

## Green Island 2014 Commercial

Values... \$/SF

	A	B	C	D	E	F	G
1	<b>Commercial Assessments</b>						
2							
3	<b>SBL</b>	<b>Name</b>	<b>Address</b>	<b>PRC</b>	<b>A V</b>	<b>SF</b>	<b>\$/sf</b>
4	20.16-2-8.1	Lazzaro Joseph A	75 Arch St	411	\$204,500	4444	\$46
5	20.76-2-26	Clifford Maureen M	98-100 James St	411	\$173,800	3034	\$57
6	20.76-3-20	Finning James D	47-49 Arch St	411	\$133,400	2700	\$49
7	20.76-3-21	Finning James D	43-45 Arch St	411	\$145,900	3330	\$44
8	20.76-3-44	Morgan John D	33 Arch St	411	\$148,800	3100	\$48
9	20.76-4-24	Belokopitsky Betty T	187 Paine St	411	\$135,400	3572	\$38
10	20.76-4-34.2	Finning James D	19-21 Arch St	411	\$131,500	2870	\$46
11	20.84-2-8	Benoit George L	42-44-46 Swan St	411	\$165,100	3450	\$48
12	20.84-2-9	Finning Properties Inc	16-18 High St	411	\$225,600	4920	\$46
13	20.84-2-30	Finning James D	32-34 Swan St	411	\$131,500	3380	\$39
14	20.84-3-20	Geracitano Joseph M	24-26 Arch St	411	\$151,700	4400	\$34
15	20.84-4-2	Pekrol Joseph A	29 Swan St	411	\$130,600	2024	\$65
16	20.84-4-17	Bosko Gary M	23-25 Swan St	411	\$202,600	3776	\$54
17	21.69-2-1.1	Finning James D	184-186 Paine St	411	\$101,800	3104	\$33
18	21.69-2-31	Finning Properties Inc	168-170 Hudson Ave	411	\$222,700	3480	\$64
19	21.69-2-36	Lazzaro David M	180-182 Hudson Ave	411	\$145,000	2400	\$60
20	21.77-1-1	O'connor Michael	162 Paine St	411	\$172,800	5392	\$32
21	21.77-1-13	Legnard Michael W	8-10 Swan St	411	\$156,500	3610	\$43
22	21.77-2-9	Finning James D	114-124 Paine St	411	\$342,700	6900	\$50
23	21.77-2-16	Fais Karen	104-106 George St	411	\$148,800	5328	\$28
24	21.77-2-20	Finning James D	114 George St	411	\$165,100	3450	\$48
25	21.77-2-34	Finning James D	99-101 George St	411	\$225,600	4800	\$47
26	32.28-1-11	Lazzaro Joseph A	57 Paine St	411	\$186,200	3240	\$57
27	32.28-1-27	Bosko Gary M	76 Paine St	411	\$131,500	2632	\$50
28							
29	32.28-1-40	Gaughan&LegnardPropertiesInc	42-44 George St	411		2520	
30	32.28-1-40	Gaughan&LegnardPropertiesInc	42-44 George St	411	\$541,400	9180	

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3	SBL	Name	Address	PRC	A V	SF	\$/sf
31						11700	\$46
32	32.36-1-21	Lazzaro Joseph D	36-38 1/2 Paine St	411	\$262,100	3814	\$69
33	32.36-1-31.2	Finning Property, Inc.	18-19 George St	411	\$238,100	7200	\$33
34	32.36-1-36	CrownPt Prop Management LLC	13 George St	411	\$131,500	3272	\$40
35	32.36-1-41	Bethon Thomas F	8 George St	411	\$131,500	2630	\$50
36	32.36-2-6	Cippitelli Virginio L	27 George St	411	\$215,000	5635	\$38
37	32.36-2-9	Cornerstone Senior Housing,LL	4 George St	411	\$2,000,000	48000	\$42
38	32.36-2-14	Crown Pt Prop Management,LL	3 Hudson Ave	411	\$131,500	3050	\$43
39	32.36-2-20	9 Hudson Avenue LLC	9 Hudson Ave	411	\$156,500	2890	\$54
40	32.36-2-31	Fulgan Peter	27-33 Hudson Ave	411	\$287,000	5656	\$51
41	32.44-1-43	Dekita Llc	34-36 Albany Ave	411	\$209,300	4750	\$44
42	32.44-2-7	Lazzaro David M	31-33 Albany Ave	411	\$101,800	2598	\$39
43	33.21-1-17	Saiid Mousse	67 George St	411	\$170,900	2968	\$58
44	33.21-1-21	Vanamburgh ROGER G	43-45 George St	411	\$160,300	3036	\$53
45							
46	33.21-1-45	Finning Property, Inc	98 Hudson Ave	411		1320	
47	33.21-1-45	Finning Property, Inc	98 Hudson Ave	411	\$543,400	10133	
48						11453	\$47
49	33.21-2-21	Bailey Donald F	41 1/2 Hudson Ave	411	\$106,600	2688	\$40
50	20.84-3-33.2	Remillard Ernest	14 Swan St	430	\$179,500	2982	\$60
51	20.76-4-12	OPM ConstructionServices LLC	56 James St	433	\$97,000	2940	\$33
52	20.76-4-14	OPM ConstructionServices LLC	29 Arch St	433	\$51,800	2200	\$24
53	20.76-5-8	Lazzaro Joseph A	60-66 Arch St	433	\$358,100	8553	\$42
54							
55	20.76-5-9	Capitol Dist	11 Mohawk St	433		943	
56	20.76-5-9	Capitol Dist	11 Mohawk St	433		1744	
57	20.76-5-9	Capitol Dist	11 Mohawk St	433	\$177,600	1260	
58						3947	\$45
59	32.44-2-27.1	Green Island AutoBody LTD	61-65 Albany Ave	433	\$302,400	4573	\$66
60	33.09-1-2.2	Center Island Car Wash, LLC	5 Osgood Ave-Center Is	434	\$273,600	2048	\$134

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3	SBL	Name	Address	PRC	A V	SF	\$/sf
61	20.16-2-6	Lazzaro Joseph A	81 Arch St	439	\$42,200	4440	\$10
62	32.36-1-19	Moulin Mathieu	7 Hamilton St	439	\$45,100	920	\$49
63	32.36-1-20	Lazzaro Joseph A	9 Hamilton St	439	\$62,400	1500	\$42
64							
65	21.13-1-1	Bcmtm Llc	5 Veterans Memorial Dr	440		4116	
66	21.13-1-1	Bcmtm Llc	5 Veterans Memorial Dr	440		9292	
67	21.13-1-1	Bcmtm Llc	5 Veterans Memorial Dr	440		1680	
68	21.13-1-1	Bcmtm Llc	5 Veterans Memorial Dr	440	\$1,440,000	17642	
69						32730	\$44
70	21.77-2-10	Lazzaro Joseph M	1 Center Ct	440	\$70,100	1909	\$37
71							
72	32.28-1-1.1	J.b.h. Properties Llc	4 Center Ct	440		25200	
73	32.28-1-1.1	J.b.h. Properties Llc	4 Center Ct	440	\$1,440,000	22910	\$0
74						48110	
75	32.36-1-31.1	Fulgan Peter N Jr	8 Hamilton St	440	\$26,900	2530	\$11
76							
77	32.44-1-17	Connelly Thomas	2 Pine St	440		2100	
78	32.44-1-17	Connelly Thomas	2 Pine St	440	\$223,700	2184	
79						4284	\$52
80	32.44-2-37.2	Spare Room LLC	12 Lower Hudson Ave-E	442		3600	
81	32.44-2-37.2	Spare Room LLC	12 Lower Hudson Ave-E	442		4400	
82	32.44-2-37.2	Spare Room LLC	12 Lower Hudson Ave-E	442		2880	
83	32.44-2-37.2	Spare Room LLC	12 Lower Hudson Ave-E	442		2400	
84	32.44-2-37.2	Spare Room LLC	12 Lower Hudson Ave-E	442		5500	
85	32.44-2-37.2	Spare Room LLC	12 Lower Hudson Ave-E	442		5040	\$0
86	32.44-2-37.2	Spare Room LLC	12 Lower Hudson Ave-E	442		1984	
87	32.44-2-37.2	Spare Room LLC	12 Lower Hudson Ave-E	442		4800	
88	32.44-2-37.2	Spare Room LLC	12 Lower Hudson Ave-E	442	\$2,443,200	4320	
89						34924	\$70

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90	20.12-5-1.13	Buchakjian Realty Llc	185 Cohoes Ave	446	\$1,128,000	13000	\$87
91							
92	20.12-5-1.2	Green Island Contracting LLC	40 Veteran Memorial Dr	449		2904	
93	20.12-5-1.2	Green Island Contracting LLC	40 Veteran Memorial Dr	449	\$690,200	6000	\$78
94						8904	
95	20.12-5-1.12	ARC SYGRINY001 LLC	30 Veteran Memorial Dr	449	\$15,220,800	251672	\$60
96	20.12-5-2	Green Island Properties L	85 Cohoes Ave	449	\$3,483,800	64000	\$54
97	20.12-5-5	GKL Ventures LLC	90 Cohoes Ave	449	\$8,348,200	148200	\$56
98	20.16-2-1.3	Green Island Properties LLC	60 Cohoes Ave	449	\$4,790,400	88000	\$54
99	20.16-2-1.4	Green Island Properties LLC	70 Cohoes Ave	449	\$5,096,600	88000	\$58
100	20.84-1-25	Machnick Builders, LTD	1 West St	449	\$318,700	6896	\$46
101	20.84-4-9	Machnick Builders Ltd	9-11 James St	449	\$74,900	2280	\$33
102	20.84-4-23	Lydall Thermal Acoustical	5 Center Ct	449	\$1,728,000	40500	\$43
103							
104	20.84-4-27	Finkle Bruce	111-135 Paine St	449		39000	
105	20.84-4-27	Finkle Bruce	111-135 Paine St	449	\$836,200	500	\$21
106						39500	
107	21.09-2-1	Silhouette Optical Ltd.	260 Cannon St	449		1288	
108	21.09-2-1	Silhouette Optical Ltd.	260 Cannon St	449		31000	
109	21.09-2-1	Silhouette Optical Ltd.	260 Cannon St	449		1368	
110	21.09-2-1	Silhouette Optical Ltd.	260 Cannon St	449	\$6,317,500	22400	
111						56056	\$113
112	32.36-1-6	Grimm Bldg Matl Co Inc	96 Albany Ave	449		5270	
113	32.36-1-6	Grimm Bldg Matl Co Inc	96 Albany Ave	449		12960	
114	32.36-1-6	Grimm Bldg Matl Co Inc	96 Albany Ave	449		22444	
115	32.36-1-6	Grimm Bldg Matl Co Inc	96 Albany Ave	449	\$2,116,800	12496	
116						53170	\$40
117	32.36-1-13	Capitol Dist Tool & Die	22 Paine St	449	\$182,400	6200	\$29
118	32.36-1-16	Capitol Dist Tool & Die	28 Paine St	449	\$88,300	2016	\$44

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119	32.44-1-8	Mullins John M Constr	1-17 Pine St	449	\$250,600	8906	\$28
120	32.44-1-9	Mullins John M Constr	2-8 Albany Ave	449	\$209,300	7564	\$28
121	32.44-1-22	MLJ Properties, LLC	12-16 Pine St	449	\$124,800	4233	\$29
122	32.44-1-23	Concrete Leasing Corporation	18 Pine St	449	\$624,000	17596	\$35
123	32.44-1-31	MLJ Properties, LLC	11 Walnut St	449	\$98,900	3360	\$29
124	32.44-2-9.1	Lazzaro David M	4 Whitehall St	449	\$219,800	4004	\$55
125	32.44-2-9.2	37 Albany Avenue LLC	37-41 Albany Ave	449	\$330,200	6024	\$55
126	32.44-2-14	Boyer Mae C	7-9 Harlem St	449	\$102,700	3700	\$28
127	32.44-2-15	Boyer Mae C	11-15 Harlem St	449	\$112,300	4060	\$28
128	32.44-2-16	Boyer Mae C	1 Saratoga St	449	\$75,800	2750	\$28
129	32.44-2-18	Grimm Peter A	19 Lower Hudson Ave	449	\$633,600	20672	\$31
130	32.44-2-20	15 Lower Hudson Avenue LLC	15 Lower Hudson Ave	449	\$302,400	4800	\$63
131	32.44-2-22	9-11 LowerHudson Avenue LLC	9-11 Lower Hudson Ave	449	\$295,700	4925	\$60
132							
133	32.44-2-1.1	TFB Development Inc	17 Albany Ave	452		15400	
134	32.44-2-1.1	TFB Development Inc	17 Albany Ave	452		6720	
135	32.44-2-1.1	TFB Development Inc	17 Albany Ave	452	\$2,448,000	3280	
136						25400	\$96
137	21.77-1-26	Finning Properties Inc	148 George St	462	\$561,600	3840	\$146
138	33.09-1-2.1	Prime KDRM, LLC.	10 Osgood Ave-Center Is	464	\$1,052,200	10064	\$105
139							
140	21.13-1-2	Freedman R	25 Tibbits Ave-(West Of	475		1550	
141	21.13-1-2	Freedman R	25 Tibbits Ave-(West Of	475		5920	
142	21.13-1-2	Freedman R	25 Tibbits Ave-(West Of	475	\$1,712,600	14550	
143						22020	\$78
144	33.21-1-1	BLAX Holding, LLC	97 1/2 George St	480	\$233,300	3663	\$64
145	20.76-4-34.12	Parvez Ansar	165 Paine	481	\$153,600	2860	\$54
146	21.77-2-13	Finning James D	98 George St	481	\$163,200	3314	\$49
147	20.76-3-40	Fruscio Dominic	41 Arch St	482	\$121,000	1656	\$73

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3	SBL	Name	Address	PRC	A V	SF	\$/sf
148	21.69-2-12	Planet Development LLC	150 George St	482	\$105,600	2456	\$43
149	21.77-1-27	Gervasio William J	149 George St	482	\$138,200	2224	\$62
150	21.77-1-37	Mcnulty Ellen M	137 George St	482	\$158,400	2724	\$58
151	21.77-2-23	Gatto Gregory	120 George St	482	\$99,800	1732	\$58
152	32.28-1-41	Gaughan&LegnardPropertiesInc	40 George St	482	\$230,400	5220	\$44
153							
154	33.21-1-24	Connolly Mary Lou	35-37 George St	482		1600	
155	33.21-1-24	Connolly Mary Lou	35-37 George St	482	\$187,200	3320	
156						4920	\$38
157	20.84-3-1	Lazzaro Joseph A	52 James St	483		1054	
158	20.84-3-1	Lazzaro Joseph A	52 James St	483		2120	
159	20.84-3-1	Lazzaro Joseph A	52 James St	483	\$118,100	972	
160						4146	\$28
161	21.69-2-11	Jandali M. A	13 Arch St	483	\$124,800	1912	\$65
162	21.77-1-31	Chriss John F	141 George St	483	\$149,800	1386	\$108
163	21.77-3-5	Mcnulty-Ryan Ellen M	147 Hudson Ave	483	\$257,300	6260	\$41
164	21.77-3-31	Lydall Thermal Acoustical	101-A Hudson Ave-Rear	483	\$68,800	868	\$79
165	32.28-1-43	Hickok Scott	36 George St	483	\$134,400	2288	\$59
166	32.44-2-10	Boyer Mae C	1 Harlem St	483	\$40,300	1470	\$27
167	32.44-2-19	Lazzaro David M	17 Lower Hudson Ave	484	\$183,400	3440	\$53
168	33.21-1-22	Lazzaro Joseph A	41 George St	484	\$183,400	3360	\$55
169	20.12-5-1.11	The Case Group, LLC	195 Cohoes Ave	710	\$3,791,000	51519	\$74
170							
171	20.76-3-2	Sirf Enterprises	67 Arch St	710		336	
172	20.76-3-2	Sirf Enterprises	67 Arch St	710	\$143,000	2688	
173						3024	\$47
174	20.76-3-3	Sirf Enterprises	65 Arch St	710	\$508,800	16084	\$32
175							
176							

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3	SBL	Name	Address	PRC	A V	SF	\$/sf
177	32.28-1-3	Lydall Thermal Acoustical	68-96 George St	710		84517	
178	32.28-1-3	Lydall Thermal Acoustical	68-96 George St	710		72094	
179	32.28-1-3	Lydall Thermal Acoustical	68-96 George St	710	\$3,264,000	14238	
180						170849	\$19
181	20.16-2-2.1	Gen-Mar Holding Inc	1 Tibbits Ave	714		12800	
182	20.16-2-2.1	Gen-Mar Holding Inc	1 Tibbits Ave	714		32000	\$0
183	20.16-2-2.1	Gen-Mar Holding Inc	1 Tibbits Ave	714	\$1,632,000	680	
184						45480	\$36
185	20.16-2-3	TD Bank, N.A.	2 A Tibbits Ave	714		40480	
186	20.16-2-3	TD Bank, N.A.	2 A Tibbits Ave	714	\$1,747,200	2700	\$0
187						43180	\$40
188	20.16-2-10	Bendix Corporation	Ne Cor Cohoes & Tibbits	714	\$3,000,000	126400	\$24
189							
190	32.44-2-1.2	Albany Mechanical Service	15 Albany Ave	714		10800	
191	32.44-2-1.2	Albany Mechanical Service	15 Albany Ave	714		2116	
192	32.44-2-1.2	Albany Mechanical Service	15 Albany Ave	714	\$662,400	3016	
193						15932	\$42