



Final Roll

Parcel Grid Identification #:
134689-6162-06-268796-0000
Municipality: Poughkeepsie

Parcel Location
40 Woodlawn Ave

Owner Name on March 1
New England Realty Group Ltd , (P)

Primary (P) Owner Mail Address
92 Fairview Ave
Poughkeepsie NY 12601



Parcel Details

Size (acres): 0.13 Ac (C) Land Use Class: (210) Residential: One Family Year-Round Residence
File Map: Agri. Dist.: (0)
File Lot #: School District: (133201) Hyde Park Central School District
Split Town

Assessment Information (Current)

Land: \$37400 Total: \$155000 County Taxable: \$155000 Town Taxable: \$155000 School Taxable: \$155000 Village Taxable: \$0

Tax Code: H: Homestead Roll Section: 1 Uniform %: 100 Full Market Value: \$ 155000

Tent. Roll: 5/1/2019 Final. Roll: 7/1/2019 Valuation: 7/1/2018

Last Sale/Transfer

Sales Price: \$252500 Sale Date: 10/14/2005 10:48:19 AM Deed Book: 22005 Deed Page: 9950 Sale Condition: (J) No. Parcels: 2

Site Information:

Site Number: 1 Water Supply: (3) Comm/public Sewer Type: (3) Comm/public Desirability: (2) Typical Zoning Code: R20 Used As: ()

Residential Building Information:

Site Number: 1
Year Built: 1925 Year Remod.: 0 Building Style: (08) Old style No. Stories: 1.5 Sfla: 1042 Overall Cond.: (3) Normal
No. Kitchens: 1 No. Full Baths: 1 No. Half Baths: 1 No. Bedrooms: 3 No. Fire Places: 0 Basement Type: (4) Full
Central Air: 0 Heat Type: (2) Hot air Fuel Type: (4) Oil First Story: (4) 710 Second Story: (4) 0 Addl. Story: (4) 0
Half Story: 332 3/4 Story: 0 Fin. Over. Gar.: 0 Fin. Attic: 0 Unfin 1/2 Story: 0 Unfin 3/4 Story: 0
Fin Rec Room: 0 No. Rooms: 0 Grade: (C) Average Grade Adj. Pct.: 100

Improvements:

Site Number: 1
Improvement Number: 3
Structure Code:
(FC1) Shed-machine

Dim 1:	Dim 2	Quantity	Year Built
0	0	1	1925

Condition:
(2) Fair

Grade	Sq. Ft.
C	112

Site Number: 1
Improvement Number: 1
Structure Code:
(RP2) Porch-covered

Dim 1:	Dim 2	Quantity	Year Built
0	0	1	1925

Condition:
(3) Normal

Grade	Sq. Ft.
C	138

Site Number: 1
Improvement Number: 2
Structure Code:
(RP1) Porch-open/deck

Dim 1:	Dim 2	Quantity	Year Built
0	0	1	1991

Condition:
(3) Normal

Grade	Sq. Ft.
C	174

Special District Information:

Special District: 999Y2
Spec. Dist. Name:
Townwide Drain Imp

Primary Units:	Advalorem Value
1000	0

Special District: CL057
Spec. Dist. Name:
Consolidated Light

Primary Units:	Advalorem Value
0	155000

Special District: FF025
Spec. Dist. Name:
Fairview Fire Pok

Primary Units:	Advalorem Value
0	155000

Special District: GL000
Spec. Dist. Name:
Pok Lib District

Primary Units:	Advalorem Value
0	155000

Special District: TW0K3
Spec. Dist. Name:
Town Wide Wat Imp

Primary Units:	Advalorem Value
1000	0

Special District: WS0P4
Spec. Dist. Name:
4th Ward Swr Imp Cap

Primary Units:	Advalorem Value
1000	0

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

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DEPARTMENT OF STATE
Division of Licensing Services
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Albany, NY 12201-2001

Customer Service: (518) 474-4429
www.dos.state.ny.us

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 interests. 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 inconsistent 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 can not 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 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

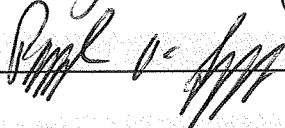
DISCLOSURE TO SELLER REGARDING PROPERTY CONDITION DISCLOSURE STATEMENT

As the seller of residential real property, you are required by law to complete and sign a Property Condition Disclosure Statement as prescribed by Real Property Law §462(2) and cause it, or a copy thereof, to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale. A copy of the Property Condition Disclosure Statement containing the signatures of both the buyer and the seller must be attached to the real estate purchase contract.

If you acquire knowledge which renders materially inaccurate a Property Condition Disclosure Statement previously provided, you must deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, will you be required to provide a revised Property Condition Disclosure Statement after the transfer of title from you to the buyer or after the buyer has commenced occupancy of the property.

If you fail to deliver a Property Condition Disclosure Statement to the buyer prior to the buyer signing a binding contract of sale, the buyer will be entitled to a credit in the amount of \$500.00 against the purchase price of the property upon the transfer of title.

I have received and read this disclosure notice regarding my property at:

Address 40 Woodlawn Ave Poughkeepsie 12601
Seller Name: New England Realty Group Ltd
Seller Signature:  Date: 6/8/19
Seller Signature: _____ Date: _____
Listing Agent Name: Jessica Mury/BoA Date 6.10.19

40 Woodlawn Ave Poughkeepsie

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

- _____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 - Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
 - Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- PH (b) Records and Reports available to the seller (check one below):
 - Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below): _____
 - Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

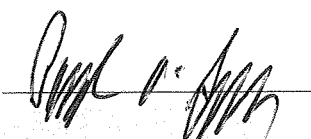
- _____ (c) Purchaser has received copies of all information listed above.
- _____ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.
- _____ (e) Purchaser has (check one below):
 - Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint, or lead-based paint hazards; or
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- RAD (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller:  Date: 6/3/19 Seller: _____ Date: / /

Purchaser: _____ Date: / / Purchaser: _____ Date: / /

Agent: Jessica Meyer Booth Date: _____ Agent: _____ Date: / /

