



77 W Madison Ave, New Baltimore, NY 12124

\$79,500

ML#: 155687

Type: Deeded

Bedrooms: 2

Bathrooms: 1 (1 0 0 0)

Approx Finished SqFt: 884

Remarks - A HUD Home. HUD Property Case #371-502107. Property is available 1/9/2025. Bids are due by 11:59 PM Central Time on 1/20/2025 then due daily by 11:59 PM Central Time until sold. The home has 2 bedrooms, 1 bath, a living room, a kitchen, a full unfinished basement, a back covered porch, and a 1 1/2 car garage. 'As Is' HUD property sold by electronic bid only. For a property condition report, forms, disclosures & availability visit the HUD Home Store. Buyer to verify all information. Agents must be a HUD registered broker to submit an offer at the HUD Home Store. View our 3D Virtual Tour, floor plans, and multi-media website of the home and property.

View Virtual Tour and more details at:

<https://show.tours/77madisonave?b=0>



Ted Banta III

Premier Realty Services, Inc.

Phone: Primary:518-291-8049

Email: tedbanta3@yahoo.com

Public Detail Report

Listings as of 01/13/25 at 9:21pm

Active 01/10/25 **Listing # 155687** **77 W Madison Ave, New Baltimore, NY 12124** [Map](#) **Listing Price: \$79,500**
County: Greene



Property Type	Residential	Property Subtype	Deeded
Town (Taxable)	New Baltimore		
Beds	2	Approx Finished SqFt	884
Baths	1 (1 0 0 0)		
Year Built	1948	Lot Sq Ft (approx)	9583
Tax Map ID	7.12-4-4	Lot Acres (approx)	0.2200
DOM	3		

[See Additional Pictures](#) [See Virtual Tour](#)

School District Rav-Coey-Selkirk

Directions From Catskill, take Route 9W North, make a right onto Route 144, turn left onto W Madison Ave, home is on the left #77

Marketing Remark A HUD Home. HUD Property Case #371-502107. Property is available 1/9/2025. Bids are due by 11:59 PM Central Time on 1/20/2025 then due daily by 11:59 PM Central Time until sold. The home has 2 bedrooms, 1 bath, a living room, a kitchen, a full unfinished basement, a back covered porch, and a 1 1/2 car garage. 'As Is' HUD property sold by electronic bid only. For a property condition report, forms, disclosures & availability visit the HUD Home Store. Buyer to verify all information. Agents must be a HUD registered broker to submit an offer at the HUD Home Store. View our 3D Virtual Tour, floor plans, and multi-media website of the home and property.

Property Attached	No	1st Floor	884
Special Conditions	In Foreclosure (HUD)		

General Information

911 Address	77 Madison Ave W, New Baltimore	Sign on Property	Yes
Zoning	210 - Single Family Residence	Views	Neighborhood
Internet Access	Wired Broadband (Cable, DSL, Fiber Optic)	Secluded	No
Paved Street	Yes	Other Buildings	Garage(s)

Room Sizes/Location

First Floor	Bedroom 1 (9.97x9.39), Bedroom 2 (17.99x9.46), Bath (Full bath: 5.96x6.66), Living Room (22.07x9.4), Kitchen (9.43x18.32)
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Property Features

Style	Cottage	Green Features	No
Condition	Poor	Color	Blue
Construction	Frame	Roof	Asphalt, Metal, Shingle
Garage	Detached	# of Garage Spaces	1.50
Basement	Full, Unfinished	Siding	Aluminum, T-111
Windows	Double Hung	Walls	Sheetrock, Other (Studs)
Floors	Hardwood, Linoleum, Tile	Foundation	Block
Porch/Deck Options	Porch/Deck		

Public Records

School Tax	\$2529.52	Town Tax	\$1056.00
Assessment	\$69600	Assessors	\$169756.00
		FulMrktVal	
Tax Exemptions	No		

Utilities

Water	Well	Sewer	Municipal
Electric	100 Amps	Heat Type	Forced, Hot Air
Fuel	Oil	Water Heater	Electric
Appliances Included	Clothes Dryer, Clothes Washer, Stove, Water Treatment		

Presented By:



January 2025

Ted Banta III

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Web Page: <https://premierrealtyservices.net/>

Premier Realty Services, Inc.

7W Moorehouse Rd

Cairo, NY 12413

518-291-8049

See our listings online:

<https://premierrealtyservices.net/>

Featured properties may not be listed by the office/agent presenting this brochure.

Information not guaranteed.

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U.S. Patent 6,910,045





7.12-4-2
Reilly,
James O.

7.12-1-22
Van Wormer,
Scott W.

7.12-1-21
Jenny,
Nicholas W.

7.12-1-20
Calardino,
Christina

7.12-4-3
Wallace,
Diana S.

7.12-4-4
Wilmington
Savings Fund

7.12-4-5
Trombley,
Russell D.

7.12-4-11
Lo Re,
Patrick

7.12-4-6
Schoenig,
Jeffrey Q.

7.12-4-7
Ronin,
Paige

Greene County



Details for Taxes Levied in 2025

Tax Links

[Property Info](#)
[Tax Info](#)

Municipality of New Baltimore

Swis:	194200	Tax Map ID#:	7.12-4-4
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2025 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	6.147836	69,600.00	427.89
Town Tax	4.838074	69,600.00	336.73
Nb ambulance 1	0.287271	69,600.00	19.99
New balt fire	3.300684	69,600.00	229.73
New balt lt	0.598599	69,600.00	41.66
			Total: 1,056.00

2025-26 School
No School tax information is available.

Tax Bill Information

Ravena-Coeymans-Selkirk School District 2024-2025 School Tax Notice

Tax & Finance School Code: 524

WILMINGTON SAVINGS FUND
1600 SOUTH DOUGLASS RD STE 200
ANAHIEM, CA 92806

SBL/MAP: 7.12-4-4
BILL #: 006036
ADDRESS: 77 Madison Ave
TOWN: New Baltimore
SWIS: 194200
PROPERTY CLASS: 1 Family Res
ESCROW CODE: CORE

ASSESSMENT INFORMATION		Description	Rate/\$1000	Non-Homestead Rate/\$1000	Total Due
Full Value:	169,756.00	School Tax:	35.515772		2,471.90
Assessed Value:	69,600.00	Library Tax:	0.827823		57.62
(pre STAR) Taxable Value:	69,600.00	STAR Savings:			- 0.00
Uniform Percentage:	41	Total Tax:			2,529.52

Exemption	Ex Amt	Ex Full Amt
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RECEIPT

Ravena-Coeymans-Selkirk School District 2024-2025 School Tax Notice

Installment	Principal	Penalty	Total Paid	Date Paid	Batch	Payer
1	2,529.52	0.00	2,529.52	09/25/2024	092502core	CORE
Total:	2,529.52	0.00	2,529.52			

Last Updated: 11/15/2024 1:09 AM

Date printed: 12/13/2024

Property Condition Report

Case Number: 371-502107	Contract Area: 3P
Current Step: 1c-Ready to Show Condition	Address: 77 MADISON AVE WEST
Step Date: 12/12/2024	City, St Zip: NEW BALTIMORE, NY 12124-0000
HOC: Philadelphia	

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes	
Cooling/Air-Conditioner:	N/A	HVAC tested and functional?:	No	Utilities On	
--Heating/Furnace:	Damaged			Utilities On	
--HVAC System Duct:	N/A			Oil burner looks to be in poor condition Utilities On Oil burner looks to be in poor condition	
Electrical Wiring:	OK	Electric supply tested and functional?:	Yes	Utilities On	
--Other:	OK				
--Other:	OK				
Stove/Range/Oven:	OK	Built-in appliances tested and functional?:	Yes	Utilities On	
--Kitchen Cabinets:	N/A				
--Other:	N/A				
Plumbing:	Damaged	Water supply tested and functional?:	No	Pressure test; Fail	
--Sink:	N/A			Air leak near well pump	
--Other:	N/A				
Water Heater:	OK	Water heater functional?:	Yes	Inspected HWH components; pass with no deficiencies found	
Sewer/Septic System:	OK	Sanitary & plumbing system functional?:	Yes	Pour Water/Antifreeze in Drains; Pass	
--Toilet:	OK				
--Other:	OK				
Roof:	OK	Roofing in acceptable condition?:	Yes	Inspected peaks, valleys, ridge lines/caps, chimneys, soffits, decking, boots and vents; Pass with no deficiencies found	
--Other:	N/A				



Property Listing Disclosure

HUD Case Number: 371-502107

Property Address: 77 Madison Ave West New Baltimore NY 12124

MPR PROPERTY REPAIRS

Repair escrow, when applicable, is to be determined by the underwriting mortgagee, per HUD Handbook 4000.0 and ML 2015-17

Flooring

Drywall repair

PROPERTY DISCLOSURES

Property is insurable with escrow repair

Buyer is responsible for all inspections and any cost to cure

Mold contaminants may exist in the property

Wood infestation inspection by a licensed inspector contractor is recommended

Buyer is responsible for determining property's water source and sanitary system.

HUD is exempt from Smoke/Carbon Monoxide detector requirements.

All FHA mortgages require termite inspection

GENERAL DISCLOSURES

All HUD homes are sold AS-IS. HUD will not make any repairs nor allow the purchaser to complete any repairs prior to closing. **FOR YOUR PROTECTION GET A HOME INSPECTION**

Utility activation requests (submitting after contract execution) must be approved by HUD's Field Service Manager prior to activation. In cases where plumbing or electrical deficiencies exist, approval for activation may be denied. Repairs will not be made for the purpose of utility activation.

All properties built prior to 1978 utilizing FHA financing will require a Lead Based Paint (LBP) Inspection and possible stabilization.

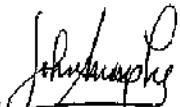
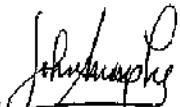
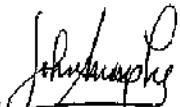
Should the purchaser elect to change financing from FHA to any other method of financing or cash after LBP/Termite inspections and/or treatments have begun, the purchaser will be responsible for reimbursing HUD for the cost of the inspection, treatment and clearance prior to closing.

FHA repair escrow amounts are not a credit from the seller to the buyer. Escrow items represent the minimum property requirements as required by FHA to bring the property into standards that will allow it to meet FHA funding eligibility. All repair costs are financed into the mortgage and are the responsibility of the buyer.

This information is accurate based on the data available at the time of listing and is deemed reliable, but not guaranteed. All information should be independently verified.

ENVIRONMENTAL COMPLIANCE RECORD
SINGLE FAMILY PROPERTY DISPOSITION

File No. 2024147B

FHA CASE NUMBER: 371-502107									
PROPERTY ADDRESS: 77 Madison Ave West New Baltimore, NY 12124									
COMPLIANCE FINDINGS	SOURCE/DOCUMENTATION								
<p>1. HISTORIC PRESERVATION Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not listed on the National Register of Historic Places. Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not located in an Historical District. Note: <i>An appropriate deed restriction will be required if property meets either of the forgoing conditions.</i></p>	<p>Checked National Register of Historical Places. Checked National Register of Historical Places.</p>								
<p>2. FLOODPLAIN Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not located within the 100-year floodplain (Zones A & V). Note: Flood insurance may be required.</p>	Panel #: 36039C0110								
	Map #: 36039C0110F								
	Date of Map: 05-16-2008								
<p>3. AIRPORT RUNWAY CLEAR ZONES (24 CER 51D) Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not located within boundary of runway zone. If "yes", ** has the airport operator declined to acquire the property? <input type="checkbox"/> yes <input type="checkbox"/> no ** a signed disclaimer is required (24 CFR Part 51D).</p>	<p>Property not within 3,000 feet of the runway clear zone.</p>								
<p>4. SUMMARY Additional actions <input type="checkbox"/> are <input checked="" type="checkbox"/> are not required on the basis of the findings above. If additional actions are required, describe them in an attachment. None required</p>									
<p>Instructions for Completion of Environmental Clearance Record</p> <p><u>Environmental Compliance.</u> Single Family Property Disposition is subject to the environmental policy and procedures shown at 24 CFR Part 50, where applicable. An Environmental Compliance Record must be completed for each acquired property prior to listing for sale and the results considered in the development of the terms and condition of the sale. The Contractor shall use the format contained in Exhibit 4, Attachment B-1, for documentation of the review. The compliance record is to be maintained in the individual property file.</p> <p><u>Preparing the Compliance Record.</u> To document the results of compliance findings, use copies of the appropriate floodplain and airport runway maps, and the National Register of Historic Places, in order to identify those properties that are subject to these three requirements. Instructions for completing the compliance findings on the Environmental Compliance Record are:</p> <ol style="list-style-type: none"><u>Historic Preservation.</u> The National Register of Historic Places identifies specific properties and historic districts which are subject to historic preservation requirements. If a HUD-Owned Property is listed on the register, or the district in which it is located is listed, a deed restriction must be prepared. Consult with counsel for appropriate language to be included in the deed.<u>Floodplain.</u> Based on the floodplain map, properties located in Special Flood Hazard Areas (SFHA) which are being sold with HUD-insured mortgages or with buydowns or cash rebates, are required to have flood insurance. At the time of assignment of a case to the closing agent, the closing agent must be alerted to this requirement and must ensure that the purchaser obtains flood insurance. Such insurance may be purchased from any state licensed agent. If a property is located in a SFHA in a community which is suspended from or is not participating in the National Flood Insurance Program, the property must be offered on an uninsured basis and without a buydown or cash rebate. Listing advertisements must disclose such properties.<u>Airport Runway Clear Zones.</u> Based on airport clear zone maps, properties located within the runway clear zone must be offered to the airport operator before the public listing. Property will be sold to the airport in accordance with the policy on sales to local governments described in Exhibit 2. A decision by the airport operator not to purchase must be documented in the file, preferably in the form of a letter from the airport operator. In the absence of such a letter, a note to the file documenting the verbal response by the airport operator is sufficient. Bidders on properties located in runway clear zones must provide a signed Notice to Prospective Buyers of Properties Located in Runway Clear Zones and Clear Zones (see Exhibit 4, Attachment B-2). In those few jurisdictions which have properties in runway clear zones, Selling Brokers must be provided with copies of this notice and be advised that it must be included when submitting a bid on a property which is located in a runway clear zone. <p><u>Listing for Sale.</u> Any property which is subject to these historic, floodplain, or airport clear zone requirements must be so identified when listing the property for sale.</p>									
<p>NOTE: OTHER ENVIRONMENTAL STATUTES, EXECUTIVE ORDERS AND AUTHORITIES The remaining statutes and authorities cited at 24 CFR 50.4 do not require compliance because they are not relevant to property disposition actions which do not involve new construction.</p>									
<table><tr><td>Preparer:  John Murphy</td><td>Supervisor: _____</td></tr><tr><td>Title: President</td><td>Date: 1/8/2025</td></tr><tr><td></td><td>Title: _____</td></tr><tr><td></td><td>Date: _____</td></tr></table>		Preparer:  John Murphy	Supervisor: _____	Title: President	Date: 1/8/2025		Title: _____		Date: _____
Preparer:  John Murphy	Supervisor: _____								
Title: President	Date: 1/8/2025								
	Title: _____								
	Date: _____								

**Property Disposition Program
LEAD-BASED PAINT DISCLOSURE
ADDENDUM TO SALES CONTRACT**

**U.S. Department of Housing
and Urban Development**
Office of Housing
Federal Housing Commissioner

**OMB Approval No. 2502-0306
(Expires 01/31/2027)**

SELLER HAS NO PERTINENT RECORDS

Public reporting burden for this collection of information is estimated to average 24 minutes each for the Purchaser and the Broker, including the time for reviewing instructions, searching existing data sources, Gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2502-0306. This information is required to obtain benefits. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required to administer the HUD Lead Disclosure Rule (24 CFR Part 35). If this information were not collected, HUD would not be able to administer the Property Disposition Sales Program properly to avoid waste, mismanagement, and abuse. The information will be retained by the Department as part of the transaction record for a property disposition action. Failure to provide this information could affect your participation in the HUD Homes program. Responses will not be held confidential.

Warning: Falsifying information on this or any other form of the Department is a felony. It is punishable by a fine not to exceed \$250,000 and/or a prison sentence of not more than two years. Failure to adhere to the residency and resale requirements may result in administrative sanctions being taken against the purchaser.

Privacy Act Notice: The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in the form by virtue of Title 12, United States Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. No assurance of confidentiality is pledged to respondents.

LEAD-BASED PAINT DISCLOSURE ADDENDUM

**SELLER HAS NO RECORDS OR REPORTS PERTAINING TO LEAD-BASED PAINT AND/OR
LEAD-BASED PAINT HAZARDS**

Property Case #: 371-502107
Property Address: _____
77 Madison Ave West New Baltimore NY 12124

Lead Warning Statement

Every Purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in HUD's possession and notify the Purchaser of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Inspection Contingency

Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards. The Purchaser has a contingency period that expires fifteen (15) calendar days from the date the contract is accepted by HUD to conduct at the Purchaser's expense, an independent lead-based paint inspection visual assessment for deteriorated paint or risk assessment. The Purchaser may withdraw from the contract by providing written notice of withdrawal on or before the contingency expiration date (as evidenced by the postmark on the Purchaser's notice of withdrawal). The Purchaser will be entitled to a refund of earnest money only if the Purchaser obtains an independent lead-based paint inspection or risk assessment performed by a Certified Lead-Based Paint Inspector or Risk Assessor, and the Purchaser provides HUD with a copy of the inspection report.

Financing Type (Selling Broker to initial applicable clause)

_____ No FHA Financing of Property constructed Prior to 1978: The purchase of this property is not being financed with an FHA insured loan. The Purchaser has an inspection contingency that expires 15 days from the date of the Purchaser's signature below. The property is being sold as is with respect to all conditions including, subject to the above contingency, the potential presence of lead-based paint and/or lead-based paint hazards.

_____ Any FHA Financing Except 203(k): This property is being sold subject to FHA insured financing under any program other than a 203(k) Rehabilitation Mortgage. Upon contract execution HUD will procure a lead-based paint inspection and will deliver the inspection report to the Selling Broker by overnight delivery service along with a paint stabilization plan and cost estimate if deteriorated lead-based paint is found and a supplemental Lead-Based Paint Disclosure Addendum.

The Purchaser shall have the right to review the inspection report, paint stabilization plan and cost estimate.

If deteriorated lead-based paint was identified in the Report, HUD will only perform stabilization if the cost estimate is \$4000.00 or less. If the cost estimate is greater than \$4000.00, HUD at its sole discretion may: (1) cancel the sales contract, or (2) allow the purchaser to amend the contract financing to FHA 203k or conventional. In the event that HUD cancels the sale, the purchaser will be entitled to a 100% refund of earnest money.

If the cost estimate is \$4000.00 or less and the Purchaser is dissatisfied with the information provided, the Purchaser may withdraw from the contract and receive a full refund of earnest money by providing written notification to HUD of the intention to withdraw. Written notification must be postmarked by the latest of fifteen (15) calendar days from the date the contract is accepted by HUD or two (2) business days following the date of the Purchaser's signature on the supplemental Lead-Based Paint Disclosure Addendum.

If deteriorated lead-based paint was identified in the inspection Report and the Purchaser does not exercise its option to withdraw from the sales contract, HUD will stabilize the deteriorated lead-based paint in accordance with the stabilization plan and obtain lead clearance by the close of the escrow period or any extensions thereof.

_____ FHA 203(k) Financing: This property is being sold subject to a 203(k) Rehabilitation Mortgage. Upon contract execution HUD will procure a lead-based paint inspection and will deliver the Report to the Purchaser by overnight delivery service along with a lead-based paint stabilization plan if deteriorated lead-based paint is found and a supplemental Lead-Based Paint Disclosure Addendum.

The Purchaser shall have the right to review the inspection report, paint stabilization plan and cost estimate. If the Purchaser is dissatisfied with the information provided, the Purchaser may withdraw from the contract and receive a full refund of earnest money by providing written notification to the Seller of the intention to withdraw. Written notification must be postmarked by the latest of fifteen (15) calendar days from the date of the Purchaser's signature below, or two (2) business days following the date of the Purchaser's signature on the supplemental Lead-Based Paint Disclosure Addendum.

If deteriorated lead-based paint was identified in the Report and the Purchaser does not exercise its option to withdraw from the sale contract, the Purchaser shall stabilize the deteriorated lead based paint as part of its work plan for the property rehabilitation and shall obtain lead clearance before occupancy. Purchaser shall complete the 203(k) Rehabilitation Financing Lead Agreement form HUD-9548-G.

Purchaser Acknowledgement (initial)

_____ Purchaser has received the EPA-approved pamphlet "Protect Your Family from Lead in Your Home."

_____ Purchaser has received a 15-day opportunity to conduct a inspection or risk assessment for the presence of lead-based paint and/or lead-based paint hazards.

Selling Broker Acknowledgement (initial)

_____ Selling Broker is aware of his/her responsibility to ensure compliance with the 42 U.S.C. 4852d.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ (Purchaser) _____, 20 ____ (date)

_____ (Co-Purchaser) _____, 20 ____ (date)

_____ (Selling Broker) _____, 20 ____ (date)

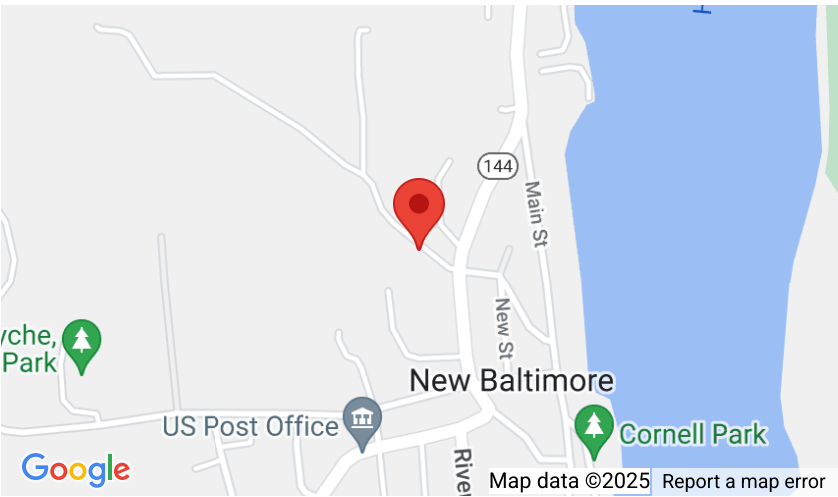
_____ (Seller) _____, 20 ____ (date)



Case #: 371-502107



Location Map



Property Information

Address	Bed/Bath	Total Rooms
77 Madison Ave West	2/1	4
New Baltimore, NY, 12124		
Greene		
Square Feet	Year	Housing Type
884	1948	Single Family Home
Number of Stories	HOA Fees	Revitalization Area
1.0	\$0.00	No
Opportunity Zone	FEMA Flood Zone	Lot Size
No	No	9583.00 sq ft
National Register	Historic District	Airport Zone
No	No	No

Listing Information

* indicates subject to an FHA appraisal.		
List Date	List Price	FHA Financing
1/9/2025	\$79,500	IE (Insured Escrow)*
203K Eligible		
Yes*		

Property Amenities

Indoor	Outdoor	Parking
No indoor amenities	Porch	Garage (1 spaces)
Foundation Type	Basement Type	
Basement	Unfinished	