



41 County Road 40, Windham, NY 12496

\$549,000

ML#: 150051

Type: Multi Family

Bedrooms: 7

Bathrooms: 6 (6 0 0 0)

Approx Finished SqFt: 4800

Remarks - A Great Investment Opportunity with a 5 Unit Multi-family & a Large Barn in Windham - in the Charming Hamlet of Hensonville! The annual rent roll is \$62,700. There are 4 units with 2 bedrooms and 1 bath and 1 unit with 3 bedrooms and 2 baths. There's ample parking, a front covered patio, a 2nd floor covered deck, yard space, a huge barn, and 3 driveway entrances. It has great proximity to the area's destinations and attractions as it's 5 minutes to Windham Ski Mountain, 10 minutes to Hunter Mountain, 15 minutes to Colgate Lake, 15 minutes to Zoom Flume Water Park, 3 minutes to Windham Country Club, 5 minutes to CD Lane Park, & 20 minutes to North-South Lake Campground. View our 3D virtual tours of the property and multi-media website.

View Virtual Tour and more details at: <https://show.tours/41cord40?b=0>



Ted Banta III

RVW Select Properties

Phone: Primary:518-627-6290 Secondary:518-466-1219

Email: tedbanta3@yahoo.com

The above featured property may not be listed by the office/agent presenting this brochure. Information not guaranteed.

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Public Detail Report

Listings as of 02/28/25 at 2:18pm

Active 10/14/23

Listing # 150051
County: Greene

41 County Road 40, Windham, NY 12496 [Map](#)

Listing Price: \$549,000



Property Type	Multi Family	Property Subtype	Multi Family
Town (Taxable)	Windham		
Beds	7	Approx Finished SqFt	4800
Baths	6 (6 0 0 0)		
Year Built	1975	Lot Sq Ft (approx)	174240
Tax Map ID	96.18-2-4	Lot Acres (approx)	4.0000
DOM	200		

[See Additional Pictures](#)

[See Virtual Tour](#)

School District Wind-Ash-Jewett

Directions Use County Route 40, or County Road 40 or Maple Crest Rd in Hensonville or Windham for GPS. From Route 23, take Route 296 through Hensonville, go over the bridge and make a right, then on the left #41.

Marketing Remark A Great Investment Opportunity with a 5 Unit Multi-family & a Large Barn in Windham - in the Charming Hamlet of Hensonville! The annual rent roll is \$62,700. There are 4 units with 2 bedrooms and 1 bath and 1 unit with 3 bedrooms and 2 baths. There's ample parking, a front covered patio, a 2nd floor covered deck, yard space, a huge barn, and 3 driveway entrances. It has great proximity to the area's destinations and attractions as it's 5 minutes to Windham Ski Mountain, 10 minutes to Hunter Mountain, 15 minutes to Colgate Lake, 15 minutes to Zoom Flume Water Park, 3 minutes to Windham Country Club, 5 minutes to CD Lane Park, & 20 minutes to North-South Lake Campground. View our 3D virtual tours of the property and multi-media website.

Internet Access Wired Broadband (Cable, DSL, Fiber Optic)

Special Conditions None/Unknown

General Information

Sign on Property No
Ag District No
Signed Ld Yes
Paint Disc
of Units 5

Zoning 411 - Apartment
Flood Zone Yes (Across the street. See attached map.)
Inc/Exp State Avail. Yes
Most Precise Vcty Just past Seeley Rd

Property Features

Color Beige
Porch/Deck Options Porch/Deck
Green Features No
Foundation Slab
Condition Average
Siding Vinyl, Wood

Roof Metal
Basement Slab
Windows Casement, Double Hung
Garage/Parking Construction Parking Area for Multiple Vehicles
Frame

Utilities

Water Municipal
Heat Type Base Board, Hot Water, Oil (Oil Hot Water Baseboard Boiler), Other (Outdoor Wood Furnace)
of Furnaces 2 (1 Wood Furnace & 1 Boiler)
of Heaters 2

Sewer Municipal
Water Heater Electric (5 Electric Hot Water Heaters)
Electric 100 Amps, Circuit Breakers
of Meters 6 (5 tenant meters & 1 landlord meter)

Public Records

School Tax \$1734.40
Assessment \$199300

Town Tax \$1964.37
Assessors \$326721.00
FulMrktVal

Tax Exemptions No

Unit 1

Unit 1 Description Please see attached Income Expense Sheet

Unit 2

Unit 2 Description Please see attached Income Expense Sheet

Unit 3

Unit 3 Description Please see attached Income Expense Sheet

Unit 4

Unit 4 Description Please see attached Income Expense Sheet

Presented By:

Ted Banta III

Primary: 518-627-6290
Secondary: 518-466-1219
Other:

E-mail: tedbanta3@yahoo.com

Web Page: <https://rvwselectproperties.com/>

RVW Select Properties

7 W Moorehouse Rd
Cairo, NY 12413
518-943-5303
Fax : 866-466-9172

See our listings online:

<https://rvwselectproperties.com/>



February 2025

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



RW | SELECT PROPERTIES

5 RENTAL UNITS: 41 COUNTY ROUTE 40, WINDHAM

<u>UNIT INFO</u>	<u>UNIT 1</u>	<u>UNIT 2</u>	<u>UNIT 3</u>	<u>UNIT 4</u>	<u>UNIT 5</u>
OCCUPIED	Yes	Yes	Yes	Yes	Yes
RENT	\$1,025	\$1,025	\$1,050	\$1,050	\$1,075
BEDROOMS	2	2	2.5	2	3
BATHROOMS	1 Bath	1 Bath	1 Bath	1 Bath	2 Baths
Heat Included	Yes	Yes	Yes	Yes	Yes
Electric Included	No	No	No	No	No
Hot Water Included	No	No	No	No	No
Garbage Included	Yes	Yes	Yes	Yes	Yes
Appliances	Yes	Yes	Yes	Yes	No Owned by tenants
TERMS: Lease or Month-to-Month	Month-to-Month	Month-to-Month	Month-to-Month	Month-to-Month	Month-to-Month

<u>EXPENSES</u>	<u>PAID ANNUALLY</u>
TAXES	\$3,698.77
INSURANCE	\$6,059.82
WATER & SEWER	\$1,857.09
FUEL	\$4,758.60
ELECTRIC	\$994.85
GARBAGE	\$3,474.03
TOTAL	\$20,843.16

ANNUAL RENT ROLL	\$62,700
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Notes: There is large barn on the property



96.14-1-19
DART,
GEORGE D.

96.18-1-7
Morelli, Gary

96.00-5-48
Eco, Five
Of Windham

96.18-2-2
Leonidou,
Eugenia

96.18-2-4
Rik Roc LLC

96.18-2-5
Feerick,
John D.

96.18-2-7
Gooss,
Ernest T.

113.00-1-25
City of
New York

96.18-2-6
Hensonville
Frozen Food

96.00-5-44 Catskill Park
ASHE, DAVID

96.18-2-9
Allen,
William

96.14-1-19
DART,
GEORGE D.

96.18-1-7
Morelli, Gary

96.18-2-2
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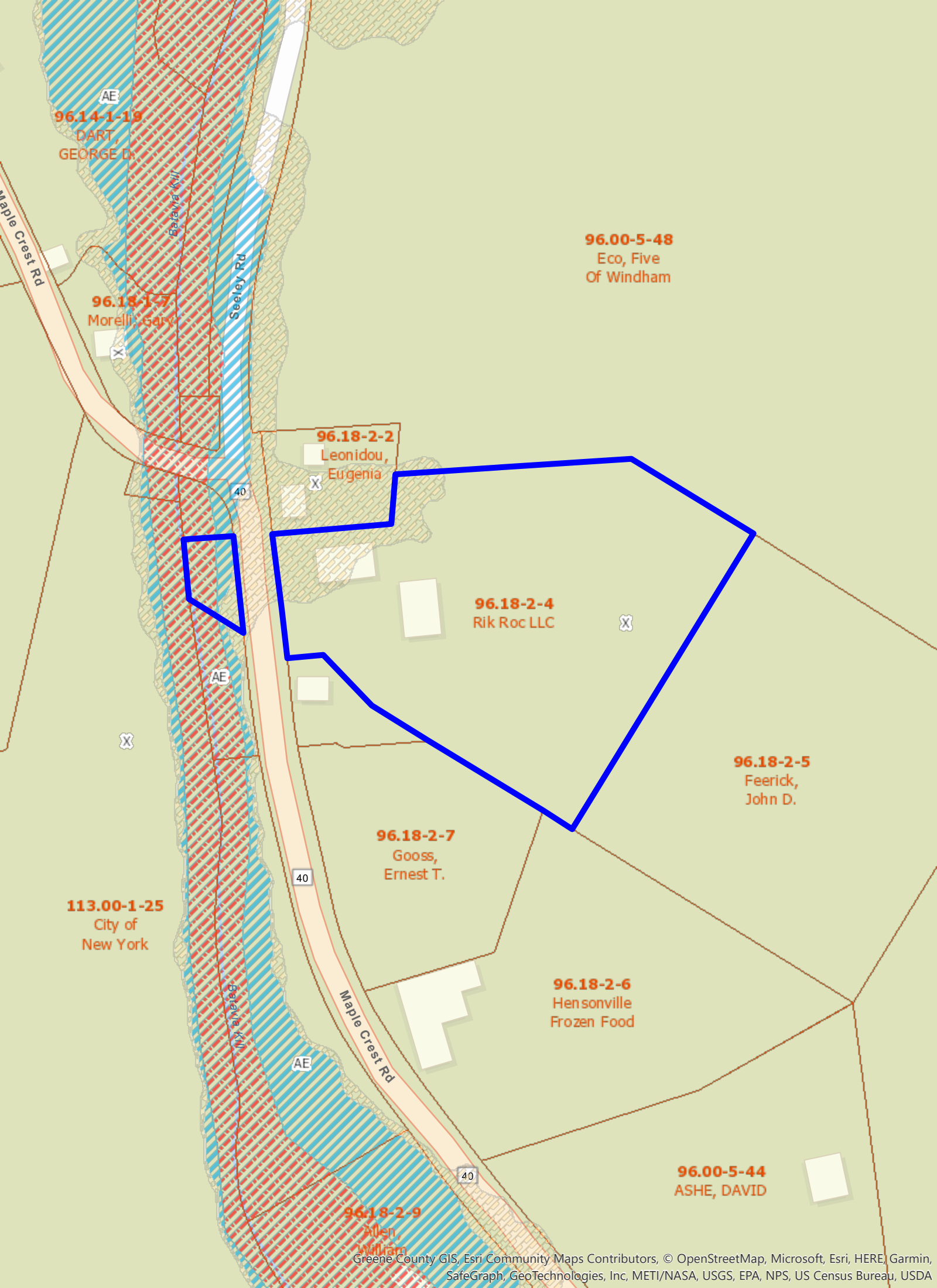
113.00-1-25
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96.18-2-9
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William

96.00-5-48
Eto, Five
of Windham



AE
96.14-1-19
DART,
GEORGE D.

96.18-1-7
Morelli, Gary
X

96.18-2-2
Leonidou,
Eugenia
X

96.18-2-4
Rik Roc LLC
X

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Allen,
William

96.00-5-48
Eco, Five
Of Windham

Greene County



Image Mate Online

Details for Taxes Levied in 2025

Tax Links
Property Info
Tax Info

Municipality of Windham

Swis:	194600	Tax Map ID#:	96.18-2-4
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2025 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	4.132152	199,300.00	823.54
Town Tax	2.712837	199,300.00	540.67
WindhamAmbulanceDist	0.672028	199,300.00	133.94
Windham fire	0.320852	199,300.00	63.95
Henson It	0.167439	199,300.00	33.37
WINDHAM DEBT SVC	347.110000	1.00 units	347.11
Bataviakl watershed	0.109333	199,300.00	21.79
			Total: 1,964.37

2025-26 School
No School 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-enter search conditions](#)

For Tax Year:

Last Updated: 12/12/24 10:24 am

Owner: Rik Roc LLC PO Box 68 Prattsville, NY 12468	Tax Map # 96.18-2-4 Tax Bill # 005725 Bank Code: School Code: 194601 Property Class: 411 Tax Roll: 1												
Location: 41 Route 40 SWIS: 194600 Windham	Acreage: 4 Frontage: Liber: 1119 Depth: Page: 332												
<table border="1"> <tr><td>Full Value:</td><td>326,721</td></tr> <tr><td>Assessment:</td><td>199,300</td></tr> <tr><td>STAR Savings:</td><td>0.00</td></tr> <tr><td>Tax Amount:</td><td>1,734.40</td></tr> <tr><td>Tax Paid:</td><td>1,734.40</td></tr> <tr><td>Balance:</td><td>0.00</td></tr> </table>		Full Value:	326,721	Assessment:	199,300	STAR Savings:	0.00	Tax Amount:	1,734.40	Tax Paid:	1,734.40	Balance:	0.00
Full Value:	326,721												
Assessment:	199,300												
STAR Savings:	0.00												
Tax Amount:	1,734.40												
Tax Paid:	1,734.40												
Balance:	0.00												

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	11,622,245	199,300	8.70247	1,734.40
Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/16/24	Rik Roc Llc	2205	1,734.40	

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

[Late Fee Schedule](#)

[Tax Certification](#)

AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 41 County Route 40, Windham, NY 12496

When any purchase and sale contract is presented for the sale, purchase, or exchange of real property located partially or wholly within an agricultural district established pursuant to the provisions of article 25-AA of the Agricultural and Markets law, the prospective grantor shall present to the prospective grantee a disclosure notice which states the following:

It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law.

Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.

Receipt of such disclosure notice shall be recorded on a property transfer report form prescribed by the state board of real property services as provided for in section three hundred thirty-three of the real property law.

Initial the following:

_____ The aforementioned property IS located in an agricultural district.

^{DS}
DR IS NOT _____ The aforementioned property IS NOT located in an agricultural district.

I have received and read this disclosure notice.

DocuSigned by:
David Rikard 7/25/2023

220F4DF65D7E468...			
Seller	Date	Purchaser	Date
Seller	Date	Purchaser	Date



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:

- | | |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Seller as a <i>(check relationship below)</i> | <input type="checkbox"/> Buyer as a <i>(check relationship below)</i> |
| <input checked="" type="checkbox"/> Seller's Agent | <input type="checkbox"/> Buyer's Agent |
| <input type="checkbox"/> Broker's Agent | <input type="checkbox"/> Broker's Agent |
| <input type="checkbox"/> Dual Agent | |
| <input type="checkbox"/> 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) Rik Roc LLC acknowledge receipt of a copy of this disclosure form:

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

DocuSigned by:
David Rikard
220F4DF65D7E486...

Date: _____

Date: 7/25/2023

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

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 buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

^{DS}
DR [a] Presence of lead-based paint and/or lead-based paint hazards (check one below):
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____

^{DS}
DR Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
[b] Records and Reports available to the seller (check one below):
 Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below): _____
 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

[c] Purchaser has received copies of all information listed above.
 [d] Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.
 [e] Purchaser has (check one below):
 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or
 Waived the opportunity to conduct a risk assessment or inspections for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

^{DS}
TB ^{TSB3&KR} [f] Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

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.

^{DocuSigned by:} <u>David Ribard</u> 220F4DF65D7E468...	<u>7/25/2023</u> Date	_____	_____
Seller	Date	Seller	Date
^{DocuSigned by:} <u>Ted Banta</u> 75F0C5617FD84BF...	<u>7/25/2023</u> Date	_____	_____
Purchaser Theodore Banta III & Konrad Roman	Date	Purchaser	Date
Agent	Date	Agent	Date



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

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) Rik Roc LLC

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

Buyer/Tenant/Seller/Landlord Signature  Date: 7/25/2023

Buyer/Tenant/Seller/Landlord Signature _____ Date: _____

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