

Sevier (078)
Tax Year 2026 | Reappraisal 2026

Jan 1 Owner
 BLUFF RIDGE LLC
 10 GERLAD DR
 HOLBROOK NY 11741

Current Owner
BLUFF RIDGE RD 1523
 Ctrl Map: 082H Group: A Parcel: 077.00 Pl: SI: 000

Value Information

Land Market Value: \$54,000
Improvement Value: \$586,300
Total Market Appraisal: \$640,300
Assessment Percentage: 40%
Assessment: \$256,120

Subdivision Data

Subdivision:
 BLUFF MTN ACRES SEC 6 PH 2
Plat Book: LM3 **Plat Page:** 88 **Block:** **Lot:** 77

Additional Information

General Information

Class: 08 - Commercial **City #:**
Special Service District 1: 000 **City:**
District: 16 **Special Service District 2:** 000
Number of Buildings: 1 **Neighborhood:** I01
Utilities - Water/Sewer: 11 - INDIVIDUAL / INDIVIDUAL **Number of Mobile Homes:** 0
Utilities - Gas/Gas Type: 00 - NONE **Utilities - Electricity:** 01 - PUBLIC
Zoning: R-1

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	HOT - HOT TUB		1
1	WDK - WOOD DECK		260

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0.66 **Calculated Acres:** 0 **Total Land Units:** 1

Land Code	Soil Class	Units
01 - RES		1.00

Residential Building #: 1

Improvement Type:
 03 - SPECIAL_RES
Exterior Wall:
 05 - SIDING ABOVE AVG
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 2+ - ABOVE AVERAGE +
Square Feet of Living Area:
 1680
Foundation:
 04 - SPECIAL FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 04 - ABOVE AVG
Interior Finish:
 13 - PANELING CUSTOM
Bath Tiles:
 01 - FLOOR ONLY
Shape:
 02 - L-SHAPED

Building Sketch



Stories:
 1.00
Actual Year Built:
 2022
Plumbing Fixtures:
 11
Condition:
 AV - AVERAGE
Floor System:
 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
 13 - PREFIN METAL CRIMPED
Floor Finish:
 09 - HARDWOOD/PARQUE
Paint/Decor:
 04 - ABOVE AVERAGE
Electrical:
 04 - ABOVE AVG
Structural Frame:
 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	840
BSF - BASE SEMI FINISHED	840
OPF - OPEN PORCH FINISHED	130
OPF - OPEN PORCH FINISHED	170

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
3/9/2023	\$0	6285	1		QC - QUITCLAIM DEED	-
2/6/2023	\$805,000	6266	550	I - IMPROVED	AA - ADJUSTED SALE	A - ACCEPTED
5/11/2022	\$263,250	6102	61	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
6/8/2021	\$90,000	5815	727	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
5/28/2021	\$30,000	5815	724	V - VACANT	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
4/15/2019	\$0	5310	224		QC - QUITCLAIM DEED	-
1/6/1999	\$0	646	157		-	-