



961 Route 23A, Catskill, NY 12414

\$114,000

ML#: 156082

Type: Deeded

Bedrooms: 2

Bathrooms: 1 (0 1 0 0)

Approx Finished SqFt: 1171

Remarks - A HUD Home. HUD Property Case #371-385408. Property is available 2/20/2025. Bids are due by 11:59 PM Central Time on 2/24/2025 then due daily by 11:59 PM Central Time until sold. The home has 2 bedrooms, 1 bath, a living room, a kitchen, a full unfinished basement, a wraparound deck, and a pet kennel. '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, 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
Email: tedbanta3@yahoo.com

Public Detail Report

Listings as of 02/20/25 at 10:08am

Active 02/20/25

Listing # 156082
County: Greene

961 Route 23A, Catskill, NY 12414 Map

Listing Price: \$114,000



Property Type	Residential	Property Subtype	Deeded
Town (Taxable)	Catskill	Approx Finished SqFt	1171
Beds	2	Lot Sq Ft (approx)	43560
Baths	1 (0 1 0 0)	Lot Acres (approx)	1.0000
Year Built	1945	DOM	0
Tax Map ID	170.03-3-1		

See Additional Pictures

School District Catskill

Directions From Catskill, take Route 23A towards Hunter, after Mossy Hill Rd, home is on the left #961. It's before High Falls Rd Ext.

Marketing Remark A HUD Home. HUD Property Case #371-385408. Property is available 2/20/2025. Bids are due by 11:59 PM Central Time on 2/24/2025 then due daily by 11:59 PM Central Time until sold. The home has 2 bedrooms, 1 bath, a living room, a kitchen, a full unfinished basement, a wraparound deck, and a pet kennel. '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, floor plans, and multi-media website of the home and property.

Property Attached	No	1st Floor	1171
Special Conditions	In Foreclosure (HUD Home)		

General Information

911 Address	961 Route 23A, Catskill, NY 12414	Sign on Property	Yes
Zoning	210 - Single Family Residence	Pond/Stream	None
Views	Neighborhood	Internet Access	Other
Secluded	No	Paved Street	Yes
Other Buildings	Kennel/Dog Run		

Room Sizes/Location

First Floor	Bedroom 1 (11.82x9.33), Bedroom 2 (9.6x10.53), Bath (3/4 bath: 5.5x6.01), Living Room (17.46x23.05), Kitchen (12.4x19.26), Great Room (Utility room: 7.16x8.49), Other Room (11.85x9.69)
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Property Features

Style	Ranch	Green Features	No
Condition	Poor	Color	White
Construction	Frame	Roof	Metal
Basement	Finished, Full, Unfinished	Siding	Vinyl
Windows	Double Hung	Walls	Paneling, Sheetrock
Floors	Linoleum, Subfloor, Tile	Foundation	Block
Porch/Deck	Porch/Deck		

Public Records

School Tax Assessment	\$2128.88 \$74200	Town Tax Assessors FulMrktVal	\$1306.32 \$228308.00
Tax Exemptions	Yes (STAR Exemption = \$365.24)		

Utilities

Water	Well	Sewer	Septic Tank
Electric	100 Amps	Heat Type	Ductless, Base Board, Forced, Hot Air
Fuel	Electric	Water Heater	Propane

Presented By:

Ted Banta III

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Fax : 866-466-9172

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Web Page: <https://premierrealtyservices.net/>

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Cairo, NY 12413

518-291-8049

See our listings online:

<https://premierrealtyservices.net/>



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





All dimensions are approximate and subject to independent verification

170.03-1-12
Walbroehl ,
Gregory J.

170.03-1-14
Gostyla,
Walter

170.03-1-13
Vincent,
Roger

170.03-1-15
Alam, Alkm
Shofiul

983

Route 23A

170.03-3-1
Hutchinson,
Glenn R.

170.03-3-16
Pacella,
Trustee, Jennie

170.03-1-12
Walbroehl ,
Gregory J.

170.03-1-14
Gostyla,
Walter

170.03-1-13
Vincent,
Roger

170.03-1-15
Alam, Akm
Shoful

170.03-3-1
Hutchinson,
Glenn R.

170.03-3-16
Pacella,
Trustee, Jennie



Info-Tax Online

CATSKILL CENTRAL SCHOOL DISTRICT Greene County

PAY TO: Catskill Central School Distri, P. O. Box 390, Catskill, NY 12414 518-943-2300 Ext. 1413

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: 2024 School Tax ▼

Last Updated: 11/18/24 10:33 am

Owner: Hutchinson Glenn R Hutchinson Georgia L 961 Route 23A Catskill, NY 12414	Tax Map # 170.03-3-1 Tax Bill # 004243 Bank Code: 00424 School Code: 192601 Property Class: 210 Tax Roll: 1																		
Location: 961 Route 23A SWIS: 192689 Catskill	Acreage: 1 Frontage: Liber: 1126 Depth: Page: 26																		
<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>41854</td> <td>STAR B</td> <td>11,410</td> </tr> </tbody> </table>	Code	Description	Exemption	41854	STAR B	11,410	<table border="1"> <tr> <td>Full Value:</td> <td>228,308</td> </tr> <tr> <td>Assessment:</td> <td>74,200</td> </tr> <tr> <td>STAR Savings:</td> <td>365.24</td> </tr> <tr> <td>Tax Amount:</td> <td>2,128.88</td> </tr> <tr> <td>Tax Paid:</td> <td>2,128.88</td> </tr> <tr> <td>Balance:</td> <td>0.00</td> </tr> </table>	Full Value:	228,308	Assessment:	74,200	STAR Savings:	365.24	Tax Amount:	2,128.88	Tax Paid:	2,128.88	Balance:	0.00
Code	Description	Exemption																	
41854	STAR B	11,410																	
Full Value:	228,308																		
Assessment:	74,200																		
STAR Savings:	365.24																		
Tax Amount:	2,128.88																		
Tax Paid:	2,128.88																		
Balance:	0.00																		

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	20,741,768	74,200	32.010502	2,375.18
Library Tax	1,038,695	74,200	1.602996	118.94

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/27/24	CARRINGTON MORTGAGE SER	E-00000067	2,128.88	

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](#) | [Request Certification](#)

Greene County



Image Mate Online

Details for Taxes Levied in 2025

Tax Links
Property Info
Tax Info

Municipality of Catskill

Swis:	192689	Tax Map ID#:	170.03-3-1
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2025 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	7.755732	74,200.00	575.48
Town Tax	7.702582	74,200.00	571.53
Kiskatom fire	2.146995	74,200.00	159.31
			Total: 1,306.32

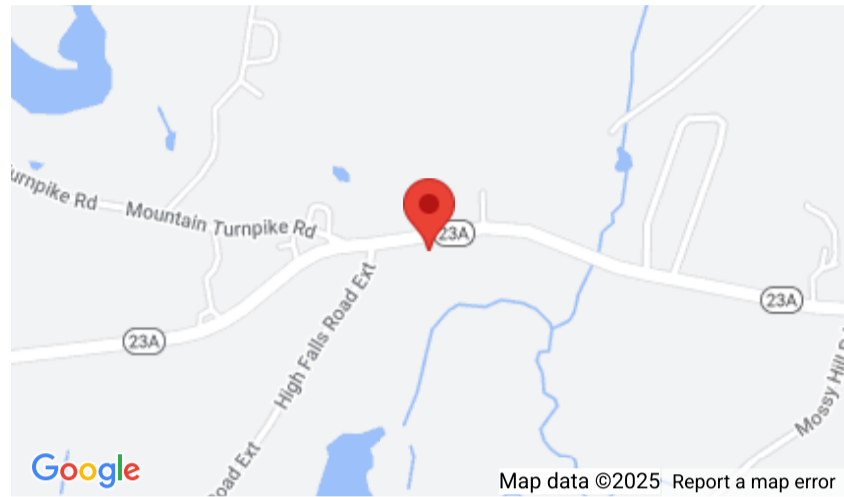
2025-26 School
No School tax information is available.



Case #: 371-385408



Location Map



Property Information

Address 961 Route 23A Catskill, NY, 12414 Greene	Bed/Bath 2/1	Total Rooms 5
Square Feet 1171	Year 1945	Housing Type Single Family Home
Number of Stories 1.0	HOA Fees \$0.00	Revitalization Area No
Opportunity Zone No	FEMA Flood Zone No	Lot Size 1.00 acres
National Register No	Historic District No	Airport Zone No

Listing Information

* indicates subject to an FHA appraisal.

List Date 2/20/2025	List Price \$114,000	FHA Financing UI (Uninsured)*
203K Eligible Yes*		

Property Amenities

Indoor No indoor amenities	Outdoor Patio/Deck	Parking Driveway (3 spaces)
Foundation Type Basement	Basement Type Unfinished	

Property Condition Report

Case Number: 371-385408	Contract Area: 3P
Current Step: 1c-Ready to Show Condition	Address: 961 ROUTE 23A
Step Date: 01/13/2025	City, St Zip: CATSKILL, NY 12414-0000
HOC: Philadelphia	

Property Condition Report

Item Description/Condition	Item Functionality	Functionality/Test Notes
Cooling/Air-Conditioner: N/A --Heating/Furnace: Damaged --HVAC System Duct: Damaged	HVAC tested and functional?: No	System Damaged/Missing components System Damaged/Missing components Old floor heater.... no propane and would not attempt to test System Damaged/Missing components Old floor heater.... no propane and would not attempt to test
Electrical Wiring: Damaged --Other: N/A --Other: N/A	Electric supply tested and functional?: No	System Damaged/Missing major electrical components Cut wires noted....
Stove/Range/Oven: Missing --Kitchen Cabinets: OK --Other: OK	Built-in appliances tested and functional?: N/A	Appliances Damaged/Missing; could not test. Stove is missing
Plumbing: Damaged --Sink: OK --Other: OK	Water supply tested and functional?: No	Pressure test; Fail Did not hold pressure hear air leaks near valves and h20 tank
Water Heater: Damaged	Water heater functional?: No	Inspected HWH components; fail with deficiencies noted. Rotted out completly
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



Property Listing Disclosure

HUD Case Number: 371-385408

Property Address: 961 Route 23A Catskill NY 12414

MPR PROPERTY REPAIRS

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

PROPERTY DISCLOSURES

Property is listed as uninsurable

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.

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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.

**ENVIRONMENTAL COMPLIANCE RECORD
SINGLE FAMILY PROPERTY DISPOSITION**

FHA CASE NUMBER: 371-385408		
PROPERTY ADDRESS: 961 Route 23A, Catskill, NY 12414		
COMPLIANCE FINDINGS		SOURCE DOCUMENTATION
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: An appropriate deed restriction will be required if property meets either of the foregoing conditions.		Checked National Register of Historical Places Checked National Register of Historical Places
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.		Panel #: 36039C Map #: 0429F Date of Map: 05/16/2008
3. AIRPORT RUNWAY CLEAR ZONES (24 CFR 51D) Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not located within boundary of runway zones. If so, ** 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).		Property not within 3,000 feet of the runway clear zone.
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.		
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.		
Preparer: <i>George L. Lohr</i>	Title: Certified RE Appraiser	Date: 02/18/2025
Supervisor:	Title:	Date:

**Property Disposition Program
LEAD-BASED PAINT DISCLOSURE
ADDENDUM TO SALES CONTRACT**

**U.S. Department of Housing
and Urban Development**
Office of Housing
Federal Housing Commissioner

**OMB Approval No. 2502-0306
(Expires 01/31/2027)**

SELLER HAS NO PERTINENT RECORDS

Public reporting burden for this collection of information is estimated to average 24 minutes each for the Purchaser and the Broker, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2502-0306. This information is required to obtain benefits. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required to administer the HUD Lead Disclosure Rule (24 CFR Part 35). If this information were not collected, HUD would not be able to administer the Property Disposition Sales Program properly to avoid waste, mismanagement, and abuse. The information will be retained by the Department as part of the transaction record for a property disposition action. Failure to provide this information could affect your participation in the HUD Homes program. Responses will not be held confidential.

Warning: Falsifying information on this or any other form of the Department is a felony. It is punishable by a fine not to exceed \$250,000 and/or a prison sentence of not more than two years. Failure to adhere to the residency and resale requirements may result in administrative sanctions being taken against the purchaser.

Privacy Act Notice: The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in the form by virtue of Title 12, United States Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. No assurance of confidentiality is pledged to respondents.

LEAD-BASED PAINT DISCLOSURE ADDENDUM

**SELLER HAS NO RECORDS OR REPORTS PERTAINING TO LEAD-BASED PAINT AND/OR
LEAD-BASED PAINT HAZARDS**

Property Case #: 371-385408
Property Address: _____

961 Route 23A Catskill NY 12414

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

Inspection Contingency

Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards. The Purchaser has a contingency period that expires fifteen (15) calendar days from the date the contract is accepted by HUD to conduct at the Purchaser's expense, an independent lead-based paint inspection visual assessment for deteriorated paint or risk assessment. The Purchaser may withdraw from the contract by providing written notice of withdrawal on or before the contingency expiration date (as evidenced by the postmark on the Purchaser's notice of withdrawal). The Purchaser will be entitled to a refund of earnest money only if the Purchaser obtains an independent lead-based paint inspection or risk assessment performed by a Certified Lead-Based Paint Inspector or Risk Assessor, and the Purchaser provides HUD with a copy of the inspection report.

Financing Type (Selling Broker to initial applicable clause)

_____ No FHA Financing of Property constructed Prior to 1978: The purchase of this property is not being financed with an FHA insured loan. The Purchaser has an inspection contingency that expires 15 days from the date of the Purchaser's signature below. The property is being sold as is with respect to all conditions including, subject to the above contingency, the potential presence of lead-based paint and/or lead-based paint hazards.

_____ Any FHA Financing Except 203(k): This property is being sold subject to FHA insured financing under any program other than a 203(k) Rehabilitation Mortgage. Upon contract execution HUD will procure a lead-based paint inspection and will deliver the inspection report to the Selling Broker by overnight delivery service along with a paint stabilization plan and cost estimate if deteriorated lead-based paint is found and a supplemental Lead-Based Paint Disclosure Addendum.

The Purchaser shall have the right to review the inspection report, paint stabilization plan and cost estimate.

If deteriorated lead-based paint was identified in the Report, HUD will only perform stabilization if the cost estimate is \$4000.00 or less. If the cost estimate is greater than \$4000.00, HUD at its sole discretion may: (1) cancel the sales contract, or (2) allow the purchaser to amend the contract financing to FHA 203k or conventional. In the event that HUD cancels the sale, the purchaser will be entitled to a 100% refund of earnest money.

If the cost estimate is \$4000.00 or less and the Purchaser is dissatisfied with the information provided, the Purchaser may withdraw from the contract and receive a full refund of earnest money by providing written notification to HUD of the intention to withdraw. Written notification must be postmarked by the latest of fifteen (15) calendar days from the date the contract is accepted by HUD or two (2) business days following the date of the Purchaser's signature on the supplemental Lead-Based Paint Disclosure Addendum.

If deteriorated lead-based paint was identified in the inspection Report and the Purchaser does not exercise its option to withdraw from the sales contract, HUD will stabilize the deteriorated lead-based paint in accordance with the stabilization plan and obtain lead clearance by the close of the escrow period or any extensions thereof.

_____ FHA 203(k) Financing: This property is being sold subject to a 203(k) Rehabilitation Mortgage. Upon contract execution HUD will procure a lead-based paint inspection and will deliver the Report to the Purchaser by overnight delivery service along with a lead-based paint stabilization plan if deteriorated lead-based paint is found and a supplemental Lead-Based Paint Disclosure Addendum.

The Purchaser shall have the right to review the inspection report, paint stabilization plan and cost estimate. If the Purchaser is dissatisfied with the information provided, the Purchaser may withdraw from the contract and receive a full refund of earnest money by providing written notification to the Seller of the intention to withdraw. Written notification must be postmarked by the latest of fifteen (15) calendar days from the date of the Purchaser's signature below, or two (2) business days following the date of the Purchaser's signature on the supplemental Lead-Based Paint Disclosure Addendum.

If deteriorated lead-based paint was identified in the Report and the Purchaser does not exercise its option to withdraw from the sale contract, the Purchaser shall stabilize the deteriorated lead based paint as part of its work plan for the property rehabilitation and shall obtain lead clearance before occupancy. Purchaser shall complete the 203(k) Rehabilitation Financing Lead Agreement form HUD-9548-G.

Purchaser Acknowledgement (initial)

_____ Purchaser has received the EPA-approved pamphlet "Protect Your Family from Lead in Your Home."

_____ Purchaser has received a 15-day opportunity to conduct a inspection or risk assessment for the presence of lead-based paint and/or lead-based paint hazards.

Selling Broker Acknowledgement (initial)

_____ Selling Broker is aware of his/her responsibility to ensure compliance with the 42 U.S.C. 4852d.

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.

_____ (Purchaser) _____, 20 ____ (date)

_____ (Co-Purchaser) _____, 20 ____ (date)

_____ (Selling Broker) _____, 20 ____ (date)

_____ (Seller) _____, 20 ____ (date)