



171 Country Estates Rd, Greenville, NY 12083

\$290,000

ML#: 153827

Type: Deeded

Bedrooms: 2

Bathrooms: 2 (1 1 0 0)

Approx Finished SqFt: 1504

Remarks - A HUD Home. HUD Property Case #371-458584. Property is available 8/16/2024. Bids are due by 11:59 PM Central Time on 8/25/2024 then due daily by 11:59 PM Central Time until sold. The home has 2 bedrooms, 2 baths, a living room, a dining area, a kitchen, a laundry closet, a 1 car garage, and a full unfinished basement. The home is in Greenville Country Estates. '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, sky 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 08/16/24 at 2:50pm

Active 08/16/24 Listing # 153827 171 Country Estates Rd, Greenville, NY 12083 Map Listing Price: \$290,000
County: Greene



Property Type	Residential	Property Subtype	Deeded
Town (Taxable)	Greenville	Approx Finished SqFt	1504
Beds	2	Lot Sq Ft (approx)	15246
Baths	2 (1 1 0 0)	Lot Acres (approx)	0.3500
Year Built	2004		
Tax Map ID	12.11-1-9		
DOM	0		

[See Additional Pictures](#)

School District Greenville

Directions From Greenville, take Route 32, turn left onto Country Estates Rd, home is on the left #171.

Marketing Remark A HUD Home. HUD Property Case #371-458584. Property is available 8/16/2024. Bids are due by 11:59 PM Central Time on 8/25/2024 then due daily by 11:59 PM Central Time until sold. The home has 2 bedrooms, 2 baths, a living room, a dining area, a kitchen, a laundry closet, a 1 car garage, and a full unfinished basement. The home is in Greenville Country Estates. '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, sky tour, floor plans, and multi-media website of the home and property.

Property Attached	No	1st Floor	1504
Special Conditions	In Foreclosure		

General Information

911 Address	171 Country Estates Rd, Greenville, NY 1	Sign on Property	No
Zoning	210 - Single Family Residence	Views	Neighborhood
Internet Access	Wired Broadband (Cable, DSL, Fiber Optic)	Secluded	No
Paved Street	Yes		

Room Sizes/Location

First Floor Bedroom 1 (12.95x13.03), Bedroom 2 (Primary: 15.26x13.11), Bath (Full bath: 8.92x8.42), Living Room (15.42x19.38), Dining Room (11.29x15.31), Kitchen (15.25x13.07), Other Room (Primary 3/4 bath: 8.25x8.48)

Property Features

Style	Ranch	Green Features	No
Condition	Very Good	Color	Yellow
Construction	Frame	Roof	Asphalt, Shingle
Garage	Attached	# of Garage Spaces	1.00
Basement	Full, Unfinished	Siding	Vinyl
Windows	Double Hung	Walls	Sheetrock
Floors	Hardwood, Tile	Foundation	Poured Concrete
Central Air	Yes	Porch/Deck Options	Porch/Deck

Public Records

School Tax	\$1117.50	Town Tax	\$2445.44
Assessment	\$150000	Assessors FulMrktVal	\$319149.00

Tax Exemptions Yes (STAR Exemption = \$1,095)

Utilities

Water	Community	Sewer	Community
Electric	200 Amps	Heat Type	Base Board, Hot Water
Fuel	Oil	Water Heater	Off Furnace

HOA Fee Yes (\$54 per month)

HOA Fee Amount \$54.00 (Per month)

HOA Due Frequency Monthly

Appliances Included Counter Top Range, Dishwasher, Microwave, Wall Oven, Water Treatment, Other (Utility sink in garage)

Presented By:

Ted Banta III

Premier Realty Services, Inc.

Office: 518-291-8049

7W Moorehouse Rd

Cairo, NY 12413

518-291-8049

Fax : 866-466-9172

E-mail: tedbanta3@yahoo.com

Web Page: <http://www.premierrealtyservices.com>



August 2024

Featured properties may not be listed by the office/agent presenting this brochure.

Information not guaranteed.

Copyright ©2024 Rapattoni Corporation. All rights reserved.

U.S. Patent 6,910,045



12.11-1-7
Tebo, John

12.11-1-8
D'errico,
Antonino John

12.11-11-1.2
Greenville
Country Estates

12.11-1-9
Morris,
Annie

Country Estates Rd

12.11-1-4
O'Brien,
Martin F. Jr.

12.11-1-10
Watson,
Jonathon

12.11-1-3
Gibbons,
Patricia A.

12.11-1-11
Burke,
Stephen R.

12.11-1-2
Gerber,
Matthew L.

12.11-1-7
Tebo, John

12.11-1-8
D'errico,
Antonino John

12.11-11-1.2
Greenville
Country Estates

12.11-1-9
Morris,
Annie

12.11-1-10
Watson,
Jonathon

12.11-1-4
O'Brien,
Martin F. Jr.

12.11-1-3
Gibbons,
Patricia A.

12.11-1-11
Burke,
Stephen R.

12.11-1-2
Gerber,
Matthew L.

Greene County



Image Mate Online

Details for Taxes Levied in 2024

Tax Links
Property Info
Tax Info

Municipality of Greenville

Swis:	193200	Tax Map ID#:	12.11-1-9
-------	--------	--------------	-----------

2024 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	5.536057	69,555.00	385.06
Town Tax	6.961175	67,740.00	471.55
2023 School Relevy	0.000000	0.00	1,219.64
Ambulance District	2.129610	150,000.00	319.44
Del Wtr	0.000000	0.00	198.00
Greenville fire	2.161477	150,000.00	324.22
Greenvl It #2	0.192682	150,000.00	28.90
Greenville Sewer	1.727350	150,000.00	259.10
Gre water	3.061127	150,000.00	459.17
			Total: 3,665.08

2024-25 School
No School tax information is available.



Greenville Central School District
Albany, Greene, Schoharie Counties

PAY TO: School Tax Collector, Po Box 271, Greenville, NY 12083 (518) 966-5070 ext 520

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: 2023 School Tax (2023-2024) ▼

Last Updated: 11/08/23 11:31 am

Owner: Morris Annie 171 Country Estates Rd Greenville, NY 12083	Tax Map # 12.11-1-9 Tax Bill # 003154 Bank Code: School Code: 193201 Property Class: 210 Tax Roll: 1																								
Location: 171 Country Estates Rd SWIS: 193200 Greenville	Acreage: .35 Frontage: 100 Liber: 1380 Depth: 153 Page: 174																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>41124</td> <td>WAR VET S</td> <td>5,445</td> </tr> <tr> <td>41805</td> <td>SR CIT C/S</td> <td>72,278</td> </tr> <tr> <td>41834</td> <td>STAR SR</td> <td>49,250</td> </tr> </tbody> </table>	Code	Description	Exemption	41124	WAR VET S	5,445	41805	SR CIT C/S	72,278	41834	STAR SR	49,250	<table border="1"> <tr> <td>Full Value:</td> <td>306,122</td> </tr> <tr> <td>Assessment:</td> <td>150,000</td> </tr> <tr> <td>STAR Savings:</td> <td>1,095.00</td> </tr> <tr> <td>Tax Amount:</td> <td>1,117.50</td> </tr> <tr> <td>Tax Paid:</td> <td>0.00</td> </tr> <tr> <td>Balance:</td> <td>1,117.50</td> </tr> </table>	Full Value:	306,122	Assessment:	150,000	STAR Savings:	1,095.00	Tax Amount:	1,117.50	Tax Paid:	0.00	Balance:	1,117.50
Code	Description	Exemption																							
41124	WAR VET S	5,445																							
41805	SR CIT C/S	72,278																							
41834	STAR SR	49,250																							
Full Value:	306,122																								
Assessment:	150,000																								
STAR Savings:	1,095.00																								
Tax Amount:	1,117.50																								
Tax Paid:	0.00																								
Balance:	1,117.50																								

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	18,187,970	72,277	30.4885	2,203.62
Library Tax	73,233	72,277	0.1228	8.88

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](#)

Property Condition Report

Case Number: 371-458584	Contract Area: 3P
Current Step: 1c-Ready to Show Condition	Address: 171 COUNTRY ESTATES RD
Step Date: 07/18/2024	City, St Zip: GREENVILLE, NY 12083-0000
HOC: Philadelphia	

Property Condition Report

Item Description/Condition	Item Functionality	Functionality/Test Notes
Cooling/Air-Conditioner: Damaged --Heating/Furnace: OK --HVAC System Duct: OK	HVAC tested and functional?: Yes	Utilities On 1 unit needs recharge other unit operational Utilities On Utilities On
Electrical Wiring: OK --Other: OK --Other: OK	Electric supply tested and functional?: Yes	Utilities On
Stove/Range/Oven: OK --Kitchen Cabinets: OK --Other: OK	Built-in appliances tested and functional?: Yes	Utilities On
Plumbing: OK --Sink: OK --Other: OK	Water supply tested and functional?: Yes	Pressure test; Pass
Water Heater: OK	Water heater functional?: Yes	Inspected HWH components; pass with no deficiencies found
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: 371-458584

Property Address: 171 Country Estates Rd Greenville NY 12083

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 is a Planned Unit Development with fees. (PUD)

PROPERTY DISCLOSURES

Property is listed as insurable

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.

All FHA mortgages require termite inspection

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**

File No.: R0051659

FHA CASE NUMBER: 371-458584 PROPERTY ADDRESS: 171 Country Estates Rd Greenville, NY 12083	
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 a FEMA Special Flood Hazard Area. Note: Flood insurance may be required.	Panel #: 36039C Map #: 0070F Date of Map: 05/16/2008
3. AIRPORT RUNWAY CLEAR ZONES (24 CER 51D) Property <input type="checkbox"/> is <input checked="" type="checkbox"/> is not located within boundary of runway zone. If "yes", ** 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.	
Instructions for Completion of Environmental Compliance Record	
<p><u>Environmental Compliance.</u> Single Family Property Disposition is subject to the environmental policy and procedures shown at 24 CFR Part 50, where applicable. An Environmental Compliance Record must be completed for each acquired property prior to listing for sale and the results considered in the development of the terms and condition of the sale. The Contractor shall use the format contained in Exhibit 4, Attachment B-1, for documentation of the review. The compliance record is to be maintained in the individual property file.</p> <p><u>Preparing the Compliance Record.</u> To document the results of compliance findings, use copies of the appropriate floodplain and airport runway maps, and the National Register of Historic Places, in order to identify those properties that are subject to these three requirements. Instructions for completing the compliance findings on the Environmental Compliance Record are:</p> <ol style="list-style-type: none"> <u>Historic Preservation.</u> The National Register of Historic Places identifies specific properties and historic districts which are subject to historic preservation requirements, If a HUD-Owned Property is listed on the register, or the district in which it is located is listed, a deed restriction must be prepared. Consult with counsel for appropriate language to be included in the deed. <u>Floodplain.</u> Based on the floodplain map, properties located in Special Flood Hazard Areas (SFHA) which are being sold with HUD-insured mortgages or with buydowns or cash rebates, are required to have flood insurance. At the time of assignment of a case to the closing agent, the closing agent must be alerted to this requirement and must ensure that the purchaser obtains flood insurance. Such insurance may be purchased from any state licensed agent. If a property is located in a SFHA in a community which is suspended from or is not participating in the National Flood Insurance Program, the property must be offered on an uninsured basis and without a buydown or cash rebate. Listing advertisements must disclose such properties. <u>Airport Runway Clear Zones.</u> Based on airport clear zone maps, properties located within the runway clear zone must be offered to the airport operator before the public listing. Property will be sold to the airport in accordance with the policy on sales to local governments described in Exhibit 2. A decision by the airport operator not to purchase must be documented in the file, preferably in the form of a letter from the airport operator. In the absence of such a letter, a note to the file documenting the verbal response by the airport operator is sufficient <p>Bidders on properties located in runway clear zones must provide a signed Notice to Prospective Buyers of Properties Located in Runway Clear Zones and Clear Zones (see Exhibit 4, Attachment B-2). In those few jurisdictions which have properties in runway clear zones, Selling Brokers must be provided with copies of this notice and be advised that it must be included when submitted a bid on a property which is located in a runway clear zone.</p> <p><u>Listing for Sale.</u> Any property which is subject to these historic, floodplain, or airport clear zone requirements must be so identified when listing the property for sale</p>	
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: <u>George Lackie</u> Title: <u>Certified RE Appraiser</u>	Supervisor: _____ Date: <u>08/04/2024</u>



Case #: 371-458584



Location Map



Property Information

Address 171 Country Estates Rd Greenville, NY, 12083 Greene	Bed/Bath 2/2	Total Rooms 5
Square Feet 1523	Year 2004	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 15265.00 sq ft
National Register No	Historic District No	Airport Zone No

Listing Information

* indicates subject to an FHA appraisal.

List Date 8/16/2024	List Price \$290,000	FHA Financing IN (Insured)*
203K Eligible Yes*		

Property Amenities

Indoor No indoor amenities	Outdoor Porch Patio/Deck	Parking Garage (1 spaces)
Foundation Type Basement	Basement Type Unfinished	