



PROPERTY
PROFILE

Property:
934 County Route 17
Walden, NY 12586
APN: 334289 23-1-40.2

Data deemed reliable, but not guaranteed.
TM SM ® Trademark(s) of Black Knight IP Holding Company, LLC, or an affiliate.
© 2017 Black Knight Financial Technology Solutions, LLC. All Rights Reserved.



PROPERTY DETAILS

Daramo Llc
934 County Route 17, Walden, NY 12586

APN: 334289 23-1-40.2
Orange County

Owner Information

Primary Owner: **DARAMO LLC**

Secondary Owner:

Mail Address: **11 RAYMOND AVE # 32
POUGHKEEPSIE NY 12603**

Site Address: **934 COUNTY ROUTE 17
WALDEN NY 12586**

Assessor Parcel Number: **334289 23-1-40.2**

Census Tract: **0109.01**

Housing Tract Number:

Lot Number: **2**

Page Grid:

Legal description: **Lot: 2 Block: 1 Section: 23 District: 334289 Abbreviated Description: LOT:2 BLK:1 SEC:23
DIST:334289 CITY:MONTGOMERY LT 2 MANZA & MOSCATO SUB MAP 6791 City/Muni/Twp:
MONTGOMERY**

Sale Information

Sale Date:

Document #:

Sale Amount: **N/A**

Seller:

Sale Type:

Cost/SF: **N/A**

Assessment & Tax Information

Assessed Value: **\$145,800**

Land Value: **\$102,300**

Imp. Value: **\$43,500**

Homeowner
Exemption:

% Improvement: **29.84%**

Tax Amount:

Tax Status:

Tax Year:

Tax Rate Area: **334201**

Tax Account ID: **23-1-40.2**

Property Characteristics

Bedrooms: **5**

Year Built: **1830**

Pool:

Bathrooms: **2**

Square Feet: **3,525 SF**

Lot Size: **4.7 AC**

Partial Baths:

Number of Units: **0**

No of Stories: **2.5+B**

Total Rooms:

Garage:

Fire Place: **1**

Property Type: **Single Family Residential Properties**

Building Style: **2**

Owner
Exclusions:

Use Code: **Single Family Residential**

Zoning: **OB**



TRANSACTION HISTORY

Daramo Llc
934 County Route 17, Walden, NY 12586

APN: 334289 23-1-40.2
Orange County

Prior Transfer

Recording Date: **12/03/2007**

Price: **N/A**
Multiple Parcels Involved In This Transaction

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **DARAMO LLC**

Buyer Vesting:

Seller Name: **JAVDAN, SHAHLA**

Legal description: **District: 334289**

City/Muni/Twp: **MONTGOMERY**

Document #: **BK-PG: 0000012575-0000001662**

Document Type: **Intra-family Transfer Or
Dissolution**

Type of Sale: **Non-Arms Length Transfer**

Interest Rate:



COMPARABLES

Daramo Lic
934 County Route 17, Walden, NY 12586

APN: 334289 23-1-40.2
Orange County

Quick View										
No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		12/03/2007	N/A	N/A	3,525	/5/2	1830	5 SF		
1	314 LAKE VUE DR	11/20/2017	\$90,000	\$85	1,056	/3/1	1960	10,000 SF		.12 Mi.
2	391 BERE RD	10/23/2017	\$218,000	\$201	1,080	/3/1	1977	87,120 SF		.78 Mi.
3	516 BERE RD	09/12/2017	\$305,000	\$176	1,729	/4/2	1986	78,408 SF		.49 Mi.
4	12 CARMEN PL	08/04/2017	\$145,000	\$112	1,288	/3/1	1966	17,280 SF		.32 Mi.
5	335 LAKE VUE DR	07/19/2017	\$200,000	\$166	1,200	/3/1	1959	11,252 SF		.09 Mi.
6	225 JOHNSON LN	06/20/2017	\$170,000	\$133	1,274	/4/2	1972	30,780 SF		.86 Mi.
7	49 BAILEY RD	06/13/2017	\$185,000	\$101	1,824	/3/1	1952	43,560 SF	V	1.09 Mi.
8	24 BARRON RD	12/28/2016	\$167,453	\$147	1,136	/3/2	2008	47,916 SF		.61 Mi.
9	42 FEDORKO LN	12/07/2016	\$385,000	\$126	3,034	/4/2	2006	169,885 SF		.34 Mi.
10	49 BAILEY RD	10/05/2016	\$155,000	\$84	1,824	/3/1	1952	43,560 SF	V	1.09 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		12/03/2007	N/A	N/A	3,525	/5/2	1830	5 SF		
1	314 LAKE VUE DR MONTGOMERY, NY 12549-2236	11/20/2017	\$90,000	\$85	1,056	/3/1	1960	10,000 SF		.12 Mi.
	APN: 334289 25-4-7 Document Type:Deed Price Code: D									
	Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
	Legal: District:334289 City/Muni/Twp:MONTGOMERY									
	Buyer Name: MURPHY, ANDREW LEE									
	Seller Name: US BANK NATIONAL ASSOC									
2	391 BEREA RD WALDEN, NY 12586-	10/23/2017	\$218,000	\$201	1,080	/3/1	1977	87,120 SF		.78 Mi.
	APN: 334289 23-1-80 Document Type:Deed Price Code: D									
	Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
	Legal: District:334289 City/Muni/Twp:MONTGOMERY									
	Buyer Name: MARSHALL, KATRINA									
	Seller Name: MENGUAL, MARIA, P.									
3	516 BEREA RD MONTGOMERY, NY 12549-2224	09/12/2017	\$305,000	\$176	1,729	/4/2	1986	78,408 SF		.49 Mi.
	APN: 334289 23-1-72.21 Document Type:Deed Price Code: D									
	Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
	Legal: District:334289 City/Muni/Twp:MONTGOMERY									
	Buyer Name: FLINT, AMY									
	Seller Name: FLOWER, THOMAS									
4	12 CARMEN PL MONTGOMERY, NY 12549-2226	08/04/2017	\$145,000	\$112	1,288	/3/1	1966	17,280 SF		.32 Mi.
	APN: 334289 25-2-4 Document Type:Deed Price Code: D									
	Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
	Legal: District:334289 City/Muni/Twp:MONTGOMERY									
	Buyer Name: ENGELSMAN, MARIUSZ P.									
	Seller Name: MORTGAGE AGENCY STATE OF NEW YORK									
5	335 LAKE VUE DR MONTGOMERY, NY 12549-2237	07/19/2017	\$200,000	\$166	1,200	/3/1	1959	11,252 SF		.09 Mi.
	APN: 334289 25-6-4 Document Type:Deed Price Code: D									
	Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
	Legal: District:334289 City/Muni/Twp:MONTGOMERY									
	Buyer Name: PULASKI, BRIAN A.									
	Seller Name: ROSENBERGER, ROBERT B.									
6	225 JOHNSON LN MONTGOMERY, NY 12549-2202	06/20/2017	\$170,000	\$133	1,274	/4/2	1972	30,780 SF		.86 Mi.
	APN: 334289 20-1-53.4 Document Type:Deed Price Code: D									
	Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
	Legal: District:334289 City/Muni/Twp:MONTGOMERY									

Buyer Name: TERENTINO, MARIO

Seller Name: FEDERAL HOME LOAN MTG, CORP

7	49 BAILEY RD MONTGOMERY, NY 12549-2105	06/13/2017	\$185,000	\$101	1,824	/3/1	1952	43,560 SF	V	1.09 Mi.
APN: 334289 13-3-24.1 Document Type:Deed Price Code: D										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: District:334289 City/Muni/Twp:MONTGOMERY										
Buyer Name: ROEPE, EDWARD										
Seller Name: WILMINGTON SAVINGS FUND, SOCIETY, FSB, D/B/A										
8	24 BARRON RD MONTGOMERY, NY 12549-2622	12/28/2016	\$167,453	\$147	1,136	/3/2	2008	47,916 SF		.61 Mi.
APN: 334289 30-1-48.2 Document Type:Foreclosure Price Code: D										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: District:334289 City/Muni/Twp:MONTGOMERY										
Buyer Name: FEDERAL NATIONAL MTG, ASSOC										
Seller Name: LESSER, SOL AS, REFEREE										
9	42 FEDORKO LN MONTGOMERY, NY 12549-2619	12/07/2016	\$385,000	\$126	3,034	/4/2	2006	169,885 SF		.34 Mi.
APN: 334289 23-1-83 Document Type:Deed Price Code: D										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: District:334289 City/Muni/Twp:MONTGOMERY										
Buyer Name: GARCIA, JOHN										
Seller Name: PEPE, CHRISTOPHER										
10	49 BAILEY RD MONTGOMERY, NY 12549-2105	10/05/2016	\$155,000	\$84	1,824	/3/1	1952	43,560 SF	V	1.09 Mi.
APN: 334289 13-3-24.1 Document Type:Deed Price Code: D										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: District:334289 City/Muni/Twp:MONTGOMERY										
Buyer Name: WILMINGTON SAVINGS FUND, SOCIETY, FSB, ET AL.										
Seller Name: LAUX, MELISSA L LAUX, BRIAN										

Area Sales Analysis

Total Area Sales: **10**

Median # of Bedrooms: **3**

Median Lot Size: **43,560 SF**

Median # of Baths: **1**

Median Living Area: **1,281 SF**

Median Year Built: **1969**

Price Range - 2 Yrs: **\$90,000 To \$385,000**

Age Range: **10 Years To 66 Years**

Median Value: **\$177,500**

Median Age: **49 Years**



Daramo Lic
934 County Route 17, Walden, NY 12586

APN: 334289 23-1-40.2
Orange County

MELISSA M BARBOSA
325 LAKE VUE DR
MONTGOMERY NY 12549

APN: 334289 25-6-8
Bedrooms: 3
Square Feet: 1,200 SF
Year Built: 1960

Bathrooms: 1
Lot Size: 8,700 SF
Garage: U

FRANCES L MAZZONE (TRUSTEE)
323 LAKE VUE DR
MONTGOMERY NY 12549

APN: 334289 25-6-9
Bedrooms: 3
Square Feet: 960 SF
Year Built: 1960

Bathrooms: 1
Lot Size: 8,700 SF
Garage: U

KARL J GREEN; MARY B GREEN
327 LAKE VUE DR
MONTGOMERY NY 12549

APN: 334289 25-6-7
Bedrooms: 3
Square Feet: 1,200 SF
Year Built: 1962

Bathrooms: 1
Lot Size: 8,700 SF
Garage:

EDWARD S VASS; KELLY M VASS
321 LAKE VUE DR
MONTGOMERY NY 12549

APN: 334289 25-6-10
Bedrooms: 3
Square Feet: 1,200 SF
Year Built: 1962

Bathrooms: 1
Lot Size: 8,700 SF
Garage: U

STEVEN A MARASCO; DEBORAH M MARASCO
331 LAKE VUE DR
MONTGOMERY NY 12549

APN: 334289 25-6-6
Bedrooms: 3
Square Feet: 1,200 SF
Year Built: 1957

Bathrooms: 1
Lot Size: 13,340 SF
Garage: A

ANDREW ABATANGELO
319 LAKE VUE DR
MONTGOMERY NY 12549

APN: 334289 25-6-11
Bedrooms: 3
Square Feet: 960 SF
Year Built: 1960

Bathrooms: 1
Lot Size: 10,208 SF
Garage: U

ANTHONY P RAPPO; SCHYLER A GUASP-RAPPO
333 LAKE VUE DR
MONTGOMERY NY 12549

APN: 334289 25-6-5
Bedrooms: 3
Square Feet: 1,200 SF
Year Built: 1960

Bathrooms: 1
Lot Size: 9,280 SF
Garage: U

ROBERT M RADINSKY; JENNIFER M CARTER-RADINSKY
317 LAKE VUE DR
MONTGOMERY NY 12549

APN: 334289 25-6-12
Bedrooms: 3
Square Feet: 1,310 SF
Year Built: 1960

Bathrooms: 1
Lot Size: 10,208 SF
Garage: U

KELVIN L GARNER
324 LAKE VUE DR
MONTGOMERY NY 12549

APN: 334289 25-4-2
Bedrooms: 3
Square Feet: 1,332 SF
Year Built: 1960

Bathrooms: 1
Lot Size: 10,000 SF
Garage: U

EDWARD ALLEN JACKSON; SHELBY MARSE
326 LAKE VUE DR
MONTGOMERY NY 12549

APN: 334289 25-4-1
Bedrooms: 2
Square Feet: 1,272 SF
Year Built: 1960

Bathrooms: 1
Lot Size: 10,000 SF
Garage:

ABATANGELO, DREW
322 LAKE VUE DR
MONTGOMERY NY 12549

APN: 334289 25-4-3
Bedrooms: 3
Square Feet: 1,200 SF
Year Built: 1959

Bathrooms: 1
Lot Size: 10,000 SF
Garage:

PULASKI, BRIAN A.
335 LAKE VUE DR
MONTGOMERY NY 12549

APN: 334289 25-6-4
Bedrooms: 3
Square Feet: 1,200 SF
Year Built: 1959

Bathrooms: 1
Lot Size: 11,252 SF
Garage: U

MICHAEL P HOUSE; NANCY HOUSE
320 LAKE VUE DR
MONTGOMERY NY 12549

APN: 334289 25-4-4
Bedrooms: 3

Bathrooms: 1

DIANE E KRAUS
330 LAKE VUE DR
MONTGOMERY NY 12549

APN: 334289 25-3-10
Bedrooms: 3

Bathrooms: 2

Square Feet: 1,422 SF
Year Built: 1960

Lot Size: 10,000 SF
Garage: U

Square Feet: 1,507 SF
Year Built: 1964

Lot Size: 10,000 SF
Garage: U

LYNN H DECERBO; MARIANNE C DECERBO

318 LAKE VUE DR
MONTGOMERY NY 12549

APN: 334289 25-4-5

Bedrooms: 3

Square Feet: 1,200 SF

Year Built: 1960

Bathrooms: 1

Lot Size: 10,000 SF

Garage: U

