



The Tarallo Real Estate Team

138-140 Woodside Avenue | Annual Property Operating Expenses

Gas and Electric (140 Woodside - Con Edison)	\$ 8,464.33
Water & Sewer (Combined for entire property)	\$ 1,500.12
Landscaping	\$ 1,800.00
Property Taxes (Town, County, School) (Before Exemptions)	\$25,616.74
Property Insurance	\$ 4,069.00

Notes:

- Electric for 140 Woodside covers both Unit 2 and the Lower Level for gas and electric, including the heat pump/central AC for Unit #2, mini splits for the Lower Level, and cooking gas for both units. Owner's Unit (Unit #1) gas and electric is billed separately based on usage.
- Water and sewer service is combined for the entire property (138 and 140 Woodside together).
- Landscaping is based on a \$150.00 monthly average.
- The annual property taxes total \$25,616.74, consisting of \$6,549.17 in town taxes, \$4,207.33 in county taxes, and \$14,860.24 in school taxes (before exemptions).
- Owner-occupants may qualify for the Basic NYS STAR Rebate of approximately \$990/year.
- Property insurance is currently \$4,069.00 annually.