

5 Post Avenue
Catskill, NY 12414

\$374,900



Brought to you as a courtesy of:



Theodore Banta III
RVW Select Properties
Primary Phone: 518-466-1219
Office Phone: 518-943-5303
tedbanta3@yahoo.com
rvwselectproperties.com/



Basics		Details	
Beds	4	Above Grd Fin Area: 1700	Year Built: 1959
Baths	1	Below Grd Fin Area: 0	Acres: 0.54
Baths Full	1	Sub Type: Single Family Residence	
Living Area	1700		

Additional Info			
Basement	Yes	Fireplace	Yes

Remarks

Welcome to 5 Post Avenue in Catskill! Discover the convenience of one level living in this spacious 4 bedroom ranch, ideally situated on a .54 acre parcel in an established neighborhood setting in the heart of the Hudson Valley and Catskill Region. Offering approximately 1,700 sq. ft. of living space and 9 rooms, this home provides plenty of room to make it your own. Step inside to find hardwood floors and a comfortable, functional floor plan with generous living spaces. The large living room flows into the family room, where a wood-burning fireplace creates a warm and inviting gathering space. The kitchen offers ample cabinetry and workspace, while all 4 bedrooms are conveniently located on the main level. Two of the bedrooms feature dual closets, and another offers washer and dryer hookups. Outside, enjoy a spacious yard framed by mature trees and established landscaping, with room for gardening, outdoor recreation, entertaining, or simply relaxing at home. Front and rear decks provide additional outdoor living space, and a storage shed offers room for lawn and garden equipment. Additional features include municipal water and sewer, 200 amp electric service, hot-water baseboard heating, a full unfinished basement with Bilco door access and additional washer and dryer hookups, vinyl siding, and an asphalt shingle roof. The home offers a wonderful opportunity for a buyer to bring their own style and updates while building upon its spacious layout, hardwood floors, neighborhood setting, and convenient one level design. Beyond the property, enjoy everything the Village and

Residential Active
MLS# 20265749

5 Post Avenue
Catskill, NY 12414
County: Greene

\$374,900
Public Report



Beds:	4	Sub-Type:	Single Family Residence
Baths - Total (F,H)	1	Township:	Catskill
	(1,0)	Town	Catskill
Basement YN:	Yes	(Taxable):	
Stories:	1	911 Address:	5 Post Ave, Catskill, NY 12414
Living Area:	1,700	Lot Size Acres:	0.54
Above Grade Finished Area:	1,700	Zoning:	08 RA - 1.5
Below Grade Finished Area:	0	Zoning	08 RA - 1.5 210
Fireplace YN:	Yes	Description:	Single Family Residence
Fireplaces Total:	1	Year Built:	1959
		New	No
		Construction YN:	
		Garage YN:	No
		Lease	No
		Considered YN:	

Public Remarks: Welcome to 5 Post Avenue in Catskill! Discover the convenience of one level living in this spacious 4 bedroom ranch, ideally situated on a .54 acre parcel in an established neighborhood setting in the heart of the Hudson Valley and Catskill Region. Offering approximately 1,700 sq. ft. of living space and 9 rooms, this home provides plenty of room to make it your own. Step inside to find hardwood floors and a comfortable, functional floor plan with generous living spaces. The large living room flows into the family room, where a wood-burning fireplace creates a warm and inviting gathering space. The kitchen offers ample cabinetry and workspace, while all 4 bedrooms are conveniently located on the main level. Two of the bedrooms feature dual closets, and another offers washer and dryer hookups. Outside, enjoy a spacious yard framed by mature trees and established landscaping, with room for gardening, outdoor recreation, entertaining, or simply relaxing at home. Front and rear decks provide additional outdoor living space, and a storage shed offers room for lawn and garden equipment. Additional features include municipal water and sewer, 200 amp electric service, hot-water baseboard heating, a full unfinished basement with Bilco door access and additional washer and dryer hookups, vinyl siding, and an asphalt shingle roof. The home offers a wonderful opportunity for a buyer to bring their own style and updates while building upon its spacious layout, hardwood floors, neighborhood setting, and convenient one level design. Beyond the property, enjoy everything the Village and Town of Catskill and surrounding Hudson Valley have to offer. Explore Catskill's shops, restaurants, arts and community events; spend time along the Hudson River at Dutchman's Landing; walk the Hudson River Skywalk across the Rip Van Winkle Bridge; or visit the historic home and studios of Thomas Cole, founder of the Hudson River School of Art. Outdoor enthusiasts can venture into the Catskill Mountains for hiking, waterfalls and four-season recreation, while the Hudson River and Catskill Creek offer additional opportunities to enjoy the region's natural beauty. Whether you're looking for a full-time residence, a Hudson Valley home base, or a property you can update and personalize over time, 5 Post Avenue offers space, convenience, character, and a location that puts the best of Catskill and the surrounding region within reach. Come discover the possibilities and make this Catskill ranch your own! Explore the virtual tour, floor plan, aerial photography and dedicated multimedia property website to experience everything this home has to offer.

Possession: Close Of Escrow

Status Change Timestamp: 09/28/2026

Original List Price: \$374,900

List Price: \$374,900

School District: Catskill School District
List Price/SqFt: \$220.53

Tax Annual Amount: \$4,431
General Tax: \$0
School Tax: \$3,299.28
Town Tax: 1,131.71
Tax Assessed Value: \$89,500
Assessors Full Market Value: \$344,231

Parcel Number: 171.12-7-18
Tax Block: 18
Tax Lot: 7
Tax Exemptions YN: Yes
Tax Legal Description: 210 Single Family Residence

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Bedroom	Main			See Floor Plans	Bathroom	Main			See Floor Plans
Bedroom	Main			See Floor Plans	Living Room	Main			See Floor Plans
Bedroom	Main			See Floor Plans					
Bedroom	Main			See Floor Plans					
Dining Room	Main			See Floor Plans					
Family Room	Main			See Floor Plans					

Kitchen Main See Floor Plans

Appliances: Cooktop; Dryer; Oven; Refrigerator
Architectural Style: Ranch
Attic Features: Scuttle Attic
Basement: Full; Unfinished; Walk-Out Access
Book Information: Liber/Book: 745; Page: 203; Section: 171.12
Construction Materials: Frame
Electric: 200+ Amp Service
Fireplace Features: Family Room
Flooring: Carpet; Hardwood; Linoleum
Foundation Details: Block
Heating: Baseboard; Hot Water

Interior Features: Dual Closets
Laundry Features: Laundry Closet; Main Level
Levels: One
Lot Features: Back Yard; Level
Other Structures: Shed(s)
Parking Features: Driveway
Patio And Porch Features: Deck
Road Frontage Type: Town
Road Surface Type: Paved
Roof: Asphalt; Shingle
Sewer: Public Sewer
Structure Type: House
View: Neighborhood
Water Source: Public
Window Features: Double Hung Window(s)

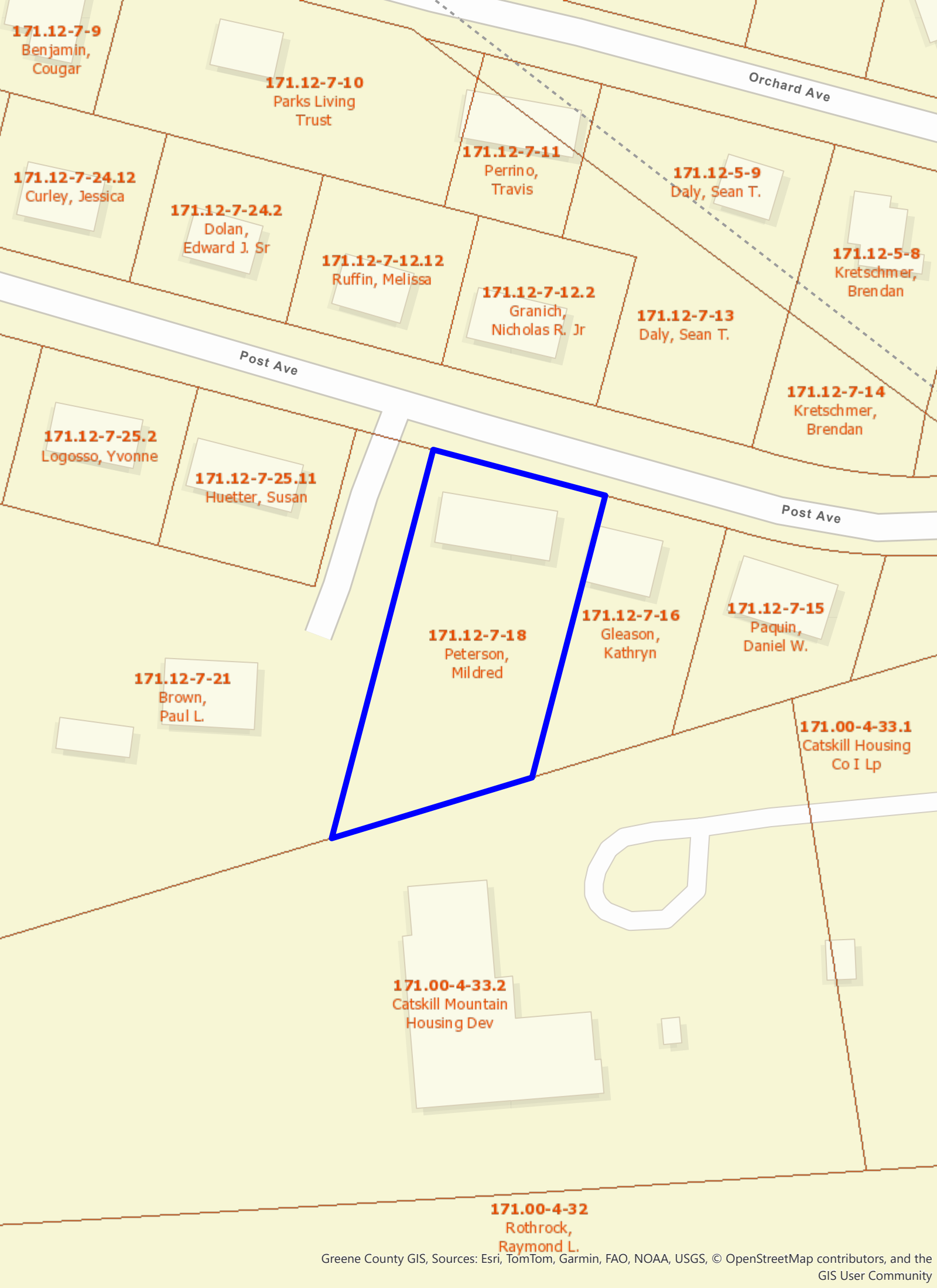


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SELECT PROPERTIES

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171.12-7-9
Benjamin,
Cougar

171.12-7-10
Parks Living
Trust

171.12-7-11
Perrino,
Travis

171.12-5-9
Daly, Sean T.

171.12-7-24.12
Curley, Jessica

171.12-7-24.2
Dolan,
Edward J. Sr

171.12-7-12.12
Ruffin, Melissa

171.12-7-12.2
Granich,
Nicholas R. Jr

171.12-7-13
Daly, Sean T.

171.12-5-8
Kretschmer,
Brendan

171.12-7-25.2
Logosso, Yvonne

171.12-7-25.11
Huetter, Susan

171.12-7-14
Kretschmer,
Brendan

171.12-7-21
Brown,
Paul L.

171.12-7-18
Peterson,
Mildred

171.12-7-16
Gleason,
Kathryn

171.12-7-15
Paquin,
Daniel W.

171.00-4-33.1
Catskill Housing
Co I Lp

171.00-4-33.2
Catskill Mountain
Housing Dev

171.00-4-32
Rothrock,
Raymond L.

Collection: **Town & County 2026****Fiscal Year Start:** 1/1/2026**Fiscal Year End:** 12/31/2026**Warrant Date:** 12/21/2025**Total Tax Due (minus penalties, interest & Fee)** \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/27/2026	1/21/2026	\$1,131.71	\$1,131.71	\$0.00	\$0.00		Full Payment

Tax Bill #	SWIS	Tax Map #	Status
004558	192689	171.12-7-18	PAID IN FULL
Address	Municipality	School	
5 Post Ave	Town of Catskill	Catskill Central	

Owners

Peterson Mildred
 Peterson Trust
 5 Post Ave
 Catskill, NY 12414

Property Information

Roll Section: 1
Property Class: 1 Family Res
Lot Size: 0.54

Assessment Information

Full Market Value: 319643.00
Total Assessed Value: 89500.00
Uniform %: 28.00

Exemption	Amount
VETWAR CTS	5850.00
AGED C/T/S	20913.00
AGED C/T/S	20913.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	62737.000	8.10260100	\$508.33
Town Tax	3886524	3.4000	62737.000	7.98323000	\$500.84
Catskill fire	200000	0.0000	89500.000	1.36913100	\$122.54

Total Taxes: \$1,131.71

Estimated State Aid - Type	Amount
County	24079274.00
Town	538257.00

Mail Payments To:

Samuel Aldi
 Receiver of Taxes
 439 Main Street Catskill, N.Y. 12414 (518) 943-4618 X5



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: 2026 School Tax ▼

Last Updated: 09/09/26 09:27 am

Owner:
 Peterson Trust The
 Peterson Darin Carl
 5 Post Ave
 Catskill, NY 12414

Tax Map # 171.12-7-18
Tax Bill # 005313
Bank Code:
School Code: 192601
Property Class: 210 **Tax Roll:** 1

Location: 5 Post Ave
SWIS: 192689 Catskill

Acreage: .54
Frontage: **Liber:**
Depth: **Page:**

Code	Description	Exemption
41834	STAR SR	24,900

Full Value:	344,231
Assessment:	89,500
STAR Savings:	840.10
Tax Amount:	2,459.18
Tax Paid:	0.00
Balance:	2,459.18

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	21,620,956	89,500	33.738891	3,019.63
Library Tax	1,251,981	89,500	1.953776	174.86
Pro-rata Library 25		5	1.0000	5.29
Pro-rata School 25		100	1.0000	99.50

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](#)

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:
Kim Rappleyea 9/24/2026
D3B0DE1CF18F4B8...

Purchaser Date

Seller Date

Purchasers Agent

Sellers Agent

DocuSigned by:
Ted Banta
Theodore Banta III & Konrad Roman
75F0C5617FD84BF...

**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): _____

☒ [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): _____

☒ [c] 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 inspections for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

☒ [f] Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d 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.

Signed by: <u>Kim Rappleyea</u> 9/24/2026		_____ Date	
Seller	D3B0DE1CF18F4B8...	Seller	_____ Date
Signed by: <u>Theodore Banta III & Konrad Roman</u> 9/24/2026		_____ Date	
Purchaser	75F0C5617FD84BF...	Purchaser	_____ Date
Agent	_____ Date	Agent	_____ Date



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:

☒ Seller as a (check relationship below)

☒ Seller's Agent

☐ Broker's Agent

☐ Buyer as a (check relationship below)

☐ Buyer's Agent

☐ Broker's Agent

☐ Dual Agent

☐ 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) Peterson Trust acknowledge receipt of a copy of this disclosure form:

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

Signed by:

Kim Rappleyea

D3B0DE1CF18F4B8...

Date: _____

Date: 9/24/2026



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

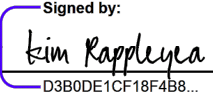
New York State Housing and Anti-Discrimination Disclosure Form

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) Peterson Trust

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

Buyer/Tenant/Seller/Landlord Signature  Date: 9/24/2026
Signed by:
D3B0DE1CF18F4B8...

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.