

PROPERTY REPORT

22 Creamery Rd, Johnson, NY 10933





Presented by

Jesse Stevenson | Licensed Real Estate Salesperson

Work: (845) 293-5200

Main: jesse.stevenson@century21.com Agent: www.jessestevensonc21.com

CENTURY 21 Full Service Realty 53 South Main Street New City, NY 10956







22 Creamery Rd, Johnson, NY 10933

Active

* New, Active: 8/23/2023

List Price

\$450,000

Active Date: 8/23/2023 Listing ID: HFMC6B

Closed Price

\$150,000

Closed Date: 8/8/2002

Price Per Sq Ft \$81

Property Facts	Public Facts	Listing Facts
Property Type	Industrial	Commercial
Property Subtype	Warehouse (Industrial)	Industrial
Number of Buildings	1	_
Number of Units	0	_
Number of Stories	1	-
Building Area (sq ft)	5,524	5,524
Lot Size	1.02 acres	-
Lot Dimensions	160X277	_
Year Built	1950	1950
Heating	-	Oil
Garage (spaces)	0	-

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.





Extended Property Facts

Interior Features

Heating Oil **Exterior Details**

Lot Size - Frontage Feet 160.0 sq ft Lot Size - Depth Feet 277.0 sq ft **Neighborhood Code** 2 Water Well Sewer Septic

Location Details

Trade Area Orange County

Other Details

Building Condition Fair

Pole Structure (Barn/Shed)

704







Listing Facts and Details

Listing Details

Listing ID: HFMC6B Original List Date: 8/23/2023 Listing Source: Century 21 Commercial Current List Price: \$450,000

Nestled within the charming town of Johnson, New York, this historic former dairy creamery (which is currently being used as a WAREHOUSE) stands as a testament to the region's rich agricultural heritage. Boasting a captivating blend of rustic charm and versatile potential, this property presents a unique opportunity for both commercial and residential endeavors (Can apply for a variance use for SF/MF). If you're searching for a property that combines history, charm, and endless possibilities, this former dairy creamery in Johnson, NY, is a must-see. Whether you envision it as a commercial hotspot or a distinctive residential retreat, this space is ready to be reimagined and brought to life once again. Don't miss out on the chance to own a piece of Johnson's history while shaping its future.

LOT:15.000 BLK:4 SEC:2.00 DIST:333889 CITY/MUNI/TWP:MINISINK LT 1 RUTGERS ENGINE CO NO 1 MAP 7990

Price Change History

Change Date	Description	New List Price	% Change
8/24/2023	Active	\$450,000	_

Public Facts

Owner Information

Owner Name	CAPASSO REALTY LLC
Mailing Address	184 E 76Th St New York NY 10021-2819
Mail Care-Of Name	M Capasso
Vesting	Company/Corporation
Contact Name	M CAPASSO

Legal Description

APN	333889 2-4-15
FIPS Parcel Number	36071333889 2-4-15
Zoning	02 - SINGLE RESIDENCE
Census Tract	360710117.021000
Abbreviated Description	LOT:15.000 BLK:4 SEC:2.00 DIST:333889 CITY/MUNI/TWP:MINISINK LT 1 RUTGERS ENGINE CO NO 1 MAP 7990
City/Municipality/Township	Johnson, NY 10933
General Use	Warehouse/Storage
Overall Use	WAREHOUSING & amp; STORAGE

Assessed Values

Date	Improvements	Land	Total	Tax	
2022	\$28,700	\$30,300	\$59,000	_	
2021	\$28,700	\$30,300	\$59,000	\$3,949	
2020	\$28,700	\$30,300	\$59,000	-	
2019	\$28,700	\$30,300	\$59,000	-	
2018	\$28,700	\$30,300	\$59,000	_	
2017	\$28,700	\$30,300	\$59,000	-	
2016	\$28,700	\$30,300	\$59,000	\$6,564	
2015	\$28,700	\$30,300	\$59,000	-	





Property Report

2014	\$28,700	\$30,300	\$59,000 –	
2013	\$28,700	\$30,300	\$59,000 –	
2012	\$28,700	\$30,300	\$59,000 –	
2011	\$28,700	\$30,300	\$59,000	
2010	\$28,700	\$30,300	\$59,000	
2009	\$28.700	\$30.300	\$59.000 –	

Deed Records

Recording Date	3/24/2004	8/8/2002
Document Type	Deed	Bargain and Sale Deed
Sales Price	_	\$150,000
Sales Price Code	Document states price as 0	Full amount stated on Document.
Buyer Name	CAPASSO REALTY LLC	MICHAEL CAPASSO
Buyer ID	_	Individual(s)
Seller Name	MICHAEL CAPASSO	KLAUS MUELLER
Total Transfer Tax	_	\$600
Book #	0000011434	5963
Page #	0000001826	141
Contract Date	1/13/2004	7/15/2002

Financial Details

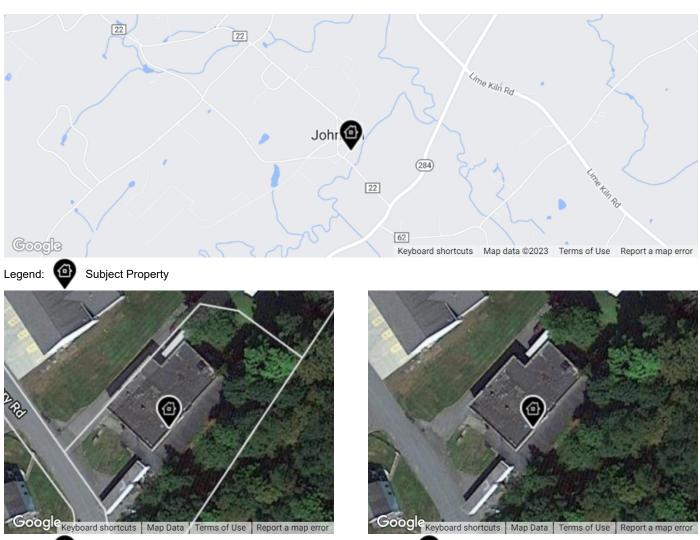
Adjusted Prop. Value	\$156,500
Est. Prop Change Current Owner	45%
Default History	NO DEFAULTS IN AVAILABLE RECORDS
New Applicant Underwriting Score	80
Property Use Reliability Score	80
Property Use Risk Score	В
Financial Risk Score	80
Local Area Credit Risk Score	D
Special Risk Characteristics	OWNER HAS HAD PROPERTY OVER 10 YRS - LOWER RISK







Maps



Legend:

Subject Property



Subject Property

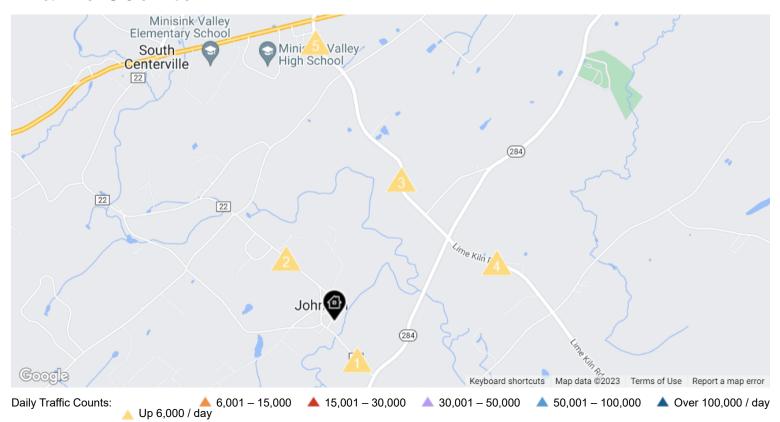


Property Photos





Traffic Counts





1,039

2022 Est. daily traffic counts

Street: Co Rd 22 Cross: Hwy 284 Cross Dir: SE Dist: 0.13 miles

Historical counts					
Year	Count	Туре			
2004 🔺	1,045	AD1			



1,454

2022 Est. daily traffic counts

Street: Co Rd 22 Cross: Sunrise Dr Cross Dir: NW Dist: 0.09 miles

Historical counts					
Year	Count	Туре			
2006 🔺	1,468	ADT			



1,509

2022 Est. daily traffic counts

Street: Lime Kiln Rd Cross: Welling Rd Cross Dir: SE Dist: 0.22 miles

Historic	cal co	unts	
Year		Count	Туре
2004		1,525	



1,692

2022 Est. daily traffic counts

Street: Lime Kiln Rd Cross: Venturi Rd Cross Dir: E Dist: 0.02 miles





1,575

2022 Est. daily traffic counts

Street: Lime Kiln Rd Cross: Dombal Dr Cross Dir: N Dist: 0.05 miles

Historical	cou	nts	
Year		Count	Туре
2008		1,507	AD
2004		1,680	AD

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)







About RPR (Realtors Property Resource)

- Realtors Property Resource[®] is a wholly owned subsidiary of the National Association REALTORS[®].
- RPR offers comprehensive data including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- Listing data from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- Market conditions and forecasts based on listing and public records data.
- Census and employment data from the U.S. Census and the U.S. Bureau of Labor Statistics.
- Demographics and trends data from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- Business data including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- · School data and reviews from Niche.
- Specialty data sets such as walkability scores, traffic counts and flood zones.

Update Frequency

- · Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- · Other data sets range from daily to annual updates.



Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com











Property Report

©2023 Century 21 Real Estate LLC. All rights reserved. CENTURY 21®, the CENTURY 21 Logo and C21® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The programs described herein are available through participating offices and do not require the listing or purchase of real estate through a franchised office as a condition of participation. This promotion is void where prohibited. A consumer purchase of a product or service may result in the seller or service provider paying a fee or commission to the affiliated sales associate or broker who obtained the sale. All products and services are provided by the applicable service provider described herein. Neither Century 21 Real Estate LLC nor any of its respective franchisees or affiliated companies is providing any product or service in connection with the product or service described herein. Not all products and services are available in all states. Century 21 Real Estate LLC and its affiliates may receive compensation or other benefits, including goods and services, provided in connection with this promotion. Each affiliated sales associate and broker is responsible for complying with any consumer disclosure laws or regulations arising from participation in this program.

