



539 Route 30, Gilboa, NY 12131

\$125,000

ML#: 155049
Type: Single Family Residence
Bedrooms: 3
Bathrooms: 2 (1 1 0 0)
Approx Finished SqFt: 1035

Remarks - A HUD Home. HUD Property Case #371-555686. Property is available 10/25/2024. Bids are due by 11:59 PM Central Time on 11/3/2024 then due daily by 11:59 PM Central Time until sold. The home has 3 bedrooms, 2 baths, a living room, a dining area, a kitchen, a laundry closet, a mudroom, an above-ground pool, and a 1 1/2 car garage with a carport. It's a beautiful setting amidst Schoharie County in Gilboa. The home is minutes to Grand Gorge and the Schoharie Reservoir where you can walk, fish, kayak, and boat - with non-motorized boats. '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, sky tour, floor plans, and multi-media website of the home and property.

View Virtual Tour and more details at:



Ted Banta III
Premier Realty Services, Inc.
Phone: Primary:518-291-8049
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Public Detail Report

Listings as of 10/25/24 at 9:14am

Active 10/25/24

Listing # 155049
County: Schoharie

539 Route 30, Gilboa, NY 12131 Map

Listing Price: \$125,000



Property Type	Residential	Property Subtype	Single Family Reside
Town (Taxable)	Gilboa		
Beds	3	Approx Finished SqFt	1035
Baths	2 (1 1 0 0)		
Year Built	1985	Lot Sq Ft (approx)	65340
Tax Map ID	200.-5-16	Lot Acres (approx)	1.5000
DOM	0		

See Additional Pictures

School District Gilboa

Directions From Windham, take Route 23 West, make a right onto Route 30, home is on the left #539.

Marketing Remark A HUD Home. HUD Property Case #371-555686. Property is available 10/25/2024. Bids are due by 11:59 PM Central Time on 11/3/2024 then due daily by 11:59 PM Central Time until sold. The home has 3 bedrooms, 2 baths, a living room, a dining area, a kitchen, a laundry closet, a mudroom, an above-ground pool, and a 1 1/2 car garage with a carport. It's a beautiful setting amidst Schoharie County in Gilboa. The home is minutes to Grand Gorge and the Schoharie Reservoir where you can walk, fish, kayak, and boat - with non-motorized boats. '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, sky tour, floor plans, and multi-media website of the home and property.

Property Attached	No	1st Floor	1035
Special Conditions	In Foreclosure (HUD Foreclosure)		

General Information

911 Address	539 Route 30, Gilboa, NY 12131	Sign on Property	Yes
Zoning	210 - Single Family Residence	Views	Country, Neighborhood, Parklike, Rural
Internet Access	Wireless (Satellite, Mobile)	Secluded	No
Paved Street	Yes	Other Buildings	Carport, Garage(s)

Room Sizes/Location

First Floor	Bedroom 1 (Primary bedroom: 12.88x10.72), Bedroom 2 (8.03x10.70), Bedroom 3 (10.71x8.95), Bath (Full bath: 7.52x4.51), Living Room (17.16x10.72), Dining Room (Dining area: 9.1x10.77), Kitchen (10.71x9.43), Den/Office (Back mudroom: 7.97x6.96), Great Room (Laundry room: 5.97x5.04), Other Room (Primary 3/4 bath: 10.74x4.98)
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Property Features

Style	Ranch	Green Features	No
Condition	Average	Color	Blue Home, White Garage
Construction	Double Wide, Manufactured	Roof	Asphalt, Metal, Shingle
Garage	Carport, Detached	# of Garage Spaces	1.50
Basement	Crawl	Siding	Vinyl (Vinyl siding on home), Wood (Wood siding on garage)
Windows	Double Hung	Walls	Composite
Floors	Carpet, Laminated, Linoleum	Foundation	Slab
Pool	Yes	Pool	Above Ground
Porch/Deck Options	Porch/Deck (Front deck)	Description	

Public Records

School Tax Assessment	\$725.55 \$1400	Town Tax Assessors	\$789.52 \$88050.00
		FulMrktVal	

Tax Exemptions No

Utilities

Water Well
Electric 100 Amps
Fuel Oil
Appliances Included Clothes Dryer, Clothes Washer, Dishwasher, Stove

Sewer Septic Tank
Heat Type Hot Air
Water Heater Propane

Presented By:

Ted Banta III

Office: 518-291-8049

Fax : 866-466-9172

E-mail: tedbanta3@yahoo.com

Web Page: <http://www.premierrealtyservices.com>

Premier Realty Services, Inc.

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Cairo, NY 12413

518-291-8049



October 2024

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Information not guaranteed.

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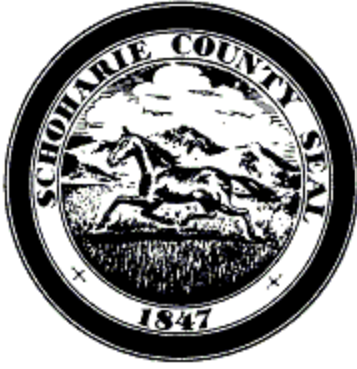
U.S. Patent 6,910,045











Tax Links
Property Info
Tax Info

Details for Taxes Levied in 2024

Municipality of Town of Gilboa

Swis:	433400	Tax Map ID#:	200.-5-16
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No County/Town tax information is available.
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2024 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
COUNTY TAX	403.935660	1,400.00	565.51
GEN TOWN WIDE	42.909471	1,400.00	60.07
HW TOWN WIDE	102.568738	1,400.00	143.60
Gilboa fire prot	14.526847	1,400.00	20.34
			Total: 789.52

2024-25 School Taxes (Gilboa-Conesville District)			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
Gilboa-Conesville	518.253034	1,400.00	725.55
Total Star Savings: 0.00			
			Total: 725.55

2024-25 Village Taxes			
No Village tax information is available.			



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-select from your matching property list](#)

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

Last Updated: 10/04/24 04:38 pm

Owner: M&T Bank One Fountain Plz Buffalo, NY 14203	Tax Map # 200.-5-16 Tax Bill # 002378 Bank Code: CORELOG School Code: 433401 Property Class: 210 Tax Roll: 1												
Location: 539 State Route 30 SWIS: 433400 Gilboa	Acreage: 1.5 Frontage: 276.7 Liber: 1201 Depth: Page: 140												
<table border="1"> <tr><td>Full Value:</td><td>88,050</td></tr> <tr><td>Assessment:</td><td>1,400</td></tr> <tr><td>STAR Savings:</td><td>0.00</td></tr> <tr><td>Tax Amount:</td><td>725.55</td></tr> <tr><td>Tax Paid:</td><td>725.55</td></tr> <tr><td>Balance:</td><td>0.00</td></tr> </table>		Full Value:	88,050	Assessment:	1,400	STAR Savings:	0.00	Tax Amount:	725.55	Tax Paid:	725.55	Balance:	0.00
Full Value:	88,050												
Assessment:	1,400												
STAR Savings:	0.00												
Tax Amount:	725.55												
Tax Paid:	725.55												
Balance:	0.00												

[Show Bill and Payment Details](#)

Tax Balance does not include any accrued Late Fees
Payments shown may not include
payments made directly to the County

[Late Fee Schedule](#)

[Request Certification](#)



Property Listing Disclosure

HUD Case Number: 371-555686

Property Address: 539 State Route 30 Gilboa NY 12131

MPR PROPERTY REPAIRS

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

Buyer must verify information through the Institute for Building Technology and Safety (IBTS)

Regarding the MH. HUD does not provide MH title. Buyer must obtain post closing.

PROPERTY DISCLOSURES

Property is insurable

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.

Property Condition Report

Case Number: 371-555686	Contract Area: 3P
Current Step: 1c-Ready to Show Condition	Address: 539 STATE ROUTE 30
Step Date: 10/14/2024	City, St Zip: GILBOA, NY 12131-0000
HOC: Philadelphia	

Property Condition Report

Item Description/Condition	Item Functionality	Functionality/Test Notes
Cooling/Air-Conditioner: N/A --Heating/Furnace: Damaged --HVAC System Duct: N/A	HVAC tested and functional?: No	damaged propane line could not test Generator/220 Plug/Breaker Panel Generator/220 Plug/Breaker Panel
Electrical Wiring: Damaged --Other: OK --Other: OK	Electric supply tested and functional?: No	damages - Need line capped outside
Stove/Range/Oven: OK --Kitchen Cabinets: OK --Other: OK	Built-in appliances tested and functional?: Yes	Generator/220 Plug/Breaker Panel
Plumbing: Damaged --Sink: Damaged --Other: Damaged	Water supply tested and functional?: No	Pressure test; fail - there are damaged lines
Water Heater: OK	Water heater functional?: Yes	Inspected HWH components; pass with no deficiencies found
Sewer/Septic System: OK --Toilet: OK --Other: OK	Sanitary & plumbing system functional?: Yes	Pour Water/Antifreeze in Drains; Pass
Roof: OK --Other: OK	Roofing in acceptable condition?: Yes	Inspected peaks, valleys, ridge lines/caps, chimneys, soffits, decking, boots and vents; Pass with no deficiencies found

**ENVIRONMENTAL COMPLIANCE RECORD
SINGLE FAMILY PROPERTY DISPOSITION**

File No. 242274

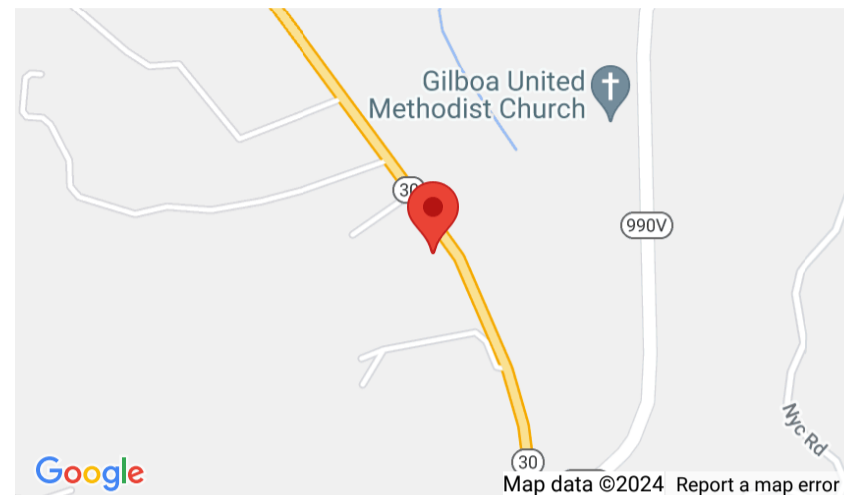
FHA CASE NUMBER: 371-555686	
PROPERTY ADDRESS: 539 State Route 30 Gilboa, NY 12076	
COMPLIANCE FINDINGS	SOURCE/DOCUMENTATION
<p>1. HISTORIC PRESERVATION Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not listed on the National Register of Historic Places. Property <input 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>	<p>Panel #: 36095C0414 Map #: 36095C0414E Date of Map: 04-02-2004</p>
<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.</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"> 1. <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. 2. <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. 3. <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>	
<p>Preparer: NOAH BATEMAN</p>	<p>Supervisor:</p>
<p>Title: CERTIFIED APPRAISER</p>	<p>Title:</p>
<p>Date:</p>	<p>Date:</p>



Case #: 371-555686



Location Map



Property Information

Address 539 State Route 30 Gilboa, NY, 12131 Schoharie	Bed/Bath 3/2	Total Rooms 6
Square Feet 1024	Year 1989	Housing Type Manufactured Home
Number of Stories 1.0	HOA Fees \$0.00	Revitalization Area No
Opportunity Zone No	FEMA Flood Zone No	Lot Size 1.50 acres
National Register No	Historic District No	Airport Zone No

Listing Information

* indicates subject to an FHA appraisal.

List Date 10/25/2024	List Price \$125,000	FHA Financing IN (Insured)*
203K Eligible Yes*		

Property Amenities

Indoor No indoor amenities	Outdoor Porch Patio/Deck	Parking Garage (2 spaces)
Foundation Type Slab		