876 Violet Ave, Hyde Park, NY 12538





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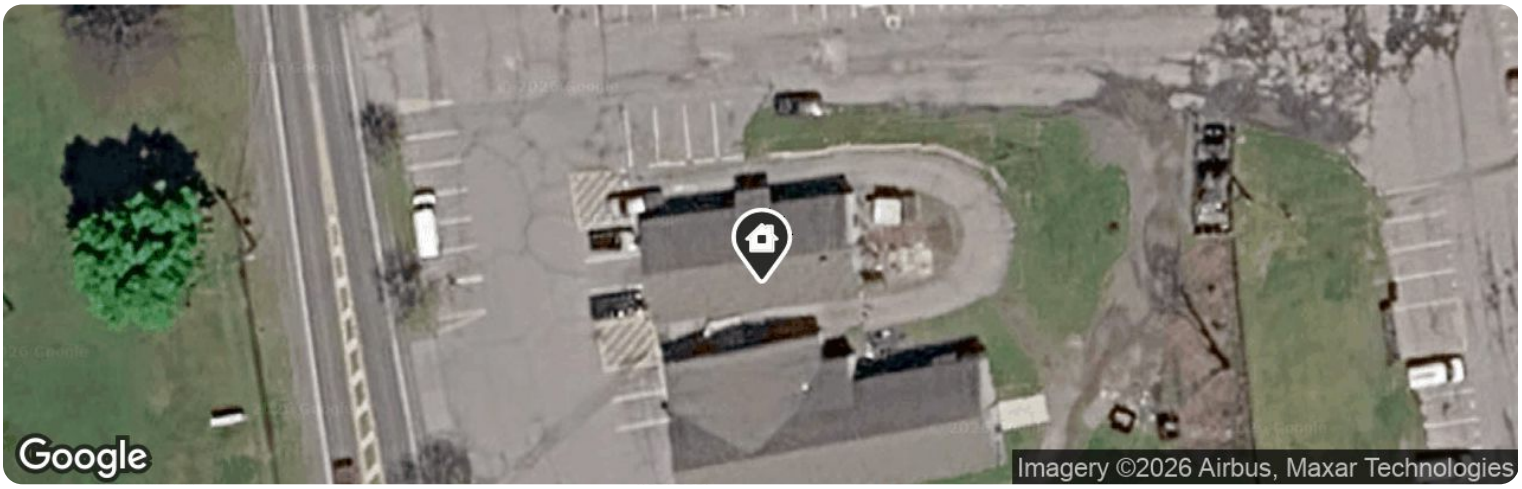
RE/MAX Town & Country

584 Route 9

Fishkill, NY 12524

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Off Market / Public Record • Sold Date: 8/4/2015, Public Record

Closed Price
$130,000
Closed Date 8/4/2015

Office
Type

EPBD
Zoning

1,710
Sq Ft

P&K REDEMPTION CTR
Building Name

Basic Facts

Type
Office

Subtype
Miscellaneous

Year Built
1974

Zoning
EPBD

Land Use
Financial Bldg (Bank, S&L, Mortgage/Lending, Credit Union, Brokerage)

General Use
Financial Bldg (Bank; S&L; Mtge; Loan; Credit)

Overall Use
BANKS & PROFESSIONAL

Multi Parcel
No

Property Information

Property Features

PUBLIC

Building Quality	C	**Building Condition**	Average
Amenities 1	Alarm System	**Lot Size Sqft**	15,682 sq ft

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Property Features

PUBLIC

Neighborhood Code	11	Water	Well
Sewer	Septic	Building Perimeter	174
Canopy/Awning	180	Asphalt Paving	4600X4

Tenants

Tenant / Contact	Suite / Unit	Move-in Date	Type of Business	Business Start Date
B&K Redemption Ctr Inc	–	–	–	–

Highlighted rows were changed by agent to reflect knowledge of this property

Location Details

Flood Zone	X (unshaded)

Legal Description

Parcel Number	133200 6164-02-558605-0000	Tax ID	07558605
County	Dutchess County	Zoning	EPBD
City/Municipality/Township	HYDE PARK	Census Tract	360270703.014002
Carrier Route	C001	Abbreviated Description	LOT:558.605 SEC:6.164 DIST:133200 CITY/MUNI/TWP:HYDE PARK 0.36 AC (C) 1937 0362 1181 0287
FIPS Parcel Number	36027133200 6164-02-558605-0000	Building Name	P&K REDEMPTION CTR
General Use	Financial Bldg (Bank; S&L; Mtge; Loan; Credit)	Overall Use	BANKS & PROFESSIONAL
Current Use	Financial Bldg (Bank, S&L, Mortgage/Lending, Credit Union, Brokerage)		

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Owner Facts

Owner Name (Public)	876 BK LLC	**Time Owned**	10-15 Yrs
Mailing Address	5020 Route 9W Newburgh NY 12550-7919	**Vesting**	Company/Corporation

Financial Details

Adjusted Prop. Value	$206,200	**Default History**	NO DEFAULTS IN AVAILABLE RECORDS
Financial Risk Score	71	**Property Use Risk Score**	C
Local Area Credit Risk Score	C	**Special Risk Characteristics**	OWNER HAS HAD PROPERTY OVER 10 YRS - LOWER RISK

Public Record History

Deed

Contract Date	**7/21/2015**	**3/22/2010**
Recording Date	8/4/2015	3/25/2010
Document Type	Deed	Intrafamily Transfer
Sale Price	$130,000	–
Buyer ID	Company or Corporation	–
Price Code Description	Full amount stated on Document.	Non-arms length transaction.
Seller Name	D & D LUTZ LLC	DONALD LUTZ LIVING TRUST
Seller ID	Company or Corporation	–
Buyer Mailing Address	5020 ROUTE 9W, NEWBURGH, NY 12550	95 VAN WAGNER RD, POUGHKEEPSIE, NY 12603
Recorder's Book #	0000022015	0000022010
Recorder's Page #	0000004709	0000001433
Inter-family Transfer	–	Yes
Title Company Name	–	ANDREW BAFFI

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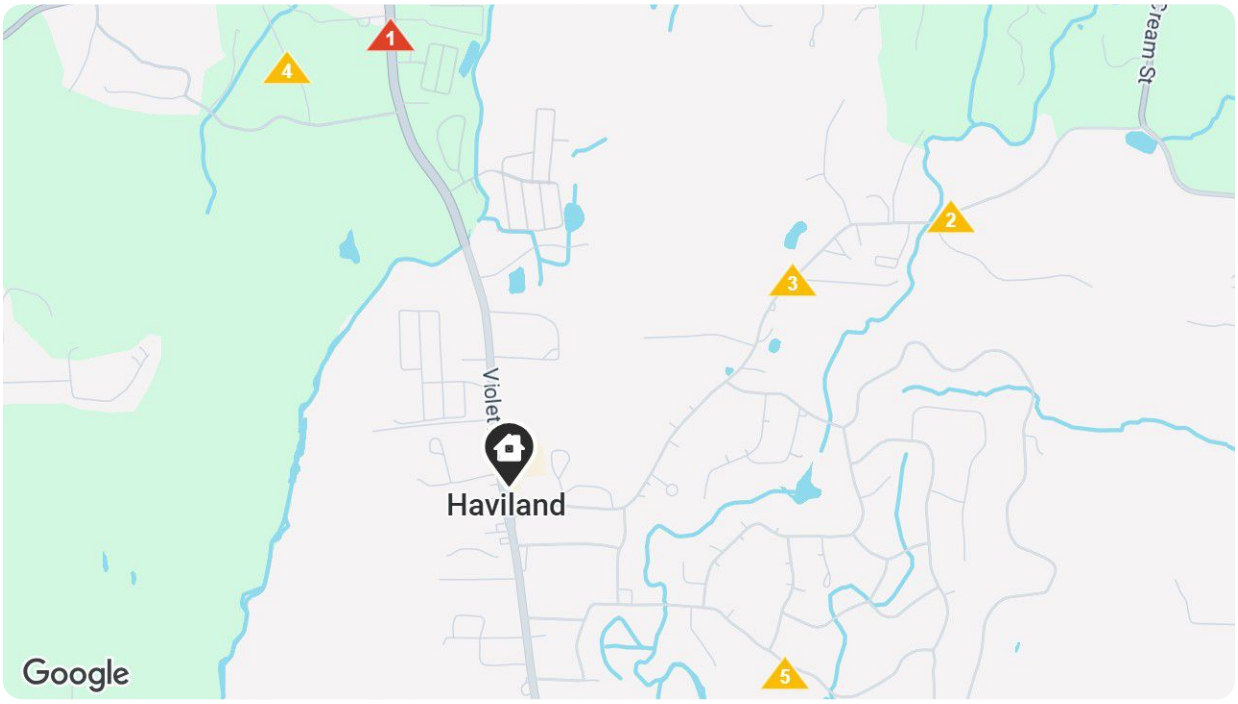
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Public Record History

Tax

Assessment Year	2025	2024	2023	2022	2021
Assessed Value - Land	$49,200	$49,200	$49,200	$49,200	$49,200
Assessed Value - Improvements	$24,000	$24,000	$24,000	$24,000	$24,000
Total Assessed Value	$73,200	$73,200	$73,200	$73,200	$73,200
Assessor Market Value Year	2025	2024	2023	2022	2021
Assessor Market Value - Land	$138,593	$132,948	$127,772	$109,961	$98,400
Assessor Market Value - Improvements	$67,607	$64,852	$62,328	$53,639	$48,000
Total Assessor Market Value	$206,200	$197,800	$190,100	$163,600	$146,400
Tax Rate Code Area	133201	133201	133201	133201	133201
Total Tax Amount	$6,045	$5,999	–	–	$5,926
Tax Account ID	07558605	07558605	07558605	07558605	07558605

Traffic Counts



Daily Traffic Counts

- Up to 6,000 / day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- Over 100,000 / day

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Traffic Counts within 1 mile by Proximity

1 15,081
Violet Avenue
2025 Est. daily traffic counts

Cross: Franklin Rd
Cross Dir: S
Distance: 0.03 miles

Historical counts

Year	Count	Type
2018	14,984	AADT
2000	14,280	AADT
1997	12,943	AADT

2 14,289
Violet Avenue
2025 Est. daily traffic counts

Cross: Wright Ave
Cross Dir: S
Distance: 0.04 miles

Historical counts

Year	Count	Type
2023	15,021	AADT
2022	13,218	AADT

3 12,975
NY 9G
2025 Est. daily traffic counts

Cross: Alexander Dr
Cross Dir: S
Distance: 0.01 miles

Historical counts

Year	Count	Type
2021	12,914	AADT

4 1,922
Haviland Road
2025 Est. daily traffic counts

Cross: Jennifer Ct
Cross Dir: W
Distance: 0.23 miles

Historical counts

Year	Count	Type
2018	1,754	AADT
2007	2,228	AADT
2006	2,300	AADT
2004	1,766	AADT
2001	1,972	AADT

5 1,704
HAVILAND RD from RT 9G to CREAM ST
2025 Est. daily traffic counts

Cross: –
Cross Dir: –
Distance: –

Historical counts

Year	Count	Type
2023	1,745	AADT
2022	1,630	AADT

AADT - Annual Average Daily Traffic **ADT** - Average Daily Traffic **AWDT** - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Photos

Historical Photos














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Photos

Historical Photos







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