

Property



Property Address: 48 N Front St
Municipality: City of kingston
Tax ID: 48.331-1-4.100

Summary

SWIS 510800
Status Active
Roll Section Taxable
Property Class 421 - Restaurant
Ownership Code
In Ag District No
Zoning T5MS - T5 Main Street
Neighborhood 8001 Uptown / Prime
School District KINGSTON CONSOLIDA
Property Description
Total Acreage/Size 0.14
Deed Book 7133
Deed Page 279
Grid East 622533
Grid North 1130188



10/12/2022 - 2022

Owners

Owner LLC 44 North Front Street
 353 West 12 th St
 new york, NY 10014

Valuation

Assessed Year	2025	2024
Equalization Rate	47.00%	57.00%
Land Assessment	\$71,000	\$71,000
Total Assessment	\$567,000	\$537,000
Full Market Value	\$1,206,383	\$942,105

Special Districts

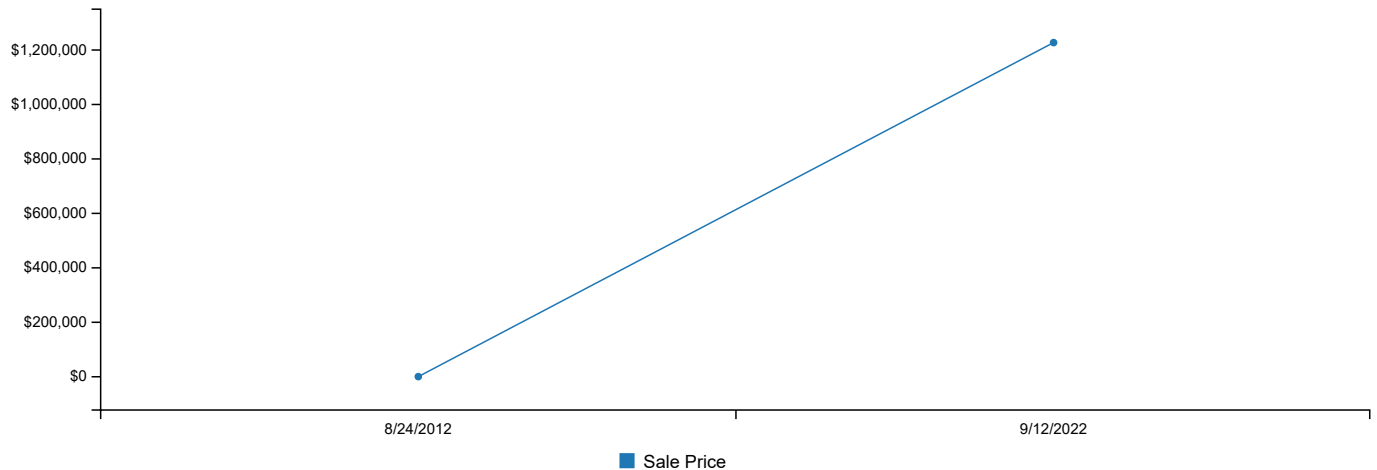
Year	Description	Type	Units	Percent	Value
2025	LB008 - Kingston library		0	0%	\$0
2025	LB009 - Kingston Library Debt		0	0%	\$0
2024	LB008 - Kingston library		0	0%	\$0
2024	LB009 - Kingston Library Debt		0	0%	\$0

Land

Site	Land Type	Size
Com 1	Primary	0.14 acres

Sales

Sale Date	Sale Price	Property Class	Sale Type	Current Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book/Page
9/12/2022	\$1,225,000	421 - Restaurant	Land & Building	44 North Front Street, Owner LLC	Yes	Yes	No	7133 / 279
8/24/2012	\$10	421 - Restaurant	Land & Building	44 North Front Street, LLC	No	No	No	5392 / 315



Historic Deed

Book/Page	Prior Printkey
7133 / 279	
5392 / 315	
	48.331-1-4
4982 / 35	
4869 / 1	
3968 / 92	
01893 / 00321	005258000

Inventory

Site	Com 1	Overall Grade	Average
Overall EFF Year Built	1920	Overall Desirability	Superior
Overall Condition	Normal		

Commercial Buildings

Site	Com 1	Eff Year Built	
Air Cond. %	75	Condition	Normal
Sprinkler %	0	Quality	Average
Alarm %	0	Gross Floor Area	5,862
Elevators	0	Stories	2
Basement Type	Unfinished	Nbr Identical Bldgs	1
Year Built	1920		

Utilities

Site	Com 1	Water Supply	Comm/public
Sewer Type	Comm/public	Utilities	Gas & elec

Site Uses

Site	Use	Rentable Area	Total Units
Com 1	Restaurant	2,722	0
Com 1	External apt	1,440	3
Com 1	Small retail	1,700	0

Improvements

Site	Structure	Size	Grade	Condition	Year Built	Replacement Cost
Com 1	Canpy-com wd	360 sq ft	Average	Normal	1973	\$0
Com 1	Cold stor rm	108 x 1	Average	Normal	1976	\$0
Com 1	Shed-machine	144 sq ft	Average	Normal	1948	\$0
Com 1	Canpy-w/slab	616 sq ft	Average	Good	2021	\$0

Historical Tax Summary

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2026	County	\$12,499.60	\$567,000.00	\$1,206,383.00	47.00%	1
2025	School	\$21,793.11	\$567,000.00	\$1,206,383.00	47.00%	1
2025	County	\$11,039.39	\$537,000.00	\$942,105.00	57.00%	1
2024	School	\$19,004.80	\$537,000.00	\$942,105.00	57.00%	1
2024	County	\$10,115.27	\$537,000.00	\$880,328.00	61.00%	1
2023	School	\$18,337.06	\$537,000.00	\$880,328.00	61.00%	1
2023	County	\$10,037.11	\$537,000.00	\$767,143.00	70.00%	1
2022	School	\$17,639.66	\$537,000.00	\$767,143.00	70.00%	1
2022	County	\$10,326.53	\$537,000.00	\$662,963.00	81.00%	1
2021	School	\$17,296.43	\$537,000.00	\$662,963.00	81.00%	1
2021	County	\$10,264.62	\$537,000.00	\$596,667.00	90.00%	1
2020	School	\$16,981.99	\$537,000.00	\$596,667.00	90.00%	1
2020	County	\$10,189.32	\$537,000.00	\$537,000.00	100.00%	1
2019	School	\$16,171.32	\$537,000.00	\$537,000.00	100.00%	1
2019	County	\$10,017.39	\$488,000.00	\$488,000.00	100.00%	1
2018	School	\$15,436.32	\$488,000.00	\$488,000.00	100.00%	1
2018	County	\$10,448.21	\$444,000.00	\$444,000.00	100.00%	1
2017	School	\$14,263.19	\$444,000.00	\$444,000.00	100.00%	1
2017	County	\$10,335.89	\$423,000.00	\$423,000.00	100.00%	1
2016	School	\$13,539.72	\$423,000.00	\$423,000.00	100.00%	1
2016	County	\$10,396.40	\$423,000.00	\$423,000.00	100.00%	1
2015	School	\$13,299.39	\$423,000.00	\$423,000.00	100.00%	1
2015	County	\$9,668.89	\$423,000.00	\$423,000.00	100.00%	1
2014	School	\$12,962.10	\$423,000.00	\$423,000.00	100.00%	1
2014	County	\$9,836.29	\$423,000.00	\$423,000.00	100.00%	1

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

Taxable Values

Tax Year	2025	2024
County Taxable	\$552,000	\$537,000
County Taxable Exemptions	\$15,000	\$0
Municipality Taxable	\$552,000	\$537,000
Municipality Taxable Exemptions	\$15,000	\$0
Village Taxable		
Village Taxable Exemptions		
School Taxable	\$552,000	\$537,000
School Taxable Exemptions	\$15,000	\$0

Exemptions

Tax Year	Code Description	Exempt %	Start Year	End Year	Vflag	Hcode	Own %
2025	47610 - BUS INC 97	0	2025	2034	No		0

Documents

Sketch

Property Record Card (PDF)

Photos



10/12/2022 - 2022



10/12/2022 - 2022



10/12/2022 - 2022



10/06/2022



10/06/2022



10/06/2022



10/06/2022



02/28/2011 - Photo



02/28/2011 - Photo

Real Property Transfer Application

RP-5217 Form

No data available for the following modules: Comparable Search (Res), Residential Buildings.

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