



130-136 Woodard Rd, Durham, NY 12423

\$549,900

ML#: 154905

Type: Deeded

Bedrooms: 2

Bathrooms: 2 (0 1 1 0)

Approx Finished SqFt: 1969

Remarks - A Beautiful Property with 20.4 Acres, a Home, 2 Horse Barns, a Shed, and a Bull! The Bull can remain with the sale. Yes, that's right, you can be the proud keeper of a Black Angus Bull. The bull is curious and friendly - to a point. The home features 2 bedrooms, 1 1/2 baths, a kitchen, a living room, and a room for an office. The home needs some work and updates. The bathroom renovation is incomplete. There are 2 horse barns. The main barn features 4 stalls, a bathroom, a tack room, and a large unfinished 2nd floor. The 2nd barn has 4 open stalls. There is a shed used for storage. There are paddocks on the property throughout. It's an exceptional property with beautiful views and landscapes. 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.

View Virtual Tour and more details at:



Ted Banta III

RVW Select Properties

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

Email: tedbanta3@yahoo.com

Public Detail Report

Listings as of 10/14/24 at 12:25pm

Active 10/14/24 **Listing # 154905** **130-136 Woodard Rd, Durham, NY 12423** [Map](#) **Listing Price: \$549,900**
County: Greene



Property Type	Residential	Property Subtype	Deeded
Town (Taxable)	Durham	Approx Finished SqFt	1969
Beds	2	Lot Sq Ft (approx)	888624
Baths	2 (0 1 1 0)	Lot Acres (approx)	20.4000
Year Built	1990		
Tax Map ID	50.00-4-10		
DOM	0		

[See Additional Pictures](#)

School District Cairo-Durham

Directions From Cairo, take Route 145 North, make a left onto Roosevelt Ave, then bear right onto Edison Timmerman Rd, make a left onto County Route 20 which turns into Woodard Rd after Jennings Rd, see driveway for the home on the right.

Marketing Remark A Beautiful Property with 20.4 Acres, a Home, 2 Horse Barns, a Shed, and a Bull! The Bull can remain with the sale. Yes, that's right, you can be the proud keeper of a Black Angus Bull. The bull is curious and friendly - to a point. The home features 2 bedrooms, 1 1/2 baths, a kitchen, a living room, and a room for an office. The home needs some work and updates. The bathroom renovation is incomplete. There are 2 horse barns. The main barn features 4 stalls, a bathroom, a tack room, and a large unfinished 2nd floor. The 2nd barn has 4 open stalls. There is a shed used for storage. There are paddocks on the property throughout. It's an exceptional property with beautiful views and landscapes. 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.

Property Attached	No	1st Floor	1525
2nd Floor	444	Special Conditions	None/Unknown

General Information

911 Address	130-136 Woodard Rd, Durham, NY 12423	Sign on Property	Yes
Zoning	240-Rural Residence	Pond/Stream	Pond
Views	Country, Neighborhood, Parklike, Pastoral, Rural	Internet Access	Other
Secluded	No	Paved Street	Yes
Ag District	No	Other Buildings	Barn(s), Shed(s)

Room Sizes/Location

First Floor	Bedroom 1, Bath, Living Room, Dining Room, Kitchen	Second Floor	Bedroom 1, Bath
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Property Features

Style	Contemporary	Green Features	No
Condition	Average	Color	Beige
Construction	Frame	Roof	Metal
Garage	Barn	Basement	Crawl
Siding	Vinyl	Windows	Casement, Double Hung
Walls	Sheetrock	Floors	Carpet, Hardwood, Linoleum, Tile
Foundation	Block	# of Fireplaces	1
Porch/Deck Options	Porch/Deck		

Public Records

School Tax	\$3816.46	Town Tax	\$3048.62
Assessment	\$409600	Assessors	\$170000.00
Tax Exemptions	No	FulMrktVal	

Utilities

Water	Well	Sewer	Septic Tank
Electric	200 Amps	Heat Type	Base Board
Fuel	Electric	Water Heater	Electric

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/>



October 2024

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





50.01-1-30
Martines,
Nicholas B.
50.01-1-29
Zizikas,
Athanasios

50.01-1-37
Emerald Square
Enterprises LLC

50.01-1-27
East Durham
Irish Cultural

50.00-4-1.2
Urban, Robert

50.00-4-1.1
Serino, Tara

50.00-4-2
Kurzejczyk,
Ewa

50.00-4-11.2
Weldon
House, Inc.

50.00-5-13
Stratis,
Salvatore

50.00-4-3
Farella, Sam

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

50.00-5-30
Neske,
Steven

50.00-4-4
Neske,
Richard T.

50.00-5-31
Fox, Joshua

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

50.00-4-48
Rose, Michael

50.00-5-32
Dobies,
Mary J.

50.00-4-7
Henry,
Michael

50.00-4-9
Rose,
Michael J.

50.00-4-8
Usher, Betty A.

50.00-4-49
Buoniconto,
Richard J.

50.00-5-29.12
Battaglia,
Vincenzo

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Normoyle, Noel

50.00-5-29.11
Molter,
Eric O.



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Eric O.

Greene County



Image Mate Online

Details for Taxes Levied in 2024

Tax Links
Property Info
Tax Info

Municipality of Durham

Swis:	193000	Tax Map ID#:	50.00-4-10
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2024 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	6.308530	149,500.00	943.13
Town Tax	8.969550	149,500.00	1,340.95
Ambulance District	1.369993	149,500.00	204.81
E durham fire	1.284986	149,500.00	192.11
			Total: 2,681.00

2024-25 School
No School tax information is available.

Greene County



Image Mate Online

Details for Taxes Levied in 2024

Tax Links
Property Info
Tax Info

Municipality of Durham

Swis:	193000	Tax Map ID#:	50.00-4-3
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2024 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	6.308530	20,500.00	129.32
Town Tax	8.969550	20,500.00	183.88
Ambulance District	1.369993	20,500.00	28.08
E durham fire	1.284986	20,500.00	26.34
			Total: 367.62

2024-25 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: ▼

Last Updated: 10/04/24 11:48 am

Owner: Farella Life Estate Sam a/k/a FARELLA STACEY A c/o Stacey A Farella 13-30 MICHAEL PI BAYSIDE, NY 11361	Tax Map # 50.00-4-10 Tax Bill # 006091 Bank Code: School Code: 192401 Property Class: 240 Property Class: 240	Tax Roll: 1												
Location: 130 & 136 Woodard Rd SWIS: 193000 Durham	Acreage: 14.9 Frontage: Depth:	Liber: 2018 Page: 2871												
<table border="1"> <tr><td>Full Value:</td><td>360,200</td></tr> <tr><td>Assessment:</td><td>149,500</td></tr> <tr><td>STAR Savings:</td><td>0.00</td></tr> <tr><td>Tax Amount:</td><td>3,356.24</td></tr> <tr><td>Tax Paid:</td><td>0.00</td></tr> <tr><td>Balance:</td><td>3,356.24</td></tr> </table>			Full Value:	360,200	Assessment:	149,500	STAR Savings:	0.00	Tax Amount:	3,356.24	Tax Paid:	0.00	Balance:	3,356.24
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Assessment:	149,500													
STAR Savings:	0.00													
Tax Amount:	3,356.24													
Tax Paid:	0.00													
Balance:	3,356.24													

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	16,700,576	149,500	22.420589	3,351.88
Library Tax	21,745	149,500	0.029195	4.36

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
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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: 2024 School Tax (2024-2025) ▼

Last Updated: 10/11/24 11:43 am

Owner: Farella Sam 1330 Michael Pl Bayside, NY 11360 -1168	Tax Map # 50.00-4-3 Tax Bill # 006084 Bank Code: School Code: 192401 Property Class: 314 Tax Roll: 1												
Location: Woodard Rd SWIS: 193000 Durham	Acreage: 5.5 Frontage: Liber: 1348 Depth: Page: 66												
<table border="1"> <tr><td>Full Value:</td><td>49,400</td></tr> <tr><td>Assessment:</td><td>20,500</td></tr> <tr><td>STAR Savings:</td><td>0.00</td></tr> <tr><td>Tax Amount:</td><td>460.22</td></tr> <tr><td>Tax Paid:</td><td>0.00</td></tr> <tr><td>Balance:</td><td>460.22</td></tr> </table>		Full Value:	49,400	Assessment:	20,500	STAR Savings:	0.00	Tax Amount:	460.22	Tax Paid:	0.00	Balance:	460.22
Full Value:	49,400												
Assessment:	20,500												
STAR Savings:	0.00												
Tax Amount:	460.22												
Tax Paid:	0.00												
Balance:	460.22												

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	16,700,576	20,500	22.420589	459.62
Library Tax	21,745	20,500	0.029195	0.60

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
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AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 130 & 136 Woodard Rd, Durham, NY 12423

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

I have received and read this disclosure notice.

	Signed by: 	9/13/2024			
Seller	A3359700919D447...	Date		Purchaser	Date

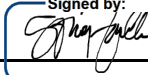
Seller	Date	Purchaser	Date
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Carbon Monoxide and Smoke Detectors/Alarms Disclosure

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

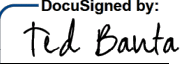
Signed by:  9/13/2024
A3359700919D447...

Purchaser Date

Seller Date

Purchasers Agent

Theodore Banta III & Konrad Roman
Sellers Agent

DocuSigned by:

75F0C5617FD84BF...



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:

- | | |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Seller as a <i>(check relationship below)</i> | <input type="checkbox"/> Buyer as a <i>(check relationship below)</i> |
| <input checked="" type="checkbox"/> Seller's Agent | <input type="checkbox"/> Buyer's Agent |
| <input type="checkbox"/> Broker's Agent | <input type="checkbox"/> Broker's Agent |
| <input type="checkbox"/> Dual Agent | |
| <input type="checkbox"/> Dual Agent with Designated Sales Agent | |

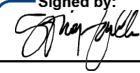
For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

- 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) Stacey A. Farella 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

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) Stacey A. Farella

(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.