

# PROPERTY INFORMATION

Location: 47-51 Park Hill Avenue  
Yonkers, NY

## Property Description



- **Location:** 47-51 Park Hill Avenue, Yonkers, New York
- Section 1.0, Block 478, Lots 48 & 49
- **Property Use:** One-story small structure. Downtown raw detached commercial property and 5 residential apartments.
- Approximately 6,300 sq ft site; 10,113 sq ft building
- **Year Built:** 1930 ±

# 47-51 Park Hill Avenue, Yonkers, NY

## Property Description

- **Foundation:** Brick, Stone
- **Construction:** Masonry
- **Windows:** Double-pane
- **Roof:** Flat, Tar
- **Lavatories:** One in each store; one full bathroom in each apartment; two full bathrooms in 4 bedroom apartments
- **Floor:** Tile, Hardwood, Carpet
- **Wall:** Drywall
- **Ceiling:** Drywall
- **Heating:** 3 Gas fired hot water systems
- **Cooling:** Individuals
- **Basement:** Full
- **Flood Map:** Not a flood zone

# 51 Park Hill Avenue, Yonkers, NY

## Tax Data



- **City of Yonkers** (Westchester County)  
Tel: (914) 377-6000
- **Tax Parcel ID:** Section 1, Block 478, Lot 48, Property Class 484
- **Lot Size:** 3,920 sq ft (0.09 acres)
- **Assessed Value Land:** \$2,600
- **Total Assessed Value:** \$21,000
- **2007/2008 City/School Tax:** \$11,209
- **2008 State/County/Sewer Tax:** \$3,507
- **2009 Real Estate Taxes:** TBD

# 47 Park Hill Avenue, Yonkers, NY

## Tax Data



- **City of Yonkers** (Westchester County)  
Tel: (914) 377-6000
- **Tax Parcel ID:** Section 1, Block 478, Lot 49, Property Class 48
- **Lot Size:** 1,742 sq ft (0.04 acres)
- **Assessed Value Land:** \$1,300
- **Total Assessed Value:** \$4,100
- **2007/2008 City/School Tax:** \$2,197
- **2008 State/County/Sewer Tax:** \$986
- **2009 Real Estate Taxes:** TBD

# 47-51 Park Hill Avenue, Yonkers, NY

## Rent Roll

Tenant	Rent/month	Security Deposit	Lease Agreement
Tenant 1	N/A	N/A	Super-No lease
Tenant 2	\$950	\$950	No lease;
Tenant 3	\$950	\$900	No lease
Tenant 4	\$1000	N/A	Expired 11/30/08
Tenant 5	\$1,800 (\$304/\$1496)	\$1600	Expires/amount tba (Section 8 tenant)
Barber Shop	\$1600	\$1600	Three years left; No lease available. Rent increase \$100/yr