

26-002

JEFFERY LANIGAN
Mayor



MARK DOMENICO
Director

DEPARTMENT OF CODE ENFORCEMENT

ROME CITY HALL, 198 N. WASHINGTON STREET

ROME, NEW YORK 13440-5815

Telephone: (315) 339-7642 Fax: (315) 339-7638

www.romenewyork.com

Notice of Denial of a Building Permit

Date: 2/5/2026

1. Applicant

- a. Name: Malik Sherry
- b. Address: 324 Henry Street
- c. Telephone: Sarah Metott Architect 315 404 5571
- d. Interest in Premises: owner
- e. Email: sarah.metatt@gmail.com

2. Property description

- a. Address: 324 Henry Street
- b. Zone District: R2
- c. Current use of property: Vacant Dance Studio
- d. Zoning standing : non conforming due to 12+ month vacancy
- e. Tax id: 242.056-1-55

3. Type of Action Requested- Use Variance

Reason for Denial- The applicant is seeking to convert the building into a mixed-use building to include a convenience store and single apartment dwelling

4. Zoning Code Section 80-12.2, Use Matrix, Table 80-12.1 Use, Retail Goods Establishment is not allowed in an R2 Zone District.

Mark Domenico, R.A.
Chief Enforcement Officer

Note: An approval of this application by the Rome Zoning Board does not authorize the construction of the building without first obtaining a building permit. Contact the Rome Code Enforcement Office for further instructions.

CITY OF ROME ZONING BOARD OF APPEALS

Use Variance Application

IN THE MATTER OF THE APPEAL, OF Malik Sherry, Appellant (s):
for an Area Variance pursuant to Article VIII, Section 56 (b) of the Code of Ordinances of the City of Rome, Chapter 80 and Article 5-A, Section 81-b of the New York State General City Law

TO THE CITY OF ROME ZONING BOARD OF APPEALS:

SECTION I (SECTION I TO BE COMPLETED BY ZONING OFFICER AND REVIEWED BY APPLICANT):

A. The appellant (s) hereby appeals to the Zoning Board of Appeals of the City of Rome, New York from a determination of the Zoning Officer who, on the ____ day of _____, 20____, did deny the application of the Appellant, said application affecting property at _____ in a _____ zoning district, in the City of Rome, and having been submitted to the Zoning Officer for the purpose of _____

that such application was denied by the Zoning Officer insofar as it contained a proposed use not permitted or authorized and constituting a violation of Section _____, Schedule _____ of the Rome Code of Ordinances, Chapter 80.

B. Use Variance Standard: Appellant recognizes that, pursuant to Article 5-A of the General City Law, §81-b(3), no Use Variance shall be granted by the Zoning Board of Appeals without a showing by the Appellant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the Appellant shall demonstrate to the Zoning Board of Appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located all of the following are applicable:

(i) the Appellant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;

(ii) the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;

(iii) the requested use variance, if granted, will not alter the essential character of the neighborhood; and

(iv) the alleged hardship has not been self-created.

The Appellant recognizes that the Zoning Board of Appeals, in the granting of Use Variances, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proven by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community by such conditions as it may deem reasonable under the circumstances.

SECTION II (SECTION II TO BE COMPLETED BY APPELLANT (S)---attach additional sheets and/or addendums as necessary)

* It may be in your best interest to seek the assistance of an attorney in filling out this Section.

**Explanatory Note(s) are for the sole purpose of helping you, as Appellant, understand the requirements necessary to obtain the Variance contemplated and shall not have any significance to your application or any denial thereof. These Notes are not intended as legal advice, nor are they to be relied on as the current state of the law.

A. Having fully reviewed the above requirements for the granting of a use variance I hereby request such Use Variance in order to supersede the determination of the Zoning Officer denying my application for the following reasons: (complete each paragraph below)

(i) The Appellant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence. Note: to meet this prong of the Use Variance standard, you must show that the property in question cannot be sold or leased for any permitted use. This showing should be done by demonstrating that an active effort was made to sell or rent the property for each and every permitted use under the zoning regulations. Evidence demonstrating an active effort includes evidence that a realtor was contacted and the property was shown to potential buyers or lessees without success. Additionally, lack of reasonable return may be proven by, among other things: amount paid for the property, the present value of the property, expenses for maintenance, amount of taxes paid, mortgages, income from the land and other relevant factors.

The building as-is is being leased to Applicant in unusable condition. The building was formerly used as a dance studio (A) and proposed to be a mixed use occupancy as a neighborhood store and single apartment requiring significant renovation.

(ii) The alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood. Note: to meet this prong of the Use Variance standard, you must show that the alleged hardship is unique to the parcel in question, not the neighborhood or City in general.

The hardship at this location is unique as there are no other neighborhood stores within a 1,200 feet radius of the property and the surrounding neighborhood is residential.

(iii) The requested use variance, if granted, will not alter the essential character of the neighborhood. Note: under this prong of the Use Variance standard, the Zoning Board of Appeals must determine whether or not the requested Use Variance will disrupt or alter the character of a neighborhood or inhibit/diminish uses that conform to the zoning regulations. In making said determination, the Board will consider, among other things: change in parking patterns, change in traffic patterns, noise levels, lighting and such other factors it deems necessary. You may meet this prong of the Use Variance standard, by demonstrating the proposed use is substantially similar to existing uses in the particular area.

The proposed use and design of the building will not negatively impact the character of the neighborhood and will be respectful of the surrounding buildings, style, and materials.

(iv) The alleged hardship has not been self-created. Note: this is, perhaps, the most difficult prong of the Use Variance standard to meet, and requires a showing by you that you have not done anything which created the unnecessary hardship for which you are seeking the Use Variance. Purchasing the property knowing the proposed use is not allowed, buying the property without checking the zoning regulations and investing in the proposed use without complying with the zoning regulations are all self-created hardships.

The tenant did not create this hardship, rather he is aiming to improve the property from the state of purchase by providing an amenity to the neighborhood.

B. I hereby attest that no previous appeal has been made for the Area Variance requested herein.

Sworn to before me this 29th Day of January, 2026.

Kelly A. Brach

Notary Public

KELLY A. BRACH
Notary Public - State of New York
No. 01BR4948710
Qualified in Oneida County
My Commission Expires June 05, 2027

Sarah Mott

Appellant

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| | | | |
|--|--|---|--|
| Part 1 - Project and Sponsor Information | | | |
| Name of Action or Project: Henry Street Building Renovation | | | |
| Project Location (describe, and attach a location map): 324 Henry Street Rome, NY 13440 | | | |
| Brief Description of Proposed Action: The proposed action to the property is to renovate a former dance studio (A) into a mixed use building with a neighborhood freindly store (M) and single family apartment (R-3). The store will provide the surrounding residential area with a convenient location to purchase fresh and pre-packaged food, toiletries, daily and household essentials. Additionally, the apartment will occupy a smaller portion of the building for rent or the building manager. | | | |
| Name of Applicant or Sponsor: Sarah Metott | | Telephone: 315-404-5571 | |
| | | E-Mail: sarah.metott@gmail.com | |
| Address: 4792 State Route 12 | | | |
| City/PO: Glenfield | | State: NY | Zip Code: 13343 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: A building permit for renovation, zoning board approval to convert from an A occupancy to a mixed use M and R-3 occupancy. | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | 0.17 | acres |
| b. Total acreage to be physically disturbed? | | 0 | acres |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 0.17 | acres |
| Bldg is 0.06 acres (2496SF) - no change to the footprint but work will be required on the interior and exterior of the bldg. | | | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland | | | |

| | | |
|---|-------------------------------------|--------------------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ | NO | YES |
| _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ | NO | YES |
| _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ | NO | YES |
| _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>Sarah Metott</u> | Date: <u>1/29/26</u> | |
| Signature: <u><i>Sarah Metott</i></u> | | |

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: | <input type="checkbox"/> | <input type="checkbox"/> |
| a. public / private water supplies? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input type="checkbox"/> | <input type="checkbox"/> |

| | No, or small impact may occur | Moderate to large impact may occur |
|---|-------------------------------|------------------------------------|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input type="checkbox"/> | <input type="checkbox"/> |

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

| | |
|--|--|
| <input type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. |
| <input type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. |
| _____ | _____ |
| Name of Lead Agency | Date |
| _____ | _____ |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| _____ | _____ |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |

PRINT

Ashley Goodrich

From: Sarah Metott <sarah.metott@gmail.com>
Sent: Saturday, January 31, 2026 9:02 AM
To: Ashley Goodrich
Subject: Re: November Zoning meeting
Attachments: Use-Variance-Application_Henry_Street.pdf

Categories: Blue Category

Ashley,

Please accept the attached for the March 4th meeting.

Project: Henry Street Rome Building Renovation

Square footage: 2496

Property Owner: Michael Menard

Tenant and applicant: Malik Sherry

Address: 703 Lincoln Ave Rome, NY 13440

Phone: 201-360-9921

Appellant/Representative: Sarah Metott, Sarah Metott Architecture PLLC

Role: Architect

Address: 4792 State Route 12 Glenfield, NY 13343

Phone: 315-404-5571

Email: sarah.metott@gmail.com

Please let me know if I missed anything.

Sarah Metott, RA, NCARB

Phone: 315-404-5571

Email: sarah.metott@gmail.com

Registered in NY and NC

RECEIPT

DATE Feb 24, 2026 NO. 242433

RECEIVED FROM Malik Shaheryar

ADDRESS 703 Lincoln Avenue, Rome, NY 13440

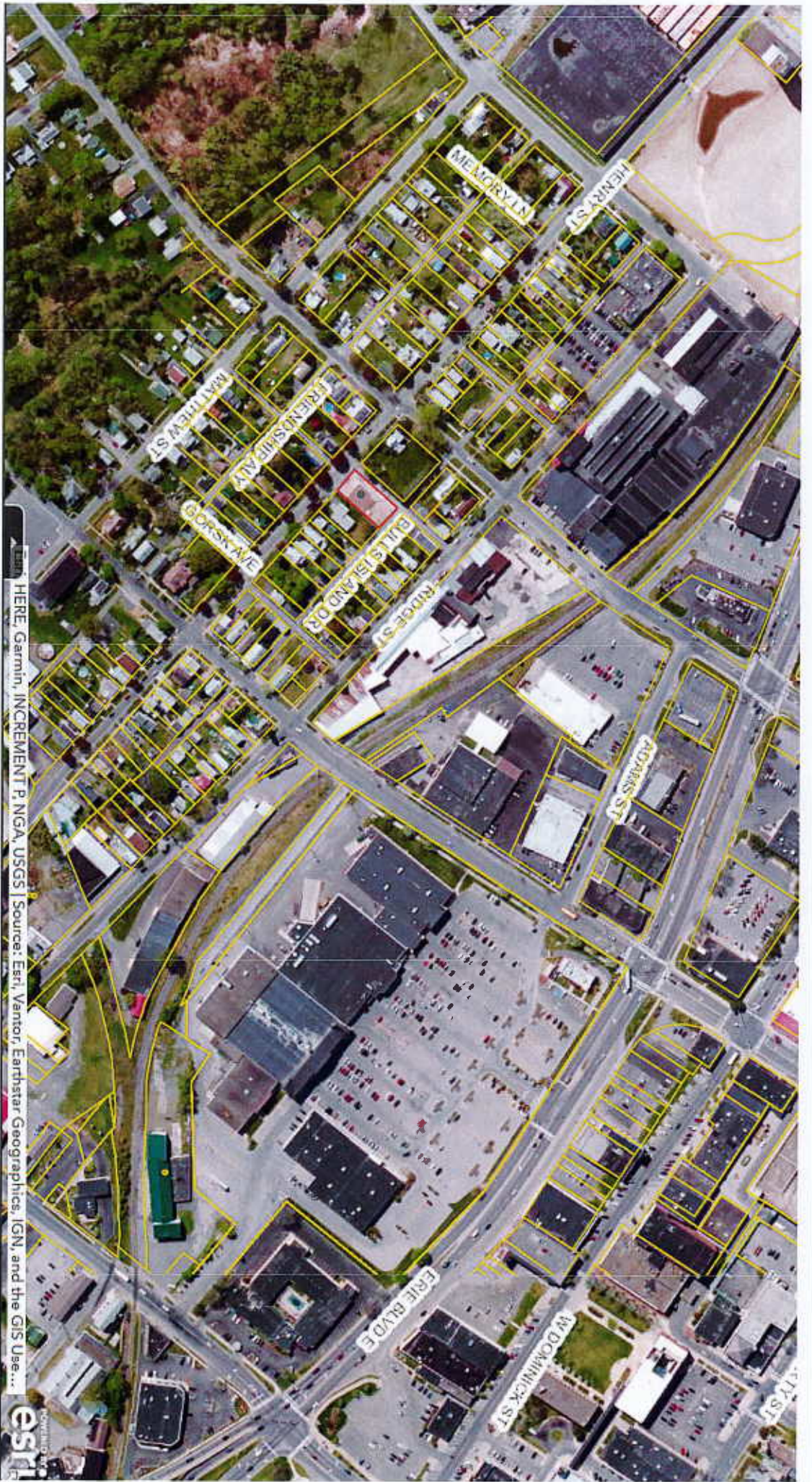
One thousand One Hundred & 00/100 \$ 1,100.00

FOR 324-26 Henry St, Rome, NY - Closing Costs

| ACCOUNT | | |
|-----------------|-------|----|
| AMT. OF ACCOUNT | 1,100 | 00 |
| AMT. PAID | 1,100 | 00 |
| BALANCE DUE | | 00 |

CASH DONALD R. GERACE, Esq.
 CHECK
 MONEY ORDER BY Lester K. Hume

324 Henry St.



I Sharyar Malik request Rome city Zone to approve my application to convert the building 324-26 Hanry Street Rome NY 13440 into Grocery store. I purchased the building in 2025 and Agent mentioned it's a commercial zone and building can be open as neighborhood business.

I have looked the RomeNewyork web page where building listed as class 484- 1 use sm bld (Verification is attached). Its was clear building is commercial and can open neighborhood store under class 484.

After contacted to Rome city Codes Department and sent an e-mail to MDorsino to inquire about the building (e-mail attached). The replied I got from Code department to apply for variance change. The building Class 484 and it should covert into 450.

In February 2026 zone meeting I found this building is converted into 2 unit residential. And now if I convert in 2-unit apartment I need the least \$462,750.00 and estimate is attached. The rent around 950 per month on each unit and total would be around \$22,800 a year. The mortgage payment and property tax would be per year \$38,528.40. Mortgage Schedule attached. If we do the math, I will loose \$15k every year while I will pay 80k down. On the other hand if I invest this 80k into grocery store I can make easily 60 to 70k. Also I will provide jobs to neighborhood people.

I will sell dairy products, daily meat products, frozen food, baby food and formula. I think this neighborhood need a grocery store which will open early morning to till late 10 pm. Please consider my application and I am really in hardship and cant make 2 apartment. We will explain the detail zoning meeting I think which will held on April 01 2026

Rental Income 22,800.00

Mortgage payment (Schedule attached) (38,528.40)

Total Loss a year

(15,728.40)

Malik Property Development

324-326 Henry St. Rome, NY (Apartment conversion)

One-Time Start-Up Costs

| | | |
|---|---------------------------|------------|
| 1 | Fixtures and equipment | \$500.00 |
| 2 | Graphics Design | \$0.00 |
| 4 | Starting inventory | \$0.00 |
| 5 | Public utilities deposits | \$300.00 |
| 6 | Legal & professional fees | \$0.00 |
| 7 | Licenses and permits | \$1,000.00 |
| 8 | Advertising & promotion | \$0.00 |
| 9 | Consulting & software | \$750.00 |
| # | Cash | \$0.00 |
| # | Architect plans | \$7,500.00 |

Subtotal **\$10,050.00**

Monthly Expenses

| | | |
|---|----------------------------|-------------|
| # | Salary of owner-manager | \$0.00 |
| # | All other salaries & wages | \$12,500.00 |
| # | Equipment | \$350.00 |
| # | Telephone | \$100.00 |
| # | Utilities | \$400.00 |
| # | Insurance | \$200.00 |
| # | Payroll & Social Security | \$1,200.00 |
| # | Interest | \$200.00 |
| # | Property & School Tax | \$0.00 |
| # | Legal & professional fees | \$0.00 |
| # | Miscellaneous | \$0.00 |

Subtotal **\$14,950.00**

Calculate total start-up funds

of months to bring to market 6

Total over head & labor \$89,700.00

One time start-up expense \$10,050.00

Total start-up costs **\$99,750.00**

Property details

| | | |
|----|----------------------------|--------------|
| 26 | Purchase price | \$ 50,000.00 |
| 27 | Disposal cost | \$ 4,000.00 |
| 28 | Plumbing | \$ 11,000.00 |
| 29 | Wall/Ceiling Restoration | \$ 40,000.00 |
| 30 | Electrical | \$ 25,000.00 |
| 31 | Kitchen cabinets/fixtures | \$ 20,000.00 |
| 32 | Bath fixtures | \$ 20,000.00 |
| 33 | Flooring | \$ 50,000.00 |
| 34 | Doors (interior, exterior) | \$ 20,000.00 |
| 35 | Locksets/latches | \$ 2,000.00 |
| 36 | Roofing (main section) | \$ 15,000.00 |
| 37 | Exterior restoration | \$ 30,000.00 |
| 38 | Landscaping | \$ 2,000.00 |
| 39 | Windows | \$ 4,000.00 |
| 40 | HVAC | \$ 34,000.00 |
| 41 | Driveway repair | \$ 20,000.00 |
| 41 | basement | \$ 10,000.00 |

Costs to bring to market \$ 357,000.00

Legal fees \$ 1,000.00

Closing costs \$ 5,000.00

Initial # month start-up costs \$99,750.00

Total cost to receive revenue **\$ 462,750.00**

Sale price **\$ 159,000.00**

Net profit **\$(303,750.00)**

Actual expenses

| Overhead | | Material | | Labor | Hours | Total |
|-------------------|--------------|------------------------------|--------------|----------|-------|---------------|
| Purchase | \$ 50,000.00 | Plumbing | \$ 11,000.00 | Employ 1 | | \$ 8,400.00 |
| Nimo (gas, elec.) | \$ 250.00 | Pex, drains, vents | \$ - | Employ 2 | | \$ 6,200.00 |
| Closing costs | \$ - | Fittings, valves, etc. | \$ - | Employ 3 | 0 | \$ 5,200.00 |
| City tax | \$ 2,000.00 | Back flow preventer | \$ - | Employ 4 | | \$ 5,200.00 |
| County Tax | \$ 800.00 | Cement, adhesive, misc | \$ - | Employ 5 | | \$ 4,800.00 |
| School tax | \$ 2,500.00 | Hot water heaters (2) | \$ - | Owner 1 | | \$ - |
| Insurance | \$ 1,050.00 | | | Owner 2 | | \$ - |
| Lawyer | \$ 500.00 | Wall/ Ceiling | \$ 40,000.00 | | | |
| Architect/survey | \$ 7,500.00 | 2 x 4 (8' & 10') | \$ - | Subtotal | | \$ 29,800.00 |
| Build. Permit | \$ 1,200.00 | Drywall (& screws) | \$ - | | | |
| Utility deposits | \$ 500.00 | Sandpaper | \$ - | | | |
| | | Corner bead, J channel, misc | \$ - | | | |
| Interest (2026) | \$ - | Compound | \$ - | | | |
| Interest (2027) | \$ - | Paint / trim | \$ - | | | |
| Interest (2028) | \$ - | Primer | \$ - | | | |
| Interest (2029) | \$ - | Back foyer wall/floor | \$ - | | Total | \$ 416,100.00 |
| Interest (2030) | \$ - | | | | | |
| | | Electrical | \$ 25,000.00 | | | |
| | | Outlets (boxes, covers) | \$ - | | | |
| | | Wiring | \$ - | | 2026 | \$ - |
| | | Panel box / breakers | \$ - | | 2027 | \$ - |
| | | Cable, phone, data | \$ - | | 2028 | \$ - |
| | | Security | \$ - | | | |
| | | Conduit, misc | \$ - | | | |
| | | Flooring | \$ 50,000.00 | | | |
| Sub total | \$ 66,300.00 | Underlayment (luon, plywood) | \$ - | | | |
| | | Hardwood & Pad | \$ - | | | |
| | | Linoleum / tile / carpet | \$ - | | Grand | \$ 416,100.00 |
| | | Grout, Thinset, Caulk | \$ - | | | |
| | | Threshold, moulding | \$ - | | | |
| | | Joists, Misc. | \$ - | | | |
| | | Kitchen | \$ 20,000.00 | | | |
| | | Range hood | \$ - | | | |
| | | Cabinets | \$ - | | | |
| | | Counter top | \$ - | | | |

| | | |
|-----------------------------------|-----------|------------------|
| Sinks, pipe, fittings, disposal | \$ | - |
| Bath fixtures | \$ | 20,000.00 |
| Tub (2 tubs, 1 shower) | \$ | - |
| Vanity | \$ | - |
| Toilet, seats | \$ | - |
| Fixtures | \$ | - |
| Lighting, fan, etc. | \$ | - |
| Doors | \$ | 20,000.00 |
| Stain | \$ | - |
| Exterior (3) | \$ | - |
| Interior doors | \$ | - |
| Hinges | \$ | - |
| Molding | \$ | - |
| Locksets, door accessories | \$ | 2,000.00 |
| Doorbells | \$ | - |
| Locks | \$ | - |
| Roof materials | \$ | 15,000.00 |
| Chimney guard, caulk, misc | \$ | - |
| Underlayment | \$ | - |
| Shingles, drip edge | \$ | - |
| Siding, paint, gutters | \$ | 30,000.00 |
| Outside wood, wrap, fascia, etc. | \$ | - |
| Exterior paint, primer | \$ | - |
| Decking, porch roof, rails, posts | \$ | - |
| Gutters | \$ | - |
| Landscaping | \$ | 2,000.00 |
| Seeds, bushes, etc. | \$ | - |
| Driveway, drainage | \$ | - |
| Fill, dirt | \$ | - |
| Windows | \$ | 4,000.00 |
| Replacement | \$ | - |
| Sealant / caulk | \$ | - |
| Blinds | \$ | - |
| Molding | \$ | - |

| | |
|----------------------------|-------------------------|
| HVAC | \$ 34,000.00 |
| Registers & thermostats | \$ - |
| Duct work, filter, misc | \$ - |
| Furnaces, gas lines | \$ - |
| Air return grates | \$ - |
| Air conditioning | \$ - |
| Appliances | \$ 12,000.00 |
| Range, Microwave | \$ - |
| Refrigerator, dishwasher | \$ - |
| Laundry | \$ - |
| Basement | \$ 10,000.00 |
| Water proofing | \$ - |
| Paint | \$ - |
| Miscellaneous | \$ 25,000.00 |
| Dumpster | \$ - |
| Insulation | \$ - |
| Shelving | \$ - |
| Finish basement | \$ - |
| Nails / screws | \$ - |
| Fire alarms / CO detectors | \$ - |
| Equipment | \$ - |
| Ceiling Lights, bulbs | \$ - |
| Foundation repair | \$ - |
| Paint brushes / trays | \$ - |
| Stairs | \$ - |
| Cleaning supplies /general | \$ - |
| Mailboxes/ outdoor lights | \$ - |
| Sub total | ##### |

Malik Property Development

324-326 Henry St. Rome, NY (Grocery store)

One-Time Start-Up Costs

| | | |
|---|---------------------------|------------|
| 1 | Fixtures and equipment | \$500.00 |
| 2 | Graphics Design | \$0.00 |
| 4 | Starting inventory | \$0.00 |
| 5 | Public utilities deposits | \$300.00 |
| 6 | Legal & professional fees | \$0.00 |
| 7 | Licenses and permits | \$3,000.00 |
| 8 | Advertising & promotion | \$0.00 |
| 9 | Consulting & software | \$750.00 |
| # | Cash | \$0.00 |
| # | Architect plans | \$3,500.00 |

Subtotal **\$8,050.00**

Monthly Expenses

| | | |
|---|----------------------------|------------|
| # | Salary of owner-manager | \$0.00 |
| # | All other salaries & wages | \$2,500.00 |
| # | Equipment | \$350.00 |
| # | Telephone | \$100.00 |
| # | Utilities | \$400.00 |
| # | Insurance | \$200.00 |
| # | Payroll & Social Security | \$400.00 |
| # | Interest | \$200.00 |
| # | Property & School Tax | \$0.00 |
| # | Legal & professional fees | \$0.00 |
| # | Miscellaneous | \$0.00 |

Subtotal **\$4,150.00**

Calculate total start-up funds

of months to bring to market 1

Total over head & labor \$4,150.00

One time start-up expense \$8,050.00

Total start-up costs **\$12,200.00**

Property details

| | | |
|----|----------------------------|--------------|
| 26 | Purchase price | \$ 50,000.00 |
| 27 | Disposal cost | \$ 1,000.00 |
| 28 | Plumbing | \$ 1,500.00 |
| 29 | Wall/Ceiling Restoration | \$ 500.00 |
| 30 | Electrical | \$ 3,000.00 |
| 31 | Kitchen cabinets/fixtures | \$ - |
| 32 | Bath fixtures | \$ 500.00 |
| 33 | Flooring | \$ 4,000.00 |
| 34 | Doors (interior, exterior) | \$ 2,000.00 |
| 35 | Locksets/security cameras | \$ 2,000.00 |
| 36 | Roofing (main section) | \$ - |
| 37 | Exterior restoration | \$ - |
| 38 | Landscaping | \$ - |
| 39 | Windows | \$ 2,000.00 |
| 40 | HVAC | \$ - |
| 41 | Signage | \$ 4,000.00 |
| 41 | basement | \$ - |

Costs to bring to market \$ 70,500.00

Legal fees \$ 1,000.00

Closing costs \$ 500.00

Initial # month start-up costs \$12,200.00

Total cost to receive revenue **\$ 84,200.00**

Sale price **\$ 159,000.00**

Net profit **\$ 74,800.00**

Actual expenses

| Overhead | | Material | | Labor | Hours | Total |
|-------------------|--------------|------------------------------|-------------|----------|-------|--------------|
| Purchase | \$ 50,000.00 | Plumbing | \$ 1,500.00 | Employ 1 | | \$ 1,500.00 |
| Nimo (gas, elec.) | \$ 250.00 | Pex, drains, vents | \$ - | Employ 2 | | \$ 450.00 |
| Closing costs | \$ - | Fittings, valves, etc. | \$ - | Employ 3 | 0 | \$ 450.00 |
| City tax | \$ 2,000.00 | Back flow preventer | \$ - | Employ 4 | | \$ - |
| County Tax | \$ 800.00 | Cement, adhesive, misc | \$ - | Employ 5 | | \$ - |
| School tax | \$ 2,500.00 | Hot water heaters (2) | \$ - | Owner 1 | | \$ - |
| Insurance | \$ 1,050.00 | | | Owner 2 | | \$ - |
| Lawyer | \$ 500.00 | Wall/ Ceiling | \$ 500.00 | | | |
| Architect/survey | \$ 3,500.00 | 2 x 4 (8' & 10') | \$ - | Subtotal | | \$ 2,400.00 |
| Build. Permit | \$ 600.00 | Drywall (& screws) | \$ - | | | |
| Utility deposits | \$ 500.00 | Sandpaper | \$ - | | | |
| | | Corner bead, J channel, misc | \$ - | | | |
| Interest (2026) | \$ - | Compound | \$ - | | | |
| Interest (2027) | \$ - | Paint / trim | \$ - | | | |
| Interest (2028) | \$ - | Primer | \$ - | | | |
| Interest (2029) | \$ - | Back foyer wall/floor | \$ - | | Total | \$ 83,600.00 |
| Interest (2030) | \$ - | | | | | |
| | | Electrical | \$ 3,000.00 | | | |
| | | Outlets (boxes, covers) | \$ - | | | |
| | | Wiring | \$ - | | 2026 | \$ - |
| | | Panel box / breakers | \$ - | | 2027 | \$ - |
| | | Cable, phone, data | \$ - | | 2028 | \$ - |
| | | Security | \$ - | | | |
| | | Conduit, misc | \$ - | | | |
| | | Flooring | \$ 4,000.00 | | | |
| Sub total | \$ 61,700.00 | Underlayment (luon, plywood) | \$ - | | | |
| | | Hardwood & Pad | \$ - | | | |
| | | Linoleum / tile / carpet | \$ - | | Grand | \$ 83,600.00 |
| | | Grout, Thinset, Caulk | \$ - | | | |
| | | Threshold, moulding | \$ - | | | |
| | | Joists, Misc. | \$ - | | | |
| | | Kitchen | \$ - | | | |
| | | Range hood | \$ - | | | |
| | | Cabinets | \$ - | | | |
| | | Counter top | \$ - | | | |

| | | |
|-----------------------------------|----|----------|
| Sinks, pipe, fittings, disposal | \$ | - |
| Bath fixtures | \$ | 500.00 |
| Tub (2 tubs, 1 shower) | \$ | - |
| Vanity | \$ | - |
| Toilet, seats | \$ | - |
| Fixtures | \$ | - |
| Lighting, fan, etc. | \$ | - |
| Doors | \$ | 2,000.00 |
| Stain | \$ | - |
| Exterior (3) | \$ | - |
| Interior doors | \$ | - |
| Hinges | \$ | - |
| Molding | \$ | - |
| Locksets, door accessories | \$ | 2,000.00 |
| Doorbells | \$ | - |
| Locks | \$ | - |
| Roof materials | \$ | - |
| Chimney guard, caulk, misc | \$ | - |
| Underlayment | \$ | - |
| Shingles, drip edge | \$ | - |
| Siding, paint, gutters | \$ | - |
| Outside wood, wrap, fascia, etc. | \$ | - |
| Exterior paint, primer | \$ | - |
| Decking, porch roof, rails, posts | \$ | - |
| Gutters | \$ | - |
| Landscaping | \$ | - |
| Seeds, bushes, etc. | \$ | - |
| Driveway, drainage | \$ | - |
| Fill, dirt | \$ | - |
| Windows | \$ | 2,000.00 |
| Replacement | \$ | - |
| Sealant / caulk | \$ | - |
| Blinds | \$ | - |
| Molding | \$ | - |

| | | |
|----------------------------|----|-----------|
| HVAC | \$ | - |
| Registers & thermostats | \$ | - |
| Duct work, filter, misc | \$ | - |
| Furnaces, gas lines | \$ | - |
| Air return grates | \$ | - |
| Air conditioning | \$ | - |
| | | |
| Appliances | \$ | - |
| Range, Microwave | \$ | - |
| Refrigerator, dishwasher | \$ | - |
| Laundry | \$ | - |
| | | |
| Signage | \$ | 4,000.00 |
| Design | \$ | - |
| Install | \$ | - |
| | | |
| Miscellaneous | \$ | - |
| Dumpster | \$ | - |
| Insulation | \$ | - |
| Shelving | \$ | - |
| Finish basement | \$ | - |
| Nails / screws | \$ | - |
| Fire alarms / CO detectors | \$ | - |
| Equipment | \$ | - |
| Ceiling Lights, bulbs | \$ | - |
| Foundation repair | \$ | - |
| Paint brushes / trays | \$ | - |
| Stairs | \$ | - |
| Cleaning supplies /general | \$ | - |
| Mailboxes/ outdoor lights | \$ | - |
| | | |
| Sub total | \$ | 19,500.00 |

My plan is to open a grocery store, I think this neighborhood need a grocery store where they can purchase their daily item on a easy access. The store will cover all American, Spanish groceries as well as following are in detail items which store will cover on his daily sales. Please review and let me know if you have any other questions. Regards

Groceries will include

All kind of cereal

rice, cake mix and pudding

Pizza sauce and sugar, coffee

powder milk/ Breads

Dog and Cat foods and snack for them also cleaning supplies, dish soap and laundry as well other items related to laundry.

Cigarettes/Tobacco Products

All kind of cigarettes

Tobacco/Cigarettes tube

Raps/Chewing tobacco

All kind of cigarettes paper

Cigars

Beer/Wine Products

All kind beer and Wines which will cover under my beer license

Dairy Products

Milk/ Cheese / Butter / Half & Half/ etc.

Beverages

All kind of Pepsi & cock products sodas and juices

All kind of juices

Daily Meat

Daily meat which will include salami, bologna, Bacon and turkey

Snacks

Chips, Cookies, nuts and all kind of candies

New York lottery

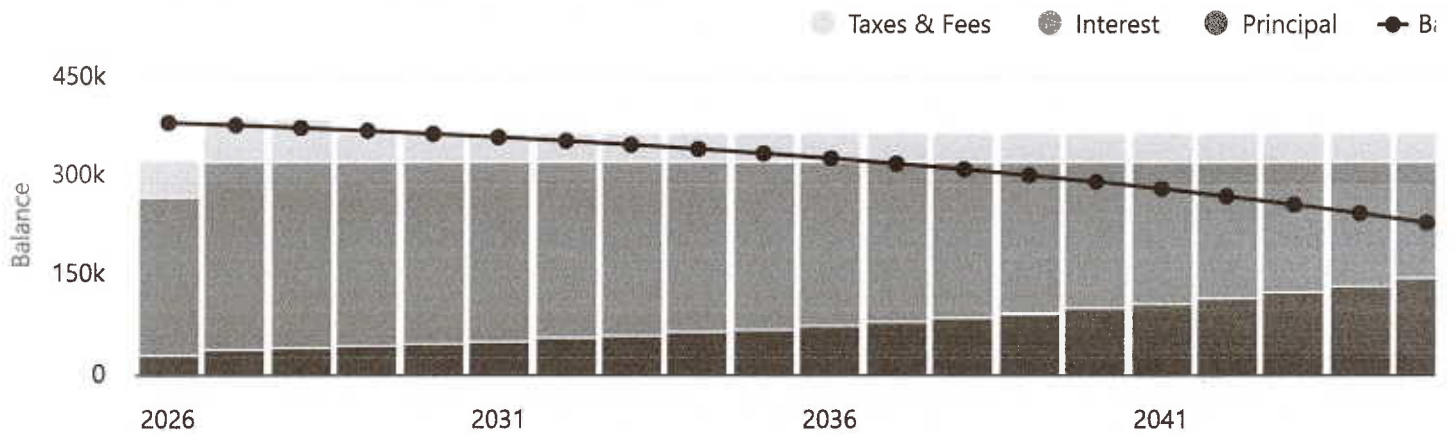
Mortgage Calculator

Mortgage Calcs + Refinance + Rates + ARM + Affordability + Save Money + Advice

+ Financial Calcs + Widgets

Mortgage Calculator

Your Mortgage Payment Information



[View Loan Breakdown](#)

[See our best mortgage rates](#)

Home Value: \$

Down payment: \$ %

Loan Amount: \$

Interest Rate: %

[See Buffalo's Best Rates](#)

[See Buffalo's Best Rates](#)

Loan Term: years

Best Buffalo Mortgage Rates

At a 7.5% APR your estimated monthly mortgage payment is \$3,210.72.

[Check out our best Buffalo mortgage rates for Mar 25, 2026.](#)

See how much you can save with a low-rate online mortgage.

Mortgage Repayment Summary

\$3,210.72

Payment with PMI

\$3,051.24

After 39 months

Start Date: Mar ▼ 2026

Property Tax: 4500 \$/yr

PMI: 0.5 %

Home Ins: 1500 \$/yr

Monthly HOA: 0 \$

Loan Type: Conventional ▼

Get Pre-Approved

Get Pre-Approved

Buy or Refi: Refi ▼

Calculate

[Show Amortization Tables »](#)

Printer Friendly Page

Share This Calculation

| | |
|---|------------------------|
| \$159.48 | \$6,219.69 |
| 39 PMI Payments | Total PMI to Jun, 2029 |
| \$80,000.00 | 17.29% |
| Down payment amount | Down payment % |
| <u>Veterans & Military: Check Your Eligibility for 0% Down</u> | |
| Feb, 2056 | \$580,697.67 |
| Loan pay-off date | Total Interest Paid |
| \$250.00 | \$90,000.00 |
| Monthly Tax Paid | Total Tax Paid |
| \$125.00 | \$45,000.00 |
| Monthly Home Insurance | Total Home Insurance |
| \$36,614.92 | \$1,104,667.36 |
| Annual Payment Amount | Total of 360 Payments |

Leverage Your Buffalo Home Equity Today!

Have a great rate on your original mortgage? Consider a low-cost HELOC

Buffalo Homebuyers Can Refinance At Today's Mortgage Rates Right Now!

Lock in low rates before further hikes and save for years to come! If you secure a fixed mortgage rate your payments won't be impacted by future rate hikes. If rates fall you can refinance later to save.

Compare Mortgage Rates for March 25, 2026

| | | | | |
|--|--|---|---|--------------------------|
| Loan Purpose Purchase Refinance | Loan Term 30 Yr Fixed | Property Value \$ 462,750 | Loan Balance \$ 382,750 | Zip Code 13440 |
| Cash Out Amount (If Any) \$ | <input type="checkbox"/> Include FHA Loans | <input type="checkbox"/> Include VA Loans | <input type="checkbox"/> Include USDA Loans | |
| Update Lenders | | | | |

SORT BY APR Monthly Payment Rate Fees

Veterans: 0% Down VA Loans (Check Eligibility & Rates)



FARMERS BANK OF KANSAS CITY MORTGAGE

NMLS #613839

APR

6.087%

30-Year Fixed

PAYMENT

\$2,293 /mo

Fees & Points: **\$3,999**

RATE

5.990%

Includes 0.837 Points (\$3,204)



Rate data provided by RateUpdate.com. Displayed by Mortgage Research Center, NMLS #1907, Equal Housing Opportunity. Pay premiums. Actual payments will be greater with taxes and insurance included. [Rate and product details.](#)

State Of The United States Residential Mortgage Market In 2026

▶ [Loan Volumes](#)

▶ [Low & No Down Payment Loans](#)

▶ [Assumable Mortgages](#)

▶ [Second Mortgages vs Mortgage Refinancing](#)

▶ [Nonbank Mortgage Companies](#)

▶ [Interest Rate Cycle](#)

As Seen In

The New York Times  **San Francisco Chronicle**

[INTRO](#) [DEFINE](#) [MORE](#)

The above tool estimates monthly mortgage payments with taxes, insurance, PMI, HOA fees & more.

Click on the "define" & "more" tabs for a description of each input & how they are used in calculations.

Set an input to zero to remove it from the calculation.

If property tax is 20 or below the calculator treats it as an annual assessment percentage based on the home's price. If property tax is set above 20 the calculator presumes the amount entered is the annual assessment amount.

Property Description Report For: 324-26 Henry St, Municipality of City of Rome, Inside

No Photo Available

| | | |
|----------------------------|-----------------------------|--|
| | Status: | Active |
| | Roll Section: | Taxable |
| | Swis: | 301301 |
| | Tax Map ID #: | 242.056-1-55 |
| | Account # and Ward: | 20770 03 |
| | Property Class: | 484 - 1 use sm bld |
| | Site: | COM 1 |
| | In Ag. District: | No |
| | Site Property Class: | 484 - 1 use sm bld |
| | Zoning Code: | R-2 - Single-Fam Res |
| | Neighborhood Code: | 09033 |
| | School District: | Rome |
| Total Acreage/Size: | 0.18 | |
| Land Assessment: | 2026 - \$7,900 | Total Assessment: 2026 - \$45,400 |
| | 2025 - \$7,900 | 2025 - \$45,400 |
| Full Market Value: | 2026 - \$106,824 | |
| | 2025 - \$106,824 | |
| Equalization Rate: | 2026 - 42.50% | Property Desc: |
| | 2025 - 45.37% | |
| Deed Book: | 2023 | Deed Page: 5040 |
| Grid East: | 0 | Grid North: 0 |

Owners

David Parry
1471 Grant Ave
Dupon WA 98327

Sales

| Sale Date | Price | Property Class | Sale Type | Prior Owner | Value Usable | Arms Length | Addl. Parcels | Deed Book and Page |
|-----------|----------|--------------------|-----------------|--------------------|--------------|-------------|---------------|--------------------|
| 4/5/2023 | \$65,000 | 484 - 1 use sm bld | Land & Building | Rodriguez, Lizette | Yes | Yes | No | 2023/5040 |
| 6/12/2018 | \$10,000 | 484 - 1 use sm bld | Land & Building | Hasty, Susan K | Yes | Yes | No | 2018/9170 |
| 9/17/2008 | \$1 | 484 - 1 use sm bld | Land & Building | Wall R D & M C | No | No | No | 2008/16809 |

Utilities

| | | | |
|--------------------|-------------|----------------------|-------------|
| Sewer Type: | Comm/public | Water Supply: | Comm/public |
| Utilities: | Gas & elec | | |

Inventory

| | | | |
|--------------------------------|---------|------------------------------|--------|
| Overall Eff Year Built: | | Overall Condition: | Normal |
| Overall Grade: | Average | Overall Desirability: | 3 |

Buildings

| AC% | Sprinkler% | Alarm% | Elevators | Basement Type | Year Built | Eff Year Built | Condition | Quality | Gross Floor Area (sqft) | Stories |
|-----|------------|--------|-----------|---------------|------------|----------------|-----------|---------|-------------------------|---------|
|-----|------------|--------|-----------|---------------|------------|----------------|-----------|---------|-------------------------|---------|

Improvements

| Structure | Size | Grade | Condition | Year |
|--------------|----------------|---------|-----------|------|
| Fldlt-incand | 250.00 sq ft | Average | Normal | 1985 |
| Strlt-incand | 6.00 sq ft | Average | Normal | 1985 |
| Pavng-asphlt | 1,768.00 sq ft | Average | Normal | 1975 |
| Porch-coverd | 4 x 5 | Average | Normal | 1985 |
| Shed-machine | 10 x 12 | Average | Normal | 2010 |

Special Districts for 2026

| Description | Units | Percent | Type | Value |
|--------------------------|-------|---------|------|-------|
| GC006-GARBAGE COMMERCIAL | 1 | 0% | | 0 |
| WR000-METER WATER | 1 | 0% | | 0 |
| SR000-METER SEWER | 1 | 0% | | 0 |

Special Districts for 2025

| Description | Units | Percent | Type | Value |
|--------------------------|-------|---------|------|-------|
| GC006-GARBAGE COMMERCIAL | 1 | 0% | | 0 |
| SR000-METER SEWER | 1 | 0% | | 0 |
| WR000-METER WATER | 1 | 0% | | 0 |

Exemptions

| Year | Description | Amount | Exempt % | Start Yr | End Yr | V Flag | H Code | Own % |
|------|-------------|--------|----------|----------|--------|--------|--------|-------|
|------|-------------|--------|----------|----------|--------|--------|--------|-------|

Taxes

| Year | Description | Amount |
|------|-------------|--------|
|------|-------------|--------|

*** Taxes reflect exemptions, but may not include recent changes in assessment.**



Image Mate Online

Navigation GIS Map | DTF Links Assessment Info Help Log In

Commercial

- [Property Info](#)
- [Owner/Sales](#)
- [Inventory](#)
- [Improvements](#)
- [Tax Info](#)
- [Report](#)

| | | | |
|---|--------------------------------------|----------------------|------------------------------------|
| Municipality of City of Rome, Inside | | | |
| SWIS: | 301301 | Tax ID: | 242.056-1-55 |
| Account # and Ward: | 20770 03 | | |
| Tax Map ID / Property Data | | | |
| Status: | Active | Roll Section: | Taxable |
| Address: | 324-26 Henry St | | |
| Property Class: | 484 - 1 use sm bld | Site Property Class: | 484 - 1 use sm bld |
| Ownership Code: | | | |
| Site: | Com 1 | In Ag. District: | No |
| Zonning Code: | R-2 - Single-Fam Res | Bldg. Style: | Not Applicable |
| Neighborhood: | 09033 - | School District: | Rome |
| Total Acreage/Size: | 0.18 | Equalization Rate: | 2026 - 42.50% 2025 - 45.37% |
| Land Assessment: | 2026 - \$7,900 2025 - \$7,900 | Total Assessment: | 2026 - \$45,400 2025 - \$45,400 |
| Full Market Value: | 2026 - \$106,824 2025 - \$106,824 | | |
| Deed Book: | 2023 | Deed Page: | 5040 |
| Grid East: | 0 | Grid North: | 0 |
| Special Districts for 2026 | | | |
| Description | Units | Percent | Type Value |

Photographs

No Photo Available

Maps

Pin Property on GIS Map

| | | | | |
|--------------------------|---|----|--|---|
| GC006-GARBAGE COMMERCIAL | 1 | 0% | | 0 |
| WR000-METER WATER | 1 | 0% | | 0 |
| SR000-METER SEWER | 1 | 0% | | 0 |

Special Districts for 2025

| Description | Units | Percent | Type | Value |
|--------------------------|-------|---------|------|-------|
| GC006-GARBAGE COMMERCIAL | 1 | 0% | | 0 |
| SR000-METER SEWER | 1 | 0% | | 0 |
| WR000-METER WATER | 1 | 0% | | 0 |

Land Types

| Type | Size |
|---------|----------|
| Primary | 60 x 132 |

Property type classification codes

March 2022

| | | |
|--|--|--|
| <p>100 – Agricultural 105 Agricultural vacant land (productive) 110 Livestock and products 111 Poultry and poultry products: eggs, chickens, turkeys, ducks and geese 112 Dairy products: milk, butter and cheese 113 Cattle, calves, hogs 114 Sheep and wool 115 Honey and beeswax 116 Other livestock: donkeys, goats 117 Horse farms 120 Field crops 129 Acquired development rights 130 Truck crops – mucklands 140 Truck crops – not mucklands 150 Orchard crops 151 Apples, pears, peaches, cherries, etc. 152 Vineyards 160 Other fruits 170 Nursery and greenhouse 180 Specialty farms 181 Fur products: mink, chinchilla, etc. 182 Pheasant, etc. 183 Aquatic: oyster lands, fish and aquatic plants 184 Livestock: deer, moose, llamas, buffalo, etc. 190 Fish, game and wildlife preserves</p> | <p>300 – Vacant land (continued) 320 Rural 321 Abandoned agricultural land 322 Residential vacant land over .10 acres 323 Other rural vacant lands 330 Vacant land located in commercial areas 331 Commercial vacant land with minor improvements 340 Vacant land located in industrial areas 341 Industrial vacant land with minor improvements 350 Urban renewal or slum clearance 351 Shell building – residential 352 Shell building – commercial 380 Public utility vacant land</p> | <p>400 – Commercial (continued) 452 Area or neighborhood shopping centers 453 Large retail outlets 454 Large retail food stores 455 Dealerships – sales and service (other than auto with large sales operation) 456 Medium retail outlet 457 Small retail outlet 460 Banks and office buildings 461 Standard bank – single occupant 462 Drive-in branch bank 463 Bank complex with office building 464 Office building 465 Professional building 470 Miscellaneous services 471 Funeral homes 472 Dog kennels, veterinary clinics 473 Greenhouses 474 Billboards 475 Junkyards 480 Multiple use or multi-purpose 481 Downtown row type (with common wall) 482 Downtown row type (detached) 483 Converted residence 484 One story small structure 485 One story small structure - multi-occupant 486 Mini-mart</p> |
| <p>200 – Residential 210 One family year-round residence If not constructed for year-round occupancy, see code 260. 215 One family year-round residence with accessory apartment 220 Two family year-round residence 230 Three family year-round residence 240 Rural residence with acreage 241 Primary residential, also used in agricultural production 242 Recreational use 250 Estate 260 Seasonal residences If constructed for year-round occupancy, see code 210. 270 Mobile home 271 Multiple mobile homes 280 Residential 281 Multiple residences 285 Residence with incidental commercial use</p> | <p>400 – Commercial 410 Living accommodations 411 Apartments 414 Hotel 415 Motel 416 Mobile home parks (trailer parks, trailer courts) 417 Camps, cottages, bungalows 418 Inns, lodges, boarding and rooming houses, tourist homes, fraternity and sorority houses 420 Dining establishments 421 Restaurants 422 Diners and luncheonettes 423 Snack bars, drive-ins, ice cream bars 424 Night clubs 425 Bar 426 Fast food franchises 430 Motor vehicle services 431 Auto dealers – sales and service 432 Service and gas stations 433 Auto body, tire shops, other related auto sales 434 Automatic car wash 435 Manual car wash 436 Self-service car wash 437 Parking garage 438 Parking lot 439 Small parking garage 440 Storage, warehouse and distribution facilities 441 Fuel storage and distribution facilities 442 Mini warehouse (self-storage) 443 Grain and feed elevators, mixers, sales outlets 444 Lumber yards, sawmills 445 Coal yards, bins 446 Cold storage facilities 447 Trucking terminals 448 Piers, wharves, docks and related facilities 449 Other storage, warehouse and distribution facilities 450 Retail services 451 Regional shopping centers</p> | <p>500 – Recreation and entertainment 510 Entertainment assembly 511 Legitimate theaters 512 Motion picture theaters (excludes drive-in theaters) 513 Drive-in theaters 514 Auditoriums, exhibition and exposition halls 515 Radio, television and motion picture studios 520 Sports assembly 521 Stadiums, arenas, armories, field houses 522 Racetracks 530 Amusement facilities 531 Fairgrounds 532 Amusement parks 533 Game farms 534 Social organizations 540 Indoor sports facilities 541 Bowling centers 542 Ice or roller skating rinks 543 YMCA's, YWCA's, etc. 544 Health spas 545 Indoor swimming pools 546 Other indoor sports 550 Outdoor sports activities 551 Skiing centers</p> |
| <p>300 – Vacant land 310 Residential 311 Residential vacant land 312 Residential land including a small improvement (Not used for living accommodations) 314 Rural vacant lots of .10 acres or less 315 Underwater vacant land</p> | | |

Property type classification codes (continued)

March 2022

| | | |
|--|--|---|
| <p>500 – Recreation and entertainment (continued)</p> <p>552 Public golf courses 553 Private golf country clubs 554 Outdoor swimming pools 555 Riding stables 556 Ice or roller skating rinks (may be covered) 557 Other outdoor sports 560 Improved beaches 570 Marinas 580 Camps, camping facilities and resorts 581 Camps 582 Camping facilities 583 Resort complexes 590 Parks 591 Playgrounds 592 Athletic fields 599 Picnic grounds</p> | <p>700 – Industrial</p> <p>710 Manufacturing and processing 712 High-tech – manufacturing and processing 714 Light industrial– manufacturing and processing 715 Heavy manufacturing and processing 720 Mining and quarrying 730 Wells 731 Oil – natural flow (for production) 732 Oil - forced flow (for production) 733 Gas (for production) 734 Junk 735 Water used for oil production 736 Gas or oil storage wells 740 Industrial product pipelines 741 Gas 742 Water 743 Brine 744 Petroleum products 749 Other</p> | <p>800 – Public services (continued)</p> <p>866 Telephone 867 Miscellaneous 868 Pipelines 869 Television 870 Electric and gas 871 Electric and gas facilities 872 Electric substation 873 Electric power generation facilities 874 Gas measuring and regulation station 875 Electric power generation facility - hydro 876 Electric power generation facility - fossil fuel 877 Electric power generation facility - nuclear 878 Electric power generation facility - other fuel 879 Electric power generation facility - solar 880 Electric and gas transmission and distribution 882 Electric transmission improvement 883 Gas transmission improvement 884 Electric distribution – outside plant property 885 Gas distribution - outside plant property</p> |
| <p>600 – Community services</p> <p>610 Education 611 Libraries 612 Schools 613 Colleges and universities 614 Special schools and institutions 615 Other educational facilities 620 Religion 630 Welfare 631 Orphanages 632 Benevolent and moral associations 633 Homes for the aged 640 Health 641 Hospitals 642 All other health facilities 650 Government 651 Highway garage 652 Office building 653 Parking lots 660 Protection 661 Army, Navy, Air Force, Marine and Coast Guard 662 Police and fire protection, electrical signal 670 Correctional 680 Cultural and recreational 681 Cultural facilities 682 Recreational facilities 690 Miscellaneous 691 Professional associations 692 Roads, streets, highways and parkways, express or otherwise (if listed) including adjoining land 693 Indian reservations 694 Animal welfare shelters 695 Cemeteries</p> | <p>800 – Public services</p> <p>820 Water 821 Food control 822 Water supply 823 Water treatment facilities 826 Water transmission - improvements 827 Water transmission - outside plant 830 Communication 831 Telephone 832 Telegraph 833 Radio 834 Television other than community antenna television 835 Community antenna television 836 Telephone outside plant 837 Cellular telephone towers 840 Transportation 841 Motor vehicle 842 Ceiling railroad 843 Non-ceiling railroad 844 Air 845 Water 846 Bridges, tunnels and subways 847 Pipelines 850 Waste disposal 851 Solid wastes 852 Landfills and dumps 853 Sewage treatment and water pollution control 854 Air pollution control 860 Special franchise property 861 Electric and gas 862 Water</p> | <p>900 – Wild, forested, conservation lands and public parks</p> <p>910 Private wild and forest lands except for private hunting and fishing clubs 911 Forest land under Section 480 of the Real Property Tax Law 912 Forest land under Section 480-a of the Real Property Tax Law 920 Private hunting and fishing clubs 930 State-owned forest lands 931 State-owned land (forest Preserve) in the Adirondack or Catskill Parks taxable under Section 532-a of the Real Property Tax Law 932 State-owned land other than forest preserve covered under Section 532-b, c, d, e, f, or g of the Real Property Tax Law 940 Reforested land and other related conservation purposes 941 State-owned reforested land taxable under Sections 534 and 536 of the Real Property Tax Law 942 County-owned reforested land 950 Hudson River-Black River Regulating District land 960 Public Parks 961 State-owned public parks, recreation areas and other multiple uses 962 County-owned public parks and recreation areas 963 City, town, or village public parks and recreation areas 970 Other wild or conservation lands 971 Wetlands, either privately or governmentally-owned, subject to specific restrictions as to use 972 Land under water, either privately or governmentally-owned (Other than residential - more property classified as code 315) 980 Taxable state-owned conservation easements 990 Other taxable state land assessments 991 Adirondack Park aggregate additional assessments (Real Property Tax Law, Section 542(3)) Hudson River-Black River Regulating District aggregate additional assessments (Environmental Conservation Law, Section 15-2115) 992 Transition assessments for taxable state-owned land (Real Property Tax Law, Section 545) 993 Transition assessments for exempt state-owned land (Real Property Tax Law, Section 545) 994 Transition assessments for exempt state-owned land (Real Property Tax Law, Section 545)</p> |