	MLS Beds	MLS Full Baths	Half Baths	Sale Price	Sale Date
	4	2	N/A	\$12,000	12/07/2015
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	2,278	5,500	1890	DUPLEX	

OWNER INFORMATION			
Owner Name	Baltic Avenue Properties LLC	Tax Billing Zip+4	1120
Tax Billing Address	9 Maiden Ln	Owner Occupied	No
Tax Billing City & State	Port Jervis, NY	Ownership Right Vesting	Corporation
Tax Billing Zip	12771		

LOCATION INFORMATION			
City/Town	Port Jervis	Zoning	R2
School District	Port Jervis	Section	13
Zip Code Property	12771	Most hazardous flood zone within 250 feet - See Flood Map tab for more info	X
Census Tract	22.00	Flood Zone Panel	36071C0381E
Carrier Route	C009	Flood Zone Date	08/03/2009

TAX INFORMATION			
Tax ID	331300.013.000-0022-018.000/0000	Parcel ID	33130001300000220180000000
SWIS	331300	Tax Year	2025
Block	22	Total Tax, Less Exemptions, Plus Relevy	\$1,455
Lot	18	Annual Tax	\$1,455
% Improved	75%	County/Township Tax	\$171
APN	331300-013-000-0022-018.000-0000	School Tax	\$1,284

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$20,000	\$50,000	\$50,000
Assessed Value - Land	\$4,950	\$4,950	\$4,950
Assessed Value - Improved	\$15,050	\$45,050	\$45,050
YOY Assessed Change (\$)	-\$30,000	\$0	
YOY Assessed Change (%)	-60%	0%	
Market Value - Total	\$80,000	\$173,900	\$153,800
Gross Tax Amount	\$1,455		
Tax Year	*Total Tax	Change (\$)	Change (%)
2023	\$3,590		
2024	\$1,455	-\$2,135	-59.48%
2025	\$1,455	\$0	0%

*Indicates amount includes exemptions and/or re-levies

CHARACTERISTICS			
Property Class	2 Family Resid	Sewer	Commercial
Land Use -CoreLogic	Duplex	Heat Type	Hot Air
Lot Frontage	55	Porch	Covered Porch
Lot Depth	100	Garage Type	Detached Garage
Lot Acres	0.1263	Garage Sq Ft	360
Lot St Ft	5,500	Exterior	Aluminum/Vinyl
Basement Type	Partial	Year Built	1890
Style	Old	Other Rooms	Kitchen
Building Sq Ft	2,278	Heat Fuel Type	Gas
Stories	2	Ground Floor Area	1,125
Construction Grade	Average	2nd Floor Area	1,153
Total Rooms	10	Above Gnd Sq Ft	2,278
Bedrooms	4	Porch 1 Area	50
Full Baths	2	Patio/Deck 2 Area	28
MLS Total Baths	2	State Use Description	2 Family Resid-220
Water	Commercial		

FEATURES		
Feature Type	Size/Qty	Year Built
Covered Porch	50	1890
Enclosed Porch	28	1890
Covered Porch	28	1890
Garage 1 Stry Detchd	360	1920
Covered Porch	100	1890

SELL SCORE			
Rating	Very High	Value As Of	2025-12-14 07:50:13
Sell Score	875		

ESTIMATED VALUE			
RealAVM™	\$330,000	Confidence Score	58
RealAVM™ Range	\$274,900 - \$385,100	Forecast Standard Deviation	17
Value As Of	12/08/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	3368	Cap Rate	3%
Estimated Value High	4158	Forecast Standard Deviation (FSD)	0.23
Estimated Value Low	2578		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	H6143982	Days on Market	9
MLS Status	Expired	Original Listing Price	\$66,350
MLS Area	PORT JERVIS	Listing Agent Name	39591-Paula J Meloi
Current Listing Price	\$66,350	Listing Broker Name	ERA MELOI REALTY INC

MLS Listing #	H4511114	H538501	H524243	H363235	H355446
MLS Listing Date	03/23/2015	01/20/2013	03/25/2012	02/13/2005	09/13/2004
MLS Sale Date	12/07/2015			07/14/2005	11/17/2004
MLS Listing Close Price	\$30,000			\$160,000	\$130,000
MLS Status	Closed	Expired	Expired	Closed	Closed

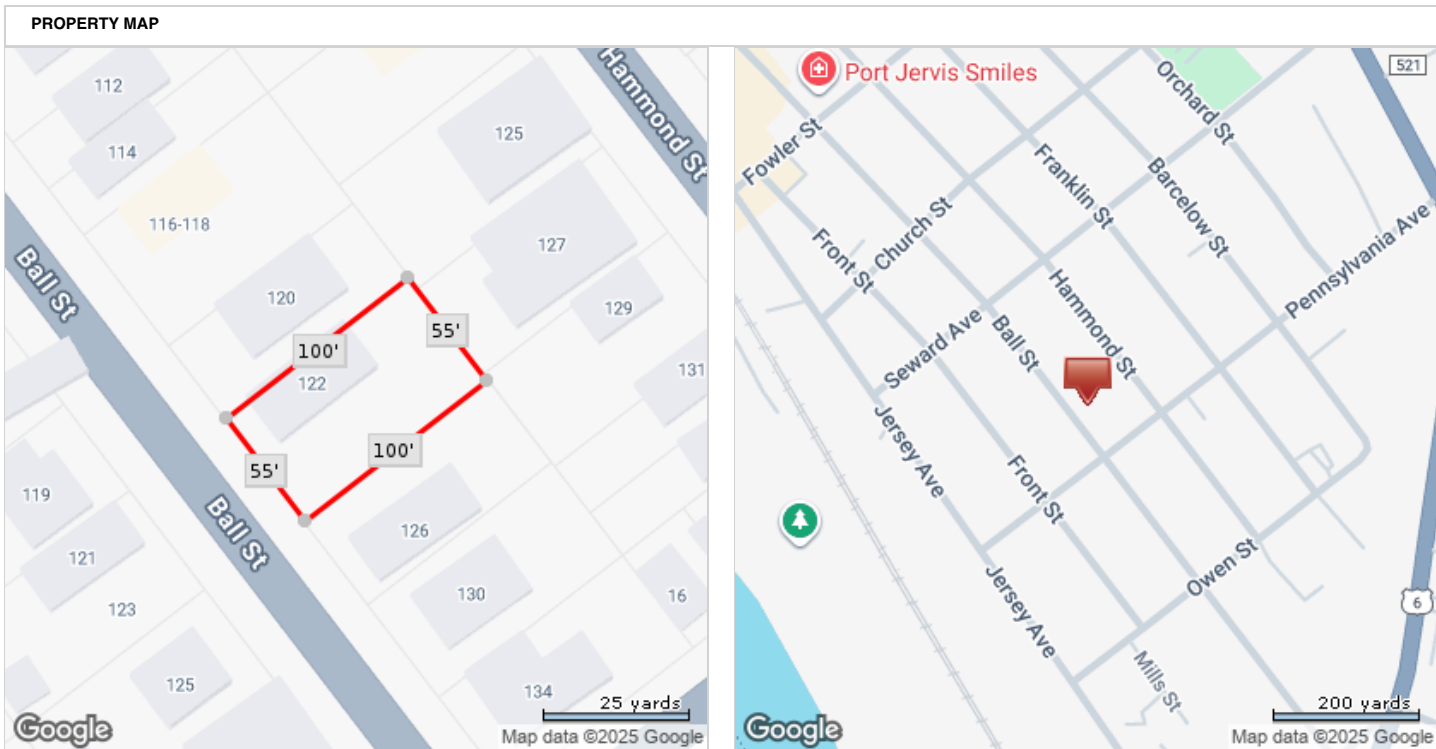
LAST MARKET SALE & SALES HISTORY			
Recording Date	12/15/2015	Deed Type	Bargain & Sale Deed
Settle Date	12/07/2015	Owner Name	Baltic Avenue Properties LLC
Sale Price	\$12,000	Seller	Federal Hm Ln Mtg Corp
Document Number	13983-1306	Price Per Square Feet	\$5.27

Recording Date	04/02/2025	01/17/2020	12/15/2015	10/28/2014	09/03/2014
Sale/Settlement Date	03/24/2025	12/20/2019	12/07/2015	09/15/2014	06/14/2014
Sale Price		\$18,874	\$12,000		\$153,216
Nominal	Y			Y	
Buyer Name	Baltic Avenue Properties LLC	City Of Port Jervis	Glave Lavern	Federal Hm Ln Mtg Corp	Wells Fargo Bk Na
Seller Name	City Of Port Jervis	Treasurer Of Orange County	Federal Hm Ln Mtg Corp	Wells Fargo Bk Na	Alvarez Felipe & Awilda
Document Number	15708-546	14688-1639	13983-1306	13809-1531	13790-1150
Document Type	Quit Claim Deed	Tax Deed	Bargain & Sale Deed	Quit Claim Deed	Deed (Reg)

Recording Date	08/22/2005	12/08/2004	04/15/2003
Sale/Settlement Date	07/14/2005	11/17/2004	04/03/2003
Sale Price	\$160,000	\$130,000	\$65,000
Nominal			
Buyer Name	Alvarez Felipe	Velez Ramon	Hillman Jimmy

Seller Name	Velez Nancy	Hillman Jimmy	Van Horn Luke
Document Number	11924-931	11692-1442	11018-443
Document Type	Warranty Deed	Warranty Deed	Warranty Deed

FORECLOSURE HISTORY			
Document Type	Lis Pendens	Lis Pendens	
Foreclosure Filing Date	06/10/2013	01/24/2012	
Recording Date	06/20/2013	06/01/2012	
Document Number	62738	52177	
Book Number	13588	13352	
Page Number	243	782	
Original Doc Date	08/22/2005	08/22/2005	
Original Book Page	11924000935	11924000935	
Lien Type	Mtg	Mtg	



*Lot Dimensions are Estimated