

41 County Road 40
Windham, NY 12496

\$549,000



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	7
Baths	6
Baths Full	*****
Living Area	4800

Details

Above Grd Fin Area:	4800
Below Grd Fin Area:	0
Sub Type:	Multi Family

Year Built: 1975
Acres: 4

Additional Info

Association	No	Basement	No	Flood Plain	Yes
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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.

Residential Income Active
MLS# 150051

41 County Road 40
Windham, NY 12496
County: Greene

\$549,000
Public Report



Number Of Units Total: 5 Sub-Type: Multi Family
Beds: 7 Township: Windham
Baths - Total (F,H) 6 (,) Town (Taxable): Windham
Basement YN: No 911 Address: 41 CR 40,
Stories: 2 Windham, NY
Living Area: 4,800 12496
Above Grade Finished 4,800 Lot Size Acres: 4
Area: Zoning: 411
Below Grade Finished 0 Zoning 411 Apartment
Area: Description:
Association YN: No Year Built: 1975
New Construction
YN:
Flood Plain YN: Yes
Lease No
Considered YN:

Public 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.

Status Change Timestamp: 10/14/2023
Original List Price: \$599,000
List Price: \$549,000

School District: Wind-Ash-Jewett	Tax Annual Amount:	\$4,680	Parcel Number:	96.18-2-4
List Price/SqFt: \$114.38	Tax Year:	0	Tax Block:	4
	General Tax:	\$0	Tax Lot:	2
	School Tax:	\$1,777.53	Tax Exemptions YN:	No
	Village Tax:	\$0		
	Town Tax:	2,901.67		
	Tax Assessed Value:	\$199,300		
	Assessors Full Market Value:	\$380,707		

Unit 1:	Actual Rent: \$0 Unit Description: Please see attached Income Expense Sheet
Unit 2:	Actual Rent: \$0 Unit Description: Please see attached Income Expense Sheet
Unit 3:	Actual Rent: \$0 Unit Description: Please see attached Income Expense Sheet
Unit 4:	Actual Rent: \$0 Unit Description: Please see attached Income Expense Sheet
Unit 5:	Actual Rent: \$0 Unit Description: Please see attached Income Expense Sheet

Appliances: Electric Water Heater	Meter Information: Number Of Separate Electric Meters: 6;
Book Information: Liber/Book: 1119; Page: 332; Section: 96.18	Number Of Separate Gas Meters: 2
Construction Materials: Frame; Vinyl Siding; Wood Siding	Patio And Porch Features: Deck; Porch
Electric: 100 Amp Service; Circuit Breakers	Road Surface Type: Paved
Foundation Details: Slab	Roof: Metal
Heating: Baseboard; Hot Water; Oil; Other	Sewer: Public Sewer
Income and Expenses: Financials Available Y/N: Yes	Water Source: Public
Interior Features: High Speed Internet	Window Features: Casement Window(s); Double Hung Window(s)



Theodore Banta III
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<https://rvwselectproperties.com/>



SELECT PROPERTIES

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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.

113.00-1-25
City of
New York

96.18-2-7
Gooss,
Ernest T.

96.18-2-6
Hensonville
Frozen Food

96.00-5-44
ASHE, DAVID
Catskill Park

96.18-2-9
Allen,
William



96.14-1-19
DART,
GEORGE D.

DART,
GEORGE D.

96.18.1-7
Morelli, Gary

96.18-2-2
Leonidou,
Eugenia

96.18-2-4
Rik Roc LLC

96.18-2-5
Feebrick,
John D.

113.00-1-25
City of
New York

96.18-2-7
Gooss,
Ernest T.

96.18-2-6
Hensonville
Frozen Food

Maple Crest Rd

96.18-2-9
Allen,
William
Greene County

96.00-5-44
ASHE, DAVID

Collection: Town & County 2026

Fiscal Year Start: 1/1/2026

Fiscal Year End: 12/31/2026

Warrant Date: 12/21/2025

Total Tax Due (minus penalties & interest) \$2,901.67

\$2,901.67

Pay Full

Tax Bill #	SWIS	Tax Map #	Status
002689	194600	96.18-2-4	Unpaid
Address		Municipality	School
41 Route 40		Town of Windham	Wndhm-Ashlnd-Jewt

Owners	Property Information		Assessment Information	
Rik Roc LLC	Roll Section:	1	Full Market Value:	380707.00
PO Box 68 Prattsville, NY 12468	Property Class:	Apartment	Total Assessed Value:	199300.00
	Lot Size:	4.00	Uniform %:	52.35

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	199300.000	4.33376900	\$863.72
Town Tax	2587580	11.0000	199300.000	2.93741100	\$585.43
WindhamAmbulanceDist	429513	-25.7000	199300.000	0.48606200	\$96.87
Del Swr	0	0.0000	0.000	0.00000000	\$822.31
Windham fire	560000	100.5000	199300.000	0.62624900	\$124.81
Henson lt	6000	20.0000	199300.000	0.19867200	\$39.60
WINDHAM DEBT SVC	0	0.0000	1.000 Units	347.71000000	\$347.71
Bataviakl watershed	95000	0.0000	199300.000	0.10644800	\$21.22

Total Taxes: \$2,901.67

FULL PAYMENT OPTION

From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Jan 01	Feb 02, 2026	\$2,901.67	\$0.00	\$0.00	\$2,901.67
Feb 03	Mar 02, 2026	\$2,901.67	\$29.02	\$0.00	\$2,930.69
Mar 03	Mar 31, 2026	\$2,901.67	\$58.03	\$0.00	\$2,959.70
Apr 01	Apr 30, 2026	\$2,901.67	\$87.05	\$0.00	\$2,988.72
May 01	Jun 01, 2026	\$2,901.67	\$116.07	\$1.00	\$3,018.74
Jun 02	Jun 30, 2026	\$2,901.67	\$145.08	\$1.00	\$3,047.75
Jul 01	Jul 31, 2026	\$2,901.67	\$174.10	\$1.00	\$3,076.77

Estimated State Aid - Type	Amount
County	24079274.00
Town	257725.00

Mail Payments To:



WINDHAM - ASHLAND - JEWETT CSD

Greene County

PAY TO: Windham Ashland Jewett CSD, P.O. Box 157, Windham, NY 12496 (518) 734-6611

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: 2025 School Tax

Last Updated: 11/06/25 12:00 pm

Owner:

Rik Roc LLC
PO Box 68
Prattsburgh, 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

Full Value: 380,707

Assessment: 199,300

STAR Savings: 0.00

Tax Amount: 1,777.53

Tax Paid: 1,777.53

Balance: 0.00

(Hide Bill and Payment Details...)

Tax Description		Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax		11,927,906	199,300	8.918886	1,777.53
Pmt Date	Payor	Check #		Tax Paid	Fees Paid
09/12/25	Rik Roc Llc	2306		1,777.53	

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.

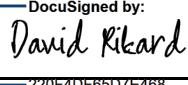
Receipt of such disclosure notice shall be recorded on a property transfer report form prescribed by the state board of real property services as provided for in section three hundred thirty-three of the real property law.

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:
 7/25/2023
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:

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

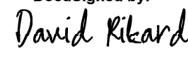
For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

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) Rik Roc LLC acknowledge receipt of a copy of this disclosure form:

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

DocuSigned by:

 220F4DF05D7E408...

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:

David Rikard

7/25/2023

Seller

220F4DF65D7E468...

Date

Seller

Date

Purchaser

Purchaser

Date

Theodore Banta III & Konrad Roman

DocuSigned by: *Ted Banta* 7/25/2023

Agent

75F0C5617FD84BF...

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

New York State

Using Services

(518) 474-4429

New York State

NEW YORK State
Division of Consumer Rights

Consumer Rights
(888) 392-3644

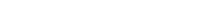
New York State Housing and Anti-Discrimination Disclosure Form

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 _____ DocuSigned by:  David Rikard 7/25/2023 Date: _____

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.