



## 115 Scribner Ave, Middleburgh, NY 12122

**\$175,000**

**ML#:** 153277

**Type:** Deeded

**Bedrooms:** 3

**Bathrooms:** 2 (1 1 0 0)

**Approx Finished SqFt:** 1800

Remarks - A HUD Home. HUD Property Case #371-550930. Property is available 6/18/2024. Bids are due by 11:59 PM Central Time on 6/27/2024 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, and a detached garage on .7 acres. The home is in the charming Village of Middleburgh. '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 and Floor Plans of the home and property.

View Virtual Tour and more details at: <https://show.tours/115scribnerave?b=0>



**Ted Banta III**  
**Premier Realty Services, Inc.**  
**Phone:** Primary:518-291-8049  
**Email:** tedbanta3@yahoo.com



# Public Detail Report

Listings as of 06/19/24 at 11:18am

**Active 06/18/24**      **Listing # 153277**      **115 Scribner Ave, Middleburgh, NY 12122** [Map](#)      **Listing Price: \$175,000**  
**County: Schoharie**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Deeded
<b>Town (Taxable)</b>	Middleburgh		
<b>Beds</b>	3	<b>Approx Finished SqFt</b>	1800
<b>Baths</b>	2 (1 1 0 0)		
<b>Year Built</b>	2018	<b>Lot Sq Ft (approx)</b>	30492
<b>Tax Map ID</b>	106.11-3-19	<b>Lot Acres (approx)</b>	0.7000
<b>DOM</b>	1		

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

**School District** Middleburgh

**Directions** Route 145 to River St., turn right onto Scribner Ave. Home is on the left #115.

**Marketing Remark** A HUD Home. HUD Property Case #371-550930. Property is available 6/18/2024. Bids are due by 11:59 PM Central Time on 6/27/2024 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, and a detached garage on .7 acres. The home is in the charming Village of Middleburgh. '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 and Floor Plans of the home and property.

<b>Commission</b>		<b>Sub Agency</b>	0	<b>Buyer Agency</b>	3	<b>Brokers Agent Comp</b>	0
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<b>Property Attached</b>	No	<b>1st Floor</b>	900
<b>2nd Floor</b>	900	<b>Special Conditions</b>	In Foreclosure (HUD)

## General Information

<b>911 Address</b>	115 Scribner Ave, Middleburgh, NY 12122	<b>Sign on Property</b>	Yes
<b>Zoning</b>	210 - Single Family Residence	<b>Views</b>	Neighborhood
<b>Internet Access</b>	Wired Broadband (Cable, DSL, Fiber Optic)	<b>Secluded</b>	No
<b>Paved Street</b>	Yes	<b>Other Buildings</b>	Garage(s)

## Room Sizes/Location

<b>First Floor</b>	Bedroom 1 (9.25x11.47), Bedroom 2 (12.23x11.47), Bath (Full bath: 7.93x6.59), Living Room (21.61x11.91), Dining Room (13.14x10.01), Kitchen (13.52x9.62)	<b>Second Floor</b>	Bedroom 1 (10.03x29.98), Bath (3/4 bath: 5.79x14.47)
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## Property Features

<b>Style</b>	1 1/2 Stories	<b>Green Features</b>	No
<b>Condition</b>	Average (Average to Good)	<b>Color</b>	Blue
<b>Construction</b>	Frame	<b>Roof</b>	Asphalt, Shingle
<b>Garage</b>	Detached	<b>Basement</b>	Crawl
<b>Siding</b>	Brick, Vinyl	<b>Windows</b>	Double Hung
<b>Walls</b>	Sheetrock	<b>Floors</b>	Carpet, Laminated, Linoleum
<b>Foundation</b>	Raised		

## Public Records

<b>School Tax</b>	\$2645.37	<b>Town Tax</b>	\$1577.28
<b>Assessment</b>	\$84000	<b>Assessors FulMrktVal</b>	\$171429.00
<b>Tax Exemptions</b>	No		

## Utilities

<b>Water</b>	Well	<b>Sewer</b>	Septic Tank
<b>Electric</b>	200 Amps	<b>Heat Type</b>	Base Board
<b>Fuel</b>	Electric	<b>Water Heater</b>	Electric
<b>Appliances Included</b>	Refrigerator, Stove		

**Presented By:**



June 2024

**Ted Banta III**

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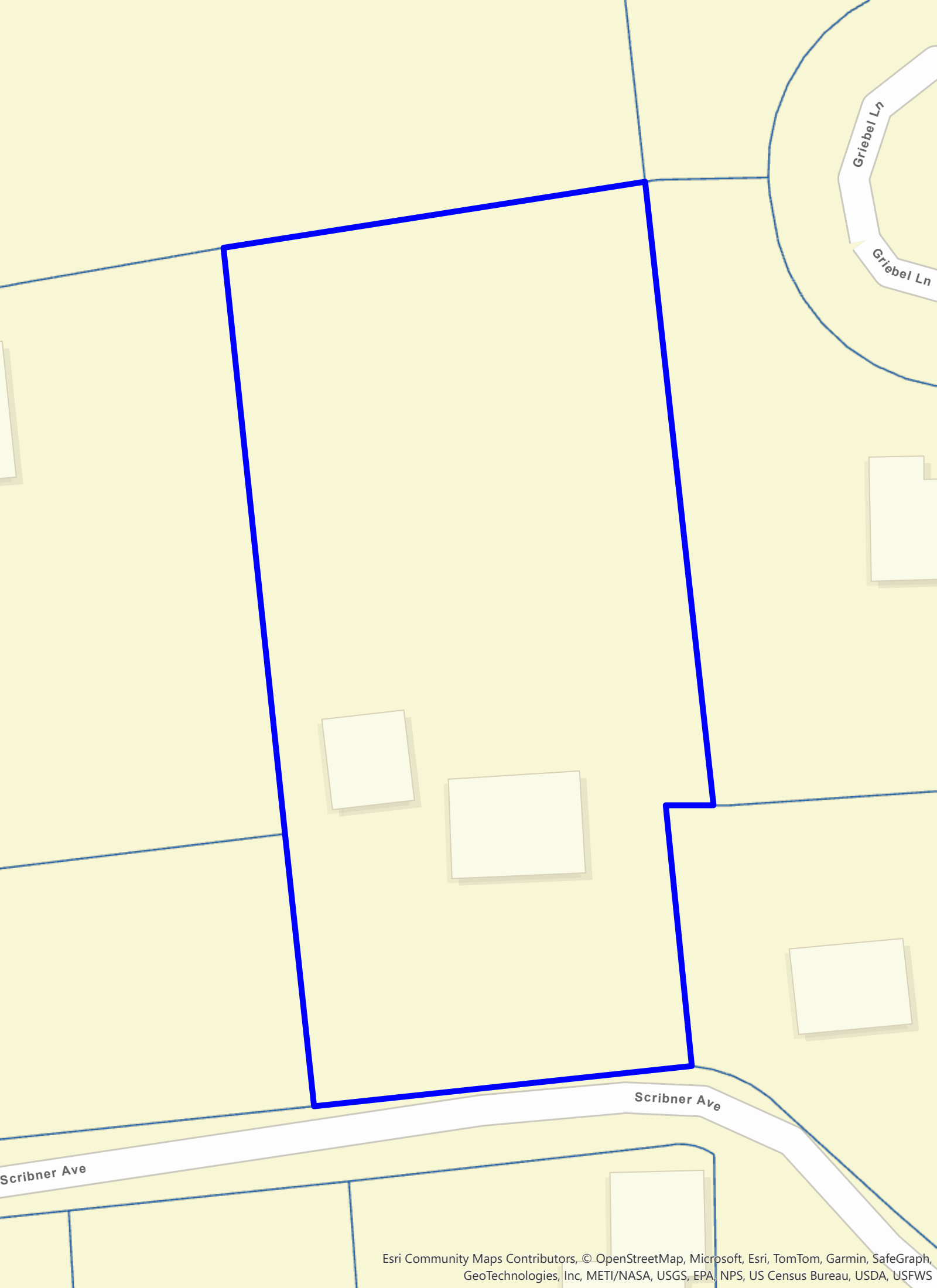
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U.S. Patent 6,910,045



Any offers of compensation are made only to participants of the MLS where the listing is filed.



Griebel Ln

Griebel Ln

Scribner Ave

Scribner Ave



Griebel Ln

Scribner Ave

Scribner Ave

Scribner Ave



## Tax Links

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

## Details for Taxes Levied in 2023

## Municipality of Village of Middleburgh

Swis:	433801	Tax Map ID#:	106.11-3-19
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No tax information is available.

No County/Town tax information is available.

## 2023 County/Town Taxes

Description	Rate (per \$1000 or Unit)	Value	Amount Due
COUNTY TAX	14.275060	84,000.00	1,199.11
GEN TOWN WIDE	1.910222	84,000.00	160.46
HW TOWN WIDE	2.591824	84,000.00	217.71
			Total: 1,577.28

## 2023-24 School Taxes (Middleburgh District)

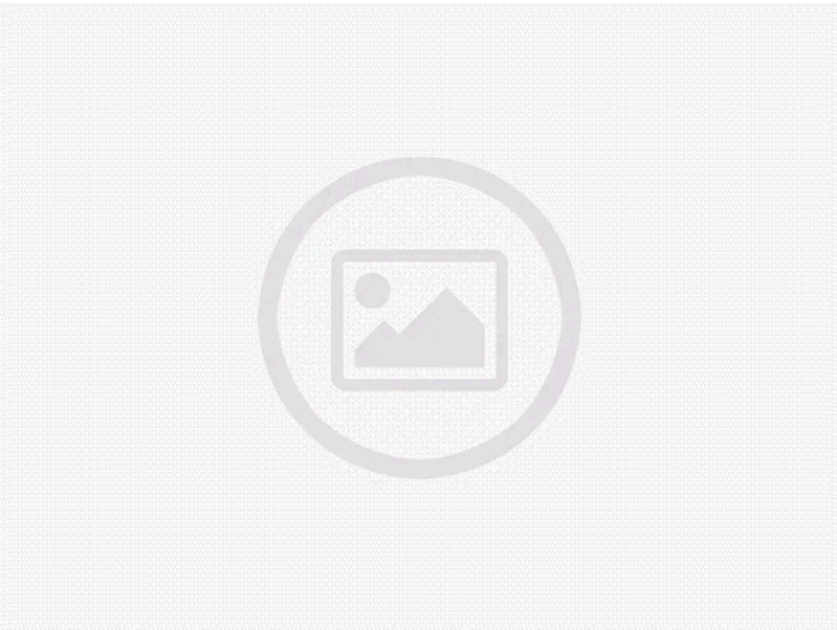
Description	Rate (per \$1000 or Unit)	Value	Amount Due
Middleburgh Central	30.915649	84,000.00	2,596.91
Library	0.576961	84,000.00	48.46
Total Star Savings: 0.00			
			Total: 2,645.37

2023-24 Village Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
VILLAGE TAX	9.257022	84,000.00	777.59
Vil delinquent sewer	0.000000	0.00	564.30
Vil delinquent water	0.000000	0.00	251.79
			Total: 1,593.68





Case #: 371-550930



Location Map



Property Information

Address	Bed/Bath	Total Rooms
115 Scribner Ave	3/2	6
Middleburgh, NY, 12122		
Schoharie		
Square Feet	Year	Housing Type
1531	2018	Single Family Home
Number of Stories	HOA Fees	Revitalization Area
1.5	\$0.00	No
Opportunity Zone	FEMA Flood Zone	Lot Size
No	Yes (on latest appraisal)	30492.00 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
6/18/2024	\$175,000	IE (Insured Escrow)*
203K Eligible		
Yes*		

Property Amenities

Indoor	Outdoor	Parking
No indoor amenities		Garage (1 spaces)
Foundation Type		
CrawlSpace		





# Property Listing Disclosure

HUD Case Number: 371-550930

Property Address: 115 Scribner Ave Middleburgh NY 12122

## MPR PROPERTY REPAIRS

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

Peeling paint

Property located in a flood zone. Flood insurance may be required

## PROPERTY DISCLOSURES

Property is listed as insurable with repair escrow

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.

## 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

<b>Case Number:</b> 371-550930	<b>Contract Area:</b> 3P
<b>Current Step:</b> 1c-Ready to Show Condition	<b>Address:</b> 115 SCRIBNER AVE
<b>Step Date:</b> 05/23/2024	<b>City, St Zip:</b> MIDDLEBURGH, NY 12122-0000
<b>HOC:</b> Philadelphia	

### Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	N/A	HVAC tested and functional?:	N/A	Utilities On
--Heating/Furnace:	OK			
--HVAC System Duct:	N/A			
Electrical Wiring:	OK	Electric supply tested and functional?:	Yes	Utilities On
--Other:	OK			
--Other:	N/A			
Stove/Range/Oven:	OK	Built-in appliances tested and functional?:	N/A	Utilities On
--Kitchen Cabinets:	N/A			
--Other:	N/A			
Plumbing:	Damaged	Water supply tested and functional?:	No	Pressure test; Fail open pipe noted under sink.... will not hold pressure... water systems were already empty upon arrival
--Sink:	OK			
--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:	OK			

ENVIRONMENTAL COMPLIANCE RECORD  
SINGLE FAMILY PROPERTY DISPOSITION

File No. 241108

FHA CASE NUMBER: 371-550930			
PROPERTY ADDRESS: 115 Scribner Ave			
COMPLIANCE FINDINGS		SOURCE/DOCUMENTATION	
<div>1. HISTORIC PRESERVATION</div> <div>Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not listed on the National Register of Historic Places.</div> <div>Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not located in an Historical District.</div> <div>Note: An appropriate deed restriction will be required if property meets either of the forgoing conditions.</div>		<div>Checked National Register of Historical Places.</div> <div>Checked National Register of Historical Places.</div>	
<div>2. FLOODPLAIN</div> <div>Property <input checked="" type="checkbox"/> is <input type="checkbox"/> is not located within the 100-year floodplain (Zones A &amp; V).</div> <div>Note: Flood insurance may be required.</div>		<div>Panel #: 36095C0302</div> <div>Map #: 36095C0302E</div> <div>Date of Map: 04-02-2004</div>	
<div>3. AIRPORT RUNWAY CLEAR ZONES (24 CER 51D)</div> <div>Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not located within boundary of runway zone.</div> <div>If "yes",</div> <div>** has the airport operator declined to acquire the property? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no</div> <div>** a signed disclaimer is required (24 CFR Part 51D).</div>		<div>Property not within 3,000 feet of the runway clear zone.</div>	
<div>4. SUMMARY</div> <div>Additional actions <input type="checkbox"/> are <input type="checkbox"/> are not required on the basis of the findings above. If additional actions are required, describe them in an attachment.</div>			
<div>Instructions for Completion of Environmental Clearance Record</div> <div>Environmental Compliance. 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.</div> <div>Preparing the Compliance Record. 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:</div> <div><div>1. Historic Preservation. 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.</div><div>2. Floodplain. 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.</div><div>3. Airport Runway Clear Zones. 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.</div><div>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.</div><div>Listing for Sale. Any property which is subject to these historic, floodplain, or airport clear zone requirements must be so identified when listing the property for sale.</div></div>			
<div>NOTE: OTHER ENVIRONMENTAL STATUTES, EXECUTIVE ORDERS AND AUTHORITIES</div> <div>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.</div>			
Preparer: NOAH BATEMAN		Supervisor:	
Title: CERTIFIED APPRAISER	Date:	Title:	Date: