

13 Deer Run  
Round Top, NY 12473

\$399,900



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	2
Baths Full	2
Living Area	1386

Details

Above Grd Fin Area: 1386	Garage Spaces: 2
Below Grd Fin Area: 0	Year Built: 1990
Sub Type: Single Family Residence	Acres: 1.5

Additional Info

Basement	No	Flood Plain	No
Fireplace	Yes	Wood Stove	Yes

Remarks

A Beautiful 2 Bedroom, 2 Bath Home on 1.5 Acres in Round Top! The home features a large open living room and dining room with a charming stone fireplace, an eat-in kitchen, 2 bedrooms, 2 baths, an enclosed side porch, and a 2 car garage. There's a 1st floor bedroom and a master bedroom & bath suite on the 2nd floor. The home's setting is private, nestled among the trees with mountain views. There's a paved driveway, a wraparound deck, a garden, a heated enclosed porch off of the kitchen, and an outdoor Hot Spring Jet Setter Spa. Enjoy your morning coffee or daily musings next to the fireplace, in the enclosed porch, on the deck, or in the Spa. It's a Beautiful Home in a Stunning Setting! View our 3D virtual tours, floor plans, & multi-media website of the home and property.



<b>Beds:</b>	2	<b>Sub-Type:</b>	Single Family
<b>Baths - Total (F,H)</b>	2 (2,0)		Residence
<b>Basement YN:</b>	No	<b>Township:</b>	Cairo
<b>Stories:</b>	2	<b>Town (Taxable):</b>	Cairo
<b>Living Area:</b>	1,386	<b>911 Address:</b>	13 Deer Run, Round
<b>Above Grade Finished Area:</b>	1,386		Top, NY 12473
<b>Below Grade Finished Area:</b>	0	<b>Lot Size Acres:</b>	1.5
<b>Fireplace YN:</b>	Yes	<b>Zoning:</b>	210
<b>Fireplaces Total:</b>	1	<b>Zoning</b>	Res 1
<b>Wood Stove YN:</b>	Yes	<b>Description:</b>	
		<b>Year Built:</b>	1990
		<b>New</b>	No
		<b>Construction YN:</b>	
		<b>Flood Plain YN:</b>	No
		<b>Garage YN:</b>	Yes
		<b>Attached Garage</b>	Yes
		<b>YN:</b>	
		<b>Garage Spaces:</b>	2
		<b>Lease</b>	No
		<b>Considered YN:</b>	

**Public Remarks:** A Beautiful 2 Bedroom, 2 Bath Home on 1.5 Acres in Round Top! The home features a large open living room and dining room with a charming stone fireplace, an eat-in kitchen, 2 bedrooms, 2 baths, an enclosed side porch, and a 2 car garage. There's a 1st floor bedroom and a master bedroom & bath suite on the 2nd floor. The home's setting is private, nestled among the trees with mountain views. There's a paved driveway, a wraparound deck, a garden, a heated enclosed porch off of the kitchen, and an outdoor Hot Spring Jet Setter Spa. Enjoy your morning coffee or daily musings next to the fireplace, in the enclosed porch, on the deck, or in the Spa. It's a Beautiful Home in a Stunning Setting! View our 3D virtual tours, floor plans, & multi-media website of the home and property.

**Possession:** Close Of Escrow**Status Change Timestamp:** 06/29/2025**Original List Price:** \$399,900**List Price:** \$399,900**School District:** Cairo-Durham Central  
School District**List Price/SqFt:** \$288.53**Tax Annual Amount:** \$5,213  
**General Tax:** \$0  
**School Tax:** \$2,899.76  
**Town Tax:** \$2,313.07  
**Tax Assessed Value:** \$144,000  
**Assessors Full Market Value:** \$411,400**Parcel Number:** 117.00-5-57  
**Tax Block:** 57  
**Tax Lot:** 5  
**Tax Exemptions YN:** Yes  
**Tax Legal** 210 Single Family  
**Description:** Residence

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Bedroom	First	910	123	See Floor Plans	Bathroom	First	9	53	See Floor Plans
Bedroom	Second	1,311	146	See Floor Plans	Bathroom	Second	92	65	See Floor Plans
Kitchen	First	228	911	See Floor Plans	Laundry	First	91	67	See Floor Plans
Other Room	First	92	113	See Floor Plans	Living Room	First	26	159	See Floor Plans

**Appliances:** Dishwasher; Dryer; Electric Water Heater; Range; Refrigerator; Washer**Architectural Style:** A-Frame**Book Information:** Liber/Book: 1457; Page: 1; Section: 117**Construction Materials:** Asphalt; Frame; Wood Siding**Cooling:** Ductless; Wall Unit(s)**Electric:** 200+ Amp Service**Exterior Features:** Fire Pit**Fireplace Features:** Insert; Living Room; Pellet Stove**Flooring:** Carpet; Hardwood**Foundation Details:** Concrete Perimeter**Heating:** Baseboard; Electric; Fireplace Insert; Heat Pump; Space Heater**Interior Features:** Eat-in Kitchen**Laundry Features:** Laundry Room**Lot Features:** Landscaped; Level; Secluded; Wooded**Other Equipment:** Generator; Negotiable**Parking Features:** Driveway; Garage Faces Front**Patio And Porch Features:** Deck; Side Porch; Other**Road Surface Type:** Asphalt**Roof:** Asphalt; Shingle**Sewer:** Septic Tank**View:** Mountain(s); Neighborhood; Rural**Water Source:** Well**Window Features:** Double Hung Window(s)**Wood Stove Features:** Wood Stoves Total: 1; Insert; Pellet**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



**117.00-5-26**  
Voerg,  
William

**117.04-2-24**  
Round Top  
Bon Bon LLC

**117.00-5-27.112**  
Falco, John

**117.00-5-50**  
Miller, Life  
Estate, Carole E

**117.00-5-57**  
Newkirk,  
Bradley W

**117.00-5-33**  
Falco, John

**117.00-5-58**  
Falco,  
Erika E V.

**117.00-5-59**  
Falco,  
Erika E





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William

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Erika E V.

**117.00-5-59**  
Falco,  
Erika E

Greene County



Details for Taxes Levied in 2025

Tax Links

Property Info

Tax Info

Municipality of Cairo

Swis:	192400	Tax Map ID#:	117.00-5-57
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2025 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	6.598463	129,474.00	854.33
Town Tax	9.009280	129,474.00	1,166.47
Round top fire	1.319789	144,000.00	190.05
Round top lt	0.709830	144,000.00	102.22
			Total: 2,313.07

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: 2024 School Tax (2024-2025) ▼

Last Updated: 11/07/24 02:58 pm

Owner: **Newkirk Bradley W**  
**Newkirk Diane M**  
**PO Box 99**  
**Round Top, NY 12473**

Tax Map # **117.00-5-57**  
 Tax Bill # **003405**  
 Bank Code: **CORE**  
 School Code: **192401**  
 Property Class: **210** Tax Roll: **1**

Location: **13 Deer Run**  
 SWIS: **192400 Cairo**

Acreage: **1.5**  
 Frontage: **Liber: 1457**  
 Depth: **Page: 1**

Code	Description	Exemption
41124	WAR VET S	3,663
41144		7,200
41854	STAR B	14,260

Full Value:	<b>376,963</b>
Assessment:	<b>144,000</b>
STAR Savings:	<b>347.34</b>
<b>Tax Amount:</b>	<b>2,899.76</b>
Tax Paid:	<b>2,899.76</b>
<b>Balance:</b>	<b>0.00</b>

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School tax	16,700,576	133,137	24.357446	3,242.88
LibraryTax	21,745	133,137	0.031717	4.22

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
10/01/24	NATIONSTAR MTG LLC DBA MR	E-00000639	2,899.76	

**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](#)

## AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 13 Deer Run, Round Top, NY 12473

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:

BN The aforementioned property IS located in an agricultural district.

IS NOT

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

I have received and read this disclosure notice.

[Signature] 6-11-25  
Seller Date  
[Signature] 6-11-25  
Seller Date

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

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

**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

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

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

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

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





# 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) Bradley W. & Diane M. Newkirk acknowledge receipt of a copy of this disclosure form:

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

Diane M. Newkirk 6.2.25

Date: Bradley W. Newkirk 6.2.25

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



## 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.





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New York State  
Department of State, Division of Licensing Services  
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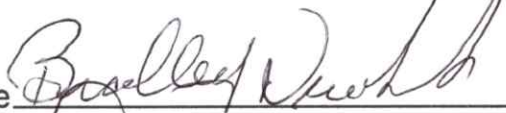
### New York State Housing and Anti-Discrimination Disclosure Form

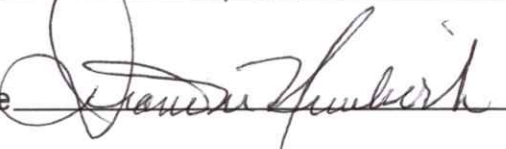
For more information on Fair Housing Act rights and responsibilities please visit  
<https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

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) Bradley W. & Diane M. Newkirk

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

Buyer/Tenant/Seller/Landlord Signature  Date: 6-11-25

Buyer/Tenant/Seller/Landlord Signature  Date: 6-11-25

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

## INFORMATION FROM THE OWNERS

### Cedar Chalet A-Frame

#### Living Room:

1. Stone Fireplace with Harman Pellet Stove Insert
2. Mitsubishi Hyper Heat Twin Head (30,000 btus) with Heat & AC
  - a. 5 years old
3. Cathedral ceiling with beams
4. Wide board hardwood floors
5. Deluxe ceiling fan
6. 2 sliding glass doors

#### Kitchen:

1. GE Stainless Steel Refrigerator
2. Frigidaire Stainless Steel Gas Range – 4 years old
3. New Stainless Steel (inside & out) LG Dishwasher
4. Wood cabinetry with Corian countertops

#### Heating & Water:

1. New high efficiency hot water heater
2. New Guild 5 horse power well pump & Amtrol Well Tank

#### Sunroom:

1. New windows, roof, flooring, and ceiling fan

#### Laundry:

1. New Whirlpool heavy duty washing machine
2. Dryer

#### Outdoor Features:

1. Hot Springs Jetsetter Spa – 3 person
2. Rustic firepit

#### Available for Sale:

Cub Cadet rider mower, push lawn mower, generator, snowblower, chainsaw, Stihl back pack blower, lawn tools, gas hand blower