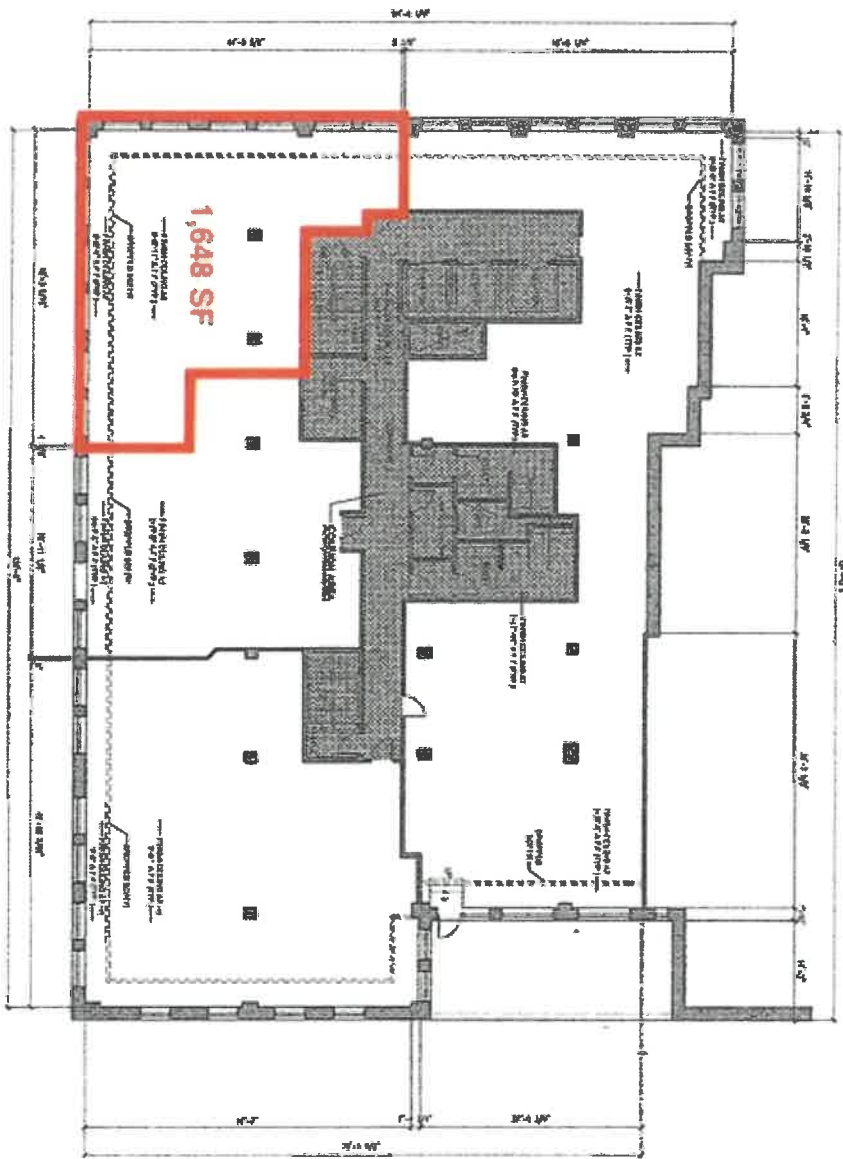


# Suite 500



1 BTH FLOOR CONDOMINIUM PLAN: OFFICE



<p><b>CONDOMINIUM FLOOR PLAN</b></p> <p><b>BX4</b></p> <p>02/10</p>	<p><b>Schopter Architects LLP</b></p> <p>312-576-0361</p> <p>312-576-0362</p> <p>FAX 312-576-0363</p>	<p>THE LOEWS BUILDING CONDOMINIUMS</p> <p>100 WESTERN STREET</p> <p>CHICAGO, ILL 60601</p>
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# Property Description Report For: 108 Jefferson St W #C11B, Municipality of City of Syracuse

*SUITE 500*

*No Photo Available*

	<b>Status:</b>	Active
	<b>Roll Section:</b>	Taxable
	<b>Swis:</b>	311500
	<b>Tax Map ID #:</b>	101.-05-14.3/44
	<b>Property #:</b>	0944300346
	<b>Property Class:</b>	481 - Att row bldg
	<b>Site:</b>	COM 1
	<b>In Ag. District:</b>	No
	<b>Site Property Class:</b>	481 - Att row bldg
	<b>Zoning Code:</b>	MX-5 - Central Bus Dis
	<b>Neighborhood Code:</b>	15820
<b>Total Acreage/Size:</b>	9.37 x 11.53	
<b>Land Assessment:</b>	2025 - \$11,900	
<b>Full Market Value:</b>	2025 - \$126,957	
<b>Equalization Rate:</b>	----	
	<b>School District:</b>	Syracuse
	<b>Total Assessment:</b>	2025 - \$73,000
	<b>Property Desc:</b>	Lowe's Bldg Condos Unit #C11B 9.37x90 Pt Br Bldg
<b>Deed Book:</b>	2022	<b>Deed Page:</b> 44422
<b>Grid East:</b>	0	<b>Grid North:</b> 0

## Owners

Tadevos, LLC  
4572 Reliant Rd  
Jamesville NY 13078

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
10/21/2022	\$760,000	481 - Att row bldg	Building Only	Orange 345 LLC	No	No	Yes	2022/44422
12/14/2020	\$650,000	481 - Att row bldg	Land & Building	Storico Devel LLC	No	No	Yes	2020/49175

## Utilities

<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Gas & elec		

## Inventory

<b>Overall Eff Year Built:</b>	1928	<b>Overall Condition:</b>	Normal
<b>Overall Grade:</b>	Average	<b>Overall Desirability:</b>	3

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## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Indent Bldgs
100	100	100	3		1928	1928	Normal	Above Average	1796	1	1

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## Improvements

Structure	Size	Grade	Condition	Year
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## Special Districts for 2025

Description	Units	Percent	Type	Value
SKC02-Com NW Sidewalk	1	0%		0
FL001-Sweeping	4.12	0%		0
SL001-Special Lighting	11.53	0%		0
DSA01-Downtown Spec Asmt	0	0%	T	0
CWR99-County H2O unlevied	0	0%		0
CSW16-Onon Co Comm Consump	1	0%		0

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## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2025	BUSINAF897	\$10,500	0	2022	2031			0

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## Taxes

Year	Description	Amount
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**\* Taxes reflect exemptions, but may not include recent changes in assessment.**

# CITY AND SCHOOL REAL ESTATE TAXES FOR THE PERIOD JULY 1, 2025 TO JUNE 30, 2026



**\* ORIGINAL BILL \*** 328  
**MAKE CHECKS PAYABLE TO:**  
Commissioner of Finance  
P.O. Box 5271  
Binghamton, NY 13902  
or Online:  
<https://syracuse.go2gov.net>

Estimated State Aid  
City: 79,429,584  
School: 500,560,746

Property Description and Location:  
TADEVOS, LLC  
108 Jefferson St W #C11B  
Lowes Bldg Condos  
Unit #C11B  
9.37x90 Pt Br Bldg

Property #: 0944300346  
Map #: 311500 101.-05-14.3/44  
Class Code: 481-Att row bldg  
Roll Selection: 1  
SDC: 631  
Bank: PF

TADEVOS, LLC  
4572 RELIANT RD  
JAMESVILLE, NY 13078



Exemption	Exemption Amount
Bus Im CTS	10,500

	Total Tax Levy	Levy change %	Value/Units	Rate	Total Amount
City	58,970,189	7.5000	62,500.00	.0131323	820.77
School	68,445,723	0.0000	62,500.00	.0151290	945.56
Downtown Spec Asmt					179.69
Sweeping			4.12	.7300000	3.01
Com NW Sidewalk			1.00	240.0000000	240.00
Special Lighting			11.53	1.0000000	11.53

Full Market Value as of 06/04/2025: 126,957  
Assessed Value: 73,000  
Uniform Percent of Value: 57.50

Total TAXES DUE: **\$2,200.56**

### Assessment deadlines for 2025/2026

Apply for Sr. Citizen exemption..... January 1, 2026  
Apply for property tax exemption..... January 1, 2026  
File grievance for Last two full weeks  
assessment..... of January 2026

*Please note due to changes in the Real Property Tax Law, you may be ELIGIBLE for a PARTIAL EXEMPTION FROM REAL PROPERTY TAXES if you are a SENIOR CITIZEN, PERSON WITH PHYSICAL DISABILITIES AND/OR A VETERAN. You have until January 1st to apply for the exemption for the next fiscal year. For more information on the application, please contact the City of Syracuse Assessment Department. The Department may be reached by calling (315) 448-8280 or by writing/visiting 233 East Washington Street, Room 130, Syracuse, NY 13202.*

4th Installment **2025-26 City and School** PT Year Q Property #  
**ORIGINAL** Real Estate Taxes 1 25/26 4 0944300346

Due During the Month of

## April 2026

Pay in Person: City Hall Drop Box (Market St), or Room 122  
Pay by Mail: P.O. Box 5271, Binghamton NY, 13902  
Pay Online: <https://syracuse.go2gov.net>

Tax Due 550.13

Interest

Total Amount Due

Please bring or mail coupon with payment

### Tax Payment Deadlines for 2025/2026

1st Installment due..... July 31, 2025  
2nd Installment due..... October 31, 2025  
3rd Installment due..... January 31, 2026  
4th Installment due..... April 30, 2026  
Late fees begin..... August 1, 2025  
Additional fees begin..... July 1, 2026  
Unpaid taxes advertised..... Sept. 6 & 13, 2026  
Unpaid tax liens filed..... October 7, 2026

1425260052710944300346000022005600000550133

1st Installment **2025-26 City and School**  
**ORIGINAL** Real Estate Taxes

PT Year Q Property #  
1 25/26 1 0944300346

Due During the Month of

## July 2025

Pay in Person: City Hall Drop Box (Market St), or Room 122  
Pay by Mail: P.O. Box 5271, Binghamton NY, 13902  
Pay Online: <https://syracuse.go2gov.net>

Tax Due 550.17  
Interest  
Total Amount Due

Please bring or mail coupon with payment

1125260052710944300346000022005600000550178

2nd Installment **2025-26 City and School**  
**ORIGINAL** Real Estate Taxes

PT Year Q Property #  
1 25/26 2 0944300346

Due During the Month of

## October 2025

Pay in Person: City Hall Drop Box (Market St), or Room 122  
Pay by Mail: P.O. Box 5271, Binghamton NY, 13902  
Pay Online: <https://syracuse.go2gov.net>

Tax Due 550.13  
Interest  
Total Amount Due

Please bring or mail coupon with payment

1225260052710944300346000022005600000550133

3rd Installment **2025-26 City and School**  
**ORIGINAL** Real Estate Taxes

PT Year Q Property #  
1 25/26 3 0944300346

Due During the Month of

## January 2026

Pay in Person: City Hall Drop Box (Market St), or Room 122  
Pay by Mail: P.O. Box 5271, Binghamton NY, 13902  
Pay Online: <https://syracuse.go2gov.net>

Tax Due 550.13  
Interest  
Total Amount Due

Please bring or mail coupon with payment

1325260052710944300346000022005600000550138

# ONONDAGA COUNTY REAL ESTATE TAXES

## FOR THE PERIOD JANUARY 1 TO DECEMBER 31, 2025



**\* ORIGINAL BILL \***  
**MAKE CHECKS**  
**PAYABLE TO:**  
 Commissioner of Finance  
 P.O. Box 5271  
 Binghamton, NY 13902  
 or Online:  
[syracuse.go2gov.net](http://syracuse.go2gov.net)

Estimated State Aid  
 County: 176,918,909

Property Description and Location:  
 TADEVOS, LLC  
 108 Jefferson St W #C11B  
 Lowes Bldg Condos  
 Unit #C11B  
 9.37x90 Pt Br Bldg

TADEVOS, LLC  
 4572 RELIANT RD  
 JAMESVILLE, NY 13078

Property #: 0944300346  
 Map #: 311500 101.-05-14.3/44  
 Class Code: 481-Att row bldg  
 Roll Selection: 1  
 SDC: 631  
 Bank: PF

Full Market Value as of 3/31/24: 116,800  
 Assessed Value: 73,000  
 Uniform Percent of Value: 62.50

Exemption	Exemption Amount
Bus Im CTS	12,000



	Total Tax Levy	Levy change %	Value/Units	% Rate	Total Amount
County Tax	146,225,244	0.0000	61,000.00	.0105824	645.53
Onon Co Comm Consump			1.00	457.3600	457.36

**Assessment Deadlines for 2024/2025**

Apply for Sr. Citizen exemption..... January 1, 2025  
 Apply for property tax exemption..... January 1, 2025  
 File grievance for..... Last two full weeks  
 assessment..... of January 2025

Total TAXES DUE: **\$1,102.89**

*Please note due to changes in the Real Property Tax Law, you may be ELIGIBLE for a PARTIAL EXEMPTION FROM REAL PROPERTY TAXES if you are a SENIOR CITIZEN, PERSON WITH PHYSICAL DISABILITIES AND/OR A VETERAN. You have until January 1st to apply for the exemption for the next fiscal year. For more information on the application, please contact the City of Syracuse Assessment Department. The Department may be reached by calling (315) 448-8280 or by writing/visiting 233 East Washington Street, Room 130, Syracuse, NY 13202.*

4th Installment **2025 Onondaga County** PT Year Q Property #  
**ORIGINAL** Real Estate Taxes **2 2025 4 0944300346**

Due During the Month of  
**October 2025**

Pay in Person: City Hall Drop Box (Market St), or Room 122  
 Pay by Mail: P.O. Box 5271, Binghamton NY, 13902  
 Pay Online: [syracuse.go2gov.net](http://syracuse.go2gov.net)

Tax Due	275.72
Interest	
<b>Total Amount Due</b>	

**Tax Payment Deadlines for 2025**

1st installment due..... January 31, 2025  
 2nd installment due..... April 30, 2025  
 3rd installment due..... July 31, 2025  
 4th installment due..... October 31, 2025  
 Late fees begin..... February 1, 2025  
 Additional fees begin..... January 1, 2026  
 Unpaid taxes advertised..... March 1, 2026  
 Unpaid tax liens filed..... April 7, 2026

2420250052710944300346000011028900000275721

1st Installment **2025 Onondaga County** PT Year Q Property #  
**ORIGINAL** Real Estate Taxes **2 2025 1 0944300346**

Due During the Month of  
**January 2025**

Pay in Person: City Hall Drop Box (Market St), or Room 122  
 Pay by Mail: P.O. Box 5271, Binghamton NY, 13902  
 Pay Online: [syracuse.go2gov.net](http://syracuse.go2gov.net)

Tax Due	275.73
Interest	
<b>Total Amount Due</b>	

2nd Installment **2025 Onondaga County** PT Year Q Property #  
**ORIGINAL** Real Estate Taxes **2 2025 2 0944300346**

Due During the Month of  
**April 2025**

Pay in Person: City Hall Drop Box (Market St), or Room 122  
 Pay by Mail: P.O. Box 5271, Binghamton NY, 13902  
 Pay Online: [syracuse.go2gov.net](http://syracuse.go2gov.net)

Tax Due	275.72
Interest	
<b>Total Amount Due</b>	

3rd Installment **2025 Onondaga County** PT Year Q Property #  
**ORIGINAL** Real Estate Taxes **2 2025 3 0944300346**

Due During the Month of  
**July 2025**

Pay in Person: City Hall Drop Box (Market St), or Room 122  
 Pay by Mail: P.O. Box 5271, Binghamton NY, 13902  
 Pay Online: [syracuse.go2gov.net](http://syracuse.go2gov.net)

Tax Due	275.72
Interest	
<b>Total Amount Due</b>	

2320250052710944300346000011028900000275726