



## 4847 State Route 81, Greenville, NY 12083

**\$499,900**

**ML#:** 153449

**Type:** Multi Family

**Bedrooms:** 4

**Bathrooms:** 3 (0 1 2 0)

**Approx Finished SqFt:** 3224

Remarks - Own a Piece of Greenville's Vibrant Future & Thriving Community! A 3 unit mixed use building with a prime location strategically situated in the heart of Greenville with easy access to Route 32, Route 81, & County Route 26. The building has 2 stories with approximately 3,224 sq ft. The 1st floor consists of 2 units for retail, office, or medical spaces, or could be converted to apartments. The 2nd floor features a 4 bedroom, 1 bath beautifully renovated apartment with a living room, a laundry room, & 10' ceilings. The building has been improved, updated, & meticulously maintained with substantial improvements such as new insulation, HVAC systems, & structural upgrades. The property has great potential in the commercial landscape of Greenville for retail, medical, office, or shipping businesses, It's a great opportunity for an owner-occupant to showcase their own business, or convert to all residential units. It has great proximity to the area's destinations and attractions as it's 2 minutes to Greenville's Town Park, 30 minutes to Windham Ski Mountain, 40 minutes to Hunter Ski Mountain, 10 minutes to Zoom Flume Water Park, 20 minutes to Coxsackie's Riverside Park, 20 minutes to the Hudson River, 25 minutes to Dutchman's Landing Park & the Village of Catskill, 20 minutes to the Village of Athens, 40 minutes to Colgate Lake, & 30 minutes to Albany. View our 3D virtual tours, floor plans, and multi-media website of the building & property.

View Virtual Tour and more details at:

# Public Detail Report

Listings as of 07/01/24 at 8:21pm

**Active 07/01/24**      **Listing # 153449**      **4847 State Route 81, Greenville, NY 12083 Map**      **Listing Price: \$499,900**  
**County: Greene**



<b>Property Type</b>	Multi Family	<b>Property Subtype</b>	Multi Family
<b>Town (Taxable)</b>	Greenville		
<b>Beds</b>	4	<b>Approx Finished SqFt</b>	3224
<b>Baths</b>	3 (0 1 2 0)		
<b>Year Built</b>	1860	<b>Lot Sq Ft (approx)</b>	1742
<b>Tax Map ID</b>	12.04-3-13	<b>Lot Acres (approx)</b>	0.0400
<b>DOM</b>	0		

[See Additional Pictures](#)      [See Virtual Tour](#)

**School District** Greenville

**Directions** From Cairo, take Route 32 North, make a right onto Route 81, property is on the right #4847.

**Marketing Remark** Own a Piece of Greenville's Vibrant Future & Thriving Community! A 3 unit mixed use building with a prime location strategically situated in the heart of Greenville with easy access to Route 32, Route 81, & County Route 26. The building has 2 stories with approximately 3,224 sq ft. The 1st floor consists of 2 units for retail, office, or medical spaces, or could be converted to apartments. The 2nd floor features a 4 bedroom, 1 bath beautifully renovated apartment with a living room, a laundry room, & 10' ceilings. The building has been improved, updated, & meticulously maintained with substantial improvements such as new insulation, HVAC systems, & structural upgrades. The property has great potential in the commercial landscape of Greenville for retail, medical, office, or shipping businesses, It's a great opportunity for an owner-occupant to showcase their own business, or convert to all residential units. It has great proximity to the area's destinations and attractions as it's 2 minutes to Greenville's Town Park, 30 minutes to Windham Ski Mountain, 40 minutes to Hunter Ski Mountain, 10 minutes to Zoom Flume Water Park, 20 minutes to Cossackie's Riverside Park, 20 minutes to the Hudson River, 25 minutes to Dutchman's Landing Park & the Village of Catskill, 20 minutes to the Village of Athens, 40 minutes to Colgate Lake, & 30 minutes to Albany. View our 3D virtual tours, floor plans, and multi-media website of the building & property.

<b>Commission</b>	<b>Sub Agency</b>	0	<b>Buyer Agency</b>	2.25	<b>Brokers Agent Comp</b>	0
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<b>Internet Access</b>	Wired Broadband (Cable, DSL, Fiber Optic)	<b>Special Conditions</b>	None/Unknown
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## General Information

<b>Sign on Property</b>	No	<b>Zoning</b>	482 - Det Row Bldg
<b>Ag District</b>	No	<b>Flood Zone</b>	No
<b>Signed Ld</b>	Yes	<b>Inc/Exp State Avail.</b>	Yes
<b>Paint Disc # of Units</b>	3	<b>Most Precise Vcty</b>	Just off Rt 81 & Rt 32 Intersection

## Property Features

<b>Color</b>	White	<b>Roof</b>	Metal (Metal roof with gutters)
<b>Porch/Deck Options</b>	Other (Rear Fire Escape)	<b>Basement</b>	Full, Unfinished
<b>Green Features</b>	No	<b>Insulation</b>	Cellulose
<b>Windows</b>	Double Hung, Display	<b>Foundation</b>	Block, Stone
<b>Garage/Parking</b>	Street parking	<b>Condition</b>	Very Good
<b>Construction</b>	Frame, Wood Siding	<b>Siding</b>	Wood

## Utilities

<b>Water</b>	Municipal	<b>Sewer</b>	Municipal
<b>Heat Type</b>	Base Board, Hot Water, Ductless (6 Mini-splits), Varies by Unit	<b>Water Heater</b>	Propane (2 propane water heaters)
<b># of Furnaces</b>	1 (1 boiler & 6 minisplits)	<b>Electric</b>	Circuit Breakers
<b># of Heaters</b>	1 (1 plus 6 minisplits)	<b># of Meters</b>	3

## Public Records

<b>School Tax Assessment</b>	\$3290.71 \$107500	<b>Town Tax Assessors FulMrktVal</b>	\$2527.27 \$228723.00
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<b>Tax Exemptions</b>	No
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## Unit 1

**Unit 1 - Rooms** Living Room (Front Room: 23.90x12.80), Dining Room (Office: 8.72x12.99), Kitchen (Kitchen area: 12.31x14.11), Bedrooms (Back office: 12.15-12.02), Bathrooms (1/2 bath: 5.58x3.44), Other Room (Other room: 9.99x12.76)

**Unit 1 - Rent** \$1200 (Previous rent was \$1,200)

**Unit 1 Electric Incl** No

**Unit 1 Heat Included** No

**Unit 1 Description** Right Side Storefront

**Unit 2**

**Unit 2 - Rooms** Living Room (Storefront), Bathrooms (1/2 bath), Other Rooms (2 closets)

**Unit 2 - Rent** \$600.00 (Previous rent was \$600)

**Unit 2 Electric Incl** No

**Unit 2 Heat Included** No

**Unit 2 Description** Left Side Storefront

**Unit 3**

**Unit 3 - Rooms** Living Room (20.72x16.95), Dining Room (Laundry: 10.68x8.85), Kitchen (11.32x12.48), Bedrooms (4 total bedrooms: 11.83x8.32, 10.16x18.5), Bathrooms (3/4 bath: 6x7.22)

**Unit 3 - Occupied** No (Currently vacant)

**Unit 3 Heat Included** No

**Unit 3 Description** 2nd Floor Apartment

**Unit 3 - Appliances** Dishwasher, Range (Induction Stove), Refrigerator, Washer/Dryer, Other (Microwave)

**Unit 3 - Rent** \$1700.00 (Previous monthly rent was \$1,700)

**Unit 3 Electric Incl** No

**Presented By:**



July 2024

**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/>

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



Any offers of compensation are made only to participants of the MLS where the listing is filed.

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**12.04-3-17**  
Baumann,  
Thomas G.

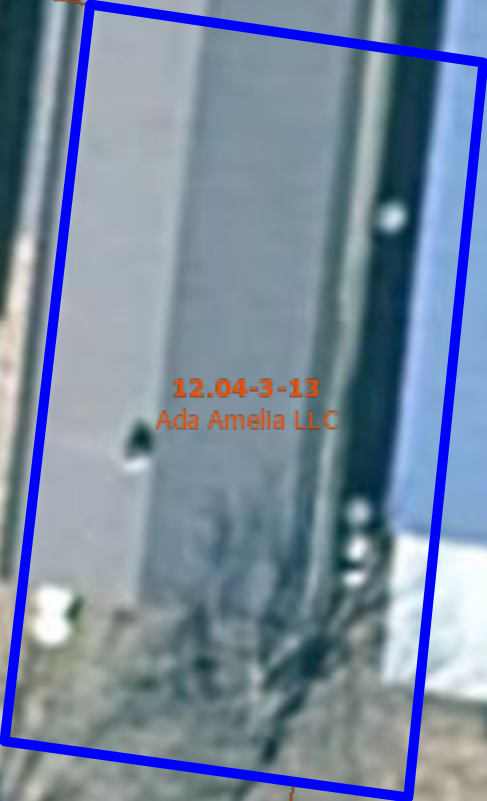
**12.04-3-13**  
Ada Amelia LLC

**12.04-3-14**  
Alley 81 LLC

**12.04-3-12**  
Masonic Lodge

**24.02-2-27**  
Trident  
Capital, LLC

12.04-3-17  
Baumann,  
Thomas G.



12.04-3-13  
Ada Amelia LLC

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Alley 81 LLC

12.04-3-12  
Masonic Lodge

24.02-2-27  
Trident  
Capital, LLC

Greene County



Image Mate Online

## Details for Taxes Levied in 2024

Tax Links
<input type="button" value="Property Info"/>
<input type="button" value="Tax Info"/>

### Municipality of Greenville

Swis:	193200	Tax Map ID#:	12.04-3-13
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2024 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	5.536057	107,500.00	595.13
Town Tax	6.961175	107,500.00	748.33
Ambulance District	2.129610	107,500.00	228.93
Greenville fire	2.161477	107,500.00	232.36
Greenville It	0.731250	107,500.00	78.61
Greenville Sewer 2	2.928716	107,500.00	314.84
Gre water	3.061127	107,500.00	329.07
			Total: 2,527.27

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

<b>Owner:</b> Ada Amelia LLC 3623 CR 26 Greenville, NY 12083	<b>Tax Map #</b> 12.04-3-13 <b>Tax Bill #</b> 003114 <b>Bank Code:</b> <b>School Code:</b> 193201 <b>Property Class:</b> 482 <b>Tax Roll:</b> 1												
<b>Location:</b> 4847 Route 81 SWIS: 193200 Greenville	<b>Acreage:</b> .04 <b>Frontage:</b> 30 <b>Liber:</b> 2020 <b>Depth:</b> 65 <b>Page:</b> 2966												
<table border="1"> <tr><td>Full Value:</td><td>219,388</td></tr> <tr><td>Assessment:</td><td>107,500</td></tr> <tr><td>STAR Savings:</td><td>0.00</td></tr> <tr><td><b>Tax Amount:</b></td><td><b>3,290.71</b></td></tr> <tr><td>Tax Paid:</td><td>3,290.71</td></tr> <tr><td><b>Balance:</b></td><td><b>0.00</b></td></tr> </table>		Full Value:	219,388	Assessment:	107,500	STAR Savings:	0.00	<b>Tax Amount:</b>	<b>3,290.71</b>	Tax Paid:	3,290.71	<b>Balance:</b>	<b>0.00</b>
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Tax Paid:	3,290.71												
<b>Balance:</b>	<b>0.00</b>												

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	18,187,970	107,500	30.4885	3,277.51
Library Tax	73,233	107,500	0.1228	13.20

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/21/23	taxpayer		3,290.71	

**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](#)







# 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](http://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) Ada Amelia LLC acknowledge receipt of a copy of this disclosure form:

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

\_\_\_\_\_  
\_\_\_\_\_

DocuSigned by:  
Alexandra Funk  
5E71172418C143D...

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

Date: 6/11/2024



## 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.



# Division of Licensing Services

New York State  
Department of State, Division of Licensing Services  
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[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

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) Ada Amelia LLC

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

Buyer/Tenant/Seller/Landlord Signature  Date: 6/11/2024

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.