

49 - 51 Worth Avenue
Hudson, NY 12534

\$950,000



Brought to you as a courtesy of:



Theodore Banta III
RVW Select Properties
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Basics

Beds 8
Baths 3
Baths Full *****
Living Area 3939

Details

Above Grd Fin Area: 3939
Below Grd Fin Area: 0
Sub Type: Multi Family
Garage Spaces: 1
Year Built: 1890
Acres: 0.41

Additional Info

Basement Yes Flood Plain No

Remarks

An Impressive 3 Family Grand Victorian with Style & Charm in Hudson! The property is walking distance to Warren St and features 3 units, a 1 car garage or a workshop, a driveway for off-street parking, and a beautiful backyard that serves as an oasis in the city of Hudson. The main units are large and spacious. The 1st floor features 1 apartment with 3 bedrooms, 1 bathroom with laundry, an eat-in kitchen, a dining room, a large living room, and a foyer. The 2nd apartment encompasses the 2nd and 3rd floors with 3 or more bedrooms, a living room, an eat-in kitchen, a bathroom, an office or a studio, a stackable washer & dryer, & a 3rd floor walkup attic for a writing, music, or art studio-a creative retreat. The basement apartment features 1 bedroom, a living room, a bathroom, a kitchen with laundry, and a screened-in porch. There is 1 heating system and separate electric meters. The building features architectural character, large windows, vintage details, high ceilings, an elevator, hardwood floors, and a Viking range & a Sub-Zero refrigerator in the 1st floor apartment. The grounds feature a fenced backyard, a small orchard, perennials, stone pathways, and a fire pit. It's a Bold and Beautiful Property & Setting! View our 3D virtual tours, our floor plans, and our multi-media website of the building and property.



Number Of Units Total:	3	Sub-Type:	Multi Family
Beds:	8	Township:	Hudson
Baths - Total (F,H)	3 (,)	Town (Taxable):	Hudson
Basement YN:	Yes	911 Address:	49-51 Worth Ave, Hudson, NY 12534
Living Area:	3,939	Lot Size Acres:	0.41
Above Grade Finished Area:	3,939	Zoning:	R2
Below Grade Finished Area:	0	Zoning	R2 230 3 Family
		Description:	Res
		Year Built:	1890
		New Construction	No
		Yn:	
		Flood Plain YN:	No
		Garage YN:	Yes
		Garage Spaces:	1
		Lease	No
		Considered YN:	

Public Remarks: An Impressive 3 Family Grand Victorian with Style & Charm in Hudson! The property is walking distance to Warren St and features 3 units, a 1 car garage or a workshop, a driveway for off-street parking, and a beautiful backyard that serves as an oasis in the city of Hudson. The main units are large and spacious. The 1st floor features 1 apartment with 3 bedrooms, 1 bathroom with laundry, an eat-in kitchen, a dining room, a large living room, and a foyer. The 2nd apartment encompasses the 2nd and 3rd floors with 3 or more bedrooms, a living room, an eat-in kitchen, a bathroom, an office or a studio, a stackable washer & dryer, & a 3rd floor walkup attic for a writing, music, or art studio-a creative retreat. The basement apartment features 1 bedroom, a living room, a bathroom, a kitchen with laundry, and a screened-in porch. There is 1 heating system and separate electric meters. The building features architectural character, large windows, vintage details, high ceilings, an elevator, hardwood floors, and a Viking range & a Sub-Zero refrigerator in the 1st floor apartment. The grounds feature a fenced backyard, a small orchard, perennials, stone pathways, and a fire pit. It's a Bold and Beautiful Property & Setting! View our 3D virtual tours, our floor plans, and our multi-media website of the building and property.

Possession: Close Of Escrow

Status Change Timestamp: 12/11/2024

Original List Price: \$980,000

List Price: \$950,000

School District: Hudson City Schools
List Price/SqFt: \$241.18

Tax Annual Amount: \$12,093
Tax Year: 0
General Tax: \$0
School Tax: \$5,972.26
Village Tax: \$0
Town Tax: 6,119.83
Tax Assessed Value: \$500,000
Assessors Full Market Value: \$704,225

Parcel Number: 110.17-1-7
Tax Block: 7
Tax Lot: 1
Tax Exemptions No
YN:
Tax Legal 230 3 Family
Description: Residence

Unit 1:
Beds Total: 3
Unit Lease Terms: Month To Month
Occupied YN: Yes

Baths Full: 1
Living Room: Yes
Kitchen: Yes
Other Room(s): Yes

Actual Rent: \$2,625
Dining Room: Yes
Unit Description: 1st Floor Apartment

Unit 2:
Beds Total: 3
Unit Lease Terms: None
Occupied YN: Yes

Baths Full: 1
Living Room: Yes
Kitchen: Yes
Other Room(s): Yes

Actual Rent: \$0
Dining Room: Yes
Unit Description: 2nd & 3rd Floor Apartment - Owner

Unit 3:
Leased YN: Yes
Lease Expiration Date: 04/30/2025
Occupied YN: Yes

Baths Full: 1
Living Room: Yes
Kitchen: Yes
Other Room(s): Yes

Actual Rent: \$1,300
Unit Description: Basement Apartment - Rear Access

Appliances: Dishwasher; Dryer; Electric Water Heater; Range; Refrigerator; Washer; Washer/Dryer

Architectural Style: Victorian

Attic Features: Walk-In Attic

Basement: Finished; Full

Book Information: Liber/Book: 802; Page: 564; Section: 110.17

Levels: Three Or More

Lot Features: Back Yard; City Lot

Meter Information: Number Of Separate Electric Meters: 4; Number Of Separate Gas Meters: 1

Owner Pays: Electricity; Gas

Parking Features: Driveway; Garage Faces Front

Construction Materials: Aluminum Siding; Frame; Vinyl Siding
Electric: 100 Amp Service
Exterior Features: Private Yard
Fencing: Back Yard
Flooring: Hardwood; Linoleum
Foundation Details: Brick/Mortar; Stone
Heating: Hot Water; Radiant Floor
Income and Expenses: Financials Available Y/N: Yes
Interior Features: Elevator; High Speed Internet
Laundry Features: Multiple Locations



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Patio And Porch Features: Deck; Enclosed; Porch; Screened
Road Surface Type: Paved
Roof: Asphalt; Rolled/Hot Mop; Shingle
Sewer: Public Sewer
Structure Type: Multi Family
View: City; Neighborhood; Park/Greenbelt; Trees/Woods
Water Source: Public
Window Features: Double Hung Window(s); Screens; Storm Window(s)



SELECT PROPERTIES

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-73.778 42.244 Degrees

MAKE CHECKS PAYABLE TO: CITY OF HUDSON

CITY OF HUDSON
520 Warren Street
Hudson, NY 12534
taxinfo@cityofhudson.org

TO PAY IN PERSON
Bank of Greene County
Hudson - Proprietors Hall
Greenport - Fairview Plaza

TO PAY ONLINE WITH CREDIT CARD
Go to city website: www.hudsonny.gov
Select "View and Pay Taxes"

BILL NO.	SEQUENCE NO.	PAGE NO.	ROLL SECT.	ACCOUNT NO.
0001055	1063	1 OF 1	1	10960
FISCAL YEAR		WARRANT DATED	BANK CODE	SWIS CODE
01/01/2025 - 12/31/2025		01/01/2025		100600
ESTIMATED STATE AID			SEE REVERSE SIDE FOR MORE INFORMATION	
COUNTY	1,456,991			
SCHOOL	FOR YOUR INFORMATION			

10960
DZIEWIOR CHAD
49-51 WORTH AVE
HUDSON NY 12534

PROPERTY DESCRIPTION & LOCATION				Exemption	Tax	Value	Full Value	Exemption	Tax	Value	Full Value
TAX MAP NO.	100600 110.17-1-7 49 WORTH AVE FR: D: A: .41 HUDSON SCHOOL THREE FAMILY RESIDEN										
LOCATION											
DIMENSIONS											
SCHOOL DIST				THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT: 704,225							
PROPERTY CLASS				THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENT IS: 71.00%							
				THE ASSESSED VALUE OF THIS PROPERTY IS: 500,000							
LEVY DESCRIPTION		TOTAL TAX LEVY		PERCENT OF CHANGE FROM PRIOR YEAR	TAXABLE VALUE ADJUSTED BY EXEMPTION		TAX RATE PER \$1,000		TAX AMOUNT		
CITY TAX		5,748,497		1.50	500,000		7.601435		3,800.72		
COUNTY TAX		3,496,532		2.90	500,000		4.638215		2,319.11		



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: 2024 School Tax (2024-2025) ▼

Last Updated: 10/07/24 09:21 am

Owner:	Tax Map # 110.17-1-7
Dziewior Chad	Tax Bill # 000577
49-51 Worth Ave	Bank Code:
Hudson, NY 12534	School Code: 100600
	Property Class: 230 Tax Roll: 1
Location: 49-51 Worth Ave	Acreage: .41
SWIS: 100600 HUDSON	Frontage: Liber: 802
	Depth: Page: 564

Full Value:	704,225
Assessment:	500,000
STAR Savings:	0.00
Tax Amount:	6,463.31
Tax Paid:	3,231.66
Balance:	3,231.65

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	25,458,028	500,000	12.926615	6,463.31

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
08/14/24	Dziewior Chad	0814-00008	3,231.66	

Tax Balance does not include any accrued Late Fees

**Payments shown may not include
payments made directly to the County**

Pay Balance	Payment Schedule	Tax Certification	Request Certification
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**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)

☒ [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): _____

☒ [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)

☒ [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.

Seller	<input checked="" type="checkbox"/> Signed by: <u>Chad Dziewior</u> 10/14/2024 85A193D07CEC4EB...	Seller	_____ Date
Purchaser	<input checked="" type="checkbox"/> DocuSigned by: <u>Theodore Banta III & Konrad Roman</u> 10/12/2024 75F0C5617FD84BF...	Purchaser	_____ Date
Agent	_____ Date	Agent	_____ 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) Chad Dziewior acknowledge receipt of a copy of this disclosure form:

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

Signed by:

Chad Dziewior

85A193D07CEC4EB...

Date: _____

Date: 10/14/2024



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) Chad Dziewior

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

Buyer/Tenant/Seller/Landlord Signature  Date: 10/14/2024
Signed by:
85A193D07CEC4EB...

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.