021¹.

Table 5 shows that the development would generate approximately \$3.1 million in wages for temporary employment. It is noted that some portion of the development budget will consist of goods and services purchased within the greater Hastings-on-Hudson community.

Table 5
Job Generation

Job Type	Number of Jobs (est.)	Annual Mean Wage	Cumulative Annual Mean Wage
Temporary Jobs	50	\$77,414 ¹	\$3,870,700

1. NYSDOL website, Occupational Wages

Resident Spending

The proposed residential development will contribute to the local economy through the purchasing power of its residents. This analysis assesses the anticipated economic impact of resident spending by calculating the expected purchasing power of the proposed eight new households associated with the proposed development.

Households in the New York Metropolitan Area can be expected to spend approximately 35 percent of pretax household income on goods and services, according to the Consumer Expenditure Survey published by the U.S. Bureau of Labor Statistics².

¹ NYS DOL web-site [Quarterly Census of Employment and Wages \(QCEW\) - New York State Department of Labor \(ny.gov\)](https://www.labor.ny.gov/data/quarterly-census-of-employment-and-wages)

² U.S. Bureau of Labor Statistics, 2019-2020 Consumer Expenditure Survey for the New York Metropolitan Area.

As noted by the Applicant, there has been no decision at this point if the Proposed Project will be a rental or ownership community. Based on current market conditions the Applicant anticipates expected rents of \$5,500 for a two-bedroom unit and \$7,000 for a three-bedroom unit, and as presented in Table 6, a prospective household would have an income of between \$220,000 and \$280,000 (this does not include the required affordable housing unit included with the Proposed Project. Table 10 below summarizes expected monthly rent for each unit type, the total number of units, expected cumulative and average incomes.

Table 6a
Expected Pretax Income of the Development Households -Rental
And Discretionary Spending Projection

Unit Type	No. Units	Expected Monthly Rent	Rent as % of Pretax Income¹	Expected Pretax Income per Household	Total Expected Pretax Income Project
2-BR	6	\$5,500	30%	\$220,000	\$1,320,000
3-BR	2	\$7,000	30%	\$280,000	\$560,000
Total	8				\$1,880,000
Projected Discretionary Spending @ 35%					\$658,000

¹ Note: Assuming rent is 30 percent of income.

Table 6b
Expected Pretax Income of the Development Households – Owner
And Discretionary Spending Projection

	S.F.	Cost S.f.	Projected sales price	Projected mortgage payment ¹	Annual salary at 30% of income spent on housing ²	Discretionary spending at 35% of Total Annual Income
LL	1,789	\$725	\$1,297,025	\$6,809	\$272,360.00	\$95,326.00
L1	1,383	\$725	\$1,002,675	\$5,264	\$210,560.00	\$73,696.00
L2	1,355	\$725	\$982,375	\$5,157	\$206,280.00	\$72,198.00
1A	1,485	\$725	\$1,076,625	\$5,652	\$226,080.00	\$79,128.00
1B ²	1,224		\$330,000	\$2,497	\$99,880.00	\$34,958.00
2A	1,557	\$725	\$1,128,825	\$5,926	\$237,040.00	\$82,964.00
2B	1,549	\$725	\$1,123,025	\$5,896	\$235,840.00	\$82,544.00
PH	1,737	\$725	\$1,259,325	\$6,611	\$264,440.00	\$92,554.00
					\$1,752,480.00	\$613,368.00
1. 30-yr fixed at 4.805 %						
2. Workforce unit calculated at 3 person household size at 80% Westchester County AMI						

Table 7 takes the information presented in Tables 6a and 6b relative to household spending and applies it to the expected pre-tax income presented in Table 10 to arrive at anticipated purchasing power generated by the proposed Project.

Table 7
Expected Purchasing Power

	Expected Pretax Income of the Development	% Spent on goods and services	Expected Purchasing Power
Rental	\$1,880,000	35%	\$658,000
Ownership	\$1,752,480	35%	\$613,368

Compiled by Planning & Development Advisors

It is estimate that the eight households, would inject roughly \$0.61 to \$0.66 million into the local and regional economy each year.

It is not expected that the entirety of these households' expenditures will be made at the shops in the Hastings-on-Hudson commercial district, or even within the Village of Hastings-on-Hudson. However, the Project Site is located just south of the commercial district—well within walking distance. Secondly, the Hastings commercial corridor consists of neighborhood-scale shops such as restaurants, retail, and personal service providers that would serve a household's daily needs. Thirdly, the site is a transit-oriented development (TOD) located less than 0.25 miles from the Hastings-on-Hudson Metro-North Train Station. As a general planning guideline, residents of a TOD would be less

likely to rely on automobiles for daily activities than a conventional suburban household, and, as a result, could reasonably be expected to make more purchases within the walkable local area. Lastly, the 2-bedroom, and 3-bedroom unit types tend to target smaller households such as young professionals and empty nesters. As discussed in earlier sections, such households are more likely to spend on dining out, entertainment, and other activities available in the Hastings Commercial District.

Projected School Impacts

There are several references for analyzing the potential impact of public-school age children on the local school district, these include a survey of more than 2,100 residential units from selected transit oriented developments in New Jersey³ and a survey of 32 Transit Oriented Development (TOD) projects in five states⁴. Both of these studies indicate that there are far fewer public school age children from TOD projects than more conventional suburban type development. Table 8 below provides projected public school age children on a per unit basis based on TOD survey data.

Table _
Public School Children From
Transit Oriented Development Projects

Source	Multiplier	# of Units	Projected Public School Age Children
Bloustein	0.02	8	0.16
Urbanomics	0.03	8	0.24

Source: Bloustein School of Planning and Public Policy, *Who Lives in New Jersey Housing? A Quick Guide to New Jersey Residential Demographic Multiplier*, David Listokin, et al, November 2006, p. 16; and *What About our Schools*, Urbanomics, July 2008

At best, it is anticipated that there might be one public school age child from a development like the Proposed Project. As indicated in Tables 3a and 3b above, there is a significant tax revenue generated as part of the Proposed Project to off-set the projected generation of a public school age child attending the Hastings School District.

Summary

The proposed project takes a currently under-utilized and under-performing property and through significant investment of more than \$9 million creates value that is translated into the following:

- Projected increase in real estate tax revenue by \$44,343 to \$71,055 for all jurisdictions over existing conditions;

- Creation of approximately 50 construction related jobs with approximately \$3.8 million in wages;
- Injection of a projected \$0.61 to \$0.65 million of discretionary spending into the greater Hastings-on-Hudson economy annually.

Appendix A

Desk Top Survey Results



TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 45 MAIN ST UNIT 2A		Parcel ID: 4.80-59-3..2A		Class: 411 - Apartments, Condo & Co-ops			
Location		General Information		Special Districts			
45 MAIN ST HASTINGS ON HUDSON, NY 10706		Living Units 1 Alternate ID 4094181 School District HASTINGS Former SBL 10/11/0626//2A Additional Lots Zoning		NY001 - NO. YONKERS DISTRICT WR001 - COUNTY REFUSE DIST			
Land Information		Assessment Information					
Total Acres: 0 Square Feet: 0		Land	Building	Total	Yr	NO PHOTO AVAILABLE	
		325,900	280,300	606,200	'21		
Property Notes							
FUEL TYPE ELECTRIC AND GAS							
				Tax Data		Assessment	
				County/Town Tax	\$2,312.43 (2021)	543,500 '20	
				School Tax	\$11,799.56 (2021)	543,500 '20	
				* Village Tax	\$3,281.03 (2021)	543,500 '20	
				Total	\$17,393.02		
Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8							
Recent Sales/Ownership History							
Date	Price	Sale Type	Reference #	Type			
8/6/2015	\$995,000	BUILDING ONLY	55210/3319	B			
8/8/2012	\$855,000	BUILDING ONLY	52220/3163	B			
9/22/2008	\$1,101,388	LAND & BUILDING	48302/119	B			
Recent Permit Information							
Permit Date	Permit #	Price	Description				

Location: 45 MAIN ST	Parcel ID: 4.80-59-3..2A	Class: 411 - Apartments, Condo & Co-ops	
Dwelling Information			
Style CONDO 1 Story Height 1 STORY Attic NONE Attic Access Exterior Walls BRICK Masonry Trim Color NATURAL		Year Built 2008 Eff Year Built Year Remodeled	
Basement			
Part of Living Area SqFt		Not part of Living Area SqFt	
Basement PIER/SLAB FBLA Size		# Car Bsmt Gar FBNOLA Size Rec Rm Size	
Heating & Cooling		Fireplaces	
Heat Type CENTRAL W/AC Fuel Type GEOTHERMAL System Type HOT AIR		Stacks Openings Pre-Fab	
Room Detail			
Bedrooms 3 Family Rooms Kitchens 1 Total Rooms 6 Kitchen Type GOOD Kitchen Remodel NO		Full Baths 2 Half Baths 1 Extra Fixtures Bath Type NORMAL Bath Remodel NO	
Adjustments			
Open area/removed from Total Living Area Garage Spaces (non bsmt)			
Grade			
Grade B+ Condition AVERAGE			
Dwelling Computations			
Total Living Area 2,119			
Building Notes			

ID	Code	Description	Area
A		Main Building	2119
B	33	CPAT	154
C	33	CPAT	40
D	33	CPAT	40

Condominium / Mobile Home Information									
Complex Name	RIVERTON LOFT								
Condo Model	2A								
Unit Number	2A	Unit Location	CORNER						
Unit Level	2	Unit View	WATER VIEW						
Unit Parking									
Outbuildings									
Type	#Car	Size1	Size2	Area	Qty	YrBlt	Grade	Condition	Value



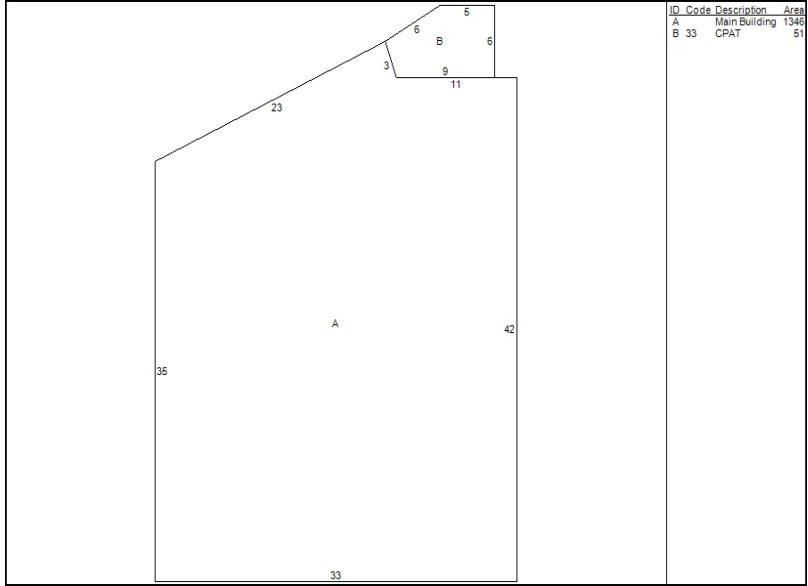
TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 45 MAIN ST UNIT 2C		Parcel ID: 4.80-59-3..2C		Class: 411 - Apartments, Condo & Co-ops										
Location		General Information		Special Districts										
45 MAIN ST HASTINGS ON HUDSON, NY 10706		Living Units 1 Alternate ID 4094183 School District HASTINGS Former SBL 10/11/0626//2C Additional Lots Zoning		NY001 - NO. YONKERS DISTRICT WR001 - COUNTY REFUSE DIST										
Land Information		Assessment Information		NO PHOTO AVAILABLE										
Total Acres: 0 Square Feet: 0		<table border="1"> <thead> <tr> <th>Land</th> <th>Building</th> <th>Total</th> <th>Yr</th> </tr> </thead> <tbody> <tr> <td>190,800</td> <td>164,100</td> <td>354,900</td> <td>'21</td> </tr> </tbody> </table>					Land	Building	Total	Yr	190,800	164,100	354,900	'21
Land	Building	Total	Yr											
190,800	164,100	354,900	'21											
Property Notes														
				Tax Data		Assessment		Exemptions						
				County/Town Tax \$1,353.84 (2021) School Tax \$6,908.22 (2021) * Village Tax \$1,920.93 (2021)		318,200 '20 318,200 '20 318,200 '20		County / Town School Star NO NO 0						
				Total \$10,182.99				If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.						
				Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8										
Recent Sales/Ownership History				Recent Permit Information										
Date	Price	Sale Type	Reference #	Type	Permit Date	Permit #	Price	Description						
6/27/2008	\$532,100	BUILDING ONLY	48200/320	B										

Location: 45 MAIN ST	Parcel ID: 4.80-59-3..2C	Class: 411 - Apartments, Condo & Co-ops	
Dwelling Information			
Style CONDO 1 Story Height 1 STORY Attic NONE Attic Access Exterior Walls BRICK Masonry Trim Color NATURAL		Year Built 2008 Eff Year Built Year Remodeled	
Basement			
Part of Living Area SqFt		Not part of Living Area SqFt	
Basement PIER/SLAB FBLA Size		# Car Bsmt Gar FBNOLA Size Rec Rm Size	
Heating & Cooling		Fireplaces	
Heat Type CENTRAL W/AC Fuel Type GEOTHERMAL System Type HOT AIR		Stacks Openings Pre-Fab	
Room Detail			
Bedrooms 1 Family Rooms Kitchens 1 Total Rooms 4 Kitchen Type NORMAL Kitchen Remodel NO		Full Baths 1 Half Baths 1 Extra Fixtures 1 Bath Type NORMAL Bath Remodel NO	
Adjustments			
Open area/removed from Total Living Area Garage Spaces (non bsmt)			
Grade			
Grade B+		Condition AVERAGE	
Dwelling Computations			
Total Living Area		1,346	
Building Notes			

Condominium / Mobile Home Information									
Complex Name	RIVERTON LOFT								
Condo Model	2C								
Unit Number	2C	Unit Location	INTERIOR						
Unit Level	2	Unit View	WATER VIEW						
Unit Parking									
Outbuildings									
Type	#Car	Size1	Size2	Area	Qty	YrBlt	Grade	Condition	Value





TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 45 MAIN ST UNIT 2D		Parcel ID: 4.80-59-3..2D		Class: 411 - Apartments, Condo & Co-ops																			
Location		General Information		Special Districts		NO PHOTO AVAILABLE																	
45 MAIN ST HASTINGS ON HUDSON, NY 10706		Living Units 1 Alternate ID 4094184 School District HASTINGS Former SBL 10/11/0626//2D Additional Lots Zoning		NY001 - NO. YONKERS DISTRICT WR001 - COUNTY REFUSE DIST																			
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Land	Building	Total	Yr																				
168,100	144,600	312,700	'21																				
Property Notes				Tax Data		Assessment		Exemptions															
				County/Town Tax \$1,192.59 (2021) School Tax \$4,377.40 (2021) * Village Tax \$1,692.13 (2021)		<table border="1"> <thead> <tr> <th>Assessment</th> <th>'20</th> </tr> </thead> <tbody> <tr> <td>280,300</td> <td>'20</td> </tr> <tr> <td>280,300</td> <td>'20</td> </tr> <tr> <td>280,300</td> <td>'20</td> </tr> </tbody> </table>		Assessment	'20	280,300	'20	280,300	'20	280,300	'20	<table border="1"> <thead> <tr> <th>County / Town</th> <th>School</th> <th>Star</th> </tr> </thead> <tbody> <tr> <td>NO</td> <td>NO</td> <td>80510</td> </tr> </tbody> </table>		County / Town	School	Star	NO	NO	80510
Assessment	'20																						
280,300	'20																						
280,300	'20																						
280,300	'20																						
County / Town	School	Star																					
NO	NO	80510																					
Recent Sales/Ownership History				Total \$7,262.12		If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.																	
<table border="1"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Sale Type</th> <th>Reference #</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>10/12/2012</td> <td>\$427,900</td> <td>BUILDING ONLY</td> <td>52284/3217</td> <td>B</td> </tr> </tbody> </table>				Date	Price			Sale Type	Reference #	Type	10/12/2012	\$427,900	BUILDING ONLY	52284/3217	B	Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8							
Date	Price	Sale Type	Reference #	Type																			
10/12/2012	\$427,900	BUILDING ONLY	52284/3217	B																			
Recent Permit Information																							
<table border="1"> <thead> <tr> <th>Permit Date</th> <th>Permit #</th> <th>Price</th> <th>Description</th> </tr> </thead> <tbody> </tbody> </table>										Permit Date	Permit #	Price	Description										
Permit Date	Permit #	Price	Description																				

Location: 45 MAIN ST	Parcel ID: 4.80-59-3..2D	Class: 411 - Apartments, Condo & Co-ops	
Dwelling Information			
Style CONDO 1 Story Height 1 STORY Attic NONE Attic Access Exterior Walls BRICK Masonry Trim Color NATURAL		Year Built 2008 Eff Year Built Year Remodeled	
Basement			
Part of Living Area SqFt		Not part of Living Area SqFt	
Basement PIER/SLAB FBLA Size		# Car Bsmt Gar FBNOLA Size Rec Rm Size	
Heating & Cooling		Fireplaces	
Heat Type CENTRAL W/AC Fuel Type GEOTHERMAL System Type HOT AIR		Stacks Openings Pre-Fab	
Room Detail			
Bedrooms 1 Family Rooms Kitchens 1 Total Rooms 4 Kitchen Type NORMAL Kitchen Remodel NO		Full Baths 1 Half Baths 1 Extra Fixtures 1 Bath Type NORMAL Bath Remodel NO	
Adjustments			
Open area/removed from Total Living Area Garage Spaces (non bsmt)			
Grade			
Grade B+ Condition AVERAGE			
Dwelling Computations			
Total Living Area 1,188			
Building Notes			

Condominium / Mobile Home Information	
Complex Name RIVERTON LOFT	
Condo Model 2D	
Unit Number 2D	
Unit Level 2	
Unit Parking	
Unit Location INTERIOR	
Unit View WATER VIEW	

Outbuildings									
Type	#Car	Size1	Size2	Area	Qty	YrBlt	Grade	Condition	Value

	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:10%;">ID</th> <th style="width:60%;">Code Description</th> <th style="width:30%;">Area</th> </tr> <tr> <td>A</td> <td>Main Building</td> <td>1188</td> </tr> </table>	ID	Code Description	Area	A	Main Building	1188
ID	Code Description	Area					
A	Main Building	1188					



TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 45 MAIN ST UNIT 3A		Parcel ID: 4.80-59-3..3A		Class: 411 - Apartments, Condo & Co-ops					
Location		General Information		Special Districts		NO PHOTO AVAILABLE			
45 MAIN ST HASTINGS ON HUDSON, NY 10706		Living Units 1 Alternate ID 4094186 School District HASTINGS Former SBL 10/11/0626//3A Additional Lots Zoning		NY001 - NO. YONKERS DISTRICT WR001 - COUNTY REFUSE DIST					
Land Information		Assessment Information							
Total Acres: 0		Land	Building	Total	Yr				
Square Feet: 0		212,200	182,500	394,700	'21				
Property Notes									
				Tax Data		Assessment		Exemptions	
				County/Town Tax \$1,505.31 (2021) School Tax \$5,973.10 (2021) * Village Tax \$2,135.84 (2021)		353,800 '20 353,800 '20 353,800 '20		County / Town School Star NO NO 80510	
				Total \$9,614.25				If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.	
				Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8					
Recent Sales/Ownership History								Recent Permit Information	
Date	Price	Sale Type	Reference #	Type	Permit Date	Permit #	Price	Description	
7/25/2008	\$757,518	BUILDING ONLY	48246/531	B					

Location: 45 MAIN ST	Parcel ID: 4.80-59-3..3A	Class: 411 - Apartments, Condo & Co-ops	
Dwelling Information			
Style CONDO 1 Story Height 1 STORY Attic NONE Attic Access Exterior Walls BRICK Masonry Trim Color NATURAL		Year Built 2008 Eff Year Built Year Remodeled	
Basement			
Part of Living Area SqFt		Not part of Living Area SqFt	
Basement PIER/SLAB FBLA Size		# Car Bsmt Gar FBNOLA Size Rec Rm Size	
Heating & Cooling		Fireplaces	
Heat Type CENTRAL W/AC Fuel Type GEOTHERMAL System Type HOT AIR		Stacks Openings Pre-Fab	
Room Detail			
Bedrooms 2 Family Rooms Kitchens 1 Total Rooms 5 Kitchen Type NORMAL Kitchen Remodel NO		Full Baths 2 Half Baths Extra Fixtures Bath Type NORMAL Bath Remodel NO	
Adjustments			
Open area/removed from Total Living Area Garage Spaces (non bsmt)			
Grade			
Grade B+		Condition AVERAGE	
Dwelling Computations			
Total Living Area		1,380	
Building Notes			

	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1380</td> </tr> <tr> <td>B</td> <td>33</td> <td>CPAT</td> <td>204</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	1380	B	33	CPAT	204
ID	Code	Description	Area										
A		Main Building	1380										
B	33	CPAT	204										

Condominium / Mobile Home Information			
Complex Name	RIVERTON LOFT		
Condo Model	3A		
Unit Number	3A	Unit Location	CORNER
Unit Level	3	Unit View	WATER VIEW
Unit Parking			

Outbuildings									
Type	#Car	Size1	Size2	Area	Qty	YrBlt	Grade	Condition	Value



TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 45 MAIN ST UNIT 3B		Parcel ID: 4.80-59-3..3B		Class: 411 - Apartments, Condo & Co-ops					
Location		General Information		Special Districts		NO PHOTO AVAILABLE			
45 MAIN ST HASTINGS ON HUDSON, NY 10706		Living Units 1 Alternate ID 4094187 School District HASTINGS Former SBL 10/11/0626//3B Additional Lots Zoning		NY001 - NO. YONKERS DISTRICT WR001 - COUNTY REFUSE DIST					
Land Information		Assessment Information							
Total Acres: 0		Land	Building	Total	Yr				
Square Feet: 0		187,300	161,100	348,400	'21				
Property Notes									
				Tax Data		Assessment		Exemptions	
				County/Town Tax \$1,328.32 (2021) School Tax \$5,069.96 (2021) * Village Tax \$1,884.70 (2021)		312,200 '20 312,200 '20 312,200 '20		County / Town School Star NO NO 80510	
				Total \$8,282.98				If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.	
				Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8					
Recent Sales/Ownership History								Recent Permit Information	
Date	Price	Sale Type	Reference #	Type	Permit Date	Permit #	Price	Description	
11/6/2008	\$600,000	LAND & BUILDING	48337/726	B					

Location: 45 MAIN ST	Parcel ID: 4.80-59-3..3B	Class: 411 - Apartments, Condo & Co-ops	
Dwelling Information			
Style CONDO 1 Story Height 1 STORY Attic NONE Attic Access Exterior Walls BRICK Masonry Trim Color NATURAL		Year Built 2008 Eff Year Built Year Remodeled	
Basement			
Part of Living Area SqFt		Not part of Living Area SqFt	
Basement PIER/SLAB FBLA Size		# Car Bsmt Gar FBNOLA Size Rec Rm Size	
Heating & Cooling		Fireplaces	
Heat Type CENTRAL W/AC Fuel Type GEOTHERMAL System Type HOT AIR		Stacks Openings Pre-Fab	
Room Detail			
Bedrooms 1 Family Rooms Kitchens 1 Total Rooms 4 Kitchen Type NORMAL Kitchen Remodel NO		Full Baths 1 Half Baths 1 Extra Fixtures Bath Type NORMAL Bath Remodel NO	
Adjustments			
Open area/removed from Total Living Area Garage Spaces (non bsmt)			
Grade			
Grade B+ Condition AVERAGE			
Dwelling Computations			
Total Living Area 1,344			
Building Notes			

	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1344</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	1344
ID	Code	Description	Area						
A		Main Building	1344						

Condominium / Mobile Home Information									
Complex Name	RIVERTON LOFT								
Condo Model	3B								
Unit Number	3B	Unit Location	INTERIOR						
Unit Level	3	Unit View	WATER VIEW						
Unit Parking									
Outbuildings									
Type	#Car	Size1	Size2	Area	Qty	YrBlt	Grade	Condition	Value



TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 45 MAIN ST UNIT 3C		Parcel ID: 4.80-59-3..3C		Class: 411 - Apartments, Condo & Co-ops																
Location		General Information		Special Districts																
45 MAIN ST HASTINGS ON HUDSON, NY 10706		Living Units 1 Alternate ID 4094188 School District HASTINGS Former SBL 10/11/0626//3C Additional Lots Zoning		NY001 - NO. YONKERS DISTRICT WR001 - COUNTY REFUSE DIST																
Land Information		Assessment Information		NO PHOTO AVAILABLE																
Total Acres: 0 Square Feet: 0		<table border="1"> <thead> <tr> <th>Land</th> <th>Building</th> <th>Total</th> <th>Yr</th> </tr> </thead> <tbody> <tr> <td>190,800</td> <td>164,100</td> <td>354,900</td> <td>'21</td> </tr> </tbody> </table>					Land	Building	Total	Yr	190,800	164,100	354,900	'21						
Land	Building	Total	Yr																	
190,800	164,100	354,900	'21																	
Property Notes				Tax Data		Assessment		Exemptions												
				County/Town Tax \$1,353.84 (2021) School Tax \$6,908.22 (2021) * Village Tax \$1,920.93 (2021)		318,200 '20 318,200 '20 318,200 '20		<table border="1"> <thead> <tr> <th>County / Town</th> <th>School</th> <th>Star</th> </tr> </thead> <tbody> <tr> <td>NO</td> <td>NO</td> <td>0</td> </tr> </tbody> </table>		County / Town	School	Star	NO	NO	0					
County / Town	School	Star																		
NO	NO	0																		
Recent Sales/Ownership History				Total \$10,182.99		If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.														
<table border="1"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Sale Type</th> <th>Reference #</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>7/9/2021</td> <td>\$690,000</td> <td>BUILDING ONLY</td> <td>61189/3242</td> <td>B</td> </tr> <tr> <td>9/29/2010</td> <td>\$540,000</td> <td>BUILDING ONLY</td> <td>50271/3257</td> <td>B</td> </tr> </tbody> </table>				Date	Price					Sale Type	Reference #	Type	7/9/2021	\$690,000	BUILDING ONLY	61189/3242	B	9/29/2010	\$540,000	BUILDING ONLY
Date	Price	Sale Type	Reference #	Type																
7/9/2021	\$690,000	BUILDING ONLY	61189/3242	B																
9/29/2010	\$540,000	BUILDING ONLY	50271/3257	B																
Recent Permit Information																				
Permit Date		Permit #		Price		Description														

Location: 45 MAIN ST	Parcel ID: 4.80-59-3..3C	Class: 411 - Apartments, Condo & Co-ops	
Dwelling Information			
Style CONDO 1 Story Height 1 STORY Attic NONE Attic Access Exterior Walls BRICK Masonry Trim Color NATURAL		Year Built 2008 Eff Year Built Year Remodeled	
Basement			
Part of Living Area SqFt		Not part of Living Area SqFt	
Basement PIER/SLAB FBLA Size		# Car Bsmt Gar FBNOLA Size Rec Rm Size	
Heating & Cooling		Fireplaces	
Heat Type CENTRAL W/AC Fuel Type GEOTHERMAL System Type HOT AIR		Stacks Openings Pre-Fab	
Room Detail			
Bedrooms 1 Family Rooms Kitchens 1 Total Rooms 4 Kitchen Type NORMAL Kitchen Remodel NO		Full Baths 1 Half Baths 1 Extra Fixtures Bath Type NORMAL Bath Remodel NO	
Adjustments			
Open area/removed from Total Living Area Garage Spaces (non bsmt)			
Grade			
Grade B+		Condition AVERAGE	
Dwelling Computations			
Total Living Area		1,346	
Building Notes			

	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>33</td> <td>Main Building</td> <td>1346</td> </tr> <tr> <td>B</td> <td>33</td> <td>CPAT</td> <td>51</td> </tr> </tbody> </table>	ID	Code	Description	Area	A	33	Main Building	1346	B	33	CPAT	51
ID	Code	Description	Area										
A	33	Main Building	1346										
B	33	CPAT	51										

Condominium / Mobile Home Information			
Complex Name	RIVERTON LOFT		
Condo Model	3C		
Unit Number	3C	Unit Location	INTERIOR
Unit Level	3	Unit View	WATER VIEW
Unit Parking			

Outbuildings									
Type	#Car	Size1	Size2	Area	Qty	YrBlt	Grade	Condition	Value



TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 45 MAIN ST UNIT 3D		Parcel ID: 4.80-59-3..3D		Class: 411 - Apartments, Condo & Co-ops													
Location		General Information		Special Districts													
45 MAIN ST HASTINGS ON HUDSON, NY 10706		Living Units 1 Alternate ID 4094189 School District HASTINGS Former SBL 10/11/0626//3D Additional Lots Zoning		NY001 - NO. YONKERS DISTRICT WR001 - COUNTY REFUSE DIST													
Land Information		Assessment Information		NO PHOTO AVAILABLE													
Total Acres: 0 Square Feet: 0		<table border="1"> <thead> <tr> <th>Land</th> <th>Building</th> <th>Total</th> <th>Yr</th> </tr> </thead> <tbody> <tr> <td>168,100</td> <td>144,600</td> <td>312,700</td> <td>'21</td> </tr> </tbody> </table>					Land	Building	Total	Yr	168,100	144,600	312,700	'21			
Land	Building	Total	Yr														
168,100	144,600	312,700	'21														
Property Notes				Tax Data		Assessment		Exemptions									
				County/Town Tax \$1,192.59 (2021) School Tax \$4,377.40 (2021) * Village Tax \$1,692.13 (2021)		280,300 '20 280,300 '20 280,300 '20		County / Town School Star NO NO 80510									
Recent Sales/Ownership History				Total \$7,262.12		If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.											
<table border="1"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Sale Type</th> <th>Reference #</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Date	Price					Sale Type	Reference #	Type					
Date	Price	Sale Type	Reference #	Type													
Recent Permit Information																	
<table border="1"> <thead> <tr> <th>Permit Date</th> <th>Permit #</th> <th>Price</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>										Permit Date	Permit #	Price	Description				
Permit Date	Permit #	Price	Description														

Location: 45 MAIN ST	Parcel ID: 4.80-59-3..3D	Class: 411 - Apartments, Condo & Co-ops	
Dwelling Information			
Style CONDO 1 Story Height 1 STORY Attic NONE Attic Access Exterior Walls BRICK Masonry Trim Color NATURAL		Year Built 2008 Eff Year Built Year Remodeled	
Basement			
Part of Living Area SqFt		Not part of Living Area SqFt	
Basement PIER/SLAB FBLA Size		# Car Bsmt Gar FBNOLA Size Rec Rm Size	
Heating & Cooling		Fireplaces	
Heat Type CENTRAL W/AC Fuel Type GEOTHERMAL System Type HOT AIR		Stacks Openings Pre-Fab	
Room Detail			
Bedrooms 1 Family Rooms Kitchens 1 Total Rooms 4 Kitchen Type NORMAL Kitchen Remodel NO		Full Baths 1 Half Baths 1 Extra Fixtures 1 Bath Type NORMAL Bath Remodel NO	
Adjustments			
Open area/removed from Total Living Area Garage Spaces (non bsmt)			
Grade			
Grade B+ Condition AVERAGE			
Dwelling Computations			
Total Living Area 1,188			
Building Notes			

	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1188</td> </tr> </table>	ID	Code	Description	Area	A		Main Building	1188
ID	Code	Description	Area						
A		Main Building	1188						

Condominium / Mobile Home Information			
Complex Name	RIVERTON LOFT		
Condo Model	3D		
Unit Number	3D	Unit Location	INTERIOR
Unit Level	3	Unit View	WATER VIEW
Unit Parking			

Outbuildings									
Type	#Car	Size1	Size2	Area	Qty	YrBlt	Grade	Condition	Value



TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 45 MAIN ST UNIT 3E		Parcel ID: 4.80-59-3..3E		Class: 411 - Apartments, Condo & Co-ops		
Location		General Information		Special Districts		
45 MAIN ST HASTINGS ON HUDSON, NY 10706		Living Units 1 Alternate ID 4094190 School District HASTINGS Former SBL 10/11/0626//3E Additional Lots Zoning		WR001 - COUNTY REFUSE DIST NY001 - NO. YONKERS DISTRICT		
Land Information		Assessment Information		NO PHOTO AVAILABLE		
Total Acres: 0		Land Building Total Yr				
Square Feet: 0		184,500 158,700 343,200 '21				
Property Notes						
				Tax Data		Assessment
				County/Town Tax \$1,309.17 (2021) School Tax \$6,680.26 (2021) * Village Tax \$1,857.54 (2021)		Assessment 307,700 '20 307,700 '20 307,700 '20
				Total \$9,846.97		Exemptions
				Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8		County / Town School Star NO NO 0
Recent Sales/Ownership History						
Date	Price	Sale Type	Reference #	Type		
8/31/2021	\$685,000	LAND & BUILDING	61239/3483	B		
7/30/2010	\$502,500	BUILDING ONLY	50209/3265	B		
Recent Permit Information						
Permit Date	Permit #	Price	Description			

Location: 45 MAIN ST	Parcel ID: 4.80-59-3..3E	Class: 411 - Apartments, Condo & Co-ops	
Dwelling Information			
Style CONDO 1 Story Height 1 STORY Attic NONE Attic Access Exterior Walls BRICK Masonry Trim Color NATURAL		Year Built 2008 Eff Year Built Year Remodeled	
Basement			
Part of Living Area SqFt		Not part of Living Area SqFt	
Basement FBLA Size PIER/SLAB		# Car Bsmt Gar FBNOLA Size Rec Rm Size	
Heating & Cooling		Fireplaces	
Heat Type CENTRAL W/AC Fuel Type GEOTHERMAL System Type HOT AIR		Stacks Openings Pre-Fab	
Room Detail			
Bedrooms 1 Family Rooms Kitchens 1 Total Rooms 4 Kitchen Type NORMAL Kitchen Remodel NO		Full Baths 1 Half Baths 1 Extra Fixtures Bath Type NORMAL Bath Remodel NO	
Adjustments			
Open area/removed from Total Living Area Garage Spaces (non bsmt)			
Grade			
Grade B+ Condition AVERAGE			
Dwelling Computations			
Total Living Area 1,320			
Building Notes			

	<table style="width:100%; border-collapse: collapse; font-size: small;"> <tr> <th style="text-align: left;">ID</th> <th style="text-align: left;">Code</th> <th style="text-align: left;">Description</th> <th style="text-align: left;">Area</th> </tr> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1320</td> </tr> </table>	ID	Code	Description	Area	A		Main Building	1320
ID	Code	Description	Area						
A		Main Building	1320						

Condominium / Mobile Home Information			
Complex Name	RIVERTON LOFT		
Condo Model	3E		
Unit Number	3E	Unit Location	CORNER
Unit Level	3	Unit View	WATER VIEW
Unit Parking			

Outbuildings									
Type	#Car	Size1	Size2	Area	Qty	YrBlt	Grade	Condition	Value



TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 45 MAIN ST UNIT 3F		Parcel ID: 4.80-59-3..3F		Class: 411 - Apartments, Condo & Co-ops			
Location		General Information		Special Districts			
45 MAIN ST HASTINGS ON HUDSON, NY 10706		Living Units 1 Alternate ID 4094191 School District HASTINGS Former SBL 10/11/0626//3F Additional Lots Zoning		WR001 - COUNTY REFUSE DIST NY001 - NO. YONKERS DISTRICT			
Land Information		Assessment Information					
Total Acres: 0 Square Feet: 0		Land	Building	Total	Yr	NO PHOTO AVAILABLE	
		123,400	106,100	229,500	'21		
Property Notes							
				Tax Data			Assessment
				County/Town Tax	\$875.19 (2021)	205,700 '20	
				School Tax	\$2,757.82 (2021)	205,700 '20	
				* Village Tax	\$1,241.78 (2021)	205,700 '20	
				Total	\$4,874.79		
Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8							
Exemptions							
		County / Town		School		Star	
		NO		NO		80510	
If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.							
Recent Sales/Ownership History							
Date	Price	Sale Type	Reference #	Type			
10/2/2008	\$333,000	BUILDING ONLY	48336/302	B			
Recent Permit Information							
Permit Date	Permit #	Price	Description				

Location: 45 MAIN ST	Parcel ID: 4.80-59-3..3F	Class: 411 - Apartments, Condo & Co-ops	
Dwelling Information			
Style CONDO 1 Story Height 1 STORY Attic NONE Attic Access Exterior Walls BRICK Masonry Trim Color NATURAL		Year Built 2008 Eff Year Built Year Remodeled	
Basement			
Part of Living Area SqFt		Not part of Living Area SqFt	
Basement PIER/SLAB FBLA Size		# Car Bsmt Gar FBNOLA Size Rec Rm Size	
Heating & Cooling		Fireplaces	
Heat Type CENTRAL W/AC Fuel Type GEOTHERMAL System Type HOT AIR		Stacks Openings Pre-Fab	
Room Detail			
Bedrooms Family Rooms Kitchens 1 Total Rooms 2 Kitchen Type NORMAL Kitchen Remodel NO		Full Baths 1 Half Baths Extra Fixtures Bath Type NORMAL Bath Remodel NO	
Adjustments			
Open area/removed from Total Living Area Garage Spaces (non bsmt)			
Grade			
Grade B+		Condition AVERAGE	
Dwelling Computations			
Total Living Area		882	
Building Notes			

	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>882</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	882
ID	Code	Description	Area						
A		Main Building	882						

Condominium / Mobile Home Information									
Complex Name	RIVERTON LOFT								
Condo Model	3F								
Unit Number	3F	Unit Location	INTERIOR						
Unit Level	3	Unit View	WATER VIEW						
Unit Parking									
Outbuildings									
Type	#Car	Size1	Size2	Area	Qty	YrBlt	Grade	Condition	Value



TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 45 MAIN ST UNIT 3G		Parcel ID: 4.80-59-3..3G		Class: 411 - Apartments, Condo & Co-ops																										
Location		General Information		Special Districts																										
45 MAIN ST HASTINGS ON HUDSON, NY 10706		Living Units 1 Alternate ID 4094192 School District HASTINGS Former SBL 10/11/0626//3G Additional Lots Zoning		WR001 - COUNTY REFUSE DIST NY001 - NO. YONKERS DISTRICT																										
Land Information		Assessment Information		NO PHOTO AVAILABLE																										
Total Acres: 0 Square Feet: 0		<table border="1"> <thead> <tr> <th>Land</th> <th>Building</th> <th>Total</th> <th>Yr</th> </tr> </thead> <tbody> <tr> <td>237,500</td> <td>204,300</td> <td>441,800</td> <td>'21</td> </tr> </tbody> </table>					Land	Building	Total	Yr	237,500	204,300	441,800	'21																
Land	Building	Total	Yr																											
237,500	204,300	441,800	'21																											
Property Notes				Tax Data		Assessment		Exemptions																						
				County/Town Tax \$1,684.86 (2021) School Tax \$8,597.28 (2021) * Village Tax \$2,390.59 (2021)		396,000 '20 396,000 '20 396,000 '20		County / Town School Star NO NO 0																						
Recent Sales/Ownership History				Total \$12,672.73		If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.																								
<table border="1"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Sale Type</th> <th>Reference #</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>7/4/2017</td> <td>\$0</td> <td>BUILDING ONLY</td> <td>57164/3461</td> <td>B</td> </tr> <tr> <td>10/22/2009</td> <td>\$0</td> <td>LAND & BUILDING</td> <td>49362/380</td> <td>B</td> </tr> <tr> <td>6/20/2009</td> <td>\$739,948</td> <td>BUILDING ONLY</td> <td>48204/519</td> <td>B</td> </tr> <tr> <td>6/20/2008</td> <td>\$0</td> <td>LAND & BUILDING</td> <td>53102/3537</td> <td>B</td> </tr> </tbody> </table>				Date	Price					Sale Type	Reference #	Type	7/4/2017	\$0	BUILDING ONLY	57164/3461	B	10/22/2009	\$0	LAND & BUILDING	49362/380	B	6/20/2009	\$739,948	BUILDING ONLY	48204/519	B	6/20/2008	\$0	LAND & BUILDING
Date	Price	Sale Type	Reference #	Type																										
7/4/2017	\$0	BUILDING ONLY	57164/3461	B																										
10/22/2009	\$0	LAND & BUILDING	49362/380	B																										
6/20/2009	\$739,948	BUILDING ONLY	48204/519	B																										
6/20/2008	\$0	LAND & BUILDING	53102/3537	B																										
Recent Permit Information																														
Permit Date		Permit #		Price		Description																								

Location: 45 MAIN ST	Parcel ID: 4.80-59-3..3G	Class: 411 - Apartments, Condo & Co-ops	
Dwelling Information			
Style CONDO 2 Story Height 2 STORY Attic NONE Attic Access Exterior Walls BRICK Masonry Trim Color NATURAL		Year Built 2008 Eff Year Built Year Remodeled	
Basement			
Part of Living Area SqFt		Not part of Living Area SqFt	
Basement PIER/SLAB FBLA Size		# Car Bsmt Gar FBNOLA Size Rec Rm Size	
Heating & Cooling		Fireplaces	
Heat Type CENTRAL W/AC Fuel Type GEOTHERMAL System Type HOT WATER		Stacks Openings Pre-Fab	
Room Detail			
Bedrooms 2 Family Rooms Kitchens 1 Total Rooms 5 Kitchen Type NORMAL Kitchen Remodel NO		Full Baths 2 Half Baths 1 Extra Fixtures Bath Type NORMAL Bath Remodel NO	
Adjustments			
Open area/removed from Total Living Area Garage Spaces (non bsmt)			
Grade			
Grade B+		Condition AVERAGE	
Dwelling Computations			
Total Living Area		1,558	
Building Notes			

ID	Code	Description	Area
A		Main Building	779
B	33	CPAT	260

Condominium / Mobile Home Information									
Complex Name	RIVERTON LOFT								
Condo Model	3G								
Unit Number	3G	Unit Location	CORNER						
Unit Level	3	Unit View	WATER VIEW						
Unit Parking									
Outbuildings									
Type	#Car	Size1	Size2	Area	Qty	YrBlt	Grade	Condition	Value



TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 45 MAIN ST UNIT 3G		Parcel ID: 4.80-59-3..3G		Class: 411 - Apartments, Condo & Co-ops		
Location		General Information		Special Districts		
45 MAIN ST HASTINGS ON HUDSON, NY 10706		Living Units 1 Alternate ID 4094192 School District HASTINGS Former SBL 10/11/0626//3G Additional Lots Zoning		WR001 - COUNTY REFUSE DIST NY001 - NO. YONKERS DISTRICT		
Land Information		Assessment Information		NO PHOTO AVAILABLE		
Total Acres: 0		Land Building Total Yr				
Square Feet: 0		237,500 204,300 441,800 '21				
Property Notes						
				Tax Data		Assessment
				County/Town Tax \$1,684.86 (2021) School Tax \$8,597.28 (2021) * Village Tax \$2,390.59 (2021)		Assessment 396,000 '20 396,000 '20 396,000 '20
				Total \$12,672.73		Exemptions
				Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8		County / Town School Star NO NO 0
Recent Sales/Ownership History						
Date	Price	Sale Type	Reference #	Type		
7/4/2017	\$0	BUILDING ONLY	57164/3461	B		
10/22/2009	\$0	LAND & BUILDING	49362/380	B		
6/20/2009	\$739,948	BUILDING ONLY	48204/519	B		
6/20/2008	\$0	LAND & BUILDING	53102/3537	B		
Recent Permit Information						
Permit Date	Permit #	Price	Description			

Location: 45 MAIN ST	Parcel ID: 4.80-59-3..3G	Class: 411 - Apartments, Condo & Co-ops	
Dwelling Information			
Style CONDO 2 Story Height 2 STORY Attic NONE Attic Access Exterior Walls BRICK Masonry Trim Color NATURAL		Year Built 2008 Eff Year Built Year Remodeled	
Basement			
Part of Living Area SqFt		Not part of Living Area SqFt	
Basement PIER/SLAB FBLA Size		# Car Bsmt Gar FBNOLA Size Rec Rm Size	
Heating & Cooling		Fireplaces	
Heat Type CENTRAL W/AC Fuel Type GEOTHERMAL System Type HOT WATER		Stacks Openings Pre-Fab	
Room Detail			
Bedrooms 2 Family Rooms Kitchens 1 Total Rooms 5 Kitchen Type NORMAL Kitchen Remodel NO		Full Baths 2 Half Baths 1 Extra Fixtures Bath Type NORMAL Bath Remodel NO	
Adjustments			
Open area/removed from Total Living Area Garage Spaces (non bsmt)			
Grade			
Grade B+ Condition AVERAGE			
Dwelling Computations			
Total Living Area 1,558			
Building Notes			

ID	Code	Description	Area
A		Main Building	779
B	33	CPAT	260

Condominium / Mobile Home Information									
Complex Name	RIVERTON LOFT								
Condo Model	3G								
Unit Number	3G	Unit Location	CORNER						
Unit Level	3	Unit View	WATER VIEW						
Unit Parking									
Outbuildings									
Type	#Car	Size1	Size2	Area	Qty	YrBlt	Grade	Condition	Value



TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 45 MAIN ST UNIT 3H		Parcel ID: 4.80-59-3..3H		Class: 411 - Apartments, Condo & Co-ops			
Location		General Information		Special Districts		NO PHOTO AVAILABLE	
45 MAIN ST HASTINGS ON HUDSON, NY 10706		Living Units 1 Alternate ID 4094193 School District HASTINGS Former SBL 10/11/0626//3H Additional Lots Zoning		WR001 - COUNTY REFUSE DIST NY001 - NO. YONKERS DISTRICT			
Land Information		Assessment Information					
Total Acres: 0		Land		Building		Total	
Square Feet: 0		301,500		259,300		560,800 '21	
Property Notes							
				Tax Data		Assessment	
				County/Town Tax \$2,139.25 (2021) School Tax \$10,915.94 (2021) * Village Tax \$3,035.33 (2021)		502,800 '20 502,800 '20 502,800 '20	
				Total \$16,090.52		County / Town School Star NO NO 0	
Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8 If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.							
Recent Sales/Ownership History							
Date	Price	Sale Type	Reference #	Type			
12/7/2013	\$0	BUILDING ONLY	53192/3669	B			
7/22/2011	\$738,000	LAND & BUILDING	51202/3043	B			
Recent Permit Information							
Permit Date	Permit #	Price	Description				

Location: 45 MAIN ST	Parcel ID: 4.80-59-3..3H	Class: 411 - Apartments, Condo & Co-ops	
Dwelling Information			
Style CONDO 2 Story Height 2 STORY Attic NONE Attic Access Exterior Walls BRICK Masonry Trim Color NATURAL		Year Built 2008 Eff Year Built Year Remodeled	
Basement			
Part of Living Area SqFt		Not part of Living Area SqFt	
Basement PIER/SLAB FBLA Size		# Car Bsmt Gar FBNOLA Size Rec Rm Size	
Heating & Cooling		Fireplaces	
Heat Type CENTRAL W/AC Fuel Type GEOTHERMAL System Type HOT AIR		Stacks Openings Pre-Fab	
Room Detail			
Bedrooms 3 Family Rooms Kitchens 1 Total Rooms 6 Kitchen Type NORMAL Kitchen Remodel NO		Full Baths 2 Half Baths Extra Fixtures 1 Bath Type NORMAL Bath Remodel NO	
Adjustments			
Open area/removed from Total Living Area Garage Spaces (non bsmt)			
Grade			
Grade B+ Condition AVERAGE			
Dwelling Computations			
Total Living Area 1,960			
Building Notes			

Condominium / Mobile Home Information	
Complex Name RIVERTON LOFT	
Condo Model 3H	
Unit Number 3H	Unit Location CORNER
Unit Level 3	Unit View WATER VIEW
Unit Parking	

Outbuildings									
Type	#Car	Size1	Size2	Area	Qty	YrBlt	Grade	Condition	Value

ID	Code	Description	Area
A		Main Building	920
B	10/21	15FR/OMP	120



TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 45 MAIN ST UNIT 4A		Parcel ID: 4.80-59-3..4A		Class: 411 - Apartments, Condo & Co-ops			
Location		General Information		Special Districts			
45 MAIN ST HASTINGS ON HUDSON, NY 10706		Living Units 1 Alternate ID 4094202 School District HASTINGS Former SBL 10/11/0626//4A Additional Lots Zoning		WR001 - COUNTY REFUSE DIST NY001 - NO. YONKERS DISTRICT			
Land Information		Assessment Information					
Total Acres: 0 Square Feet: 0		Land	Building	Total	Yr	NO PHOTO AVAILABLE	
		334,600	287,800	622,400	'21		
Property Notes							
				Tax Data			Assessment
				County/Town Tax	\$2,374.11 (2021)	558,000 '20	
				School Tax	\$10,406.36 (2021)	558,000 '20	
				* Village Tax	\$3,368.56 (2021)	558,000 '20	
				Total	\$16,149.03		
Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8							
Exemptions							
		County / Town		School		Star	
		NO		NO		80510	
If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.							
Recent Sales/Ownership History							
Date	Price	Sale Type	Reference #	Type			
8/22/2013	\$1,034,120	BUILDING ONLY	52234/3207	B			
Recent Permit Information							
Permit Date	Permit #	Price	Description				

Location: 45 MAIN ST	Parcel ID: 4.80-59-3.4A	Class: 411 - Apartments, Condo & Co-ops	
Dwelling Information			
Style CONDO 1 Story Height 1 STORY Attic NONE Attic Access Exterior Walls BRICK Masonry Trim Color NATURAL		Year Built 2008 Eff Year Built Year Remodeled	
Basement			
Part of Living Area SqFt		Not part of Living Area SqFt	
Basement PIER/SLAB FBLA Size		# Car Bsmt Gar FBNOLA Size Rec Rm Size	
Heating & Cooling		Fireplaces	
Heat Type CENTRAL W/AC Fuel Type GEOTHERMAL System Type HOT AIR		Stacks Openings Pre-Fab	
Room Detail			
Bedrooms 3 Family Rooms Kitchens 1 Total Rooms 6 Kitchen Type NORMAL Kitchen Remodel NO		Full Baths 2 Half Baths 1 Extra Fixtures 1 Bath Type NORMAL Bath Remodel NO	
Adjustments			
Open area/removed from Total Living Area Garage Spaces (non bsmt)			
Grade			
Grade B+		Condition AVERAGE	
Dwelling Computations			
Total Living Area		2,132	
Building Notes			

	<table border="1" style="width:100%; border-collapse: collapse; font-size: small;"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>2132</td> </tr> <tr> <td>B</td> <td>33</td> <td>CPAT</td> <td>516</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	2132	B	33	CPAT	516
ID	Code	Description	Area										
A		Main Building	2132										
B	33	CPAT	516										

Condominium / Mobile Home Information									
Complex Name	RIVERTON LOFT								
Condo Model	4A								
Unit Number	4A	Unit Location	CORNER						
Unit Level	4	Unit View	WATER VIEW						
Unit Parking									
Outbuildings									
Type	#Car	Size1	Size2	Area	Qty	YrBlt	Grade	Condition	Value



TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 45 MAIN ST UNIT 4B		Parcel ID: 4.80-59-3..4B		Class: 411 - Apartments, Condo & Co-ops			
Location		General Information		Special Districts		NO PHOTO AVAILABLE	
45 MAIN ST HASTINGS ON HUDSON, NY 10706		Living Units 1 Alternate ID 4094203 School District HASTINGS Former SBL 10/11/0626//4B Additional Lots Zoning		WR001 - COUNTY REFUSE DIST NY001 - NO. YONKERS DISTRICT			
Land Information		Assessment Information					
Total Acres: 0		Land		Building		Total	
Square Feet: 0		304,800		262,200		567,000 '21	
Property Notes							
				Tax Data		Assessment	
				County/Town Tax \$2,162.23 (2021) School Tax \$11,033.18 (2021) * Village Tax \$3,067.93 (2021)		508,200 '20 508,200 '20 508,200 '20	
				Total \$16,263.34		County / Town School Star NO NO 0	
Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8 If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.							
Recent Sales/Ownership History							
Date	Price	Sale Type	Reference #	Type			
5/5/2021	\$0	BUILDING ONLY	61120/3780	Q			
6/25/2019	\$1,400,000	BUILDING ONLY	59176/3414	B			
3/8/2012	\$961,330	BUILDING ONLY	52065/3184	B			
Recent Permit Information							
Permit Date	Permit #	Price	Description				

Location: 45 MAIN ST	Parcel ID: 4.80-59-3.4B	Class: 411 - Apartments, Condo & Co-ops	
Dwelling Information			
Style CONDO 1 Story Height 1 STORY Attic NONE Attic Access Exterior Walls BRICK Masonry Trim Color NATURAL		Year Built 2008 Eff Year Built Year Remodeled	
Basement			
Part of Living Area SqFt		Not part of Living Area SqFt	
Basement PIER/SLAB FBLA Size		# Car Bsmt Gar FBNOLA Size Rec Rm Size	
Heating & Cooling		Fireplaces	
Heat Type CENTRAL W/AC Fuel Type GEOTHERMAL System Type HOT AIR		Stacks Openings Pre-Fab	
Room Detail			
Bedrooms 3 Family Rooms Kitchens 1 Total Rooms 6 Kitchen Type NORMAL Kitchen Remodel NO		Full Baths 2 Half Baths 1 Extra Fixtures 1 Bath Type NORMAL Bath Remodel NO	
Adjustments			
Open area/removed from Total Living Area Garage Spaces (non bsmt)			
Grade			
Grade B+		Condition AVERAGE	
Dwelling Computations			
Total Living Area		1,974	
Building Notes			

	<table border="1" style="width:100%; border-collapse: collapse; font-size: small;"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1974</td> </tr> <tr> <td>B</td> <td>33</td> <td>CPAT</td> <td>264</td> </tr> <tr> <td>C</td> <td>33</td> <td>CPAT</td> <td>304</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	1974	B	33	CPAT	264	C	33	CPAT	304
ID	Code	Description	Area														
A		Main Building	1974														
B	33	CPAT	264														
C	33	CPAT	304														

Condominium / Mobile Home Information			
Complex Name	RIVERTON LOFT		
Condo Model	4B		
Unit Number	4B	Unit Location	INTERIOR
Unit Level	4	Unit View	WATER VIEW
Unit Parking			

Outbuildings									
Type	#Car	Size1	Size2	Area	Qty	YrBlt	Grade	Condition	Value



TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 45 MAIN ST UNIT 4C		Parcel ID: 4.80-59-3..4C		Class: 411 - Apartments, Condo & Co-ops			
Location		General Information		Special Districts			
45 MAIN ST HASTINGS ON HUDSON, NY 10706		Living Units 1 Alternate ID 4094204 School District HASTINGS Former SBL 10/11/0626//4C Additional Lots Zoning		WR001 - COUNTY REFUSE DIST NY001 - NO. YONKERS DISTRICT			
Land Information		Assessment Information					
Total Acres: 0 Square Feet: 0		Land	Building	Total	Yr	NO PHOTO AVAILABLE	
		288,200	247,900	536,100	'21		
Property Notes							
				Tax Data			Assessment
				County/Town Tax	\$2,044.37 (2021)	480,500 '20	
				School Tax	\$10,431.80 (2021)	480,500 '20	
				* Village Tax	\$2,900.71 (2021)	480,500 '20	
				Total	\$15,376.88		
				Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8			
Recent Sales/Ownership History							
Date	Price	Sale Type	Reference #	Type			
7/9/2010	\$907,500	BUILDING ONLY	50190/3172	B			
Recent Permit Information							
Permit Date	Permit #	Price	Description				

Location: 45 MAIN ST	Parcel ID: 4.80-59-3..4C	Class: 411 - Apartments, Condo & Co-ops	
Dwelling Information			
Style CONDO 1 Story Height 1 STORY Attic NONE Attic Access Exterior Walls BRICK Masonry Trim Color NATURAL		Year Built 2008 Eff Year Built Year Remodeled	
Basement			
Part of Living Area SqFt		Not part of Living Area SqFt	
Basement PIER/SLAB FBLA Size		# Car Bsmt Gar FBNOLA Size Rec Rm Size	
Heating & Cooling		Fireplaces	
Heat Type CENTRAL W/AC Fuel Type GEOTHERMAL System Type HOT AIR		Stacks Openings Pre-Fab	
Room Detail			
Bedrooms 3 Family Rooms Kitchens 1 Total Rooms 6 Kitchen Type NORMAL Kitchen Remodel NO		Full Baths 2 Half Baths 1 Extra Fixtures 1 Bath Type NORMAL Bath Remodel NO	
Adjustments			
Open area/removed from Total Living Area Garage Spaces (non bsmt)			
Grade			
Grade B+		Condition AVERAGE	
Dwelling Computations			
Total Living Area		2,061	
Building Notes			

ID	Code	Description	Area
A	33	Main Building	2081
B	33	CPAT	284

Condominium / Mobile Home Information									
Complex Name	RIVERTON LOFT								
Condo Model	4C								
Unit Number	4C	Unit Location	CORNER						
Unit Level	4	Unit View	WATER VIEW						
Unit Parking									
Outbuildings									
Type	#Car	Size1	Size2	Area	Qty	YrBlt	Grade	Condition	Value



TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 1 MILL RIVER LN UNIT SA		Parcel ID: 4.60-46-3.3.SA		Class: 411 - Apartments, Condo & Co-ops										
Location		General Information		Special Districts										
1 MILL RIVER LN ARDSLEY, NY 10502		Living Units 27 Alternate ID 4105275 School District ARDSLEY Former SBL 07/11/22/0000/0/P4A/ Additional Lots Zoning R-20		SM001 - SAW MILL VALLEY DIST WR001 - COUNTY REFUSE DIST										
Land Information		Assessment Information												
Total Acres: 2.27 Square Feet: 98,881		<table border="1"> <thead> <tr> <th>Land</th> <th>Building</th> <th>Total</th> <th>Yr</th> </tr> </thead> <tbody> <tr> <td>1,609,800</td> <td>7,333,100</td> <td>8,942,900</td> <td>'21</td> </tr> </tbody> </table>		Land	Building	Total	Yr	1,609,800	7,333,100	8,942,900	'21			
Land	Building	Total	Yr											
1,609,800	7,333,100	8,942,900	'21											
Property Notes														
TOT AV 9413600 (LOTS 3.3.SA & 3.3.SH) 95% OF LAND & TOTAL VALUE COMBINED ACREAGE (2.39AC)				Tax Data		Assessment								
				County/Town Tax \$38,936.68 (2021) 9,187,500 '20 School Tax \$208,606.78 (2021) 9,187,500 '20 * Village Tax \$55,463.57 (2021) 9,187,500 '20		Exemptions								
				Total \$303,007.03		County / Town School Star NO NO 0								
Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8 If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.														
Recent Sales/Ownership History														
Date	Price	Sale Type	Reference #	Type										
Recent Permit Information														
Permit Date	Permit #	Price	Description											
3/16/2016	2016-0049	\$5,000,000	NEW 27 UNIT BLDG											
5/13/2019	9999		YEAR 2020 REVIEW											

Location: 1 MILL RIVER LN **Parcel ID:** 4.60-46-3.3.SA

Class: 411 - Apartments, Condo & Co-ops

Building Cost Detail

Interior/Exterior Information

Total Gross Building Area 61400

Level From	Level To	Area	Use Type	Heating	Cooling	Plumbing
1	1		Garden Apartment	HOT WATER STEAM	CENTRAL	NORMAL
2	3		Garden Apartment	HOT WATER STEAM	CENTRAL	NORMAL
B1	B1		Non-Contrib Area			

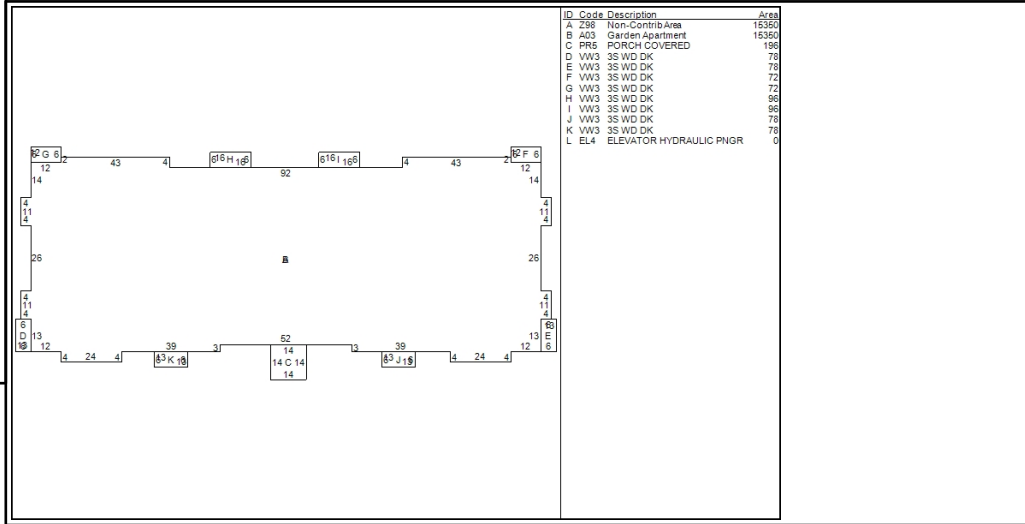
Income Summary (all buildings on parcel)

Total Gross Rent Area 61400
Total Gross Building Area 61400

Building Information

Year Built/ Eff Year	Bldg #	Sq Ft	Structure Type	Identical Units	Total Units	Grade	# Covered Parking	# Uncovered Parking
2016	1	46050	211	1		B+		

Additional sketches may be available at the City office





TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 3 MILL RIVER LN UNIT SA		Parcel ID: 4.60-46-3.2.SA		Class: 411 - Apartments, Condo & Co-ops										
Location		General Information		Special Districts										
3 MILL RIVER LN ARDSLEY, NY 10502		Living Units 12 Alternate ID 4105251 School District ARDSLEY Former SBL 07/11/22/0000/0/P4A/ Additional Lots Zoning R-20		SM001 - SAW MILL VALLEY DIST WR001 - COUNTY REFUSE DIST										
Land Information		Assessment Information												
Total Acres: 1.04 Square Feet: 45,302		<table border="1"> <thead> <tr> <th>Land</th> <th>Building</th> <th>Total</th> <th>Yr</th> </tr> </thead> <tbody> <tr> <td>1,409,900</td> <td>2,035,400</td> <td>3,445,300</td> <td>'21</td> </tr> </tbody> </table>		Land	Building	Total	Yr	1,409,900	2,035,400	3,445,300	'21			
Land	Building	Total	Yr											
1,409,900	2,035,400	3,445,300	'21											
Property Notes														
TOT AV 3512000 (LOTS 3.2.SA & 3.2.SH) 98.1% OF LAND & TOTAL VALUE COMBINED ACREAGE (1.06AC)				Tax Data		Assessment								
				County/Town Tax \$14,878.79 (2021) School Tax \$79,714.48 (2021) * Village Tax \$21,194.18 (2021)		Exemptions <table border="1"> <thead> <tr> <th>County / Town</th> <th>School</th> <th>Star</th> </tr> </thead> <tbody> <tr> <td>NO</td> <td>NO</td> <td>0</td> </tr> </tbody> </table>	County / Town	School	Star	NO	NO	0		
County / Town	School	Star												
NO	NO	0												
				Total \$115,787.45		If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.								
				Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8										
Recent Sales/Ownership History														
Date	Price	Sale Type	Reference #	Type										
Recent Permit Information														
Permit Date	Permit #	Price	Description											
3/16/2016	2016-0051	\$3,100,000	NEW 12 UNIT BLDG											
5/13/2019	9999		YEAR 2020 REVIEW											

Location: 3 MILL RIVER LN

Parcel ID: 4.60-46-3.2.SA

Class: 411 - Apartments, Condo & Co-ops

Building Cost Detail

Total Gross Building Area 19830

Income Summary (all buildings on parcel)

Total Gross Rent Area 19830
Total Gross Building Area 19830

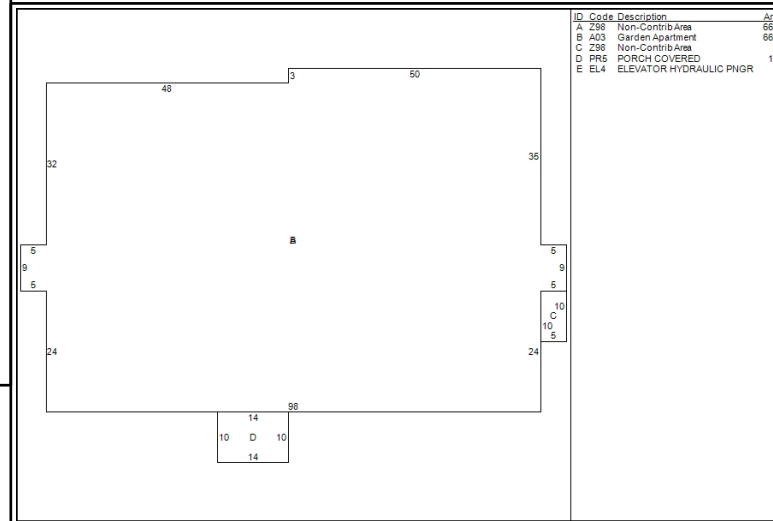
Building Information

Year Built/ Eff Year	Bldg #	Sq Ft	Structure Type	Identical Units	Total Units	Grade	# Covered Parking	# Uncovered Parking
2016	1	19830	211	1		B+		

Interior/Exterior Information

Level From	Level To	Area	Use Type	Heating	Cooling	Plumbing
2	2		Garden Apartment	HOT WATER STEAM	CENTRAL	NORMAL
B1	B1		Non-Contrib Area			
1	1		Garden Apartment	HOT WATER STEAM	CENTRAL	NORMAL

Additional sketches may be available at the City office





TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 5 MILL RIVER LN UNIT 1		Parcel ID: 4.60-46-3.1		Class: 411 - Apartments, Condo & Co-ops										
Location		General Information		Special Districts										
5 MILL RIVER LN ARDSLEY, NY 10502		Living Units 27 Alternate ID 4105201 School District ARDSLEY Former SBL 07/11/22/0000/0/P4A/ Additional Lots Zoning R-20		WR001 - COUNTY REFUSE DIST SM001 - SAW MILL VALLEY DIST										
Land Information		Assessment Information												
Total Acres: 2.7109 Square Feet: 118,087		<table border="1"> <thead> <tr> <th>Land</th> <th>Building</th> <th>Total</th> <th>Yr</th> </tr> </thead> <tbody> <tr> <td>1,498,800</td> <td>7,688,600</td> <td>9,187,400</td> <td>'21</td> </tr> </tbody> </table>		Land	Building	Total	Yr	1,498,800	7,688,600	9,187,400	'21			
Land	Building	Total	Yr											
1,498,800	7,688,600	9,187,400	'21											
Property Notes														
SUBDIVISION OF 4 PARENTS TO 7 CHILDREN PARENTS(-1..SH,..SA & -3..SH,..SA)				Tax Data		Assessment								
				County/Town Tax \$38,936.25 (2021) 9,187,400 '20 School Tax \$208,604.52 (2021) 9,187,400 '20 * Village Tax \$55,462.96 (2021) 9,187,400 '20		Exemptions								
				Total \$303,003.73		County / Town School Star NO NO 0								
Recent Sales/Ownership History						If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.								
Date	Price	Sale Type	Reference #	Type	Recent Permit Information									
					Permit Date	Permit #	Price	Description						
					6/13/2016	BP2016-0120	\$128,326	PROVIDE AND INSTALL ONE NEW HYDRAULIC PASSENGER ELEVATOR IN BUILDING C.						
					3/16/2016	BP2016-0050	\$5,000,000	BUILDING C, NEW CONSTRUCTION 27 UNIT MULTI FAMILY						
					5/13/2019	9999		YEAR 2020 REVIEW						

Location: 5 MILL RIVER LN **Parcel ID:** 4.60-46-3.1

Class: 411 - Apartments, Condo & Co-ops

Building Cost Detail

Interior/Exterior Information

Total Gross Building Area 61400

Level From	Level To	Area	Use Type	Heating	Cooling	Plumbing
1	1		Garden Apartment	HOT WATER STEAM	CENTRAL	NORMAL
2	3		Garden Apartment	HOT WATER STEAM	CENTRAL	NORMAL
B1	B1		Non-Contrib Area			

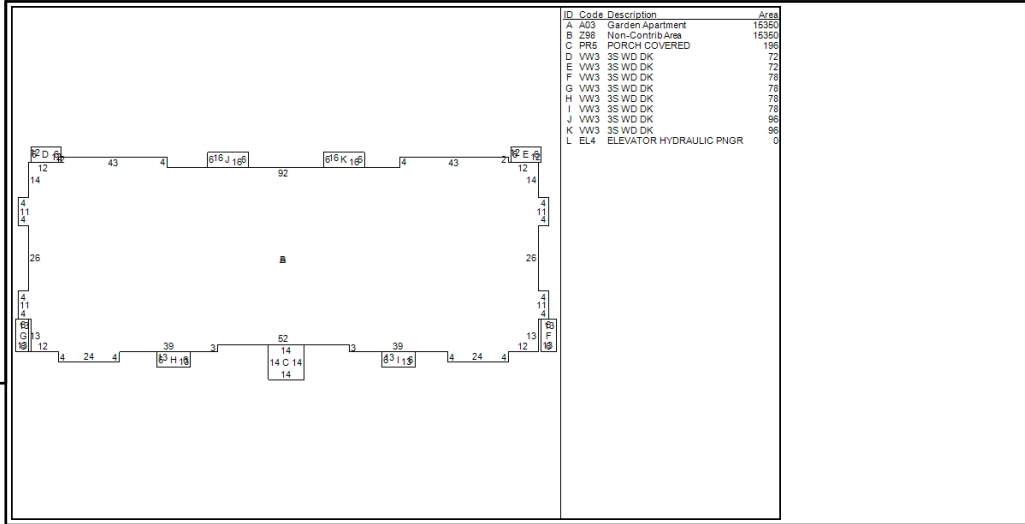
Income Summary (all buildings on parcel)

Total Gross Rent Area 61400
Total Gross Building Area 61400

Building Information

Year Built/ Eff Year	Bldg #	Sq Ft	Structure Type	Identical Units	Total Units	Grade	# Covered Parking	# Uncovered Parking
2016	1	46050	211	1		B+		

Additional sketches may be available at the City office





TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 6-8 MAIN ST		Parcel ID: 4.70-50-9		Class: 485 - 1 Story Small - Multi Occ		
Location		General Information		Special Districts		
6 -8 MAIN ST HASTINGS ON HUDSON, NY 10706		Living Units Alternate ID 4093210 School District HASTINGS Former SBL 10/10/0622//2 Additional Lots Zoning CC		NY001 - NO. YONKERS DISTRICT WR001 - COUNTY REFUSE DIST		
Land Information		Assessment Information				
Total Acres: 0.13 Square Feet: 5,663		Land	Building	Total	Yr	
		355,700	476,100	831,800	'21	
Property Notes						
				Tax Data		Assessment
				County/Town Tax	\$3,663.71 (2021)	861,100 '20
				School Tax	\$18,694.74 (2021)	861,100 '20
				* Village Tax	\$5,198.33 (2021)	861,100 '20
				Total	\$27,556.78	
				Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8		
Exemptions						
		County / Town		School		Star
		NO		NO		0
If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.						
Recent Sales/Ownership History						
Date	Price	Sale Type	Reference #	Type		
Recent Permit Information						
Permit Date	Permit #	Price	Description			
6/11/2021	BP2021-0095	\$16,800	REMOVE/REPLACE ROOF W/ WHITE ROOFING			



Location: 6 MAIN ST

Parcel ID: 4.70-50-9

Class: 485 - 1 Story Small - Multi Occ

Building Cost Detail

Total Gross Building Area 5334

Income Summary (all buildings on parcel)

Total Gross Rent Area 5334
Total Gross Building Area 5334

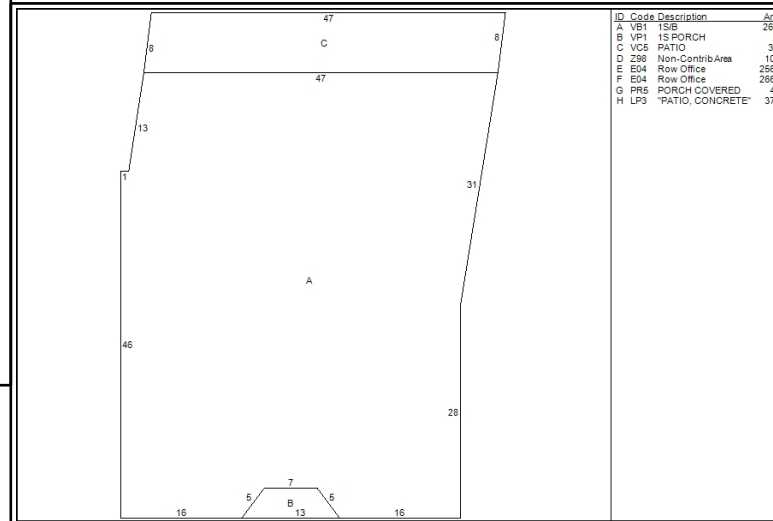
Interior/Exterior Information

Level From	Level To	Area	Use Type	Heating	Cooling	Plumbing
1	1		Row Retail	HOT WATER STEAM	NONE	NORMAL
B1	B1		Row Retail	HOT WATER STEAM	NONE	NORMAL
B1	B1		Non-Contrib Area	NONE	NONE	NONE

Building Information

Year Built/ Eff Year	Bldg #	Sq Ft	Structure Type	Identical Units	Total Units	Grade	# Covered Parking	# Uncovered Parking
1929	1	5334	374	1	4	C+		

Additional sketches may be available at the City office





TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 527-533 WARBURTON AVE		Parcel ID: 4.70-48-15		Class: 481 - Row Type Store w/ Common Walls		
Location		General Information		Special Districts		
527 -533 WARBURTON AVE HASTINGS ON HUDSON, NY 10706		Living Units Alternate ID 4092850 School District HASTINGS Former SBL 10/09/0621//13 Additional Lots Zoning CC		NY001 - NO. YONKERS DISTRICT WR001 - COUNTY REFUSE DIST		
Land Information		Assessment Information				
Total Acres: 0.15 Square Feet: 6,534		Land	Building	Total	Yr	
		742,300	451,000	1,193,300	'21	
Property Notes						
				Tax Data		Assessment
				County/Town Tax	\$5,439.19 (2021)	1,278,400 '20
				School Tax	\$27,754.46 (2021)	1,278,400 '20
				* Village Tax	\$7,717.51 (2021)	1,278,400 '20
				Total	\$40,911.16	
				Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8		
Recent Sales/Ownership History						
Date	Price	Sale Type	Reference #	Type		
7/22/2003	\$0		43296/46			
7/22/2003	\$1,050,000		43296/55			
Recent Permit Information						
Permit Date	Permit #	Price	Description			
7/11/2014	BP2014-114	\$6,000	MINOR INTERIOR RENOVATION, INCLUDING NON-LOAD BEARING WALLS			
12/7/2016	BP2016-0255	\$40,000	INTERIOR ALTERATION AND ADDITIONAL DINNING AREA TO EXISTING RESTAURANT, EXTERIO			



Location: 527 WARBURTON AVE

Parcel ID: 4.70-48-15

Class: 481 - Row Type Store w/ Common Walls

Building Cost Detail

Total Gross Building Area 10200

Income Summary (all buildings on parcel)

Total Gross Rent Area 10200

Total Gross Building Area 10200

Building Information

Year Built/ Eff Year	Bldg #	Sq Ft	Structure Type	Identical Units	Total Units	Grade	# Covered Parking	# Uncovered Parking
1900	1	10200	374	1	4	C+		

Interior/Exterior Information

Level From	Level To	Area	Use Type	Heating	Cooling	Plumbing
1	1		Row Retail	NONE	NONE	NORMAL
1	1		Row Retail	HOT AIR	CENTRAL	NORMAL
B1	B1		Non-Contrib Area	NONE	NONE	NONE


Additional sketches may be available at the City office

ID	Code	Description	Area
A	VB1	15'E	5100'
B	Z98	Non-Contrib Area	5100'
C	D10	Row Retail	1740'
D	D10	Row Retail	3380'
E	CF1	COOLER-CHILLER	94'
F	CF2	COOLER-FREEZER	60'



TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 540 WARBURTON AVE		Parcel ID: 4.70-49-11		Class: 422 - Diners and luncheonettes		
Location		General Information		Special Districts		
540 WARBURTON AVE HASTINGS ON HUDSON, NY 10706		Living Units Alternate ID 4094540 School District HASTINGS Former SBL 10/11/0627//28 Additional Lots Zoning CC		WR001 - COUNTY REFUSE DIST NY001 - NO. YONKERS DISTRICT		
Land Information		Assessment Information				
Total Acres: 0.04 Square Feet: 1,742		Land	Building	Total	Yr	
		286,100	219,100	505,200	'21	
Property Notes						
				Tax Data		Assessment
				County/Town Tax \$2,089.47 (2021) School Tax \$10,661.94 (2021) * Village Tax \$2,964.70 (2021)		Assessment 491,100 '20 491,100 '20 491,100 '20
				Total \$15,716.11		Exemptions County / Town School Star NO NO 0
Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8 If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.						
Recent Sales/Ownership History						
Date	Price	Sale Type	Reference #	Type		
2/10/2003	\$350,000		43078/180			
Recent Permit Information						
Permit Date	Permit #	Price	Description			

Location: 540 WARBURTON AVE **Parcel ID:** 4.70-49-11

Class: 422 - Diners and luncheonettes

Building Cost Detail

Interior/Exterior Information

Total Gross Building Area 2877

Level From	Level To	Area	Use Type	Heating	Cooling	Plumbing
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Income Summary (all buildings on parcel)

1	1		Diner	HOT WATER STEAM	UNIT	ABOVE NORMAL
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Total Gross Rent Area 2877
Total Gross Building Area 2877

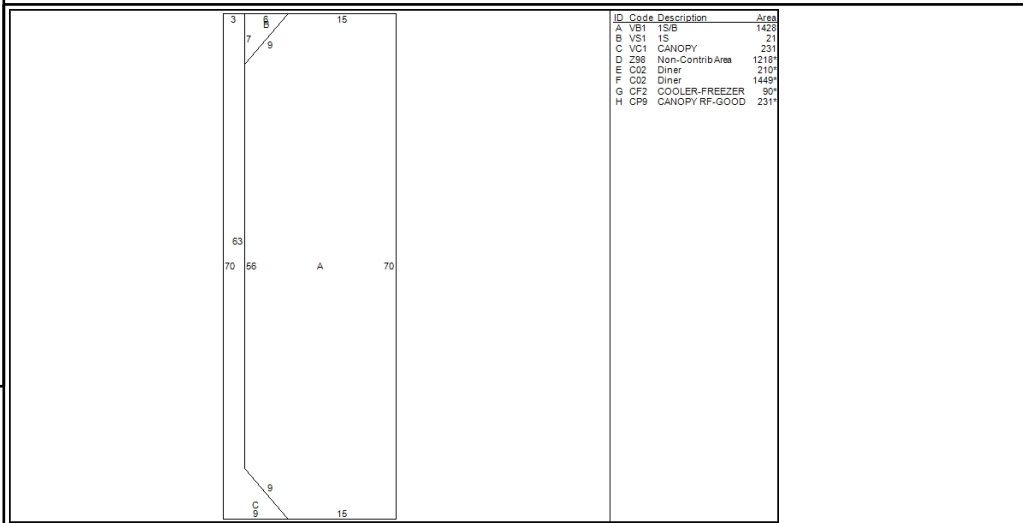
B1	B1		Diner	HOT WATER STEAM	NONE	ABOVE NORMAL
B1	B1		Non-Contrib Area	NONE	NONE	NONE

Building Information

Year Built/ Eff Year	Bldg #	Sq Ft	Structure Type	Identical Units	Total Units	Grade	# Covered Parking	# Uncovered Parking
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Additional sketches may be available at the City office

1955	1	2877	371	1	1	B		
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TOWN OF GREENBURGH
 177 Hillside Ave
 Greenburgh, NY 10607
 (914) 989-1520

PROPERTY DATA CARD (Online)

Location: 548 WARBURTON AVE		Parcel ID: 4.70-49-6		Class: 482 - Row Type Store Det, no Party Walls		
Location		General Information		Special Districts		
548 WARBURTON AVE HASTINGS ON HUDSON, NY 10706		Living Units Alternate ID 4094610 School District HASTINGS Former SBL 10/11/0627//30C Additional Lots Zoning CC		WR001 - COUNTY REFUSE DIST NY001 - NO. YONKERS DISTRICT		
Land Information		Assessment Information				
Total Acres: 0.05 Square Feet: 2,178		Land	Building	Total	Yr	
		293,800	225,100	518,900	'21	
Property Notes						
				Tax Data		Assessment
				County/Town Tax	\$2,293.70 (2021)	539,100 '20
				School Tax	\$11,704.02 (2021)	539,100 '20
				* Village Tax	\$3,254.47 (2021)	539,100 '20
				Total	\$17,252.19	
				Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8		
Recent Sales/Ownership History						
Date	Price	Sale Type	Reference #	Type		
10/23/2018	\$1,400,000	LAND & BUILDING	58295/3258	B		
Recent Permit Information						
Permit Date	Permit #	Price	Description			
11/12/2019	BP2019-0092	\$4,000	KITCHEN RENOVATION			



Location: 548 WARBURTON AVE	Parcel ID: 4.70-49-6	Class: 482 - Row Type Store Det, no Party Walls
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Building Cost Detail

Total Gross Building Area 3100

Income Summary (all buildings on parcel)
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Total Gross Rent Area 3100
Total Gross Building Area 3100

Building Information

Year Built/ Eff Year	Bldg #	Sq Ft	Structure Type	Identical Units	Total Units	Grade	# Covered Parking	# Uncovered Parking
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1955	1	3100	371	1	1	C		
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Interior/Exterior Information							
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Level From	Level To	Area	Use Type	Heating	Cooling	Plumbing
1	1		Small Retail	HOT WATER STEAM	UNIT	NORMAL
2	2		WAREHOUSE	NONE	NONE	NONE

Additional sketches may be available at the City office

