

**Sullivan (082)**  
**Tax Year 2026 | Reappraisal 2025**

Jan 1 Owner  
 AVIATION REALTY II LLC  
 35 MELVILLE PARK RD  
 MELVILLE NY 11747

Current Owner

**INDUSTRIAL DR EXT 498**  
 Ctrl Map: 038    Group:    Parcel: 059.29    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$166,700  
**Improvement Value:** \$1,329,600  
**Total Market Appraisal:** \$1,496,300  
**Assessment Percentage:** 40%  
**Assessment:** \$598,520

**Additional Information**

**General Information**

**Class:** 08 - Commercial  
**City #:** 090  
**Special Service District 1:** 000  
**District:** 02  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 03 - PRIVATE - NATURAL GAS

**City:** BRISTOL  
**Special Service District 2:** 000  
**Neighborhood:** B40  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	ASP - ASPHALT PAVING	IRR	21,800
1	CNC - CONCRETE PAVING	IRR	3,000

**Sale Information**

Long Sale Information list on subsequent pages

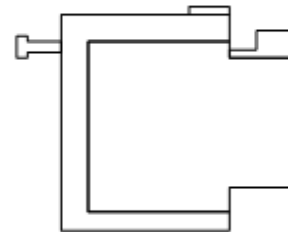
**Land Information**

**Deed Acres:** 5.73    **Calculated Acres:** 0    **Total Land Units:** 5.73

Land Code	Soil Class	Units
11 - COM RURAL		5.73

**Commercial Building #: 1**

**Improvement Type:**  
 44 - LIGHT MFG  
**Quality:**  
 1+ - AVERAGE +  
**Foundation:**  
 03 - SPREAD FOOTING  
**Roof Framing:**  
 06 - STEEL TRUSS/PURLINS  
**Cabinet/Millwork:**  
 00 - NONE  
**Interior Finish:**  
 01 - UNFINISHED  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE  
**Heat and AC:**  
 08 - HVAC PKG  
**Building Sketch**



**Actual Year Built:**  
 1998  
**Business Living Area:**  
 24800  
**Floor System:**  
 01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
 13 - PREFIN METAL CRIMPED  
**Floor Finish:**  
 01 - CONCRETE FINISH  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 04 - ABOVE AVG  
**Structural Frame:**  
 02 - MASONRY PIL/STL  
**Plumbing Fixtures:**  
 35

**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
44 - LIGHT MFG	18,030	15 - PREFINISHED METAL
OFA - Office - Average	6,770	15 - PREFINISHED METAL

**Commercial Features**

Type	Units
OHD - OVERHEAD DOOR	240 X 1
CAW - CANOPY	720 X 1
CAW - CANOPY	328 X 1
CAW - CANOPY	180 X 1

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
6/13/2025	\$1,300,000	3655	1926	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/14/2024	\$1,000,000	3630	197	I - IMPROVED	WD - WARRANTY DEED	I - FINANCIAL INSTITUTION
9/9/2024	\$0	3623	2933		TR - TRUSTEE'S DEED	-
7/22/2021	\$1,500,000	3457	13	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/17/1996	\$0	388	496		-	-
10/20/1995	\$0	371	648		-	-