

## 48 GRAND STREET – PROPERTY DESCRIPTION REPORT



**Total Acreage/Size:** 100 x 150  
**Land Assessment:** 2019 - \$44,700  
**Full Market Value:** 2019 - \$1,300,000  
**Equalization Rate:** ----  
**Deed Book:** 13721  
**Grid East:** 626538

**Status:** Active  
**Roll Section:** Wholly Exem  
**Swis:** 331100  
**Tax Map ID #:** 31-2-18  
**Property Class:** 613 - College/univ  
**Site:** COM 1  
**In Ag. District:** No (27.0733)  
**Site Property Class:** 613 - College/univ  
**Zoning Code:** INS  
**Neighborhood Code:** 00027  
**School District:** Newburg  
**Total Assessment:** 2019 - \$1,300,000  
  
**Property Desc:** fka 46-52 Grand St  
**Deed Page:** 558  
**Grid North:** 971970

### Owners

County of Orange  
 255 Main St  
 Goshen NY 10924

### Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Add. Parcels	Deed Book and Page
2/20/2014	\$1,500,000	681 - Culture bldg	Land & Building	Sterling, A Justin	No	No	No	13721/558
6/29/2013	\$1,100,000	681 - Culture bldg	Land & Building	River City Development Corp	No	No	No	13614/1522
10/4/2010	\$1,400,000	681 - Culture bldg	Land & Building	Sterling Justin A Trustee	Yes	No	No	13067/147
3/23/1999	\$500,000	632 - Benevolent	Land & Building	Masonic Temple	Yes	Yes	No	5032/103

### Utilities

**Sewer Type:** Comm/public  
**Utilities:** Gas & elec  
**Water Supply:** Comm/public

### Inventory

**Overall Eff Year Built:** 0  
**Overall Grade:** Good  
**Overall Condition:** Normal  
**Overall Desirability:** 3

### Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	1	Partial fin	1914	Normal	Above Average	23916	4

### Site Uses

Use	Rentable Area (sqft)	Total Units
Non-contrib	5,900	0
College/univ	25,252	0

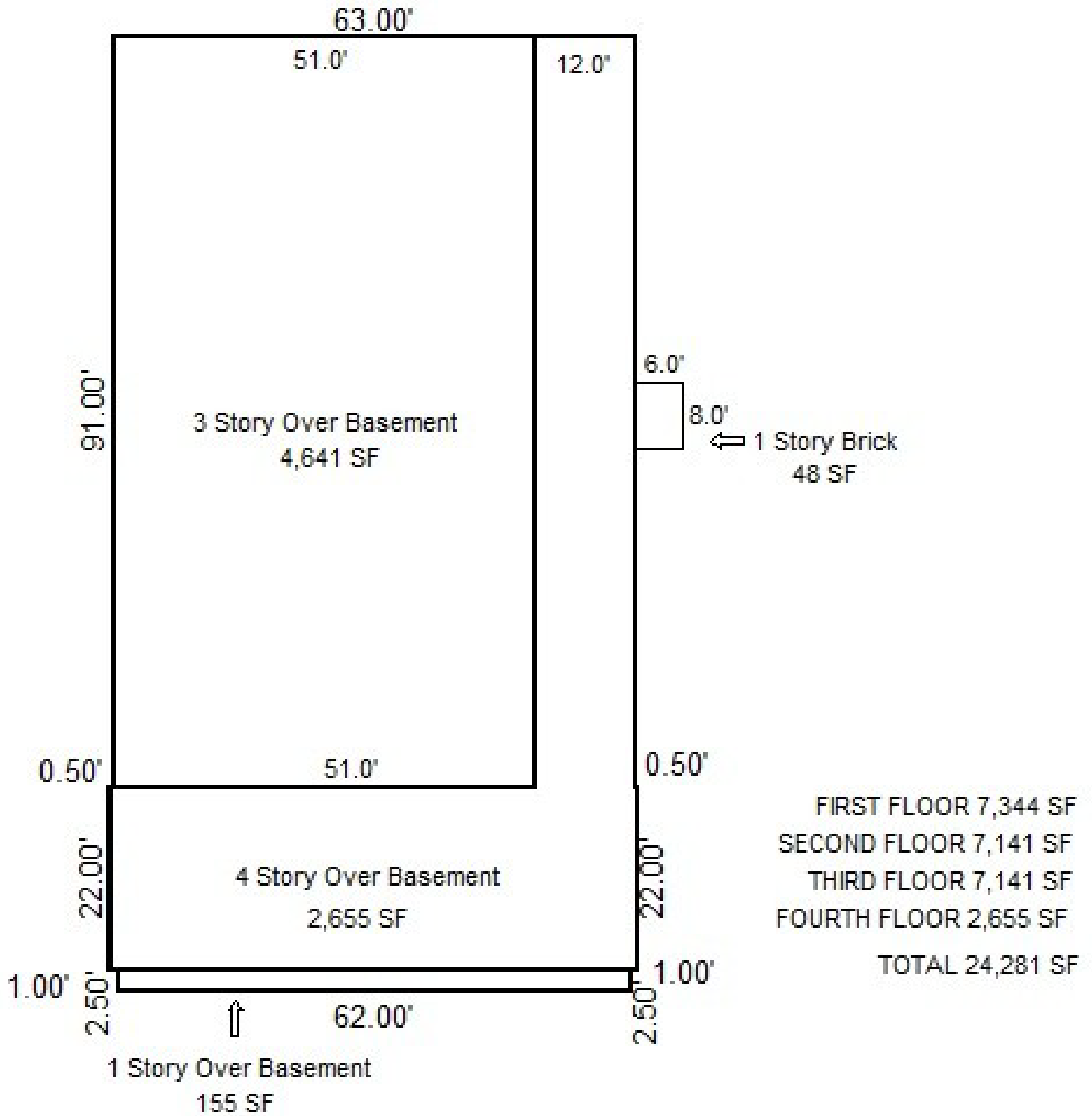
### Improvements

Structure	Size	Grade	Condition	Year
Elev-passngr	5 x 2000	Average	Fair	1975

### Land Types

Type	Size
Primary	14,810.00 sq ft

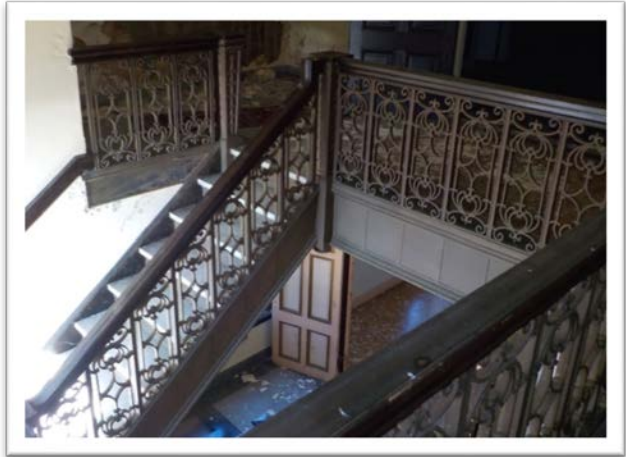
**48 GRAND STREET – BUILDING SKETCH**

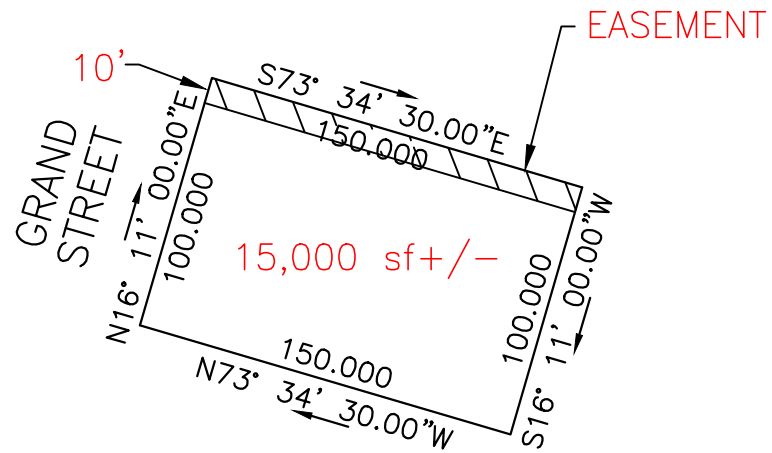


**48 GRAND STREET – EXTERIOR PICTURES**



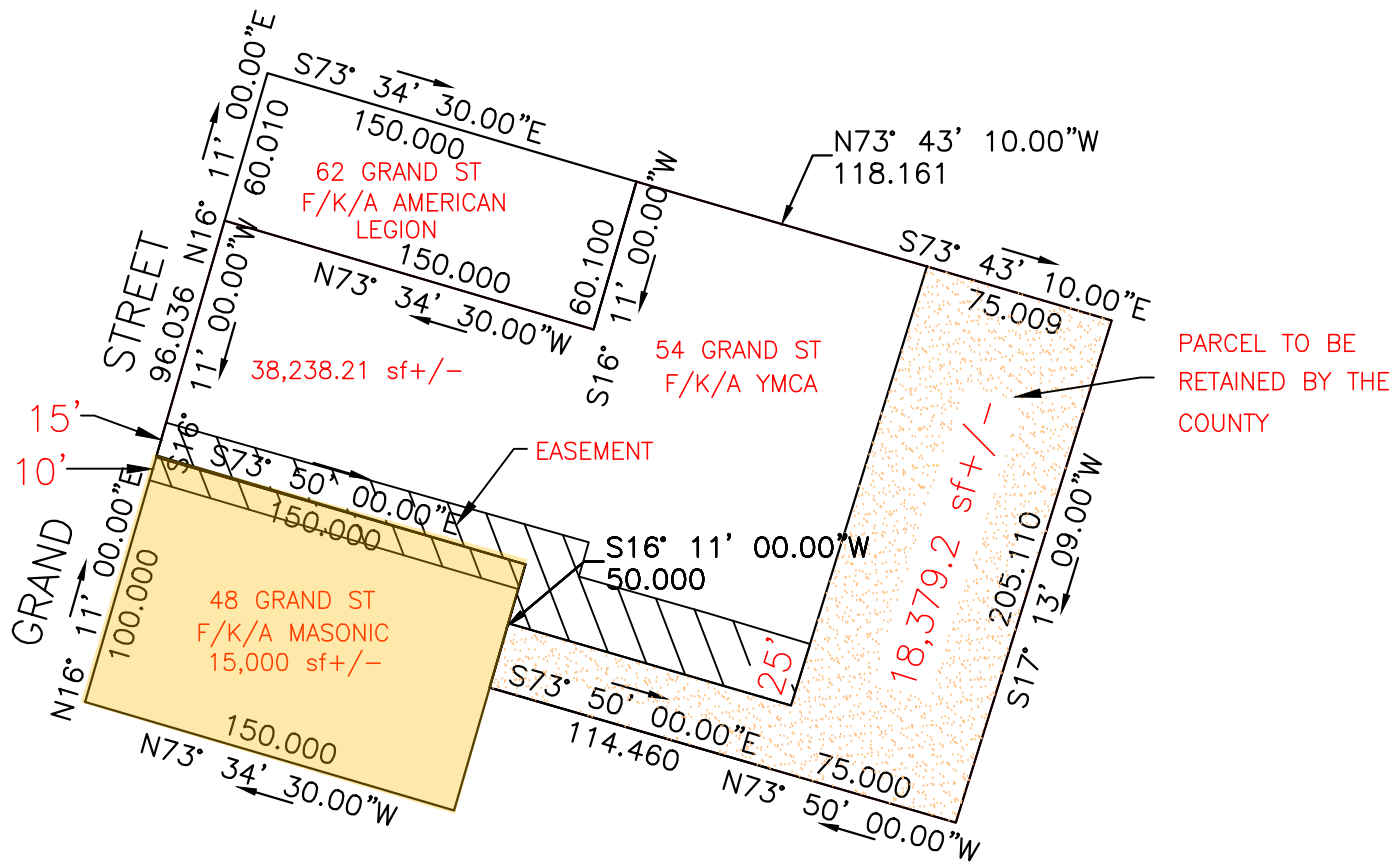
**48 GRAND STREET – INTERIOR PICTURES**





SITE PLAN  
 CITY OF NEWBURGH  
 48 GRAND STREET  
 31-2-18  
 FORMER MASONIC TEMPLE BUILDING

6/1/2020  
 SUBJECT TO SURVEY



SITE PLAN  
THREE PROPERTIES