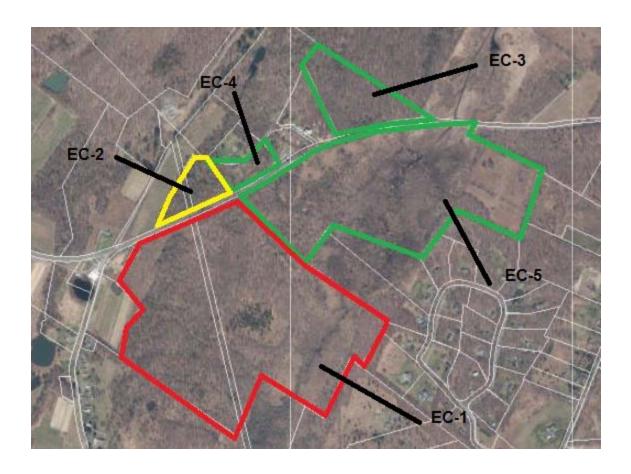
Summary of Values - Jenkins Properties, LLC - effective date - 12/27/2023					
<b>Economic Unit</b>	Parcels	Town	Acres	Opinion of Value	
1	85.2-2-3.1	Gardiner	86.426	\$990,000	
2	85.2-2-3.2	Gardiner	5.5	\$190,000	
3	portion of 85.2-1-4.1	New Paltz	13.6	\$420,000	
4	portion of 85.2-1-4.1	New Paltz	3.86	\$180,000	
5	portion of 85.2-1-4.1	New Paltz	66.37	\$860,000	
			175.756	\$2,640,000	

## Map of Economic Units



PROPERTY: Jenkins Properties, LLC

Route 299 Gardiner, NY

ner, NY

EC-1

ITEM SUBJECT SALE 1 SALE 2 SALE 3 FEBRUARY 2022 SALE 4 SEPTEMBER 2023 August 2023 Route 299 Gardiner SALE 2 APRIL 2022 Tow Path Road Rochester (Accord) Rondout Valley Ulster \$929,000 JULY 2023 DATE: DATE: LOCATION: TOWN SCHOOL COUNTY UNADJUSTED SALE Atwood Road Marbletown Rondout Valley Ulster \$1,100,000 121 Portuese Lane New Paltz New Paltz Ulster \$925,000 Anderson Road Plattekill Ulster \$1,200,000 PRICE BUYER EXPENDITURES NONE NONE NONE NONE Fee Simple MARKET FINANCING NONE Fee Simple MARKET FINANCING NONE PROPERTY RIGHTS FEE SIMPLE MARKET FINANCING Fee simple MARKET FINANCING NONE Fee simple MARKET FINANCING NONE FINANCING CONDITIONS OF SALE BUYER EXPENDITURES \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 PROPERTY RIGHTS FINANCING CONDITIONS OF SALE
ADJUSTED SALE PRICE \$0 \$929,000 \$0 \$925,000 \$0 \$1,100,000 \$0 \$1,200,000 LAND SIZE acres 97.20 R-3, Residential 91.30 R-5, Rural Conservation 107.70 RC, Rural Conservation 76.30 AG-1.5, Agricultural 86.426 RA, Rural Agricultural District ZONING UTILITIES Private well and septic ТОРО The topography ranges from level to undulating Topography ranges from level Property contains a 6± acre lake Land range from level to undulating Level to rolling topography to The topography ranges from level to undulating and is comprised of woods, wetland and overgrown vegetation. Portions of the property and with selective clearing is adorned with views of the Shawangunk Ridgeline, Mohonk Tower and the Wallkill Valley. to sloping. Parcel contains a mix of meadows/farmlands and wooded areas. Property is and some moderately sloping areas.
The parcel is mostly wooded with
some open areas where overgrown
fields existed. The parcel is bisected shared by surrounding owners. There is also a 1± acre pond. Portuese Lane (private road) extends through center of parcel. Contains a twoslight sloping. Parcel was a former orchard purchased for event space. The property adorned with mountain views contains two ponds of 2.3 acres and 0.70 acres. There thelds existed. The parcel is pisecred by Tow Path Road with 15 acres south of Tow Path Road and the remaining 71.70 acres on the north side. The Peters Kill Runs along the frontage of the southern segment of the pe family dwelling with a 2-family home and interior farm road. 0.50 raminy dwelling with a 2-family home with 4-bay garage underneath. Building does not have proper Certificate of Occupancy. Zoned A-3, Agricultural. Borders Rail Trail. Neighbor purchased to prevent any acres is bisected to the south by Cooper Road with additional frontage on Old Cooper Road. are good views of the Shawangunk Mountains the parcel and without the installation of a bridge the lands are only development; residential or farm. accessed by fording the watercourse. The property is adorned with distant mountain views Rondout Creek views (no direct access to Creek). Topography ranges from level to steeply sloping. Views of ridge line. (contributory value of improvements \$100,000). Mix of wooded and some 17.7± acres of lands in the National Wetland Inventory (NWI) and 19.5± acres of NYS Designated wetlands WETLANDS/FLOODZON 5 acres of flood plains predominantly around the Peters Kill 3± acres of NWI wetlands 0.2 acres of NWI wetlands ACCESS GOOD Average Average Fair 50' Shared Road Good FRONTAGE 1,230 1,774 3,755 1,952 FRONTAGE/ACRE 14.23 18.25 41.13 25.58 Per Liber 1102 Page 686; the subject parcel is encumbered by a permanent sub-surface easement to the City of New York to operate, maintain and repair the Catskill Aqueduct DEED RESTRICTIONS None noted adversely affecting value None noted adversely affecting value None noted adversely value affecting value maintain and repair the Catskill Aqueduct which 400 feet below the surface. No drilling of any kind is permitted to depths greater than 200 feet. No existing monuments are to be disturbed without permission of the Department of Water Supply, Gas and Electricity of the City of New York. VALUE TO BUILDINGS -\$100,000 \$0 \$1,100,000 ADJUSTED LAND VALUE \$929,000 \$1,200,000 \$825,000 LAND VALUE/ACRE MARKET CONDITIONS \$11.317 \$10,175 \$7.660 \$15.727 ADJUSTED LAND/VALUE PER ACRE
LOCATION \$11,317 \$10,480 \$7,890 \$15,727 10% 0% 0% LAND SIZE UTILITIES 0% 0% 5% 0% 0% 0% SITE CHARACTER: 0% 0% 10% 10% VIEWS WATER AMENITIES 0% 5% -10% -10% -10% -5% TOPOGRAPHY WETLAND/FLOODZONE 0% -5% 15% -10% 0% -10% 0% 5% 0% -5% 0% 0% 0% -5% MIX OF WOODS AND MEADOWS
CONFIGURATION
ZONING
DEED RESTRICTIONS -5% 0% 0% -5% 0% 10% 5% -5% ACCESS & FRONTAGE/ACRE
NET ADJ.
INDICATED VALUE / ACRE -5% 10% 10% \$8,679 -10% \$14,154 -5% \$10,751 \$10.480

MEDIAN	AVERAGE	APPPLIED VALUE/ACRE	NUMBER OF ACRES	VALUE INDICATION	ı
\$10,616	\$11,016	\$11,500	86.426	\$990,000	ı

Jenkins Properties, LLC Route 299 New Paltz, NY

	New Paltz, NY	EC-2		
ITEM DATE: LOCATION: TOWN SCHOOL COUNTY UNADJUSTED SALE PRICE BUYER EXPENDITURES PROPERTY RIGHTS FINANCING CONDITIONS OF SALE	SUBJECT AUGUST 2023 Route 299 Gardiner New Paltz Ulster FEE SIMPLE MARKET FINANCING	SALE 5 JULY 2022 117 Horsenden Road New Paltz New Paltz Ulster \$110,000 NONE Fee Simple MARKET FINANCING NONE	SALE 6 JUNE 2021 2 Spellman Drive Gardiner New Paltz Ulster \$180,000 NONE Fee simple MARKET FINANCING NONE	SALE 7 AUGUST 2022 19 Gibbons Lane Gardiner New Paltz Ulster \$261,000 NONE Fee Simple MARKET FINANCING NONE
BUYER EXPENDITURES PROPERTY RIGHTS FINANCING CONDITIONS OF SALE [ADJUSTED SALE PRICE LAND SIZE acres ZONING UTILITIES	5.50 RA, Rural Agricultural District Private water and septic required	\$0 \$0 \$0 \$0 \$110,000 3.00 A-3, Agricultural 3 District Private water and septic required	\$0 \$0 \$0 \$180,000 4.00 RA, Rural Agricultural Private water and septic required	\$0 \$0 \$0 \$261,000 5.00 RA, Rural Agricultural Private water and septic required
TOPOGRAPHY	The topography is slightly sloping in a northerly direction and is lightly wooded along with overgrown vegetation. The property is adorned with Wallkill Valley views with selective clearing	shape	Wooded and open parcel with level topography. The parcel contains stream frontage and mountain views with selective clearing.	Mostly level parcel. Wooded and open lot with Shawangunk Mountain Views with selective clearing.
ACCESS FRONTAGE FRONTAGE FRONTAGE/ACRE DEED RESTRICTIONS/RIGHTS	Avg 900.00 163.64 Per Liber 1102 Page 686; the subject parcel is encumbered by a permanent sub-surface easement to the City of New York to operate, maintain and repair the Catskill Aqueduct which 400 feet below the surface. No drilling of any kind is permitted to depths greater than 200 feet. No existing monuments are to be disturbed without permission of the Department of Water Supply, Gas and Electricity of the City of New York.	Fair 15.00 5.00 None noted adversely affecting value	Average 425.00 106.25 None noted adversely affecting value	Average 415.00 83.00 None noted adversely affecting value
VALUE TO BUILDINGS ADJUSTED LAND VALUE NUMBER OF LOTS	1 Economic Unit	\$0 \$110,000 1	\$0 \$180,000	\$0 \$261,000
LAND VALUE/LOT MARKET CONDITIONS		\$110,000 2%	\$180,000 8%	\$261,000 2%
ADJUSTED LAND/VALUE PER LO	OT	\$112,200	\$194,400	\$266,220
LOCATION LAND SIZE UTILITIES SITE CHARACTER: VIEWS WATER AMENITIES TOPOGRAPHY WETLAND/FLOODZONE		0% 15% 0% - 0% 0% 0% 0%	0% 10% 0% - 0% -5% 0%	0% 5% 0% - - - - - - 10% 0% 0%
ZONING DEED RESTRICTIONS/RIGHTS ACCESS & FRONTAGE/ACRE NET ADJ. INDICATED VALUE / LOT		0% -5% 10% 20% \$134,640	0% -5% 0% 0% \$194,400	0% -5% 0% -10% \$239,598
MEDIAN	A\/EPAGE	APPRIJED VALUE/LOT	NUMBER OF LOTS	VALUE INDICATION

MEDIAN	AVERAGE	APPPLIED VALUE/LOT	NUMBER OF LOTS	VALUE INDICATION
\$194,400	\$189,546	\$190,000	1	\$190,000

Jenkins Properties, LLC Route 299 New Paltz, NY

EC-3

ITEM	SUBJECT	SALE 8	SALE 9	SALE 10
DATE:	August 2023	JANUARY 2023	OCTOBER 2023	NOVEMBER 2021
LOCATION:	Route 299	125 McKinstry Road	Yankee Folly Road	Guilford Road
TOWN	New Paltz	Gardiner	Gardiner	Gardiner
SCHOOL	New Paltz	New Paltz	New Paltz	New Paltz
COUNTY	Ulster	Ulster	Ulster	Ulster
UNADJUSTED SALE		\$170,000	\$400,000	\$310,000
PRICE		• • • • • • • • • • • • • • • • • • • •	,	• • • • • • • • • • • • • • • • • • • •
BUYER EXPENDITURES		NONE	NONE	NONE
PROPERTY RIGHTS	FEE SIMPLE	Fee simple	Fee simple	Fee Simple
FINANCING	MARKET FINANCING	MARKET FINANCING	MARKET FINANCING	MARKET FINANCING
CONDITIONS OF SALE		NONE	NONE	NONE
			•	
BUYER EXPENDITURES		\$0	\$0	\$0
PROPERTY RIGHTS		\$0	\$0	\$0
FINANCING		\$0	\$0	\$0
CONDITIONS OF SALE		\$0	\$0	\$0
ADJUSTED SALE PRICE		\$170,000	\$400,000	\$310,000
LAND SIZE acres	13.60	8.36	11.15	9.30
ZONING	The parcel is currently located in the A-3,	RA, Rural Agriclutural	RA, Rural Agriclutural	SP-1, Shawangunk Ridge
	Agricultural 3 District:	,	,	Protection District
UTILITIES	Private well and septic	Private well and septic	Private well and septic	Private well and septic
011211120	Timale from and depile	a.o wo aa oopo	. mate werrand copies	. Trate from and copie
TOPO	The topography is slightly sloping in a northerly			The parcel is mostly level to
	direction and is lightly wooded along with	property contains a mix of lightly	contains an open field and wooded	slight sloping. The property is
	overgrown vegetation. The parcel abuts the	wooded areas and some open	areas. Parcel is adornd with	wooded and is adorned with
	Mohonk Preserve to the north. The property is	portions. There are local views	Shawangunk Mountain Ridgeline and	streams. Property sold with
	adorned with Wallkill Valley views with selective	from the parcel. The property	the Mohonk Tower. Flag-lot access	expired BOHA approvals.
	clearing.	sold with expired Board of	ŭ	
	oloainig.	Health Approvals.		
WETLANDS/FLOODZON	None noted	None noted	0.2 acres of NWI wetlands.	None noted
E				
ACCESS	Average	Average	Average	Average
FRONTAGE	1,025	80	66	830
FRONTAGE/ACRE	75.37	9.57	5.91	89.25
DEED RESTRICTIONS	None noted adversely affecting value	None noted adversely affecting	Aqueduct crosses access	None noted adversely affecting
		value		value
VALUE TO BUILDINGS		\$0	\$0	\$0
ADJUSTED LAND VALUE		\$170,000	\$400,000	\$310,000
LAND VALUE/ACRE		\$20,335	\$35,874	\$33,333
MARKET CONDITIONS		0%	0%	6%
ADJUSTED LAND/VALUE	PER ACRE	\$20,335	\$35,874	\$35,333
LOCATION		0%	0%	0%
LAND SIZE		-10%	0%	-5%
UTILITIES		0%	0%	0%
SITE CHARACTER:		-	-	-
VIEWS		10%	-10%	10%
WATER AMENITIES		0%	0%	-5%
TOPOGRAPHY		-5%	-5%	-5% 0%
WETLAND/FLOODZONE		0%	-5% 0%	0%
		0%	0%	0%
MIX OF WOODS AND ME CONFIGURATION	ADOWS	0%	0%	0%
ZONING		0%	0%	0%
DEED RESTRICTIONS	CDE	0%	0%	0%
ACCESS & FRONTAGE/A	UKE	10%	10%	0%
NET ADJ. INDICATED VALUE / ACR		5% \$24.252	-5% \$34,090	\$25,222
INDICATED VALUE / ACR	<u>C</u>	\$21,352	\$34,080	\$35,333

MEDIAN	AVERAGE	APPPLIED VALUE/ACRE	NUMBER OF ACRES	VALUE INDICATION
\$34,080	\$30,255	\$30,800	13.60	\$420,000

Jenkins Properties, LLC Route 299 & Jenkins Road New Paltz, NY

EC-4

ITEM	SUBJECT	SALE 5	SALE 6	SALE 7
DATE:	AUGUST 2023	JULY 2022	JUNE 2021	AUGUST 2022
LOCATION:	Route 299 & Jenkins Road	117 Horsenden Road	2 Spellman Drive	19 Gibbons Lane
TOWN	New Paltz	New Paltz	Gardiner	Gardiner
SCHOOL	New Paltz	New Paltz	New Paltz	New Paltz
COUNTY	Ulster	Ulster	Ulster	Ulster
UNADJUSTED SALE PRICE		\$110,000	\$180,000	\$261,000
BUYER EXPENDITURES		NONE	NONE	NONE
PROPERTY RIGHTS	FEE SIMPLE	Fee Simple	Fee simple	Fee Simple
FINANCING	MARKET FINANCING	MARKET FINANCING	MARKET FINANCING	MARKET FINANCING
CONDITIONS OF SALE		NONE	NONE	NONE
BUYER EXPENDITURES		\$0	\$0	\$0
PROPERTY RIGHTS		\$0	\$0	\$0
FINANCING		\$0	\$0	\$0
CONDITIONS OF SALE		\$0	\$0	\$0
ADJUSTED SALE PRICE		\$110,000	\$180,000	\$261,000
LAND SIZE acres	3.86	3.00	4.00	5.00
ZONING	A-3, Agricultural 3 District	A-3, Agricultural 3 District	RA, Rural Agricultural	RA, Rural Agricultural
UTILITIES	Private water and septic required	Private water and septic required	Private water and septic required	Private water and septic required
	• •	• •		• •
TOPOGRAPHY	The topography is slightly sloping in a	Level to slight sloping parcel. The	Wooded and open parcel with level	Mostly level parcel. Wooded and open lot
	northerly direction and is lightly wooded	property is lightly wooded and contains	topography. The parcel contains stream	with Shawangunk Mountain Views with
	along with overgrown vegetation. The	distant pocket mountain views with	frontage and mountain views with	selective clearing.
	property is adorned with Wallkill Valley views		selective clearing.	selective cleaning.
	with selective clearing	shape	selective clearing.	
	with selective cleaning	зпаре		
400500	A	E-t-	A	A
ACCESS	Avg	Fair	Average	Average
	5			
FRONTAGE	420.00	15.00	425.00	415.00
FRONTAGE/ACRE	108.81	15.00 5.00	425.00 106.25	415.00 83.00
		15.00	425.00	415.00
FRONTAGE/ACRE	108.81	15.00 5.00	425.00 106.25	415.00 83.00
FRONTAGE/ACRE	108.81	15.00 5.00	425.00 106.25	415.00 83.00
FRONTAGE/ACRE	108.81	15.00 5.00	425.00 106.25	415.00 83.00
FRONTAGE/ACRE DEED RESTRICTIONS/RIGHTS	108.81	15.00 5.00 None noted adversely affecting value	425.00 106.25 None noted adversely affecting value	415.00 83.00 None noted adversely affecting value
FRONTAGE/ACRE DEED RESTRICTIONS/RIGHTS  VALUE TO BUILDINGS	108.81	15.00 5.00 None noted adversely affecting value \$0	425.00 106.25 None noted adversely affecting value	415.00 83.00 None noted adversely affecting value
FRONTAGE/ACRE DEED RESTRICTIONS/RIGHTS  VALUE TO BUILDINGS ADJUSTED LAND VALUE	108.81 None noted adversely affecting value.	15.00 5.00 None noted adversely affecting value \$0 \$110,000	425.00 106.25 None noted adversely affecting value \$0 \$180,000	415.00 83.00 None noted adversely affecting value \$0 \$261,000
FRONTAGE/ACRE DEED RESTRICTIONS/RIGHTS  VALUE TO BUILDINGS ADJUSTED LAND VALUE NUMBER OF LOTS	108.81	15.00 5.00 None noted adversely affecting value \$0 \$110,000	425.00 106.25 None noted adversely affecting value \$0 \$180,000 1	415.00 83.00 None noted adversely affecting value \$0 \$261,000 1
FRONTAGE/ACRE DEED RESTRICTIONS/RIGHTS  VALUE TO BUILDINGS ADJUSTED LAND VALUE NUMBER OF LOTS LAND VALUE/LOT	108.81 None noted adversely affecting value.	15.00 5.00 None noted adversely affecting value \$0 \$110,000 1 \$110,000	425.00 106.25 None noted adversely affecting value \$0 \$180,000 1 \$180,000	415.00 83.00 None noted adversely affecting value \$0 \$261,000 1 \$261,000
FRONTAGE/ACRE DEED RESTRICTIONS/RIGHTS  VALUE TO BUILDINGS ADJUSTED LAND VALUE NUMBER OF LOTS LAND VALUE/LOT MARKET CONDITIONS	108.81 None noted adversely affecting value.  1 Economic Unit	15.00 5.00 None noted adversely affecting value \$0 \$110,000 1 \$110,000	425.00 106.25 None noted adversely affecting value \$0 \$180,000 1 \$180,000 8%	\$15.00 83.00 None noted adversely affecting value \$0 \$261,000 1 \$261,000 2%
VALUE TO BUILDINGS ADJUSTED LAND VALUE NUMBER OF LOTS LAND VALUE/LOT MARKET CONDITIONS ADJUSTED LAND/VALUE PER LOT	108.81 None noted adversely affecting value.  1 Economic Unit	15.00 5.00 None noted adversely affecting value \$0 \$110,000 1 \$110,000 2% \$112,200	425.00 106.25 None noted adversely affecting value \$0 \$180,000 1 \$180,000 8% \$194,400	\$0 \$261,000 1 \$261,000 2% \$266,220
VALUE TO BUILDINGS ADJUSTED LAND VALUE LAND VALUE/LOT MARKET CONDITIONS ADJUSTED LAND/VALUE PER LO LOCATION	108.81 None noted adversely affecting value.  1 Economic Unit	15.00 5.00 None noted adversely affecting value  \$0 \$110,000 1 \$110,000 2% \$112,200 0%	425.00 106.25 None noted adversely affecting value \$0 \$180,000 1 \$180,000 8% \$194,400	\$0 \$261,000 1 \$261,000 2% \$262,220 0%
VALUE TO BUILDINGS ADJUSTED LAND VALUE NUMBER OF LOTS LAND VALUE/LOT MARKET CONDITIONS ADJUSTED LAND/VALUE PER LOT LOCATION LAND SIZE	108.81 None noted adversely affecting value.  1 Economic Unit	15.00 5.00 None noted adversely affecting value \$0 \$110,000 1 \$110,000 2% \$112,200 0% 5%	\$0 \$180,000 \$180,000 \$180,000 8% \$194,400	\$15.00 83.00 None noted adversely affecting value \$0 \$261,000 1 \$261,000 2% \$266,220 0% -5-%
VALUE TO BUILDINGS ADJUSTED LAND VALUE NUMBER OF LOTS LAND VALUE/LOT MARKET CONDITIONS ADJUSTED LAND/VALUE PER LOCATION LAND SIZE UTILITIES	108.81 None noted adversely affecting value.  1 Economic Unit	15.00 5.00 None noted adversely affecting value  \$0 \$110,000 1 \$110,000 2% \$112,200 0%	425.00 106.25 None noted adversely affecting value \$0 \$180,000 1 \$180,000 8% \$194,400	\$0 \$261,000 1 \$261,000 2% \$262,220 0%
VALUE TO BUILDINGS ADJUSTED LAND VALUE NUMBER OF LOTS LAND VALUE/LOT MARKET CONDITIONS ADJUSTED LAND/VALUE PER LOCATION LAND SIZE UTILITIES SITE CHARACTER:	108.81 None noted adversely affecting value.  1 Economic Unit	15.00 5.00 None noted adversely affecting value  \$0 \$110,000 1 \$1110,000 2% \$112,200 0% 5% 0%	425.00 106.25 None noted adversely affecting value \$0 \$180,000 1 \$180,000 8% \$194,400 0% 0%	\$15.00 83.00 None noted adversely affecting value \$0 \$261,000 1 \$261,000 2% \$266,220 0% -5% 0%
VALUE TO BUILDINGS ADJUSTED LAND VALUE NUMBER OF LOTS LAND VALUE/LOT MARKET CONDITIONS ADJUSTED LAND/VALUE PER LOT LOCATION LAND SIZE UTILITIES SITE CHARACTER: VIEWS	108.81 None noted adversely affecting value.  1 Economic Unit	15.00 5.00 None noted adversely affecting value  \$0 \$110,000 1 \$110,000 2% \$112,200 0% 5% 0% - 0%	425.00 106.25 None noted adversely affecting value \$0 \$180,000 1 \$180,000 8% \$194,400 0% 0% 0%	\$0 \$261,000 2% \$266,220 0% -10%
VALUE TO BUILDINGS ADJUSTED LAND VALUE NUMBER OF LOTS LAND VALUE/LOT MARKET CONDITIONS ADJUSTED LAND/VALUE PER LOCATION LAND SIZE UTILITIES SITE CHARACTER:	108.81 None noted adversely affecting value.  1 Economic Unit	15.00 5.00 None noted adversely affecting value  \$0 \$110,000 1 \$110,000 2% \$112,200 0% 5% 0% 0% 0%	425.00 106.25 None noted adversely affecting value \$0 \$180,000 1 \$180,000 8% \$194,400 0% 0% 0%	415.00 83.00 None noted adversely affecting value \$0 \$261,000 1 \$261,000 2% \$266,220 0% -5% 0%
VALUE TO BUILDINGS ADJUSTED LAND VALUE NUMBER OF LOTS LAND VALUE/LOT MARKET CONDITIONS ADJUSTED LAND/VALUE PER LOT LOCATION LAND SIZE UTILITIES SITE CHARACTER: VIEWS WATER AMENITIES TOPOGRAPHY	108.81 None noted adversely affecting value.  1 Economic Unit	15.00 5.00 None noted adversely affecting value  \$0 \$110,000 1 \$110,000 2% \$112,200 0% 5% 0% - 0% 0% 0% 0%	425.00 106.25 None noted adversely affecting value \$0 \$180,000 1 \$180,000 8% \$194,400 0% 0% 0%  0% -5%	415.00 83.00 None noted adversely affecting value \$0 \$261,000 1 \$261,000 2% \$266,220 0% -5% 0% 
VALUE TO BUILDINGS ADJUSTED LAND VALUE NUMBER OF LOTS LAND VALUE/LOT MARKET CONDITIONS ADJUSTED LAND/VALUE PER LOCATION LAND SIZE UTILITIES SITE CHARACTER: VIEWS WATER AMENITIES	108.81 None noted adversely affecting value.  1 Economic Unit	15.00 5.00 None noted adversely affecting value  \$0 \$110,000 1 \$110,000 2% \$112,200 0% 5% 0% 0% 0%	425.00 106.25 None noted adversely affecting value \$0 \$180,000 1 \$180,000 8% \$194,400 0% 0% 0%	415.00 83.00 None noted adversely affecting value \$0 \$261,000 1 \$261,000 2% \$266,220 0% -5% 0%
VALUE TO BUILDINGS ADJUSTED LAND VALUE NUMBER OF LOTS LAND VALUE/LOT MARKET CONDITIONS ADJUSTED LAND/VALUE PER LOT LOCATION LAND SIZE UTILITIES SITE CHARACTER: VIEWS WATER AMENITIES TOPOGRAPHY	108.81 None noted adversely affecting value.  1 Economic Unit	15.00 5.00 None noted adversely affecting value  \$0 \$110,000 1 \$110,000 2% \$112,200 0% 5% 0% - 0% 0% 0% 0%	425.00 106.25 None noted adversely affecting value \$0 \$180,000 1 \$180,000 8% \$194,400 0% 0% 0%  0% -5%	415.00 83.00 None noted adversely affecting value \$0 \$261,000 1 \$261,000 2% \$266,220 0% -5% 0% 
VALUE TO BUILDINGS ADJUSTED LAND VALUE NUMBER OF LOTS LAND VALUE/LOT MARKET CONDITIONS  ADJUSTED LAND/VALUE PER LOT LOCATION LAND SIZE UTILITIES SITE CHARACTER: VIEWS WATER AMENITIES TOPOGRAPHY WETLAND/FLOODZONE	108.81 None noted adversely affecting value.  1 Economic Unit	15.00 5.00 None noted adversely affecting value  \$0 \$110,000 1 \$110,000 2% \$112,200 0% 5** 0% 0% 0% 0% 0% 0% 0% 0%	425.00 106.25 None noted adversely affecting value \$0 \$180,000 1 \$180,000 8% \$194,400 0% 0% 0% - 0% 0% - 0% 0% 0% 0% 0%	415.00 83.00 None noted adversely affecting value \$0 \$261,000 1 \$261,000 2% \$266,220 0% -5% 0% - -10% 0% 0%
VALUE TO BUILDINGS ADJUSTED LAND VALUE NUMBER OF LOTS LAND VALUE/LOT MARKET CONDITIONS ADJUSTED LAND/VALUE PER LOCATION LAND SIZE UTILITIES SITE CHARACTER: VIEWS WATER AMENITIES TOPOGRAPHY WETLAND/FLOODZONE ZONING	108.81 None noted adversely affecting value.  1 Economic Unit	15.00 5.00 None noted adversely affecting value  \$0 \$110,000 1 \$110,000 2% \$1112,200 0% 5% 0% 0% 0% 0% 0% 0% 0%	425.00 106.25 None noted adversely affecting value \$0 \$180,000 1 \$180,000 8% \$194,400 0% 0% 0% 0% 0%	415.00 83.00 None noted adversely affecting value \$0 \$261,000 1 \$261,000 2% \$266,220 0% -5% 0% 10% 0% 0% 0%
VALUE TO BUILDINGS ADJUSTED LAND VALUE NUMBER OF LOTS LAND VALUE/LOT MARKET CONDITIONS ADJUSTED LAND/VALUE PER LOTO LOCATION LAND SIZE UTILITIES WATER AMENITIES TOPOGRAPHY WETLAND/FLOODZONE ZONING DEED RESTRICTIONS/RIGHTS	108.81 None noted adversely affecting value.  1 Economic Unit	15.00 5.00 None noted adversely affecting value  \$0 \$110,000 1 \$110,000 2% \$112,200 0% 5% 0% 0% 0% 0% 0% 0% 0% 0%	425.00 106.25 None noted adversely affecting value \$0 \$180,000 1 \$180,000 8% \$194,400 0% 0% 0% 0- 0% 0- 0% 0- 0% 0- 0%	415.00 83.00 None noted adversely affecting value \$0 \$261,000 1 \$261,000 2% \$266,220 0% -5% 0% - - -10% 0% 0% 0%
VALUE TO BUILDINGS ADJUSTED LAND VALUE NUMBER OF LOTS LAND VALUE/LOT MARKET CONDITIONS ADJUSTED LAND/VALUE PER LOCATION LOCATION LOCATION SIZE UTILITIES SITE CHARACTER: VIEWS WATER AMENITIES TOPOGRAPHY WETLAND/FLOODZONE ZONING DEED RESTRICTIONS/RIGHTS ACCESS & FRONTAGE/ACRE NET ADJ.	108.81 None noted adversely affecting value.  1 Economic Unit	15.00 5.00 None noted adversely affecting value  \$0 \$110,000 1 \$1110,000 2% \$112,200 0% 5% 6 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 10%	425.00 106.25 None noted adversely affecting value \$0 \$180,000 1 \$180,000 8% \$194,400 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	415.00 83.00 None noted adversely affecting value \$0 \$261,000 1 \$261,000 2% \$266,220 0% -5% 0%  -10% 0% 0% 0% 0% 0%
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Jenkins Properties, LLC Route 299 New Paltz, NY

EC-5

ITEM	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4
DATE:	August 2023	JULY 2023	APRIL 2022	FEBRUARY 2022	SEPTEMBER 2023
LOCATION:	Route 299	Atwood Road	Tow Path Road	121 Portuese Lane	Anderson Road
TOWN	New Paltz	Marbletown	Rochester (Accord)	New Paltz	Plattekill
SCHOOL	New Paltz	Rondout Valley	Rondout Valley	New Paltz	Wallkill
COUNTY	Ulster	Ulster	Ulster	Ulster	Ulster
UNADJUSTED SALE	Oistei	\$1,100,000	\$929.000	\$925.000	\$1,200,000
PRICE		\$1,100,000	φ929,000	ψ923,000	\$1,200,000
BUYER EXPENDITURES		NONE	NONE	NONE	NONE
PROPERTY RIGHTS	FEE SIMPLE	Fee simple	Fee simple	Fee Simple	Fee Simple
FINANCING	MARKET FINANCING	MARKET FINANCING	MARKET FINANCING	MARKET FINANCING	MARKET FINANCING
CONDITIONS OF SALE	ND WALLET THE WILLIAM	NONE	NONE	NONE	NONE
CONDITIONS OF SALE		NONE	HONE	NONE	HONE
BUYER EXPENDITURES		\$0	\$0	\$0	\$0
PROPERTY RIGHTS		\$0	\$0	\$0	\$0
FINANCING		\$0	\$0	\$0	\$0
CONDITIONS OF SALE		\$0	\$0	\$0	\$0
ADJUSTED SALE PRICE		\$1,100,000	\$929,000	\$925,000	\$1,200,000
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LAND SIZE acres	66.37	97.20	91.30	107.70	76.30
ZONING	A-1.5, Agricultural 1.5 District	R-3, Residential	R-5, Rural Conservation	RC, Rural Conservation	AG-1.5, Agricultural
UTILITIES	Private well and septic	Private well and septic	Private well and septic	Private well and septic	Private well and septic
T000	- · · · · · · · · · · · · · · · · · · ·				
TOPO	The topography ranges from level to undulating		Land range from level to undulating	Property contains a 6± acre lake	Level to rolling topography to
	to slight sloping and is comprised of woods,	to sloping. Parcel contains a	and some moderately sloping areas.	shared by surrounding owners. There	
	wetlands and overgrown vegetation. The	mix of meadows/farmlands and	The parcel is mostly wooded with	is also a 1± acre pond. Portuese	former orchard purchased for
	property is adorned with a 0.20 acre pond,	wooded areas. Property is	some open areas where overgrown	Lane (private road) extends through	event space. The property
	stream, stone walls, views of Mohonk Tower,	adorned with mountain views	fields existed. The parcel is bisected	center of parcel. Contains a two-	contains two ponds of 2.3
	Shawangunk Mountain ridgeline as well as the	and interior farm road. 0.50	by Tow Path Road with 15 acres	family dwelling with a 2-family home	acres and 0.70 acres. There
	Wallkill Valley.	acres is bisected to the south	south of Tow Path Road and the	with 4-bay garage underneath.	are good views of the
	•	by Cooper Road with additional	remaining 71.70 acres on the north	Building does not have proper	Shawangunk Mountains
		frontage on Old Cooper Road.	side. The Peters Kill Runs along the	Certificate of Occupancy. Zoned A-3,	•
		,	frontage of the southern segment of	Agricultural. Borders Rail Trail.	
			the parcel and without the installation	Neighbor purchased to prevent any	
			of a bridge the lands are only	development; residential or farm.	
			accessed by fording the watercourse.	Topography ranges from level to	
			The property is adorned with distant	steeply sloping. Views of ridge line.	
			mountain views Rondout Creek	(contributory value of improvements	
			views (no direct access to Creek).	\$100,000). Mix of wooded and some	
				open areas.	
WETLANDS/FLOODZON	26.1± acres of lands in the National Wetland	None noted	5 acres of flood plains predominantly	3± acres of NWI wetlands.	0.2 acres of NWI wetlands.
E	Inventory (NWI) and 32.1± acres of NYS		around the Peters Kill		
_	Designated wetlands		around the record run		
ACCESS	GOOD	Average	GOOD	Fair	Good
FRONTAGE	2.654	1.774	3.755	50' Shared Road	1.952
FRONTAGE/ACRE	39.99	18.25	41.13	30 Onarca Road	25.58
DEED RESTRICTIONS	None noted adversely affecting value		None noted adversely affecting value	None noted adversely affecting value	None noted adversely
DEED KESTKICHONS	None noted adversely allecting value	value	rione noted adversely allecting value	rione noted adversely aneculty value	affecting value
					-
VALUE TO BUILDINGS		\$0	\$0	-\$100,000	\$0
ADJUSTED LAND VALUE		\$1,100,000	\$929,000	\$825,000	\$1,200,000
LAND VALUE/ACRE		\$11,317	\$10,175	\$7,660	\$15,727
MARKET CONDITIONS		0%	3%	3%	0%
ADJUSTED LAND/VALUE	PER ACRE	\$11,317	\$10,480	\$7,890	\$15,727
LOCATION		0%	0%	0%	10%
LAND SIZE		5%	5%	10%	0%
UTILITIES		0%	0%	0%	0%
SITE CHARACTER:		l <u>.</u>	-	=	-
VIEWS		10%	10%	0%	0%
WATER AMENITIES		2.5%	-10%	-10%	-5%
TOPOGRAPHY		5%	0%	15%	0%
WETLAND/FLOODZONE		-10%	-5%	-10%	-10%
MIX OF WOODS AND M		-5%	-5% 0%	0%	0%
CONFIGURATION	LADONS	-5%	10%	5%	0%
ZONING		0%	5%	0%	0%
LOMING		0%	0%	0%	0%
DEED DESTRICTIONS					
DEED RESTRICTIONS	ACRE				
ACCESS & FRONTAGE/A	ACRE	5%	0%	15%	5%

MEDIAN	AVERAGE	APPPLIED VALUE/ACRE	NUMBER OF ACRES	VALUE INDICATION	
\$12.392	\$12.593	\$12.900	66.37	\$860.000	