

172 Woodard Road  
Durham, NY 12423

\$249,900



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](mailto:tedbanta3@yahoo.com)  
[rvwselectproperties.com/](http://rvwselectproperties.com/)



### Basics

Beds	2
Baths	1
Baths Full	1
Living Area	625

### Details

Above Grd Fin Area: 625	Garage Spaces: 1
Below Grd Fin Area: 0	Year Built: 1960
Sub Type: Single Family Residence	Acres: 3.5

### Additional Info

Association	No	Basement	Yes	Flood Plain	No
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### Remarks

A Charming 2 Bedroom, 1 Bath Cottage with a 1+ Car Garage on 3.5 Acres in a Beautiful Setting! The home has 2 bedrooms, 1 bath, a kitchen, and a front covered porch. There's a 1+ car garage and 3.5 acres of land. The home has great proximity to the area's destinations and attractions as it's only 5 minutes to Zoom Flume Water Park, 20 minutes to Windham Ski Mountain, 30 minutes to Hunter Ski Mountain, 20 minutes to Green Lake, 25 minutes to Dutchman's Landing Park & the Hudson River, 10 minutes to Thunderhart Golf Club, 10 minutes to Sunny Hill Golf Course, & 15 minutes to the Windham Country Club. View our 3D virtual tours of the home and property, floor plans, and the multi-media website.



<b>Beds:</b>	2	<b>Sub-Type:</b>	Single Family
<b>Baths - Total (F,H)</b>	1 (1,0)		Residence
<b>Rooms Total:</b>	4	<b>Township:</b>	Durham
<b>Basement YN:</b>	Yes	<b>Town (Taxable):</b>	Durham
<b>Living Area:</b>	625	<b>911 Address:</b>	176 Woodard Rd, Durham, NY 12423
<b>Above Grade Finished Area:</b>	625	<b>Lot Size Acres:</b>	3.5
<b>Below Grade Finished Area:</b>	0	<b>Zoning:</b>	01
<b>Association YN:</b>	No	<b>Description:</b>	01 260 - Seasonal Residence
		<b>Year Built:</b>	1960
		<b>New</b>	No
		<b>Construction YN:</b>	
		<b>Flood Plain YN:</b>	No
		<b>Garage YN:</b>	Yes
		<b>Attached Garage</b>	No
		<b>YN:</b>	
		<b>Garage Spaces:</b>	1
		<b>Lease</b>	No
		<b>Considered YN:</b>	

**Public Remarks:** A Charming 2 Bedroom, 1 Bath Cottage with a 1+ Car Garage on 3.5 Acres in a Beautiful Setting! The home has 2 bedrooms, 1 bath, a kitchen, and a front covered porch. There's a 1+ car garage and 3.5 acres of land. The home has great proximity to the area's destinations and attractions as it's only 5 minutes to Zoom Flume Water Park, 20 minutes to Windham Ski Mountain, 30 minutes to Hunter Ski Mountain, 20 minutes to Green Lake, 25 minutes to Dutchman's Landing Park & the Hudson River, 10 minutes to Thunderhart Golf Club, 10 minutes to Sunny Hill Golf Course, & 15 minutes to the Windham Country Club. View our 3D virtual tours of the home and property, floor plans, and the multi-media website.

**Back on Market Date:** 06/05/2025

**Possession:** Close Of Escrow

**Status Change Timestamp:** 10/28/2024

**Original List Price:** \$349,900

**List Price:** \$249,900

**School District:** Cairo-Durham  
**List Price/SqFt:** \$399.84

**Tax Annual Amount:** \$2,372  
**Tax Year:** 0  
**General Tax:** \$0  
**School Tax:** \$1,313.31  
**Village Tax:** \$0  
**Town Tax:** \$1,058.62  
**Tax Assessed Value:** \$58,500  
**Assessors Full Market Value:** \$141,000

**Parcel Number:** 50.00-4-5  
**Tax Block:** 5  
**Tax Lot:** 4  
**Tax Exemptions YN:** No  
**Tax Legal Description:** 260 Seasonal Residence

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Bedroom	First	11.19	10.07	See Floor Plans	Bathroom	First	5.08	12.31	See Floor Plans
Bedroom	First	10.43	11.26	See Floor Plans					
Kitchen	First	11.7	12.3	See Floor Plans					

**Appliances:** Range; Refrigerator; Water Heater

**Architectural Style:** Cottage

**Basement:** Crawl Space

**Book Information:** Liber/Book: 2018; Page: 2870; Section: 50

**Construction Materials:** Frame; Vinyl Siding

**Electric:** 100 Amp Service

**Flooring:** Laminate; Tile

**Foundation Details:** Block

**Heating:** Baseboard; Electric

**Other Structures:** Garage(s)

**Parking Features:** Driveway

**Patio And Porch Features:** Deck; Porch

**Road Surface Type:** Paved

**Roof:** Asphalt; Shingle

**Sewer:** Septic Tank

**View:** Neighborhood; Rural

**Water Source:** Well

**Window Features:** Double Hung Window(s)



**Theodore Banta III License:** 10311206649  
RVW Select Properties  
7 W Moorehouse Rd  
Cairo, NY 12413  
518-466-1219  
518-943-5303  
[tedbanta3@yahoo.com](mailto:tedbanta3@yahoo.com)  
<https://rvwselectproperties.com/>



SELECT PROPERTIES



**50.00-4-1.1**  
Serino, Tara

**50.00-4-2**  
Kurzajczyk,  
Ewa

**50.00-4-3**  
Farella, Sam

**50.00-4-10**  
Farella Life Estate,  
Sam a/k/a Sebastian

**50.00-4-4**  
Neske,  
Richard T.

**50.00-4-5**  
Farella Life Estate,  
Sam a/k/a Sebastian

**50.00-4-6**  
Neske, Ilse

**50.00-4-48**  
Rose,  
Michael

**50.00-4-9**  
Rose,  
Michael J.

**50.00-4-47.1**  
Normoyle, Noel

**50.00-4-8**  
Usher,  
Betty A.

**50.00-4-7**  
Henry,  
Michael

**50.00-5-29.12**  
Battaglia,  
Vincenzo

**50.00-5-15**  
Normoyle,  
Noel

**50.00-5-32**  
Dobies,  
Mary J.

**50.00-5-31**  
Fox, Joshua

**50.00-5-30**  
Neske,  
Steven





50.00-4-1.1  
Sennio, Tara

50.00-4-2  
Kurzejczyk,  
Ewa

50.00-4-3  
Farella, Sam

50.00-4-10  
Farella Life Estate,  
Sam a/k/a Sebastian

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50.00-4-8  
Usher,  
Betty A.

50.00-4-47.1  
Normoyle, Noel



Greene County



Image Mate Online

## Details for Taxes Levied in 2025

Tax Links

Property Info

Tax Info

## Municipality of Durham

Swis:	193000	Tax Map ID#:	50.00-4-5
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2025 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	6.073766	58,500.00	355.32
Town Tax	9.221036	58,500.00	539.43
Ambulance District	1.484426	58,500.00	86.84
E durham fire	1.316693	58,500.00	77.03
			Total: 1,058.62

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-select from your matching property list](#)

For Tax Year: 2023 School Tax (2023-2024) ▼

Last Updated: 11/07/23 10:43 am

Owner:	Tax Map #	50.00-4-5
Farella Life Estate Sam a/k/a	Tax Bill #	006086
GRILLO JOHN	Bank Code:	
c/o John Grillo	School Code:	192401
160-06 84TH St	Property Class:	260
HOWARD BEACH, NY 11414	Tax Roll:	1
Location: 172 Woodard Rd	Acreage:	3.5
SWIS: 193000 Durham	Frontage:	Liber: 2018
	Depth:	Page: 2870

Full Value:	136,000
Assessment:	58,500
STAR Savings:	0.00
<b>Tax Amount:</b>	<b>1,316.27</b>
Tax Paid:	1,316.27
<b>Balance:</b>	<b>0.00</b>

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	16,266,787	58,500	22.471246	1,314.57
Library Tax	20,977	58,500	0.028978	1.70

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
10/16/23	Farella Life Estate Sam a/k/a	144	1,319.94	26.33
11/07/23	GRILLO	TBD	-3.67	

**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](#)




## Carbon Monoxide and Smoke Detectors/Alarms Disclosure

1. Regulations require that a functioning carbon monoxide and smoke detector must be installed in every one-and two-family house, co-op or condo constructed or offered for sale.
2. At least one carbon monoxide alarm and smoke detector must be present in each dwelling unit.
3. A carbon monoxide detector must be located in the immediate vicinity of the bedrooms on the lowest floor. For example, if the bedrooms are all on the second floor then the detector must be placed on the second floor near the bedrooms.
4. The carbon monoxide alarms must have UL certification (this will most likely be stated on the packaging) and must be installed according to the manufacturer's instructions.
5. The carbon monoxide alarms may be hardwired to the dwelling, plugged into an outlet or battery operated.
6. If the carbon monoxide detector is part of a fire/burglar/carbon monoxide system or the alarms are monitored by a service, a distinctive alarm must be used to differentiate between the carbon monoxide alarm and the other system functions.
7. The carbon monoxide alarm must be maintained according to the manufacturer's instructions.
8. The alarms shall not be removed except for replacement, service or repair of the alarm.
9. Combination smoke/carbon monoxide detectors are allowed under new regulations if they meet the same criteria above.
10. The regulations DO APPLY for properties "For Sale By Owners".

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Seller Date

Signed by:  
  
A3359700919D447...

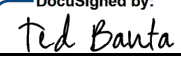
9/13/2024

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Purchasers Agent

\_\_\_\_\_  
Theodore Banta III & Konrad Roman  
Sellers Agent

DocuSigned by:  
  
75F0C5617FD84BF...



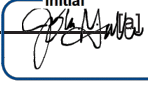
DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT  
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

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)

Initial



[b] 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):

X

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):

X

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

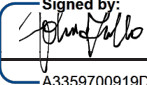
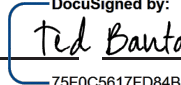
TB

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.

<div><div>Signed by:</div><div></div></div> <div>Seller</div>	<div>9/13/2024</div> <div>Date</div>	<div></div> <div>Seller</div>	<div></div> <div>Date</div>
<div></div> <div>Purchaser</div>	<div></div> <div>Date</div>	<div></div> <div>Purchaser</div>	<div></div> <div>Date</div>
<div>Theodore Banta III &amp; Konrad Roman</div> <div>Agent</div>	<div><div>DocuSigned by:</div><div></div></div> <div>9/3/2024</div> <div>Date</div>	<div></div> <div>Agent</div>	<div></div> <div>Date</div>



# 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

☐

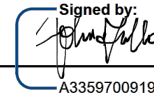
Advance Informed Consent to Dual Agency with Designated Sales Agents

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) John Grillo acknowledge receipt of a copy of this disclosure form:

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

\_\_\_\_\_  
 \_\_\_\_\_

Signed by:  
  
 A3359700919D447...

\_\_\_\_\_  
 \_\_\_\_\_

Date: \_\_\_\_\_

Date: 9/13/2024





## Division of Licensing Services

New York State  
Department of State, Division of Licensing Services  
(518) 474-4429  
[www.dos.ny.gov](http://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](http://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](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](http://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) John Grillo

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

Buyer/Tenant/Seller/Landlord Signature  Date: 9/13/2024  
Signed by:  
A3359700919D447...

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.