

Structure

Building 1	
Building Style	01 - Ranch
Number of Stories	1.0
Exterior Wall Material	03 - Alum/vinyl
Actual Year Built	1991
Eff. Year Built	
Year Remodeled	
Number of Kitchens	1
Number of Full Baths	1
Number of Half Baths	1
Number of Bedrooms	4
Number of Fireplaces	
Heat Type	4 - Electric
Fuel Type	3 - Electric
Central Air	No
Basement Type	2 - Crawl
Total Sq Ft	1196
1st Story Sq Ft	1196
2nd Story Sq Ft	
1/2 Story Sq Ft	
3/4 Story Sq Ft	
Additional Story Sq Ft	
Finished Attic Sq Ft	
Finished Basement Sq Ft	
Finished Rec Room Sq Ft	
Finished Over Garage Sq Ft	
Condition	3 - Normal



[View Property on GIS Map](#)

2025 Final Assessment Information

Land Assessed Value	\$184,100
Total Assessed Value	\$322,400
Equalization Rate	100.00%
Full Market Value	\$322,400
Partial Construction	No
County Taxable	\$307,400
Municipal Taxable	\$307,400
School Taxable	\$316,400
Roll Section	1

Property Description

Property Location	55 Dogwood St
Property Type	210 - 1 Family Res
Neighborhood Code	213 JayAusableAcres
SWIS	152800
Water Supply	3 - Comm/public
Utilities	3 - Electric
Sewer Type	2 - Private
Zoning	02
School	Ausable Valley
Book	2207
Page	48
Grid East	694955
Grid North	2038115
Acres	0.90
Front	0.00
Depth	0.00
Agricultural District	No

Last Property Sale

Deed Date	07/11/2025
Deed Book	2207
Deed Page	48
Contract Date	06/03/2025
Sale Date	06/27/2025
Full Sale Price	\$240,000
Net Sale Price	\$240,000
Usable For Valuation	Yes
Arms Length	Yes
Prior Owner	Michael Nolan

Owner Information

Owner Name	Address 1	Address 2	PO Box	City	State	Zip	Unit Name	Unit Number
Stephen Blomquist	48 Oak Ridge Dr			Putnam Valley	NY	10579		
Ashley Blomquist	48 Oak Ridge Dr			Putnam Valley	NY	10579		

Sales

Deed Date	Deed Book	Deed Page	Contract Date	Sale Date	Last Physical Inspection Date	Sale Price	Net Sale Price	Usable for Valuation	Arms Length	Prior Owner
07/11/2025	2207	48	06/03/2025	06/27/2025		\$240,000	\$240,000	Yes	Yes	Michael Nolan
07/02/2024	2169	112		07/18/2023		\$0	\$0	No	No	George Nolan
02/08/2012	1690	81	12/12/2011	02/07/2012		\$120,000	\$120,000	No	Yes	George R Stewart
04/04/2003	1356	162		04/03/2003		\$87,000	\$87,000	No	No	Katherine Fahey

Exemptions

Code Description	Amount	Exemption %	Start Year	End Year
41120 - VETWAR CTS	\$15,000.00	15%	2013	
41834 - ENH STAR	\$91,630.00		2015	2049

Land

Site #	Land Type	Acres	Front	Depth	Sq Ft	Soil Rating
1	01 - Primary	0.90				

Improvements

Site #	Structure Code	SqFt	Dimensions	Quantity	Overall Condition	Actual Year Built	Effective Year Built
1	RP1 - Porch-open/deck	16.00	4.00 x 4.00	1.00	3 - Normal	1991	
1	FC1 - Shed-machine	144.00	8.00 x 18.00	1.00	3 - Normal	1997	
1	RP1 - Porch-open/deck	240.00	12.00 x 20.00	1.00	3 - Normal	1997	
1	FC1 - Shed-machine	96.00	8.00 x 12.00	1.00	3 - Normal	2018	

Special Districts

Code Description	Type	Primary Units	Secondary Units	Amount
AM280 - Ambulance dist	A	0.00	0.00	\$322,400.00
E1655 - Emergency Services	S	0.00	0.00	\$0.00
FD282 - Jay Fire	A	0.00	0.00	\$322,400.00