

19 - 21 S Franklin Street
Athens, NY 12015

\$349,000



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 6
Baths 3
Baths Full 3
Living Area 2848

Details

Above Grd Fin Area: 2848
Below Grd Fin Area: 0
Sub Type: Single Family Residence
Garage Spaces: 0
Year Built: 1900
Acres: 0.12

Additional Info

Association No Basement Yes Flood Plain No

Remarks

A Stunning Greek Revival 3-Family Residence! Restore this Charming Property to Grandeur. The home features 3 units, 6 bedrooms, 3 bathrooms, & a small garage. The left side of the residence is #19. It's a 2 story duplex with 2 bedrooms, 1 bath, a living room, a dining room, & a kitchen. The right side of the residence is #21 and has 2 apartments, one on each floor. Each apartment consists of 2 bedrooms, 1 bath, and a living room. There is 1 heating system approximately 3 to 4 years old. There are separate electric meters and hot water heaters for the apartments. Access to the garage and off-street parking is in the rear via 2nd Aly. The home is amidst the charming Village of Athens and walking distance to the Hudson River. View our 3D virtual tours of the home & property, our floor plans, & our multi-media website.



Number Of Units Total:	3	Sub-Type:	Multi Family
Beds:	6	Township:	Athens
Baths - Total (F,H)	3 (,)	Town (Taxable):	Athens
Basement YN:	Yes	911 Address:	19-21 S. Franklin St, Athens, NY 12015
Stories:	2	Lot Size Acres:	0.12
Living Area:	2,848	Zoning:	RES 1
Above Grade Finished Area:	2,848	Zoning	230 - 3 Family
Below Grade Finished Area:	0	Description:	Residence
		Year Built:	1900
		New	No
		Construction YN:	
		Flood Plain YN:	No
		Garage YN:	Yes
		Attached Garage	No
		YN:	
		Garage Spaces:	2
		Lease	No
		Considered YN:	

Public Remarks: A Stunning Greek Revival 3-Family Residence! Restore this Charming Property to Grandeur. The home features 3 units, 6 bedrooms, 3 bathrooms, & a small garage. The left side of the residence is #19. It's a 2 story duplex with 2 bedrooms, 1 bath, a living room, a dining room, & a kitchen. The right side of the residence is #21 and has 2 apartments, one on each floor. Each apartment consists of 2 bedrooms, 1 bath, and a living room. There is 1 heating system approximately 3 to 4 years old. There are separate electric meters and hot water heaters for the apartments. Access to the garage and off-street parking is in the rear via 2nd Aly. The home is amidst the charming Village of Athens and walking distance to the Hudson River. View our 3D virtual tours of the home & property, our floor plans, & our multi-media website.

Back on Market Date: 06/15/2025

Possession: Close Of Escrow

Status Change Timestamp: 02/21/2024

Original List Price: \$575,000

List Price: \$349,000

School District: Coxsackie - Athens Central
School District
List Price/SqFt: \$122.54

Tax Annual Amount: \$5,870
Tax Year: 0
General Tax: \$0
School Tax: \$4,530.06
Village Tax: \$0
Town Tax: \$1,339.66
Tax Assessed Value: \$357,000
Assessors Full Market Value: \$415,116

Parcel Number: 140.06-4-20**Tax Block:** 20**Tax Lot:** 4**Tax Exemptions YN:** No

Unit 1:
Beds Total: 2
Baths Total: 1
Occupied YN: No
Unit 2:
Beds Total: 2
Baths Total: 1
Occupied YN: No
Unit 3:
Beds Total: 2
Baths Total: 1
Occupied YN: No

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

Actual Rent: \$0
Unit Description: 21A: 1st floor right side apt
Actual Rent: \$0
Unit Description: 21B: 2nd floor right side apt
Actual Rent: \$0
Dining Room: Yes
Unit Description: 19: left side duplex, 2 floors

Appliances: Range; Refrigerator; Water Heater
Architectural Style: Greek Revival
Attic Features: Walk-In Attic
Basement: Partial; Unfinished
Book Information: Liber/Book: 995; Page: 171; Section: 140.06
Construction Materials: Asbestos; Brick; Frame; Wood Siding
Electric: Circuit Breakers
Flooring: Hardwood; Linoleum; Tile
Foundation Details: Block; Brick/Mortar; Stone
Heating: Baseboard; Hot Water; Oil
Income and Expenses: Financials Available Y/N: No
Interior Features: High Speed Internet
Laundry Features: None

Levels: Two
Meter Information: Number Of Separate Electric Meters: 4; Number Of Separate Gas Meters: 1
Other Structures: Garage(s)
Parking Features: Alley Access; Off Street; On Street
Patio And Porch Features: Porch; Rear Porch
Road Surface Type: Paved
Roof: Asphalt; Rubber; Shingle
Sewer: Public Sewer
Structure Type: Multi Family
View: Neighborhood
Water Source: Public
Window Features: Double Hung Window(s)



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RVW Select Properties
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Cairo, NY 12413
518-466-1219
518-943-5303
tedbanta3@yahoo.com
<https://rvwselectproperties.com/>



SELECT PROPERTIES



140.06-1-7
Rubin,
Alexander B.

140.06-4-22
13 South
Franklin, LLC

140.06-4-21
Strockbine,
Jeffrey E.

140.06-4-20
Bracken, John

140.06-4-19
Moore,
Mary B.

140.06-4-18
Oliver,
David M.

140.06-4-14
Bond, Stanley
H. III

140.06-4-15
Palmateer,
Leona

140.06-4-16
Esri, HERE, Garmin, UNINCORPORATED, P, NGA, USGS, Greene County GIS



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140.06-4-14
Bond, Stanley
H. III

140.06-4-18
Oliver,
David M.

140.06-4-15
Palmateer,
Leona

140.06-4-16
Erceg, Ella

Greene County



Details for Taxes Levied in 2025

Tax Links
<div>Property Info</div> <div>Tax Info</div>

Municipality of V. Athens

Swis:	192201	Tax Map ID#:	140.06-4-20
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2025 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
COUNTY TAX	2.710336	357,000.00	967.59
TOWN TAX	0.769388	357,000.00	274.67
Library	0.272830	357,000.00	97.40
			Total: 1,339.66

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-enter search conditions](#)

For Tax Year: 2025 School Tax (2025-2026) ▼

Last Updated: 09/24/25 01:43 pm

Owner:	Tax Map # 140.06-4-20
Bracken John	Tax Bill # 000098
606 Rte 41	Bank Code: CORE
Freehold, NY 12431	School Code: 192801
	Property Class: 230 Tax Roll: 1
 Location: 19/21 S Franklin St	Acreage: .12
SWIS: 192201 Athens	Frontage: Liber: 995
	Depth: Page: 171

Full Value:	415,116
Assessment:	357,000
STAR Savings:	0.00
Tax Amount:	4,530.06
Tax Paid:	0.00
Balance:	4,530.06

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	20,928,010	357,000	12.689231	4,530.06

Tax Balance does not include any accrued Late Fees

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


[Pay Balance](#)
[Late Fee Schedule](#)
[Tax Certification](#)
[Request Certification](#)

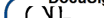
When any purchase and sale contract is presented for the sale, purchase, or exchange of real property located partially or wholly within an agricultural district established pursuant to the provisions of article 25-AA of the Agricultural and Markets law, the prospective grantor shall present to the prospective grantee a disclosure notice which states the following:

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.

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.

_____ The aforementioned property IS located in an agricultural district.

 IS NOT _____ The aforementioned property IS NOT located in an agricultural district.

DocuSigned by:
 1/24/2024

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

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

DocuSigned by:

 2097160F96644DD...

Date: _____

Date: 1/24/2024

**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
TB

[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): _____

X
____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

DS
TB

[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.

DocuSigned by:
TB

1/24/2024

Seller _____ Date _____

Seller _____ Date _____

Purchaser _____ Date _____

Purchaser _____ Date _____

Theodore Banta III & Konrad Roman _____ 1/23/2024

Agent _____ Date _____

Agent _____ Date _____

DISCLOSURE TO SELLER REGARDING PROPERTY CONDITION DISCLOSURE STATEMENT

As the seller of residential real property, you are required by law to complete and sign a Property Condition Disclosure Statement as prescribed by Real Property Law 462(2) and cause it, or a copy thereof, to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

A copy of the Property Condition Disclosure Statement containing the signatures of both the buyer and seller must be attached to the real estate purchase contract.

If you acquire knowledge which renders materially inaccurate a Property Condition Disclosure Statement previously provided, you must deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable.


In no event, however, will you be required to provide a revised Property Condition Disclosure Statement after the transfer of title from you to the buyer or after the buyer has commenced occupancy of the property.

If you fail to deliver a Property Condition Disclosure Statement to the buyer prior to the buyer signing a binding contract of sale, the buyer will be entitled to a credit in the amount of \$500.00 against the purchase price of the property upon the transfer of title.

I have received and read this disclosure notice with a copy of the Property Condition Disclosure Statement.

1/24/2024

Dated

DocuSigned by:


Seller

2097160F96644DD...

Dated

Seller



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) John Bracken

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

Buyer/Tenant/Seller/Landlord Signature  Date: 1/24/2024

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.