

496 New Forge Road
Ancram, NY 12502

\$664,900



Brought to you as a courtesy of:



Theodore Banta III
RVW Select Properties
Primary Phone: 518-466-1219
Office Phone: 518-943-5303
tedbanta3@yahoo.com
rvwselectproperties.com/



Basics

Beds 3
Baths 2
Baths Full 2
Living Area 1248

Details

Above Grd Fin Area: 1248
Below Grd Fin Area: 0
Sub Type: Single Family Residence
Garage Spaces: 1
Year Built: 1990
Acres: 40

Additional Info

Association No
Basement Yes
Fireplace Yes
Flood Plain No

Remarks

An Amazing Home with 40 Acres Next to Hundreds of Acres of State Land! The home features 3 bedrooms, 2 bathrooms, a living room with a fireplace, a dining area, a kitchen, and a full basement with a 1 car garage. One bathroom is a shared bath between 2 bedrooms. The full basement has been prepared for living space with a brick fireplace and plumbing. The home has been well maintained. The property features beautiful trees, landscapes, trails, and streams. Walk, hike, and enjoy this amazing property! It's a wonderful primary home or a retreat. The home and property borders the Doodletown Wildlife Preserve which is over 1,000 acres. New Forge State Forest is at 965-951 New Forge Rd II with a canoe launch on the Taghkanic Creek. Lake Taghkanic State Park is 3 miles away for boating, swimming, fishing, and winter activities. Ancram Center for the Arts is 10 minutes away. View our 3D virtual tours of the home and property, floor plans, and our multi-media website.



Beds:	3	Sub-Type:	Single Family Residence
Baths - Total (F,H)	2 (2,0)	Township:	Ancram
Rooms Total:	8	Town (Taxable):	Ancram
Basement YN:	Yes	911 Address:	496 New Forge Rd 1, Ancram, NY 12502
Living Area:	1,248	Lot Size Acres:	40
Above Grade Finished Area:	1,248	Zoning:	07
Below Grade Finished Area:	0	Zoning:	240 - Rural Residence
Association YN:	No	Description:	
Fireplace YN:	Yes	Year Built:	1990
Fireplaces Total:	2	New Construction YN:	No
		Flood Plain YN:	No
		Garage YN:	Yes
		Attached Garage YN:	No
		Garage Spaces:	1
		Lease	No
		Considered YN:	

Public Remarks: An Amazing Home with 40 Acres Next to Hundreds of Acres of State Land! The home features 3 bedrooms, 2 bathrooms, a living room with a fireplace, a dining area, a kitchen, and a full basement with a 1 car garage. One bathroom is a shared bath between 2 bedrooms. The full basement has been prepared for living space with a brick fireplace and plumbing. The home has been well maintained. The property features beautiful trees, landscapes, trails, and streams. Walk, hike, and enjoy this amazing property! It's a wonderful primary home or a retreat. The home and property borders the Doodletown Wildlife Preserve which is over 1,000 acres. New Forge State Forest is at 965-951 New Forge Rd II with a canoe launch on the Taghkanic Creek. Lake Taghkanic State Park is 3 miles away for boating, swimming, fishing, and winter activities. Ancram Center for the Arts is 10 minutes away. View our 3D virtual tours of the home and property, floor plans, and our multi-media website.

Possession: Close Of Escrow**Status Change Timestamp:** 10/07/2024**Original List Price:** \$674,900**List Price:** \$664,900**School District:** Taconic Hills Central Schools
List Price/SqFt: \$532.77**Tax Annual Amount:** \$8,227
Tax Year: 0
General Tax: \$0
School Tax: \$4,454.18
Village Tax: \$0
Town Tax: \$3,771.95
Tax Assessed Value: \$490,000
Assessors Full Market Value: \$658,248**Parcel Number:** 185.-1-1.111
Tax Block: 1.111
Tax Lot: 1
Tax Exemptions YN: No
Tax Legal Description: 240 Rural Residence

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Bedroom	Main			See Floor Plans	Basement	Basement			See Floor Plans
Bedroom	Main			See Floor Plans	Bathroom	Main			See Floor Plans
Bedroom	Main			See Floor Plans	Living Room	Main			See Floor Plans
Dining Room	Main			See Floor Plans					
Kitchen	Main			See Floor Plans					

Appliances: Dishwasher; Dryer; Electric Water Heater; Microwave; Range; Refrigerator; Washer**Architectural Style:** A-Frame**Basement:** Full; Unfinished; Walk-Out Access**Book Information:** Liber/Book: 799; Page: 1921; Section: 185**Construction Materials:** Frame; Vinyl Siding**Electric:** 200+ Amp Service**Fireplace Features:** Basement; Living Room; Wood Burning**Flooring:** Carpet; Laminate; Linoleum**Foundation Details:** Concrete Perimeter**Heating:** Baseboard; Electric; Fireplace(s); Wood**Interior Features:** High Speed Internet; Pantry; Vaulted Ceiling(s)**Lot Features:** Secluded; Sloped Up; Wooded**Other Structures:** Shed(s)**Patio And Porch Features:** Deck**Road Surface Type:** Paved**Roof:** Asphalt; Shingle**Sewer:** Septic Tank**Structure Type:** Modular**View:** Creek/Stream; Rural; Trees/Woods**Water Source:** Well**Window Features:** Double Hung Window(s)**Theodore Banta III License:** 10311206649

RVW Select Properties

7 W Moorehouse Rd

Cairo, NY 12413

518-466-1219

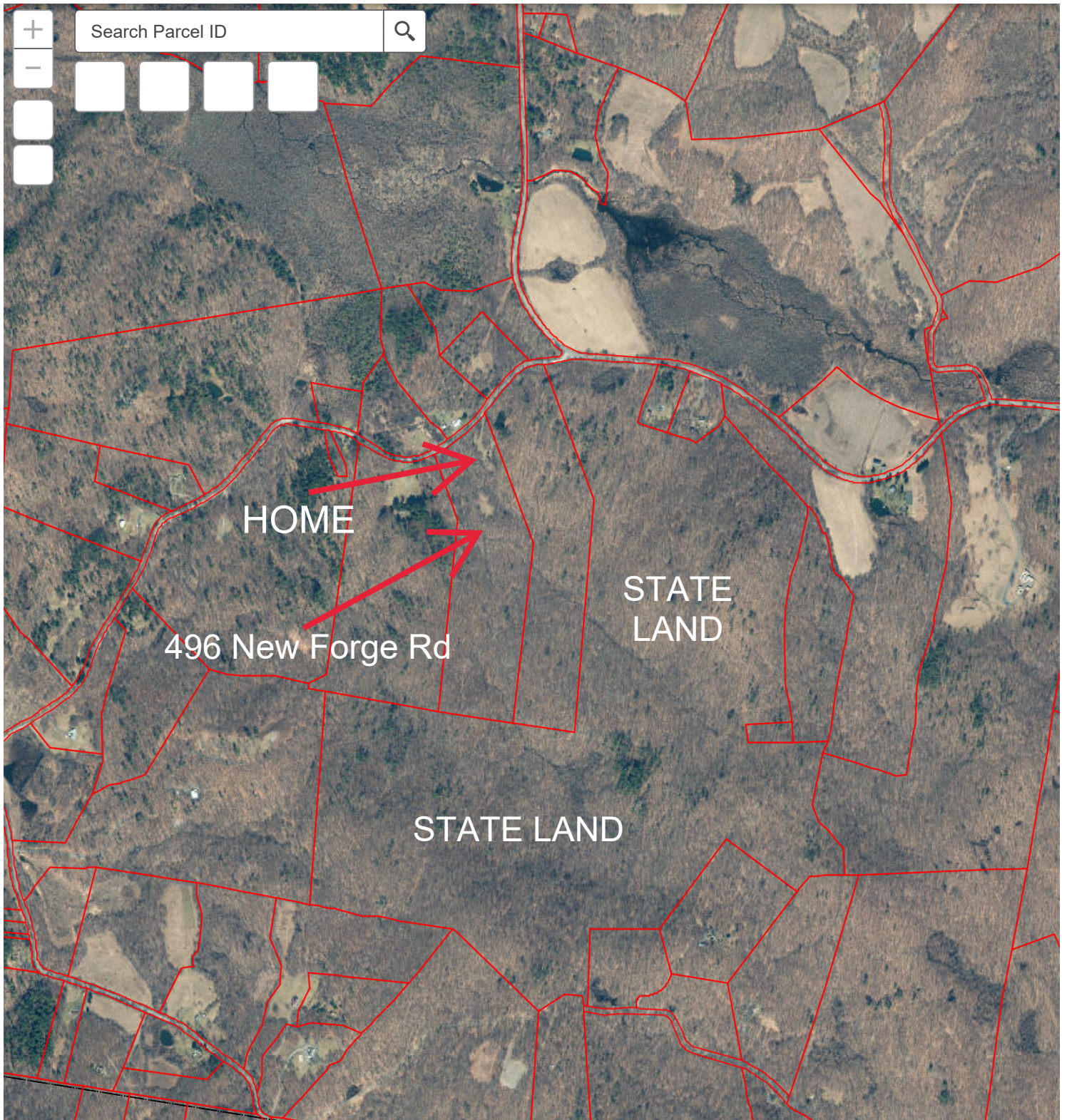
518-943-5303

tedbanta3@yahoo.com<https://rvwselectproperties.com/>

SELECT PROPERTIES



Columbia County GIS Viewer



0.2mi

-73.591 42.106 Degrees



Columbia County GIS Viewer

+

-

Search Parcel ID

Q



Collection: **Town & County 2025**

Fiscal Year Start: 1/1/2025

Fiscal Year End: 12/31/2025

Warrant Date: 12/30/2024

Total Tax Due (minus penalties & interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/24/2025	1/24/2025	\$3,771.95	\$3,771.95	\$0.00	\$0.00	Mail	Full Payment

Tax Bill #	SWIS	Tax Map #	Status
000165	105400	185.-1-1.111	Payment Posted
Address	Municipality	School	
496 New Forge Rd	Town of Taghkanic	Copake-Taconic	

Owners	Property Information	Assessment Information	
Centofanti Sante	Roll Section: 1	Full Market Value:	658248.00
Centofanti Antonina	Property Class: Rural res	Total Assessed Value:	490000.00
34 High Ridge Rd	Lot Size: 40.00	Uniform %:	74.44
West Harrison, NY 10604			

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
COUNTY TAX	46438417	2.9000	490000.000	4.62831500	\$2,267.87
TOWN TAX	772305	2.0000	490000.000	2.16633900	\$1,061.51
TAGHK FIRE PROT#2	188615	1.4000	490000.000	0.90320000	\$442.57

Total Taxes: \$3,771.95

Estimated State Aid - Type	Amount
County	25248652.00
Town	29300.00

Mail Payments To:
Cheryl Rogers
Town Clerk / Collector
483 County Route 15 Elizaville NY 12523



Property and summary tax balance information for the selected parcel is shown to the right. Exemptions are displayed as well if they exist for the property.

You can view or hide tax bill detail and any payments by clicking the bar near the bottom of the page.

If the property appears in other tax years, you can quickly view the tax history for the property. Just select a tax year from the drop-down list at the top of the page.

To request a signed Tax Certification, click the "Request Signed Certificate" button at the bottom of the page.

[Re-enter search conditions](#)

For Tax Year: 2024 School Tax (2024-2025) ▼

Last Updated: 09/24/24 01:01 pm

Owner:
 Centofanti Sante
 Centofanti Antonina
 34 High Ridge Rd
 West Harrison, NY 10604

Tax Map # 185.-1-1.111
Tax Bill # 008198
Bank Code:
School Code: 102801
Property Class: 240 **Tax Roll:** 1

Location: 496 New Forge Rd
SWIS: 105400 TAGHKANIC

Acreage: 40
Frontage: **Liber:** 799
Depth: **Page:** 1921

Full Value:	658,248
Assessment:	490,000
STAR Savings:	0.00
Tax Amount:	4,454.18
Tax Paid:	0.00
Balance:	4,454.18

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	25,610,090	490,000	9.090163	4,454.18

Tax Balance does not include any accrued Late Fees

**Payments shown may not include
payments made directly to the County**

Pay Balance	Late Fee Schedule	Tax Certification	Request Certification
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04/07

for property commonly known as:

Purchaser	Date
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Carbon Monoxide and Smoke Detectors/Alarms Disclosure

1. Regulations require that a functioning carbon monoxide and smoke detector must be installed in every one- and two-family house, co-op or condo constructed or offered for sale.
2. At least one carbon monoxide alarm and smoke detector must be present in each dwelling unit.
3. A carbon monoxide detector must be located in the immediate vicinity of the bedrooms on the lowest floor. For example, if the bedrooms are all on the second floor then the detector must be placed on the second floor near the bedrooms.
4. The carbon monoxide alarms must have UL certification (this will most likely be stated on the packaging) and must be installed according to the manufacturer's instructions.
5. The carbon monoxide alarms may be hardwired to the dwelling, plugged into an outlet or battery operated.
6. If the carbon monoxide detector is part of a fire/burglar/carbon monoxide system or the alarms are monitored by a service, a distinctive alarm must be used to differentiate between the carbon monoxide alarm and the other system functions.
7. The carbon monoxide alarm must be maintained according to the manufacturer's instructions.
8. The alarms shall not be removed except for replacement, service or repair of the alarm.
9. Combination smoke/carbon monoxide detectors are allowed under new regulations if they meet the same criteria above.
10. The regulations DO APPLY for properties "For Sale By Owners".

Purchaser Date

Purchaser Date

Purchasers Agent

Luigi Cefari 09/25/24
Seller Date

Antonino Cefari 09/25/24
Seller Date

Theodore Banta III & Konrad Roman

Sellers Agent *[Signature]*



Division of Licensing Services

New York State
Department of State
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001
Customer Service: (518) 474-4429
www.dos.ny.gov

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the

agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not consistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller cannot provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and the seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will

New York State Disclosure Form for Buyer and Seller

function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent

under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Theodore Banta III & Konrad Roman of RVW Select Properties
(Print Name of Licensee) (Print Name of Company, Firm or Brokerage)

a licensed real estate broker acting in the interest of the:

☒ Seller as a (check relationship below)

☒ Seller's Agent

☐ Broker's Agent

☐ Buyer as a (check relationship below)

☐ Buyer's Agent

☐ Broker's Agent

☐ Dual Agent

☐ Dual Agent with Designated Sales Agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

☐ Advance Informed Consent Dual Agency

☐ Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

(I) (We) Sante & Antonina Centofanti acknowledge receipt of a copy of this disclosure form:

Signature of ☐ Buyer(s) and/or ☒ Seller(s):

Sante Centofanti
Antonina Centofanti 09/25/24

Date: _____

Date: 9/25/24



New York State Housing and Anti-Discrimination Disclosure Form

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website
https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit
<https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Theodore Banta III & Konrad Roman (print name of Real Estate Salesperson/
Broker) of RVW Select Properties (print name of Real Estate company, firm or brokerage)

(I)(We) Sante & Antonina Centosanti

(Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Buyer/Tenant/Seller/Landlord Signature Sant Centosanti Date: 9/25/24
Buyer/Tenant/Seller/Landlord Signature Antonina Centosanti Date: 09/25/24

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.