41 Tioronda Ave
Beacon, NY 12508





Ryan Sylvestri

Licensed Associate Real Estate Broker

New York Real Estate License #10301220700

Mobile (845) 867-2646

ryansylvestri@gmail.com

https://www.ryansylvestri.com

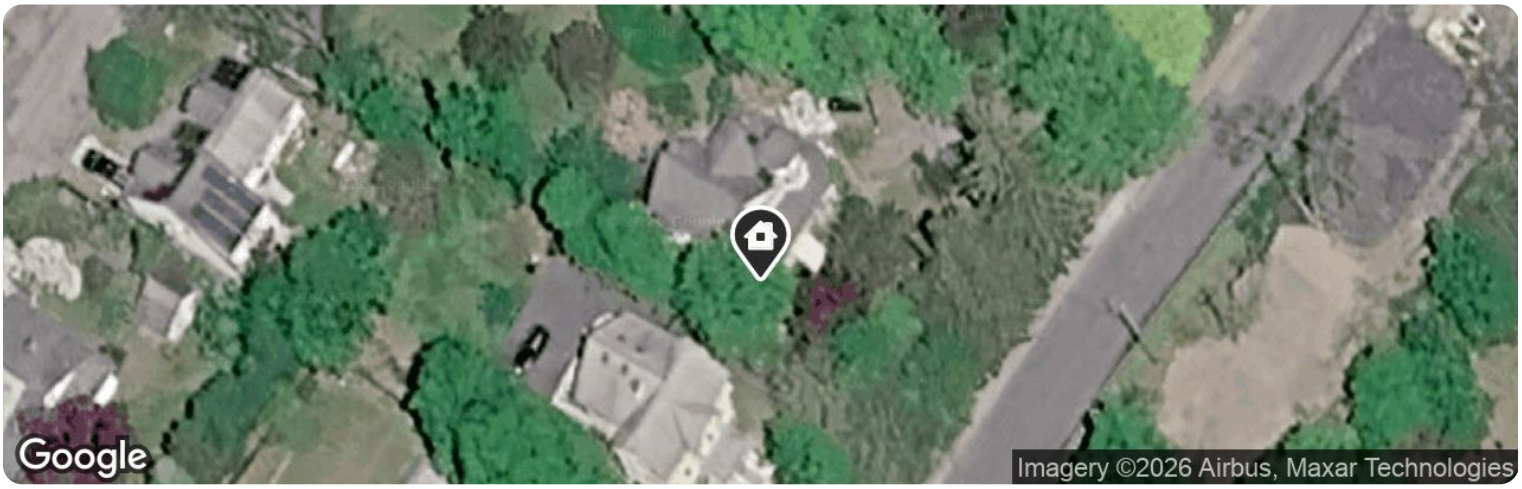
RE/MAX Town & Country

584 Route 9

Fishkill, NY 12524

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

41 Tioronda Ave, Beacon, NY 12508



Off Market / Public Record • Public Record

Closed Price

Closed Price not available

AVM

$783,000

AVM Updated 11/28/2026

AVM Estimated Range

$681.2K $884.8K

AVM Confidence

★★★★☆

AVM Month Change

↓ $1,000

AVM Year Change

↑ 3.02%

CMA Value

$458,000

CMA Range

$394.5K $625K

Last Edited 9/30/2026 **Price per Sq Ft** $165

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Property Information

Property Facts

Name	Public Facts	Agent Refinements
Property Type	Multifamily/Multiplex	–
Property Subtype	Duplex (2 units)	–
Bedrooms	6	–
Total Baths	2	–
Full Baths	2	–
Partial Baths	–	–
Living Area (sq ft)	2,783	–
Building Area (sq ft)	2,783	–
Lot Size	0.54 acres	–
Lot Dimensions	23522 SF	–
Garage (spaces)	0	–
Year Built	1870	–
Style	Traditional/Old	–
Heating	Hot Water	–
Basement	Full Basement	–
Exterior Walls	Wood	–
Number of Units	0	–
Number of Stories	2 story with Basement	–

Interior Features

PUBLIC

1st Floor	1642 sq ft	2nd Floor	1141 sq ft
Heating Fuel Type	Oil	Porch Covered	454 sq ft

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Exterior Features

PUBLIC			
Lot Size - Square Feet	23,522 sq ft	**Lot Size - Acres**	0.54 acres
Neighborhood Code	4	**Water**	Municipal
Sewer	Municipal	**Current Use**	Duplex (2 units)
Building Condition	Average	**Building Quality**	C

Legal Description

Parcel Number	130200 6054-37-036681-0000	**Tax ID**	30036681
County	Dutchess County	**Zoning**	RD-3
City/Municipality/Township	BEACON	**Census Tract**	360272102.012004
Carrier Route	C017	**Abbreviated Description**	LOT:36.681 BLK:37 SEC:6.54 DIST:130200 CITY/MUNI/TWP:BEACON 0.54 AC (D) 1968 0536 1606 0428
Current Use	Duplex (2 units)		

Owner Facts

Owner Name (Public)	LAURIE A. CLARK	**Mailing Address**	41 Tioronda Ave Beacon NY 12508-3343
Phone Number	8458317370	**Owner Occupied**	Yes

Location Details

Flood Zone	X (unshaded)

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Photos

Historical Photos











Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Market Trends

Market Trends for Beacon, NY 12508

Multifamily/Multiplex

October 2026

Market Type

Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
4	–	–	–
↑ 60% MoM			

October 2026 Median Estimated Property Value

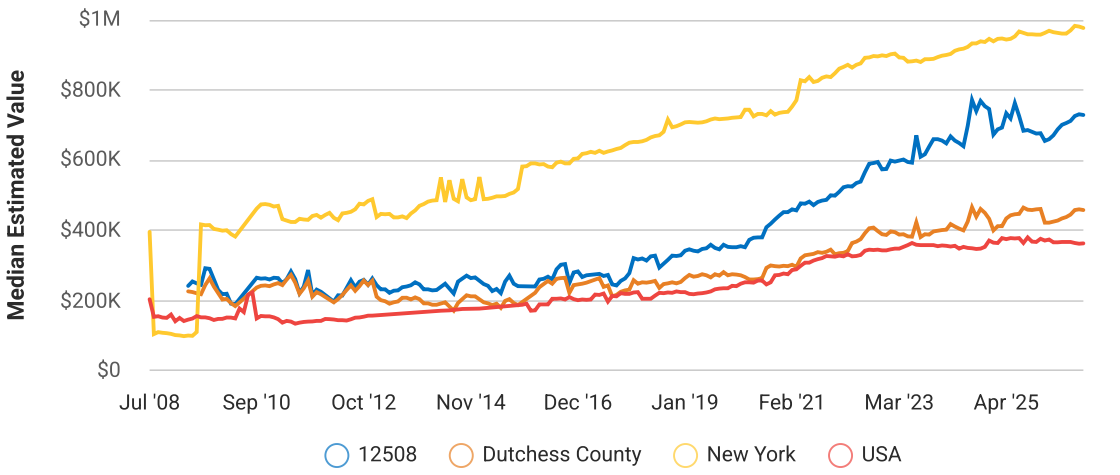
Multifamily/Multiplex

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$729,000	-0.3%	+7%



Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

41 Tioronda Ave, Beacon, NY 12508

October 2026 Active Listings

Beacon, NY 12508

Multifamily/Multiplex

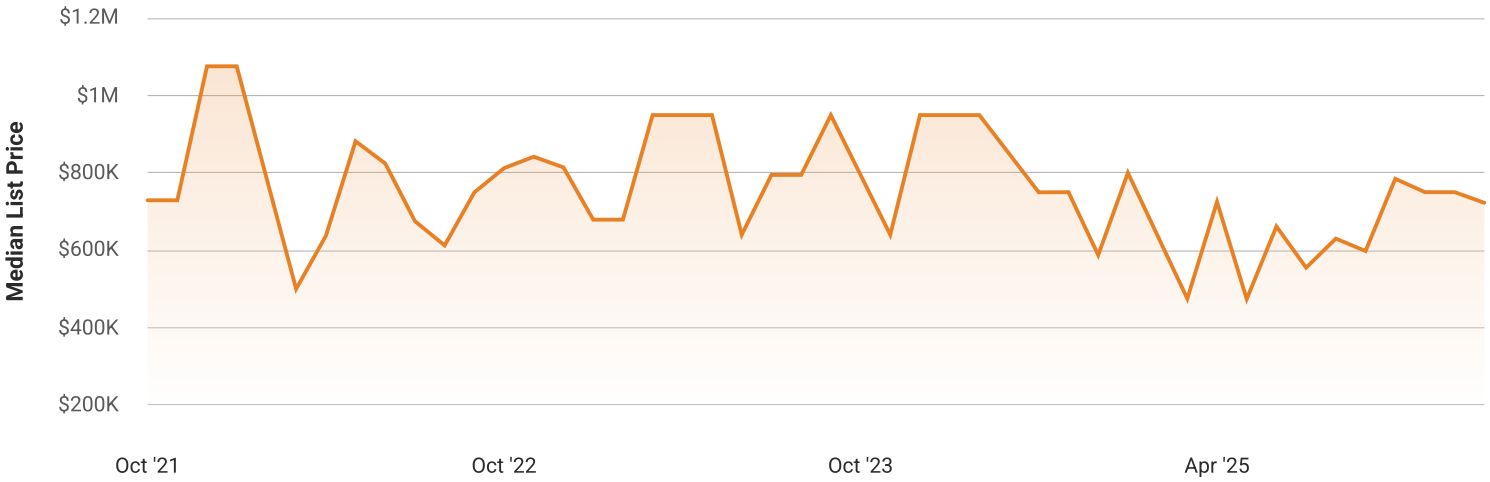
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $722,500

↓ 3.7% Month over Month



Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

41 Tioronda Ave, Beacon, NY 12508

Sold Listings

Beacon, NY 12508

Multifamily/Multiplex

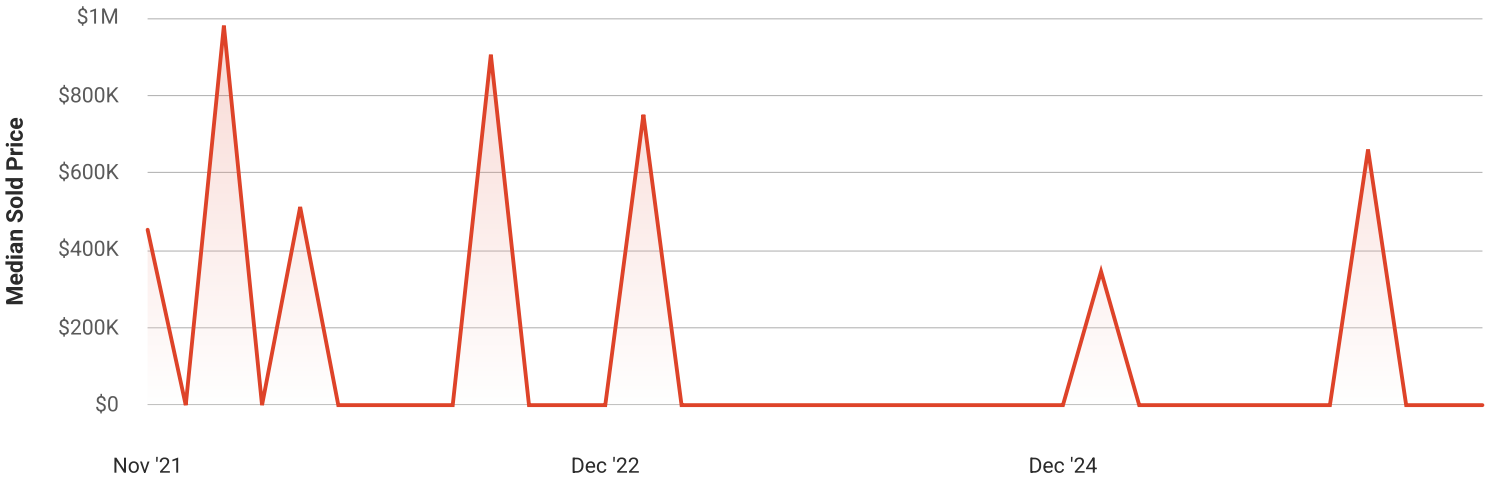
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - –

Month over Month



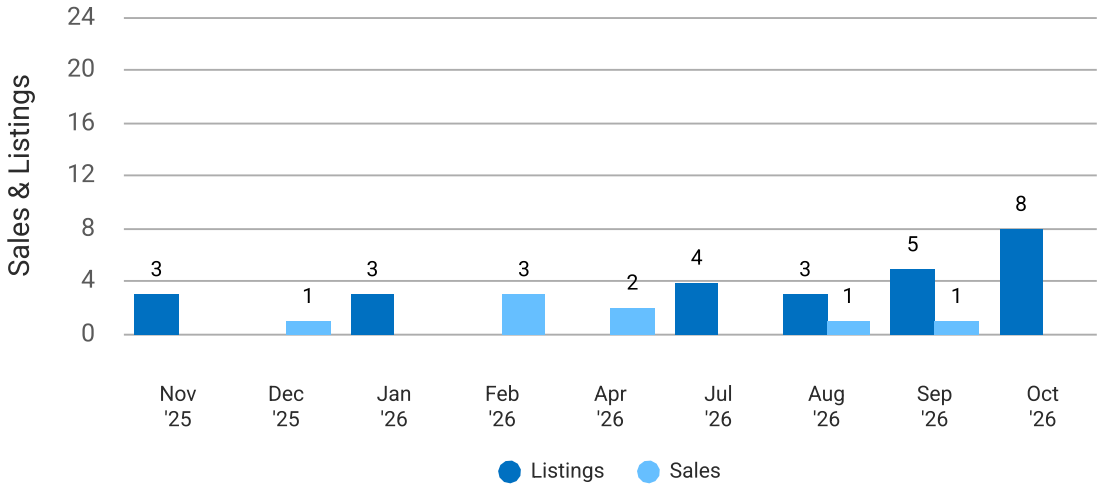
Total Sales and Active Listings in Beacon, NY 12508

Multifamily/Multiplex

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Median Sold Price vs Sold Listings in Beacon, NY 12508

Multifamily/Multiplex

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



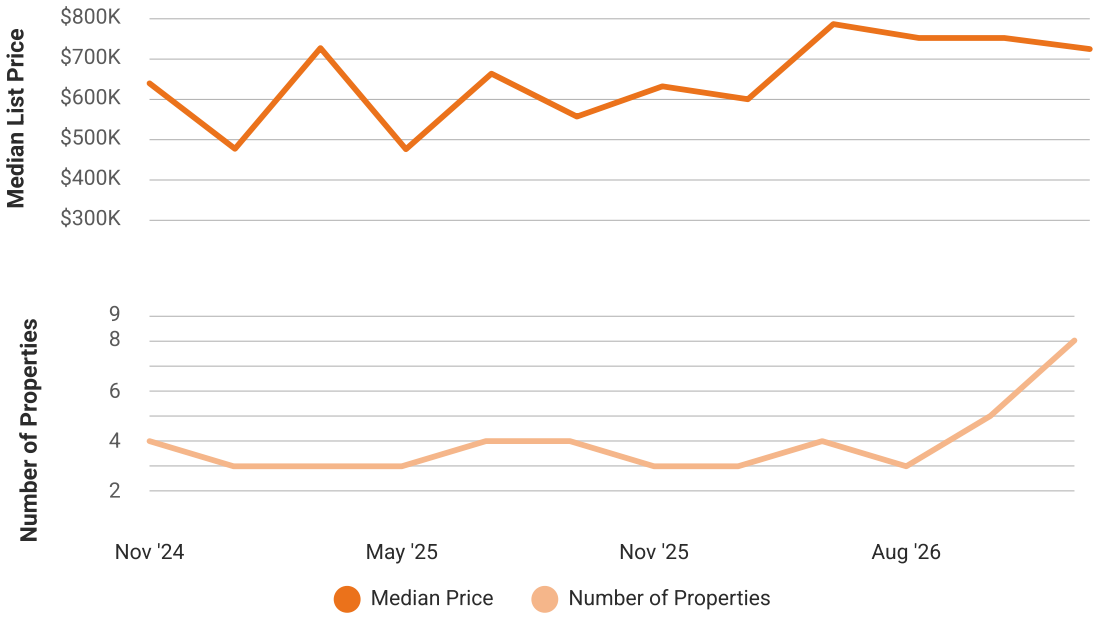
Median List Price vs Active Listings in Beacon, NY 12508

Multifamily/Multiplex

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

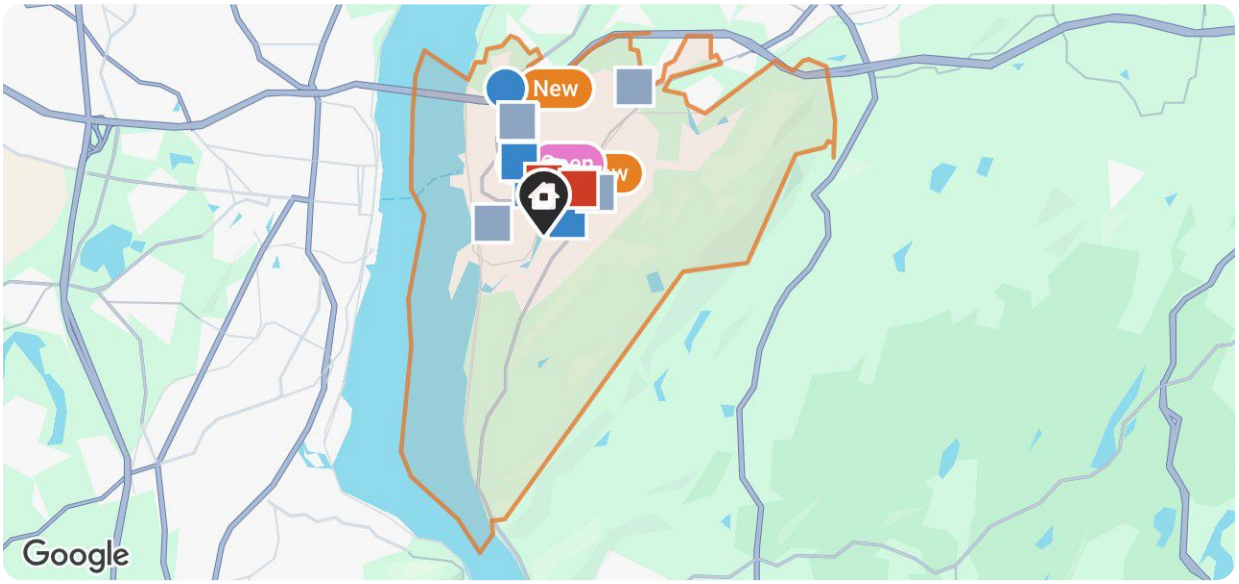
Market Activity

Market Activity Filters

Sort Order: Date
Maximum Properties Per Change Type: 8
Change Types: New Listings, Pending, Closed, Distressed, Expired
Property Types: Multifamily/Multiplex
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 12 Months



Legend

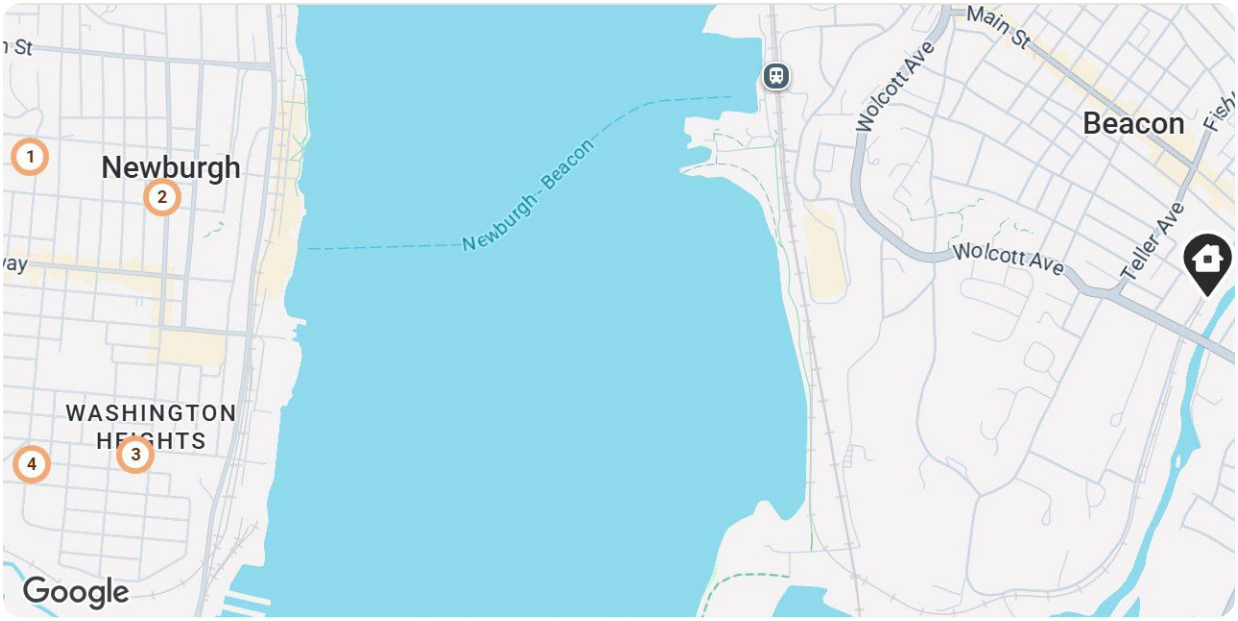
- Subject Property
- For Sale
- For Sale Pending
- Recently Closed
- Distressed
- Closed, Hold, Withdrawn, Expired, or Canceled

	Agent Selected Comps	New	Pending	Closed	Distressed	Expired
Number of Properties	3	6	2	8	2	1
Lowest Listing Price / Est.Value	$394,500	$525,000	$459,000	$157,500	$572,000	$475,000
Median Listing Price / Est.Value	$405,000	$849,500	$519,450	$522,500	$794,500	$475,000
Highest Listing Price / Est.Value	$625,000	$2,800,000	$579,900	$995,000	$1,017,000	$475,000
Median Living Area (sqft)	2,838	1,760	1,865	1,920	2,765	2,187
Median Price / sqft	$161	$444	$313	$263	$314	$217
Average Days in RPR	195	79	107	85	–	22
Median Days in RPR	73	71	107	83	–	22
Median Age	136	136	113	126	106	126
Source	Listings	Listings	Listings	Public Records & Listings	Public Records & Listings	Listings

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

CMA

Comp Property Summary



Legend

- Subject Property
- Closed

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

41 Tioronda Ave, Beacon, NY 12508

Comp Property Adjustments

				
Address	**41 Tioronda Ave Beacon, NY 12508**	**85 City Ter Newburgh, NY 12550**	**197 Liberty St Newburgh, NY 12550**	**101 Renwick St Newburgh, NY 12550**
Status	Subject Property	1 Closed	2 Closed	3 Closed
MLS ID	–	830475	818158	–
Proximity		2.6 Mi. W	2.3 Mi. W	2.39 Mi. W
Value	–	$405,000	$625,000	$407,500
Date	–	9/29/2026 Closed Date	8/27/2026 Closed Date	7/23/2026 Closed Date
Days in RPR	–	73	471	–
Price per Sq Ft	–	$161	$190	$160
Concession $	–	–	$0	–
Property Type	Multifamily/Multiplex	Multifamily/Multiplex	Multifamily/Multiplex	Multifamily/Multiplex
Property Subtype	Duplex (2 units)	Triplex	Triplex	Triplex (3 units)
Bedrooms	6	6	5	9
Total Baths	2.0	3.0	3.0	3.0
Full Baths	2	3	3	3
Living Area (sq ft)	2,783	2,522	3,284	2,540
Building Area (sq ft)	2,783	2,522	3,284	2,540
Lot Size	0.54 acres	2,500 sq ft	3,200 sq ft	2,300 sq ft
Lot Dimensions	23522 SF	25X100	32X100	23X100
Style	Traditional/Old	Other	Traditional/Old	Other
Year Built	1870	1890	1880	1890
Age	156	136	146	136
Heating Features	Hot Water	Natural Gas, See Remarks	Baseboard, Other	Hot Water
Cooling Features	–	None	None	–
Porch/Patio/Deck	–	Porch	–	–
Fireplaces	–	No	–	1
Basement Features	Full Basement	Full, Unfinished, Walk-Out	None	Full Basement

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

41 Tioronda Ave, Beacon, NY 12508

Comp Property Adjustments

				
Address	**41 Tioronda Ave Beacon, NY 12508**	**85 City Ter Newburgh, NY 12550**	**197 Liberty St Newburgh, NY 12550**	**101 Renwick St Newburgh, NY 12550**
Status	Subject Property	1 Closed	2 Closed	3 Closed
Construction Features	–	Block, Brick	Brick	–
Exterior Wall Features	Wood	Brick	Brick	Brick
Number of Units	0	3	3	0
Number of Stories	2 story with Basement	2 story with Basement	3+B	2 story with Basement
Listing Broker	–	*Courtesy of Gillespie Real Estate LLC*	*Courtesy of ReAttached*	–
Adjusted Value of Comps		**$405,000** ($161/sqft) Adjustments: $0	**$625,000** ($190/sqft) Adjustments: $0	**$407,500** ($160/sqft) Adjustments: $0
Net Adjustment %		–	–	–
Gross Adjustment %		–	–	–
Comp Weighting		25%	25%	25%

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

41 Tioronda Ave, Beacon, NY 12508

Comp Property Adjustments

		
Address	**41 Tioronda Ave Beacon, NY 12508**	**145 William St Newburgh, NY 12550**
Status	Subject Property	4 Closed
MLS ID	–	964855
Proximity		2.62 Mi. W
Value	–	$394,500
Date	–	8/6/2026 Closed Date
Days in RPR	–	41
Price per Sq Ft	–	$139
Concession $	–	$0
Property Type	Multifamily/Multiplex	Multifamily/Multiplex
Property Subtype	Duplex (2 units)	Triplex
Bedrooms	6	6
Total Baths	2.0	3.0
Full Baths	2	3
Living Area (sq ft)	2,783	2,838
Building Area (sq ft)	2,783	2,838
Lot Size	0.54 acres	1,276 sq ft
Lot Dimensions	23522 SF	22X58
Style	Traditional/Old	Traditional/Old
Year Built	1870	1890
Age	156	136
Heating Features	Hot Water	Hot Water
Cooling Features	–	None
Basement Features	Full Basement	Unfinished
Construction Features	–	Stucco
Exterior Wall Features	Wood	Stucco

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

41 Tioronda Ave, Beacon, NY 12508

Comp Property Adjustments

		
Address	**41 Tioronda Ave Beacon, NY 12508**	**145 William St Newburgh, NY 12550**
Status	Subject Property	4 Closed
Number of Units	0	3
Number of Stories	2 story with Basement	3+B
Listing Broker	–	*Courtesy of Howard Hanna Rand Realty*
Adjusted Value of Comps		**$394,500** ($139/sqft) Adjustments: $0
Net Adjustment %		–
Gross Adjustment %		–
Comp Weighting		25%

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

41 Tioronda Ave, Beacon, NY 12508

Pricing Strategy

CMA Value

$458,000

CMA Range

$394.5K **$625K**

Last Edited 9/30/2026 **Price per Sq Ft** $165

Pricing Strategy

CMA Summary

This section compares the prices of 4 agent-selected properties near the subject property.

Number of Comps	4
Comps Range	$394.5K - $625K
Result of CMA Analysis	$458,000 (or $165 per sq ft)

Refined Value Summary

This section uses property characteristics, home improvements made, and market conditions.

Original Estimated Value	$783,000
Changes Based on Home Facts	–
Home Improvement Adjustments	–
Needed Improvement Adjustments	–
Market Condition Adjustments	–
Estimate + Adjustments	$783,000 (or $281 per sq ft)

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: **https://blog.narrpr.com**

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.