



## 24 Anthony Dr, Cairo, NY 12413

**\$90,000**

**ML#:** 155325

**Type:** Land

**Lot - Acres (approx):** 5.6000

**Lot - Sq Ft (approx):** 243936

Remarks - A Beautiful 5.6 Acre Parcel of Land! The land is flat and mostly cleared. Build your dream home, vacation home, or recreation home on this property. The address on the public records is Anthony Rd, but the mapping address comes up as Anthony Dr. It has great proximity to the area's destinations and attractions as it's 15 minutes to the Village of Catskill, 15 minutes to the Village of Athens, 20 minutes to the Athens Boat Launch, 20 minutes to Dutchman's Landing Park, 10 minutes to Green Lake, 30 minutes to Windham Ski Mountain, 35 minutes to Hunter Ski Mountain, 15 minutes to the Catskill Golf Club, 15 minutes to Angelo Canna Town Park, & 30 minutes to the Village of Saugerties. View our 3D virtual sky tour, drone aerial photography, and multi-media website.

View Virtual Tour and more details at:



**Ted Banta III**

**RW Select Properties**

**Phone:** Primary:518-627-6290 Secondary:518-466-1219

**Email:** tedbanta3@yahoo.com

The above featured property may not be listed by the office/agent presenting this brochure. Information not guaranteed.

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# Public Detail Report

Listings as of 11/27/24 at 10:53am

Active 11/26/24 Listing # 155325 24 Anthony Dr, Cairo, NY 12413 Map Listing Price: \$90,000  
County: Greene



<b>Property Type</b>	Land	<b>Property Subtype</b>	Land
<b>Town (Taxable)</b>	Cairo		
<b>Tax Map ID</b>	102.00-5-21	<b>Lot Sq Ft (approx)</b>	243936
		<b>Lot Acres (approx)</b>	5.6000
<b>DOM</b>	1		

[See Additional Pictures](#)

**School District** Cairo-Durham

**Directions** From Cairo, take Route 23 East, turn left onto Ross Ruland, turn left onto Route 23B, make your 1st right onto Sandy Plains Rd/CR 67, make a right at the intersection/4 corners onto Sandy Plains Rd, turn left onto Indian Ridge Rd, turn left onto Primrose L

**Marketing Remark** A Beautiful 5.6 Acre Parcel of Land! The land is flat and mostly cleared. Build your dream home, vacation home, or recreation home on this property. The address on the public records is Anthony Rd, but the mapping address comes up as Anthony Dr. It has great proximity to the area's destinations and attractions as it's 15 minutes to the Village of Catskill, 15 minutes to the Village of Athens, 20 minutes to the Athens Boat Launch, 20 minutes to Dutchman's Landing Park, 10 minutes to Green Lake, 30 minutes to Windham Ski Mountain, 35 minutes to Hunter Ski Mountain, 15 minutes to the Catskill Golf Club, 15 minutes to Angelo Canna Town Park, & 30 minutes to the Village of Saugerties. View our 3D virtual sky tour, drone aerial photography, and multi-media website.

**Special Conditions** None/Unknown

## General Information

**Ag District** No **Flood Zone** No

## Property Features

<b>Lot Size</b>	5.6 acres	<b>% Wooded</b>	%20.00
<b>% Cleared</b>	%80.00	<b>Survey</b>	No
<b>Zoning</b>	314 - Rural Vacant	<b>Paved Street</b>	No
<b>Views</b>	Neighborhood, Wooded	<b>Internet</b>	Wireless (Satellite, Mobile)
		<b>Access</b>	
<b>Secluded</b>	No	<b>Road</b>	Approximately 190'
		<b>Frontage</b>	
<b>Buildings</b>	None	<b>Land</b>	Flat & wooded
		<b>Description</b>	
<b>Land Perc</b>	No perc test performed		

## Public Records

<b>School Tax</b>	\$521.93	<b>Town Tax</b>	\$369.76
<b>Assessment</b>	\$21400	<b>Assessors</b>	\$56021.00
		<b>FulMrktVal</b>	

**Tax Exemptions** No

## Utilities

<b>Water</b>	None	<b>Sewer</b>	None
<b>Electric</b>	On Road, None		

## Presented By:

### Ted Banta III

Primary: 518-627-6290  
Secondary: 518-466-1219  
Other:

E-mail: tedbanta3@yahoo.com

Web Page: <https://rvwselectproperties.com/>

### RVW Select Properties

7 W Moorehouse Rd  
Cairo, NY 12413  
518-943-5303  
Fax : 866-466-9172

**See our listings online:**

<https://rvwselectproperties.com/>

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







**102.00-5-9.1**  
Smith, Shelbie

**102.00-5-10**  
Korahais  
Family Trust

**102.00-5-12.1**  
Jarvis, John

**102.00-5-12.2**  
Butler,  
Christopher B

**102.00-5-13.2**  
Rozell,  
Brent E.

**102.00-5-20.2**  
Maines,  
Robert L II

**102.00-5-1.21**  
DeFreitas, Nayda

**102.00-5-1.22**  
Persaud, Eglon

**102.00-5-1.1**  
Valvona,  
Frank P

**102.00-5-26**  
Dusenbury,  
Wyatt

**102.00-5-21**  
Madonia,  
Vincent

**102.00-5-17.2**  
Agnilo, Mary

**102.00-5-17.1**  
LVL 88 Pine LLC

**102.00-5-16**  
Madonia,  
Vincent

**102.00-5-23.11**  
Johnson,  
Elizabeth

**102.00-5-18.2**  
Pulvertaft, Tom

**102.00-5-18.1**  
Madigan,  
Jennifer

Greene County



Image Mate Online

Details for Taxes Levied in 2024

Tax Links
Property Info
Tax Info

Municipality of Cairo

Swis:	192400	Tax Map ID#:	102.00-5-21
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2024 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	6.665032	21,400.00	142.63
Town Tax	9.181872	21,400.00	196.49
Cairo fire	1.431576	21,400.00	30.64
			Total: 369.76

2024-25 School
No School tax information is available.



# Info-Tax Online

**CAIRO-DURHAM CSD**  
**Albany, Greene, Schoharie Counties**

**PAY TO:** Cairo Durham CSD Tax Collector, POB 10, Cairo, NY 12413 (518) 622-8534 ext. 25140

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: 09/27/24 02:39 pm

<b>Owner:</b> Madonia Vincent Madonia Giovanna PO Box 257 Leeds, NY 12451	<b>Tax Map #</b> 102.00-5-21 <b>Tax Bill #</b> 002917 <b>Bank Code:</b> <b>School Code:</b> 192401 <b>Property Class:</b> 314 <b>Tax Roll:</b> 1												
<b>Location:</b> Anthony Rd SWIS: 192400 Cairo	<b>Acreage:</b> 5.6 <b>Frontage:</b> <b>Liber:</b> 2016 <b>Depth:</b> <b>Page:</b> 740												
<table border="1"> <tr><td>Full Value:</td><td>56,021</td></tr> <tr><td>Assessment:</td><td>21,400</td></tr> <tr><td>STAR Savings:</td><td>0.00</td></tr> <tr><td><b>Tax Amount:</b></td><td><b>521.93</b></td></tr> <tr><td>Tax Paid:</td><td>0.00</td></tr> <tr><td><b>Balance:</b></td><td><b>521.93</b></td></tr> </table>		Full Value:	56,021	Assessment:	21,400	STAR Savings:	0.00	<b>Tax Amount:</b>	<b>521.93</b>	Tax Paid:	0.00	<b>Balance:</b>	<b>521.93</b>
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Assessment:	21,400												
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<b>Tax Amount:</b>	<b>521.93</b>												
Tax Paid:	0.00												
<b>Balance:</b>	<b>521.93</b>												

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School tax	16,700,576	21,400	24.357446	521.25
LibraryTax	21,745	21,400	0.031717	0.68

**Tax Balance does not include any accrued Late Fees**

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

<a href="#">Pay Balance</a>	<a href="#">Late Fee Schedule</a>	<a href="#">Tax Certification</a>	<a href="#">Request Certification</a>
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**AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07**

for property commonly known as: Anthony Rd, Cairo, NY 12413 Tax Map #102.00-5-21

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

*It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.*

*Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law.*

Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.

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

Initial the following:

           The aforementioned property IS located in an agricultural district.

Initial here:

IS NOT

           The aforementioned property IS NOT located in an agricultural district.

*G+M V M*

I have received and read this disclosure notice.

*Tina A. Madigan* *9/28/14*  
Seller Date

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

*Giovanna Kadoni* *8-28-26*  
Seller Date

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

# 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) Vincent & Giovanna Madonia acknowledge receipt of a copy of this disclosure form:

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

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

Vincent Madonia  
Giovanna Madonia

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

Date: 9/28/24





# 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) Vincent & Giovanna Madonia

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

Buyer/Tenant/Seller/Landlord Signature *Vincent Madonia* Date: 9-28-24

Buyer/Tenant/Seller/Landlord Signature *Giovanna Madonia* Date: 9-28-24

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.