



## **PROPERTY PROFILE**



**Mike Slinger**  
SVP, National Accounts  
213-612-4131  
Mike.Slinger@ctt.com  
[www.californians.ctic.com](http://www.californians.ctic.com)

**Date:** 03/04/2025  
**Property:** 100 GATE SCHOOLHOUSE RD,  
NEW HAMPTON, NY 10958  
**APN:** 333089 12-1-71.22  
**County:** ORANGE

## Subject Property Location

**Property Address** 100 GATE SCHOOLHOUSE RD  
**City, State & Zip** NEW HAMPTON, NY 10958  
**County** ORANGE COUNTY  
**Mailing Address** 117 EXECUTIVE DR STE 100, NEW WINDSOR, NY 12553-5546  
**Census Tract** 0119.00  
**Thomas Bros Pg-Grid**

Report Date: 03/04/2025  
Order ID: R175807932

**Property Use** Rural/Agricultural - Vacant Land  
**Parcel Number** 333089 12-1-71.22  
**Latitude** 41.388012  
**Longitude** -74.375739

**Legal Description Details** Lot Number: 71.220 Block: 1 Section: 12.00 District: 333089 City, Municipality, Township: GOSHEN Brief Description: PTLT B SEIFRIED MP3465

## Current Ownership Information *\*Source of Ownership data: Assessment Data*


<b>Primary Owner Name(s)</b>	DARAMO LLC
<b>Vesting</b>	Company

## Latest Full Sale Information



Details beyond coverage limitations

No financing details available

## Property Characteristics

	<b>Bedrooms</b>		<b>Year Built</b>		<b>Living Area (SF)</b>	0
	<b>Bathrooms/Partial</b>		<b>Garage/No. of Cars</b>		<b>Price (\$/SF)</b>	
	<b>Total Rooms</b>		<b>Stories/Floors</b>		<b>Lot Size (SF/AC)</b>	1,145,628/26.3
	<b>Construction Type</b>		<b>No. of Units</b>		<b>Fireplace</b>	
	<b>Exterior Walls</b>		<b>No. of Buildings</b>		<b>Pool</b>	
	<b>Roof Material/Type</b>		<b>Basement Type/Area</b>		<b>Heat Type</b>	
	<b>Foundation Type</b>		<b>Style</b>		<b>A/C</b>	
	<b>Property Type</b>	Vacant Land	<b>View</b>		<b>Elevator</b>	
	<b>Land Use</b>	Rural/Agricultural - Vacant Land			<b>Zoning</b>	1092

## Assessment & Taxes

	<b>Assessment Year</b>	2023	<b>Tax Year</b>		<b>Tax Exemption</b>	
	<b>Total Assessed Value</b>	\$144,000	<b>Tax Amount</b>	\$ .00	<b>Tax Rate Area</b>	333001
	<b>Land Value</b>	\$144,000	<b>Tax Account ID</b>	12-1-71.22		
	<b>Improvement Value</b>		<b>Tax Status</b>			
	<b>Improvement Ratio</b>		<b>Delinquent Tax Year</b>			
	<b>Total Value</b>			<b>Market Improvement Value</b>		
	<b>Market Land Value</b>			<b>Market Value Year</b>		

## Lien History

--	--	--	--	--

No details available

## Loan Officer Insights

No details available

**Subject Property Location**





**Property Address** 100 GATE SCHOOLHOUSE RD  
**City, State & Zip** NEW HAMPTON, NY 10958

Report Date: 03/04/2025  
 Order ID: R175807933  
 County: ORANGE

**Area Sales Analysis**

<b>Total Area Sales/ Count</b>	\$2,820,183/ 4	<b>Median # of Baths</b>	2	<b>Median Lot Size (SF/AC)</b>	69,696 /1.6
<b>Price Range - 2 years</b>	\$340,000 - \$1,075,000	<b>Median # of Bedrooms</b>	4	<b>Median Year Built</b>	1993
<b>Age Range</b>	25 - 220	<b>Median Living Area (SF)</b>	2,271	<b>Median Value</b>	\$702,592
<b>Median Age</b>	32	<b>Median Price (\$/SF)</b>	\$275/SF		

**Comparable Sales 4 Comps**

		<b>SUBJECT PROPERTY</b>				<b>0</b>					<b>1,145,628/26.3</b>		
1		132 GATE SCHOOLHOUSE RD	12/30/2024	\$1,075,000	\$474	2,268	0	3	1	1999	2,077,812/47.7		0.19
2		135 MAPLE AVE	12/16/2024	\$340,000	\$212	1,602	0	3	2	1805	43,560/1		0.66
3		3 COACH HOUSE LN	12/20/2024	\$620,183	\$273	2,274	0	4	2	1987	40,890/.94	Yes	0.95
4		10 BREEZEWAY LN	10/23/2024	\$785,000	\$276	2,846	0	4	2	2000	95,832/2.2	Yes	0.96

## Subject Property Location

**Property Address** 100 GATE SCHOOLHOUSE RD  
**City, State & Zip** NEW HAMPTON, NY 10958  
**County** ORANGE COUNTY  
**Mailing Address** 117 EXECUTIVE DR STE 100, NEW WINDSOR, NY 12553-5546





Report Date: 03/04/2025  
 Order ID: R175807934

**Property Use** Rural/Agricultural - Vacant Land  
**Parcel Number** 333089 12-1-71.22


## Transaction Summary

Transaction ID	Document Type	Transaction Date	Recorder Doc Number	Document Type	Transaction Date	Recorder Doc Number	Document Type
1	Deed						

## Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

## Transaction Details

	<b>Transaction ID</b>	1	<b>Recorder Doc Number</b>		<b>Partial Interest Transferred</b>	
	<b>Transfer Date</b>		<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Per Assessor
	<b>Sale Price</b>		<b>Document Description</b>		<b>Multiple APNs on Deed</b>	
	<b>Recorder Book/Page</b>		<b>Recording Date</b>		<b>Property Use</b>	Rural/Agricultural - Vacant Land
	<b>Buyer 1</b>		<b>Buyer 1 Entity</b>		<b>Buyer Vesting</b>	
	<b>Buyer 2</b>		<b>Buyer 2 Entity</b>		<b>Buyer Mailing Address</b>	
	<b>Seller 1</b>		<b>Seller 1 Entity</b>		<b>Seller Mailing Address</b>	
	<b>Seller 2</b>		<b>Seller 2 Entity</b>		<b>Legal City/ Muni/ Township</b>	GOSHEN
	<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	
	<b>Legal Brief Description/ Unit/ Phase/ Tract</b>	PTLT B SEIFRIED MP3465/ / /			<b>Title Company Name</b>	

## Subject Property Location

**Property Address** 100 GATE SCHOOLHOUSE RD  
**City, State & Zip** NEW HAMPTON, NY 10958  
**County** ORANGE COUNTY  
**Mailing Address** 117 EXECUTIVE DR STE 100, NEW WINDSOR, NY 12553-5546

Report Date: 03/04/2025  
Order ID: R175807935

**Property Use** Rural/Agricultural - Vacant Land  
**Parcel Number** 333089 12-1-71.22

### Subject Property

<b>Address</b>	100 GATE SCHOOLHOUSE RD, NEW HAMPTON, NY 10958			<b>APN</b>	333089 12-1-71.22
<b>Owner</b>	DARAMO LLC			<b>Lot Size (SF/AC)</b>	1,145,628/26.3
<b>Bedrooms</b>	0	<b>Year Built</b>		<b>Living Area (SF)</b>	0
<b>Bathrooms/Partial</b>		<b>Garage/No. of Cars</b>		<b>Phones</b>	

### Nearby Neighbor #1

<b>Address</b>	114 GATE SCHOOLHOUSE RD, NEW HAMPTON, NY 10958			<b>APN</b>	333089 17-1-99
<b>Owner</b>	DANIEL DOYLE; KATHLEEN DOYLE			<b>Lot Size (SF/AC)</b>	309,276/7.1
<b>Bedrooms</b>	4	<b>Year Built</b>	2000	<b>Living Area (SF)</b>	2,670
<b>Bathrooms/Partial</b>	3/1	<b>Garage/No. of Cars</b>	Attached Garage/2	<b>Phones</b>	

### Nearby Neighbor #2

<b>Address</b>	1 LAURA LN, NEW HAMPTON, NY 10958			<b>APN</b>	333089 12-1-96
<b>Owner</b>	MARK GUINUP; JEANICE GUINUP			<b>Lot Size (SF/AC)</b>	474,804/10.9
<b>Bedrooms</b>	4	<b>Year Built</b>	2002	<b>Living Area (SF)</b>	2,850
<b>Bathrooms/Partial</b>	2/1	<b>Garage/No. of Cars</b>		<b>Phones</b>	

### Nearby Neighbor #3

<b>Address</b>	132 GATE SCHOOLHOUSE RD, NEW HAMPTON, NY 10958			<b>APN</b>	333089 17-1-100
<b>Owner</b>	TYRNAUER, AIDEL			<b>Lot Size (SF/AC)</b>	2,077,812/47.7
<b>Bedrooms</b>	3	<b>Year Built</b>	1999	<b>Living Area (SF)</b>	2,268
<b>Bathrooms/Partial</b>	1/1	<b>Garage/No. of Cars</b>	Attached Garage/2	<b>Phones</b>	

### Nearby Neighbor #4

<b>Address</b>	7 LAURA LN, NEW HAMPTON, NY 10958			<b>APN</b>	333089 12-1-93
<b>Owner</b>	FRANCIS SCHARP JR; TONI NICOLICH			<b>Lot Size (SF/AC)</b>	143,748/3.3
<b>Bedrooms</b>	4	<b>Year Built</b>	2002	<b>Living Area (SF)</b>	2,862
<b>Bathrooms/Partial</b>	2/1	<b>Garage/No. of Cars</b>		<b>Phones</b>	

### Nearby Neighbor #5

<b>Address</b>	5 LAURA LN, NEW HAMPTON, NY 10958			<b>APN</b>	333089 12-1-94
<b>Owner</b>	FAISAL UPPAL; FARAH CHAUDHRY			<b>Lot Size (SF/AC)</b>	117,612/2.7
<b>Bedrooms</b>	4	<b>Year Built</b>	2001	<b>Living Area (SF)</b>	2,394
<b>Bathrooms/Partial</b>	2/1	<b>Garage/No. of Cars</b>	Underground/Basement/2	<b>Phones</b>	

### Nearby Neighbor #6

<b>Address</b>	9 LAURA LN, NEW HAMPTON, NY 10958			<b>APN</b>	333089 12-1-92
<b>Owner</b>	VICTOR ROSARIO; MARABEL ROSARIO			<b>Lot Size (SF/AC)</b>	121,968/2.8
<b>Bedrooms</b>	4	<b>Year Built</b>	1998	<b>Living Area (SF)</b>	2,330
<b>Bathrooms/Partial</b>	2/1	<b>Garage/No. of Cars</b>	Attached Garage/2	<b>Phones</b>	

### Nearby Neighbor #7

<b>Address</b>	3 LAURA LN, NEW HAMPTON, NY 10958			<b>APN</b>	333089 12-1-95
<b>Owner</b>	HUYNH, ANTHONY D; NGUYEN, TRAM			<b>Lot Size (SF/AC)</b>	113,256/2.6
<b>Bedrooms</b>	4	<b>Year Built</b>	1995	<b>Living Area (SF)</b>	1,810
<b>Bathrooms/Partial</b>	2/1	<b>Garage/No. of Cars</b>	Attached Garage/2	<b>Phones</b>	

Nearby Neighbor #8					
Address	127 GATE SCHOOLHOUSE RD, NEW HAMPTON, NY 10958			APN	333089 12-1-72.11
Owner	HARRY SCHMITT; DIANE SCHMITT			Lot Size (SF/AC)	95,832/2.2
Bedrooms	3	Year Built	1985	Living Area (SF)	1,008
Bathrooms/Partial	1/1	Garage/No. of Cars	Detached Garage/2	Phones	

Nearby Neighbor #9					
Address	129 GATE SCHOOLHOUSE RD, NEW HAMPTON, NY 10958			APN	333089 12-1-72.12
Owner	JOSEPH P JOHNSON JR; DONNA M JOHNSON			Lot Size (SF/AC)	95,832/2.2
Bedrooms	3	Year Built	1985	Living Area (SF)	1,660
Bathrooms/Partial	1/1	Garage/No. of Cars	Underground/Basement/2	Phones	

Nearby Neighbor #10					
Address	131 GATE SCHOOLHOUSE RD, NEW HAMPTON, NY 10958			APN	333089 12-1-72.13
Owner	EUGENE KERSTANSKI; MELISSA KERSTANSKI			Lot Size (SF/AC)	95,832/2.2
Bedrooms	3	Year Built	1987	Living Area (SF)	1,056
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #11					
Address	116 MAPLE AVE, GOSHEN, NY 10924			APN	333089 17-1-53
Owner	M & J REAL ESTATE MANAGEMENT			Lot Size (SF/AC)	4,704,480/108
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #12					
Address	8 RUTH CT, NEW HAMPTON, NY 10958			APN	333089 12-3-24
Owner	CHARLES O FOLAMI; YETUNDE M FOLAMI			Lot Size (SF/AC)	91,476/2.1
Bedrooms	4	Year Built	2016	Living Area (SF)	2,989
Bathrooms/Partial	3/1	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #13					
Address	125 GATE SCHOOLHOUSE RD, NEW HAMPTON, NY 10958			APN	333089 12-3-25
Owner	STEVEN ACEVEDO; MICHELLE ACEVEDO			Lot Size (SF/AC)	274,428/6.3
Bedrooms	4	Year Built	2013	Living Area (SF)	3,481
Bathrooms/Partial	3/1	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #14					
Address	10 LAURA LN, NEW HAMPTON, NY 10958			APN	333089 12-1-91
Owner	THOMAS HENKLER; MARYELLEN HENKLER			Lot Size (SF/AC)	95,832/2.2
Bedrooms	4	Year Built	2001	Living Area (SF)	3,343
Bathrooms/Partial	2/1	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #15					
Address	6 LAURA LN, NEW HAMPTON, NY 10958			APN	333089 12-1-89
Owner	KENNETH FITZPATRICK; CHERYL FITZPATRICK			Lot Size (SF/AC)	82,764/1.9
Bedrooms	4	Year Built	1999	Living Area (SF)	3,056
Bathrooms/Partial	2/1	Garage/No. of Cars	Attached Garage/2	Phones	

Disclaimer					
THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE OR REDISTRIBUTE THIS REPORT, IN WHOLE OR IN PART. THE USE OF THIS REPORT BY ANY PARTY OTHER THAN YOURSELF FOR ANY PURPOSE IS STRICTLY PROHIBITED. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE OR FREE FROM ERROR. YOU UNDERSTAND AND ACKNOWLEDGE THAT THE AVAILABILITY, COMPLETENESS AND FORMAT OF THE DATA ELEMENTS MAY VARY SUBSTANTIALLY FROM AREA-TO-AREA. THE INFORMATION CONTAINED IN THIS REPORT IS DERIVED FROM PUBLICLY AVAILABLE SOURCES FOR THE SUBJECT PROPERTY OR COMPARABLE PROPERTIES LISTED ABOVE AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.					

Copyright					
CONFIDENTIAL, PROPRIETARY AND/OR TRADE SECRET. TM SM ® TRADEMARK(S) OF INTERCONTINENTAL EXCHANGE, INC. AND ITS SUBSIDIARIES AND AFFILIATES. © 2025 INTERCONTINENTAL EXCHANGE, INC. ALL RIGHTS RESERVED.					

