



OWNERSHIP INFORMATION

ALMY, JOHN A
118 BERKSHIRE BLVD
ALBANY NY 12203-2535

PARCEL NO: 64.47-1-36

Mail: 118 BERKSHIRE BLVD
ALBANY NY 12203-2535

PHONE NUMBER:

COUNTY: ALBANY
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0018.02

SALE INFORMATION

Sale Date	Price \$	0	Deed Date
Arms Length	Libre	Page	0
Seller	Buyer	Personal Property	# Total Parcels

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
-------------	-------	------	-------------	--------	-------

No sale history in database for this parcel.

STRUCTURAL INFORMATION

LOT INFORMATION

TAX INFORMATION

Square Feet	700	Lot Size Dim.:	40.00x120.00	Tax ID#	64.47-1-36
Sqft. 1st Floor	700	Land SQFT	4,800	Assessed Value \$	116,000
Sqft. 2nd Floor	0	Lot Size Acres	0.11	Land Assesment \$	23,000
Fin. Basement Sqft.	0	Zoning	R1B	School Tax \$	244
Year Built	1951	Nbhd Code	30270	County/Town Tax \$	2,068
Bldg Style	RANCH	School District	010100 - ALBANY	City/Village Tax \$	
# Units	1	Desirability	TYPICAL	Total Tax \$	2,312
# Stories	1.00	Water Front	N	Full Tax Value \$	116,000
# Baths	0	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	1.00
# Bedrooms	2	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	2.-9045
# Fireplaces	0	Utilities	GAS/ELECTRIC	Full Land Value \$	23,000
# Kitchens	1	Nbhd. Rating	AVERAGE		
Garage Type		Nbhd. Type	URBAN	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.	
Garage Bays	0	# Res. Sites	1	Updated:05/02/2022 1:53 pm	
Cooling Detail	NONE	# Comm. Sites	0		
Heat Type	HEAT: (HOT WATER/STEAM) FUEL: (OIL)	Swis Code	010100		
Exterior	ALUM/VINYL				
Condition	NORMAL				
Basement Type	FULL				

EXEMPTIONS:

PERSONS AGE 65 OR OVER
ENHANCED STAR

IMPROVEMENTS:

(1) PATIO-ASPHLT, BUILT 1960, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

real-info.com makes no warranty or guarantee concerning the accuracy or reliability of the content contained in this site. Information is obtained from many sources. real-info.com shall not be liable for errors contained herein or for any damages in connection with the use of the information contained herein.



COUNTY OF ALBANY



Real Estate Tax Statement

Parcel: 0640470001036000000

Location: 118 BERKSHIRE BLVD

Owner:
 ALMY JOHN A
 ALMY JEANNE
 118 BERKSHIRE BLVD
 ALBANY NY 12203

Status: Square 0
 Land Valuation: 116,000
 Building Valuation: 0
 Exemptions: 17,000
 Taxable Valuation: 99,000
 Interest Per Diem: 22,837.19

Legal Description:

Deed Date: Book/Page: Interest Date: 06/30/2022

Year	Type	Bill			
2021	RE-E	5028			
Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	2,731.58	2,731.58	300.47	3,032.05
	5% PERCENT	136.58	136.58	0.00	136.58
		2,868.16	2,868.16	300.47	3,168.63
Year Totals		2,868.16	2,868.16	300.47	3,168.63

Year	Type	Bill			
2021	RE-1	6460			
Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	1,715.23	1,715.23	343.05	2,058.28
	ALBANY WAT	153.30	153.30	30.66	183.96
	5 PERCENT	93.43	93.43	0.00	93.43
		1,961.96	1,961.96	373.71	2,335.67
Year Totals		1,961.96	1,961.96	373.71	2,335.67

Year	Type	Bill			
2020	RE-E	3489			
Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	2,728.03	2,728.03	627.45	3,355.48
	5% PERCENT	136.40	136.40	0.00	136.40
		2,864.43	2,864.43	627.45	3,491.88
Year Totals		2,864.43	2,864.43	627.45	3,491.88

Year	Type	Bill			
2019	RE-1	6080			
Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	1,674.21	1,674.21	736.65	2,410.86
	ALBANY WAT	179.07	179.07	78.79	257.86
	MAILING CH	1.00	1.00	0.00	1.00
	5 PERCENT	92.66	92.66	0.00	92.66
		1,946.94	1,946.94	815.44	2,762.38
Year Totals		1,946.94	1,946.94	815.44	2,762.38

COUNTY OF ALBANY



Real Estate Tax Statement

Year	Type	Bill				
2015	LIEN	585				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALB LIENS	1,641.76	1,641.76	1,510.42	3,152.18	
		1,641.76	1,641.76	1,510.42	3,152.18	
Year Totals		1,641.76	1,641.76	1,510.42	3,152.18	

Year	Type	Bill				
2015	LIEN	1058				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALB SCH LN	1,155.20	1,155.20	970.37	2,125.57	
		1,155.20	1,155.20	970.37	2,125.57	
Year Totals		1,155.20	1,155.20	970.37	2,125.57	

Year	Type	Bill				
2014	LIEN	1552				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALB LIENS	1,519.91	1,519.91	1,580.71	3,100.62	
	LEGAL CHAR	150.00	150.00	0.00	150.00	
	TITLE SEAR	290.00	290.00	0.00	290.00	
	MAIL CHARG	35.00	35.00	0.00	35.00	
		1,994.91	1,994.91	1,580.71	3,575.62	
Year Totals		1,994.91	1,994.91	1,580.71	3,575.62	

Year	Type	Bill				
2014	RE-E	9139				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY SCH	716.04	716.04	680.24	1,396.28	
	5% PERCENT	35.80	35.80	0.00	35.80	
		751.84	751.84	680.24	1,432.08	
Year Totals		751.84	751.84	680.24	1,432.08	

Year	Type	Bill				
2011	LIEN	1200				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALB SCH LN	1,177.40	684.02	177.85	861.87	
	LEGAL CHAR	150.00	0.00	0.00	0.00	
		1,327.40	684.02	177.85	861.87	
Year Totals		1,327.40	684.02	177.85	861.87	

Year	Type	Bill				
2010	LIEN	2716				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALB LIENS	1,347.56	1,347.56	2,048.29	3,395.85	
		1,347.56	1,347.56	2,048.29	3,395.85	
Year Totals		1,347.56	1,347.56	2,048.29	3,395.85	

PRE-FORECLOSURE INTERIOR INSPECTION

PARCEL ADDRESS: 118 Berkshire Blvd
Street Number Avenue/Street/Place Name

CITY/TOWN: Albany CLASS CODE: 210

TAX MAP NUMBER: 64 - 47 - 1 - 36

Date of Inspection: 9/19/22 Date of Prior Inspection: _____

- VACANT LOT BUILDING AGRICULTURAL USE
 COMMERCIAL RESIDENTIAL OCCUPIED/IN ACTIVE USE

BUILDINGS SECTION: # OF UNITS: 1 # OF FLOORS 1

DOES THIS PROPERTY REQUIRE PRIORITY CODE INSPECTION:

YES, Date Requested: _____ NO

Unsafe/Unfit Conditions Noted: YES NO

If yes, explain:

Property does need to be secured

Type of Construction: Wood Brick OTHER _____

Current Overall Condition: GOOD FAIR POOR

Freestanding Structure: YES NO

Adjoining Common Walls: One Side Both Sides NONE

Are there other structures on the property? YES NO

YES, describe current condition:

Is there a FENCE or RETAINING WALL? NO

YES, describe current condition:

STRUCTURE CURRENT CONDITION:

Roof GOOD FAIR POOR LEAKING

PRE-FORECLOSURE INTERIOR INSPECTION

Foundation	<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> FAIR	<input type="checkbox"/> POOR	<input type="checkbox"/> CRACKS
Outside Walls	<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> FAIR	<input type="checkbox"/> POOR	
Windows	<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> FAIR	<input type="checkbox"/> POOR	<input type="checkbox"/> PLYWOOD
Entrance Door	<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> FAIR	<input type="checkbox"/> POOR	<input type="checkbox"/> PLYWOOD
Steps (front/rear)	<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> FAIR	<input type="checkbox"/> POOR	<input type="checkbox"/> MISSING

ALL PROPERTIES—PLEASE CHECK ONE

Grounds Clear and Accessible:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
All Combustible Materials Removed:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> UNKN	<i>Hold</i>
Cars Tagged and Towed :	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> NONE	
Property secured to prevent entry :	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> LOT	<i>walls</i>
Trespass Affidavit Posted:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> LOT	
Gas, Electric, Water Turned off:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> LOT	<input type="checkbox"/> UNKN

GAS Meter Number: _____ NO METER

WATER Meter Number: _____ NO METER

ELECTRIC Meter Number: _____ NO METER

ENVIRONMENTAL ISSUES—PLEASE CHECK ONE

Adjoining Property with Industrial Use	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> UNKN
Prior use as FUEL STATION	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> UNKN
Prior use for MOTOR REPAIR	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> UNKN
Prior use as DRY CLEANER	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> UNKN
Prior use as LAND FILL	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> UNKN
Prior use as JUNK YARD	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> UNKN
Prior use as WASTE TREATMENT/PROCESSING	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> UNKN
OTHER COMMERCIAL USE W/ENV POTENTIAL	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> UNKN

Storage Tanks Visible on Property	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Vent Pipes, Fill Pipes on Property	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Stained Soil/Residue on Pooled Water Noted	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Industrial Drums or Chemical Containers	<input type="checkbox"/> YES	<input type="checkbox"/> NO	

CURRENTLY OCCUPIED: YES NO

List names of Occupants/Contact information under Field Notes

PRE-FORECLOSURE EXTERIOR INSPECTION

PARCEL ADDRESS: 118 Berkshire Blvd
Street Number Avenue/Street/Place Name

CITY/TOWN: Albany CLASS CODE: 210

TAX MAP NUMBER: 64 - 47 - 1 - 36

ASSESSED VALUE: 116,000

- ACCURATE NEEDS REVIEW by ASSESSOR

NOTICE POSTED: 7/26/12

Date of Inspection: 7/26/12 Date of Prior Inspection: _____

- VACANT LOT BUILDING AGRICULTURAL USE
 COMMERCIAL RESIDENTIAL OCCUPIED/IN ACTIVE USE

DOES THIS PROPERTY REQUIRE LOCAL CODE INSPECTION:
 YES, Date Referred: _____ NO

GAS/ELECTRIC SERVICE—PLEASE Add Meter Number OR "NO METER"

GAS Meter Number: N/A NO METER

WATER Meter Number: 36880 NO METER

ELECTRIC Meter Number: N/A NO METER

Unsafe/Unfit Conditions Noted: YES NO

If yes, explain:

ENVIRONMENTAL ISSUES—PLEASE CHECK "YES" OR "NO"

- Adjoining Property with Industrial Use YES NO UNKN
Prior use as FUEL STATION YES NO

PRE-FORECLOSURE EXTERIOR INSPECTION

<input type="checkbox"/> UNKN Prior use for MOTOR REPAIR	<input type="checkbox"/> YES	<input type="checkbox"/>
NO <input type="checkbox"/> UNKN		
Prior use as DRY CLEANER	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKN
Prior use as LAND FILL	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKN
Prior use as JUNK YARD	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKN
Prior use as WASTE TREATMENT/PROCESSING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKN
OTHER COMMERCIAL USE W/ENV POTENTIAL	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKN
Storage Tanks Visible on Property	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Vent Pipes, Fill Pipes on Property	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Stained Soil/Residue on Pooled Water Noted	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Industrial Drums or Chemical Containers	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

VACANT LOT SECTION:

Current Overall Condition: GOOD FAIR POOR

Clear of Debris/Undergrowth: YES NO

Adjoining Occupied Structure(s): YES NO

BUILDINGS SECTION: # OF UNITS: _____ # OF FLOORS _____

Type of Construction: Wood Brick OTHER _____

Current Overall Condition: GOOD FAIR POOR

Freestanding Structure: YES NO

Adjoining Common Walls: One Side Both Sides NONE

Are there other structures on the property? YES NO

Is there a FENCE or RETAINING WALL? YES NO

CURRENTLY OCCUPIED: YES NO UNKNOWN

Names of Occupants:

STATE OF NEW YORK
COUNTY COURT

COUNTY OF ALBANY

In the Matter of the "In Rem" Delinquent Tax Lien Foreclosure
Proceeding brought pursuant to Article Eleven, Title 3 of the
Real Property Tax Law

by

THE COUNTY OF ALBANY, NEW YORK, Tax District

against

Those Parcels of Real Property described in the LIST OF
DELINQUENT TAXES filed on December 6, 2016 covering
the CITY OF ALBANY, Albany County, Albany County

**TAX ENFORCEMENT
STATEMENT**

Index No. 05418-16

**IMPORTANT!!
PLEASE DO NOT
IGNORE THIS NOTICE!!**

POSTED NOTICE

118 Berkshire Boulevard
City of Albany

It appears you may have an ownership, lien holder or other legal interest in the parcel of real property included in the above specified List of Delinquent Taxes that is individually described at the bottom of this Statement.

The above-entitled proceeding has been commenced to foreclose upon this parcel due to the failure to pay real property taxes assessed and levied against it. Unless such taxes and other legal charges are paid in full or you interpose an Answer in this proceeding on or before **September 15, 2022, that being THE LAST DAY FOR REDEMPTION**, you will lose your ownership, lien holder or other legal interest in this parcel and title to it will be transferred to the County of Albany by means of a Court judgment. You may want to contact an attorney to protect your rights.

If you want to pay the taxes and legal charges owed on this parcel, find out the amount owed, require further information, or have any questions concerning this matter, please immediately contact the Albany County Division of Finance, Room 1340, 112 State Street, Albany, New York 12207, Telephone No. (518) 447-7082 for further information.

DATED: April 21, 2022

PARCEL DESCRIPTION

Parcel Foreclosure No.: 05418-16-000128

Owner(s) of Record on Date of Filing List of Delinquent Taxes: John A. & Jeanne C. Almy

Owner(s) of Record on Date of Title Search: John A. & Jeanne C. Almy

Parcel Location: 118 Berkshire Boulevard, City of Albany

Parcel Tax Map No. 06404700010360000000 Class Code: 210

STATE OF NEW YORK
COUNTY COURT COUNTY OF ALBANY

In the Matter of the "In Rem" Delinquent Tax Lien
Foreclosure Proceeding brought pursuant to
Article Eleven, Title 3 of the Real Property Tax
Law

by

THE COUNTY OF ALBANY, NEW YORK, TAX
DISTRICT

against

Those Parcels of Real Property described in the
LIST OF DELINQUENT TAXES filed on December
6, 2016 covering the CITY OF ALBANY, Albany
County, Albany County

PETITION AND
NOTICE OF
FORECLOSURE

Index No. 05418-16

PLEASE TAKE NOTICE that on April 21, 2022 the Commissioner of the Albany County Department of Management and Budget as Enforcing Officer (hereinafter "Enforcing Officer") of the Albany County, New York, Tax District (hereinafter "Tax District") pursuant to law filed with the Clerk of Albany County this document intended to serve as both the Petition of Foreclosure and the Notice of Foreclosure in the above captioned proceeding to enforce the payment of unpaid real property taxes or other lawful charges that have accumulated and become liens against the parcels of real property included in the above specified List of Delinquent Taxes ("List"), a copy of which List was annexed to said Petition and Notice when it was filed with said Clerk.

Effect of filing: All persons and entities having or claiming to have any right, title or interest in or lien upon any of the parcels of real property included in the annexed List are hereby notified that the filing of this Petition and Notice of Foreclosure constitutes the commencement by the Tax District of a proceeding in the above specified Court to foreclose "in rem" the unpaid tax liens on the parcels of real property included in the annexed List.

Nature of proceeding: This proceeding is brought only to foreclose unpaid tax liens on the parcel(s) of real property included in the annexed List and no judgment will be entered in this proceeding against any person for taxes or other legal charges or any part thereof.

Persons affected: This notice is directed to all persons and entities having or claiming to have any right, title or interest in, or lien upon any of the parcels of real property included in the annexed List. Such persons are hereby further notified that a duplicate of this Petition and Notice of Foreclosure and annexed List have been filed in the office of the Enforcing Officer of the Tax District and will remain open for public inspection up to and including the below specified last day for redemption.

Right of redemption: Any person having or claiming to have any right, title or interest in or lien upon any of the parcels of real property included in the annexed List may on or before the last day for redemption below specified redeem the same by paying to the Tax District the amount of all of the unpaid tax liens thereon computed to and including said last day for redemption. Such payments must be made to the Albany County Commissioner of Management and Budget, 112 State Street, Room

1340, Albany, New York 12207. In the event that a person or entity other than the record owner of the parcel pays such tax liens, such person or entity is only entitled to have the tax liens satisfied of record and will not by reason of such payment acquire any ownership interest in the parcel. Personal checks will not be accepted on or after the date of this Petition and Notice. Payment by cash, certified check, bank check or money order is required.

Last day for redemption: The last day for redemption is hereby fixed as September 15, 2022.

Service of an Answer: Any person or entity having or claiming to have any right, title or interest in or lien upon any of the parcels of real property included in the List annexed to this Petition and Notice of Foreclosure as Exhibit "A" may interpose a duly verified Answer setting forth in detail the nature and amount of said claim or interest and any defense or objection to the foreclosure proceeding. Such Answer must be filed in the Office of the Albany County Clerk and served upon the attorney for the Tax District, the Albany County Attorney, at the address shown below on or before the above mentioned as the last day for redemption.

Failure to redeem or answer: In the event of the failure to redeem or answer by any person or entity having the right to redeem or answer, such person or entity will be forever barred and foreclosed of any right, title and interest in or lien upon and equity of redemption had by them in the parcels of real property included in the annexed List and a Judgment in Foreclosure by default may be taken by the Tax District.

DATED: April 21, 2022

ENFORCING OFFICER
COUNTY OF ALBANY, NEW YORK, TAX DISTRICT



M. DAVID REILLY, JR., Commissioner, Albany County
Department of Management and Budget

ATTORNEY FOR TAX DISTRICT:
Albany County Attorney
112 State Street, Room 600
Albany, New York 12207
Tel. No. (518) 447-7089

AFFIRMATION

I, M. DAVID REILLY, JR., Commissioner of the Albany County Department of Management and Budget, hereby affirm under the penalties of perjury that: I am the duly designated Enforcing Officer for the County of Albany, New York, Tax District; I have read the foregoing Petition and Notice of Foreclosure signed by me and I am familiar with its contents; and the contents thereof are true to the best of my knowledge and belief.

DATED: April 21, 2022

A handwritten signature in black ink, appearing to read "M. David Reilly, Jr.", written in a cursive style.

M. DAVID REILLY, JR., Commissioner, Albany County
Department of Management and Budget