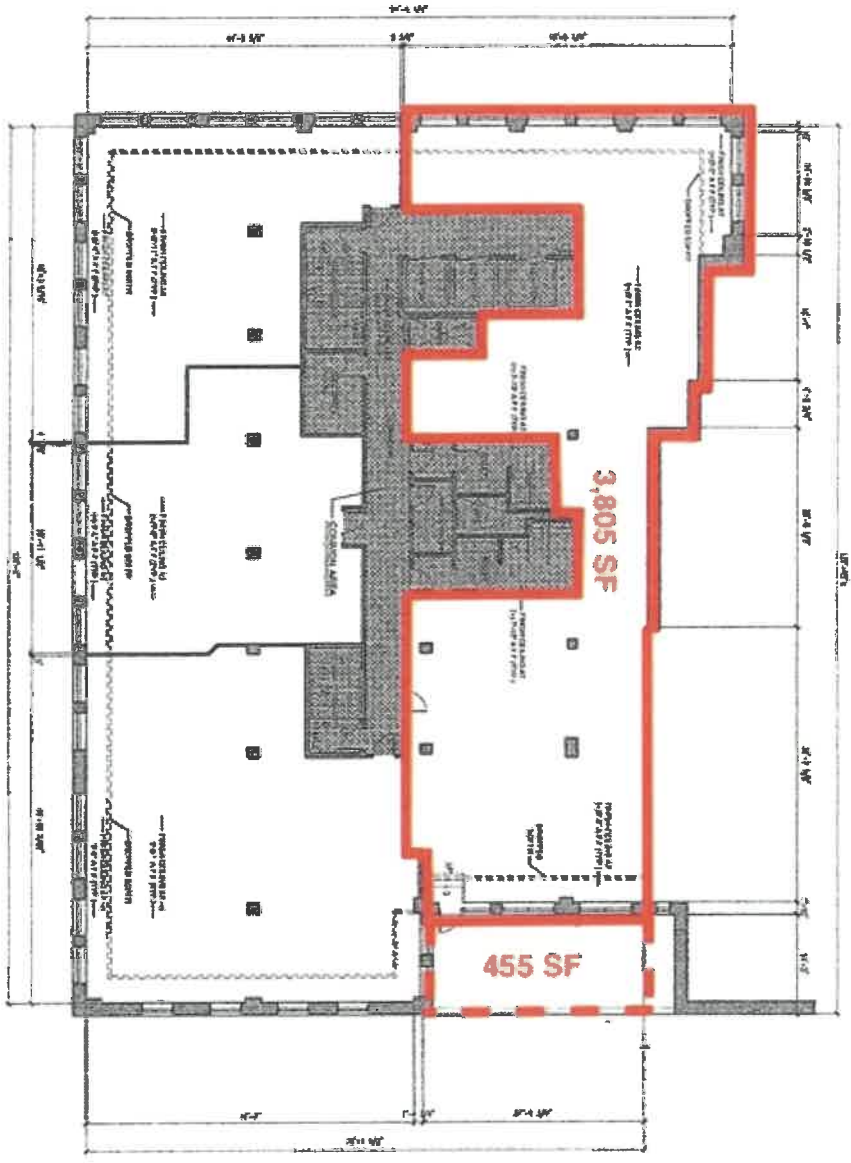


SUITE 501



1 BTH FLOOR CONDOMINIUM PLAN: OFFICE

COMMON AREA

	Schopfer Architects LLP 1000 N. 2nd St. Suite 1100 New York, NY 10012 Tel: 212-477-8822 Fax: 212-477-8822
	CONDOMINIUM FLOOR PLAN EX4 07/18

Schopfer Architects LLP
 1000 N. 2nd St.
 Suite 1100
 New York, NY 10012
 Tel: 212-477-8822
 Fax: 212-477-8822

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL FINISHES ARE TO BE DETERMINED BY THE OWNER.
 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AT ALL TIMES.
 6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 7. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORK SITE AT ALL TIMES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT AREAS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
 10. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORK SITE AT ALL TIMES.

THE LOEWS BUILDING CONDOMINIUMS
 100 JEFFERSON STREET
 NEW YORK, NY 10020

Property Description Report For: 108 Jefferson St W #C11A,
 Municipality of City of Syracuse (SUITE 500)

No Photo Available

Status:	Active
Roll Section:	Taxable
Swis:	311500
Tax Map ID #:	101.-05-14.3/43
Property #:	0944300345
Property Class:	481 - Att row bldg
Site:	COM 1
In Ag. District:	No
Site Property Class:	481 - Att row bldg
Zoning Code:	MX-5 - Central Bus Dis
Neighborhood Code:	15820
School District:	Syracuse
Total Assessment:	2025 - \$170,000
Property Desc:	Lowes Bldg Condos Unit # C11A 21.53x90 Pt Br Bldg
Total Acreage/Size:	21.53 x 90
Land Assessment:	2025 - \$11,900
Full Market Value:	2025 - \$295,652
Equalization Rate:	----
Deed Book:	2022
Deed Page:	44422
Grid East:	0
Grid North:	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

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

Inventory

Overall Eff Year Built:	1928	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	Num Indent Bldgs
100	100	100	3		1928	1928	Normal	Above Average	4122	1	1

Improvements

Structure	Size	Grade	Condition	Year
-----------	------	-------	-----------	------

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

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2025	BUSINAF897	\$27,650	0	2022	2031			0

Taxes

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

*** 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 *
327
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 #C11A
Lowes Bldg Condos
Unit # C11A
21.53x90 Pt Br Bldg

Property #: 0944300345
Map #: 311500 101-.05-14.3/43
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	27,650

	Total Tax Levy	Levy change %	Value/Units	Rate	Total Amount
City	58,970,189	7.5000	142,350.00	.0131323	1,869.38
School	68,445,723	0.0000	142,350.00	.0151290	2,153.61
Downtown Spec Asmt					416.90
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: 295,652
Assessed Value: 170,000
Uniform Percent of Value: 57.50

Total TAXES DUE: **\$4,694.43**

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

4th Installment **2025-26 City and School**
ORIGINAL Real Estate Taxes

PT Year Q Property #
1 25/26 4 0944300345

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	1,173.59
Interest	
Total Amount Due	

Please bring or mail coupon with payment

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.

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

1425260052710944300345000046944300001173599

1st Installment **2025-26 City and School**
ORIGINAL Real Estate Taxes
PT Year Q Property #
1 25/26 1 0944300345

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	1,173.66
Interest	
Total Amount Due	

Please bring or mail coupon with payment

1125260052710944300345000046944300001173666

2nd Installment **2025-26 City and School**
ORIGINAL Real Estate Taxes
PT Year Q Property #
1 25/26 2 0944300345

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	1,173.59
Interest	
Total Amount Due	

Please bring or mail coupon with payment

1225260052710944300345000046944300001173599

3rd Installment **2025-26 City and School**
ORIGINAL Real Estate Taxes
PT Year Q Property #
1 25/26 3 0944300345

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	1,173.59
Interest	
Total Amount Due	

Please bring or mail coupon with payment

1325260052710944300345000046944300001173599

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

Estimated State Aid
 County: 176,918,909

Property Description and Location:
 TADEVOS, LLC
 108 Jefferson St W #C11A
 Lowes Bldg Condos
 Unit # C11A
 21,53x90 Pt Br Bldg

TADEVOS, LLC
 4572 RELIANT RD
 JAMESVILLE, NY 13078

Property #: 0944300345
 Map #: 311500 101.-05-14.3/43
 Class Code: 481-Att row bldg
 Roll Selection: 1
 SDC: 631
 Bank: PF

Full Market Value as of 3/31/24: 272,000
 Assessed Value: 170,000
 Uniform Percent of Value: 62.50

Exemption	Exemption Amount
Bus Im CTS	31,600



	Total Tax Levy	Levy change %	Value/Units	% Rate	Total Amount
County Tax	146,225,244	0.0000	138,400.00	.0105824	1,464.60
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: **\$1,921.96**

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**
ORIGINAL Real Estate Taxes

PT Year Q Property #
2 2025 4 0944300345

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

Tax Due	480.49
Interest	
Total Amount Due	

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

2420250052710944300345000019219600000480495

1st Installment **2025 Onondaga County**
ORIGINAL Real Estate Taxes
 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

PT	Year	Q	Property #
2	2025	1	0944300345
Tax Due	480.49		
Interest			
Total Amount Due			

2nd Installment **2025 Onondaga County**
ORIGINAL Real Estate Taxes

PT Year Q Property #
2 2025 2 0944300345

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

Tax Due	480.49
Interest	
Total Amount Due	

2220250052710944300345000019219600000480495

3rd Installment **2025 Onondaga County**
ORIGINAL Real Estate Taxes

PT Year Q Property #
2 2025 3 0944300345

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

Tax Due	480.49
Interest	
Total Amount Due	

2320250052710944300345000019219600000480490