

Property



Property Address: 5059 Route 209
Municipality: Town of Rochester
Tax ID: 77.1-1-30

Summary

SWIS 514400
 Status Active
 Roll Section Taxable
 Property Class 484 - 1 use sm bld
 Ownership Code
 In Ag District No
 Zoning H
 Neighborhood 44008
 School District RONDOUT VALLEY
 Property Description Rt 209 Rondout Cr Rondout Cr Main St
 Total Acreage/Size 0.25
 Deed Book 6715
 Deed Page 211
 Grid East 565461
 Grid North 1076727



77.1-1-30 04/13/2025

09/23/2025

Owners

Happiness Boys LLC
 5059 US Highway 209
 Accord, NY 12404

Valuation

Assessed Year	2026	2025
Equalization Rate	100.00%	53.00%
Land Assessment	\$69,000	\$45,000
Total Assessment	\$210,000	\$85,000
Full Market Value	\$210,000	\$160,377

Special Districts

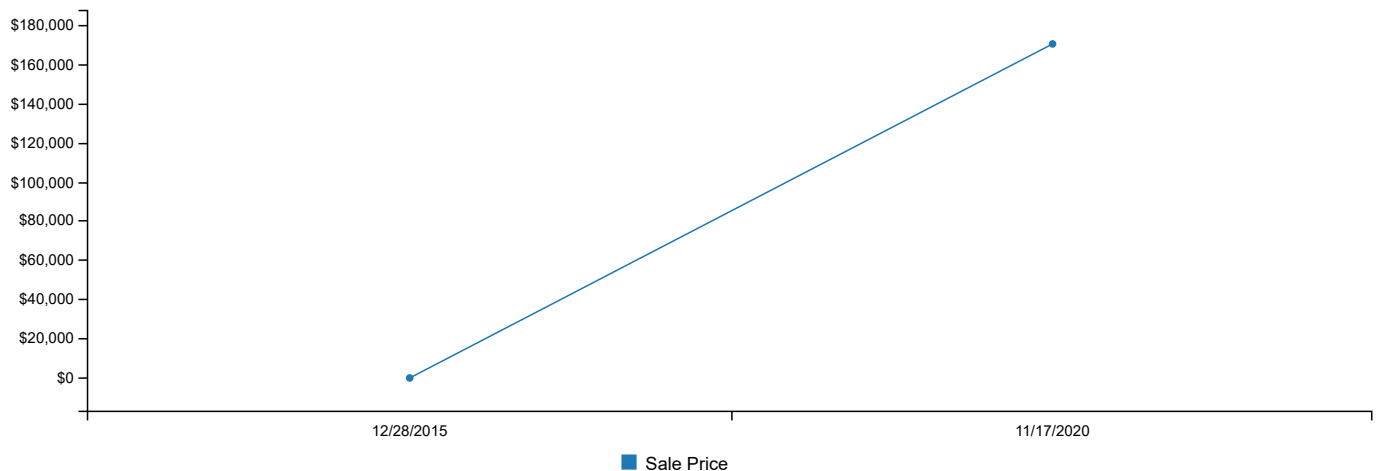
Year	Description	Type	Units	Percent	Value
2026	AD700 - Rochester Ambulance		0	0%	\$0
2026	FD131 - Accord fire		0	0%	\$0
2026	LT133 - Accord light		0	0%	\$0
2025	AD700 - Rochester Ambulance		0	0%	\$0
2025	FD131 - Accord fire		0	0%	\$0
2025	LT133 - Accord light		0	0%	\$0

Land

Site	Land Type	Size
Com 1	Primary	0.25 acres

Sales

Sale Date	Sale Price	Property Class	Sale Type	Current Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book/Page
11/17/2020	\$170,000	484 - 1 use sm bld	Land & Building	Happiness Boys LLC	Yes	Yes	No	6715 / 211
12/28/2015	\$1	400 - Commercial	Land & Building	Schneider, Elvira A	No	No	No	5961 / 182



Historic Deed

Book/Page	Prior Printkey
6715 / 211	
5961 / 182	
01526 / 00982	104340000

Inventory

Site	Com 1	Overall Grade	Average
Overall EFF Year Built	1995	Overall Desirability	Superior
Overall Condition	Normal		

Commercial Buildings

Site	Com 1	Eff Year Built	1995
Air Cond. %	0	Condition	Normal
Sprinkler %	0	Quality	Average
Alarm %	0	Gross Floor Area	1,352
Elevators	0	Stories	2
Basement Type	Unfinished	Nbr Identical Bldgs	1
Year Built	1925		

Utilities

Site	Com 1	Water Supply	Private
Sewer Type	Private	Utilities	Electric

Site Uses

Site	Use	Rentable Area	Total Units
Com 1	Small retail	1,040	0
Com 1	Non-contrib	624	0
Com 1	External apt	312	1

Improvements

Site	Structure	Size	Grade	Condition	Year Built	Replacement Cost
Com 1	Sign-dbl neo	4 x 4	Average	Normal	1925	\$4,416

Historical Tax Summary

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2026	School	\$1,998.00	\$210,000.00	\$210,000.00	100.00%	1
2026	County	\$676.60	\$85,000.00	\$160,377.00	53.00%	1
2025	School	\$1,617.10	\$85,000.00	\$160,377.00	53.00%	1
2025	County	\$624.75	\$85,000.00	\$146,552.00	58.00%	1
2024	School	\$1,586.20	\$85,000.00	\$146,552.00	58.00%	1
2024	County	\$603.41	\$85,000.00	\$134,921.00	63.00%	1
2023	School	\$1,567.53	\$85,000.00	\$134,921.00	63.00%	1
2023	County	\$2,305.20	\$85,000.00	\$118,056.00	72.00%	1
2022	School	\$1,547.55	\$85,000.00	\$118,056.00	72.00%	1
2022	County	\$550.08	\$85,000.00	\$85,000.00	100.00%	1
2021	School	\$1,434.71	\$85,000.00	\$85,000.00	100.00%	1
2021	County	\$582.05	\$85,000.00	\$85,000.00	100.00%	1
2020	School	\$1,464.47	\$85,000.00	\$85,000.00	100.00%	1
2020	County	\$2,254.78	\$85,000.00	\$85,000.00	100.00%	1
2019	School	\$1,492.94	\$85,000.00	\$85,000.00	100.00%	1
2019	County	\$2,415.40	\$85,000.00	\$90,909.00	93.50%	1
2018	School	\$1,582.30	\$85,000.00	\$90,909.00	93.50%	1
2018	County	\$666.87	\$85,000.00	\$87,629.00	97.00%	1
2017	School	\$1,535.10	\$85,000.00	\$87,629.00	97.00%	1
2017	County	\$657.95	\$85,000.00	\$85,000.00	100.00%	1
2016	School	\$1,541.18	\$85,000.00	\$85,000.00	100.00%	1
2016	County	\$678.50	\$85,000.00	\$85,000.00	100.00%	1
2015	School	\$1,548.80	\$85,000.00	\$85,000.00	100.00%	1
2015	County	\$685.97	\$85,000.00	\$85,000.00	100.00%	1
2014	School	\$1,518.79	\$85,000.00	\$85,000.00	100.00%	1
2014	County	\$684.03	\$85,000.00	\$85,000.00	100.00%	1

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

Taxable Values

Tax Year	2026	2025
County Taxable	\$210,000	\$85,000
County Taxable Exemptions	\$0	\$0
Municipality Taxable	\$210,000	\$85,000
Municipality Taxable Exemptions	\$0	\$0
Village Taxable		
Village Taxable Exemptions		
School Taxable	\$210,000	\$85,000
School Taxable Exemptions	\$0	\$0

Documents

Property Record Card (PDF)

Photos



09/23/2025

Real Property Transfer Application

RP-5217 Form

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

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