

**52 N Franklin Street
Athens, NY 12015**

\$349,900



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

Beds	3
Baths	2
Baths Full	1
Living Area	1438

Details

Above Grd Fin Area:	909
Below Grd Fin Area:	529
Sub Type:	Single Family Residence

Garage Spaces: 1

Year Built: 1972

Acres: 0.21

Additional Info

Basement	Yes	Flood Plain	No
Fireplace	No	Wood Stove	Yes

Remarks

Welcome to this cozy yet spacious 3-bedroom, 1.5-bath home designed for comfort and enjoyment. The eat-in kitchen and three-season room overlook a new inground pool, perfect for relaxing or entertaining. Situated on an oversized village lot, this home also offers an attached oversized garage and a brand-new roof. All of this in a wonderful river town setting! This home is within minutes of all that picturesque Greene County has to offer - skiing, hiking, boating, kayaking, arts, entertainment, restaurants/cafe's, and even summer cruise ferry boat rides to the renowned mecca of Hudson drawing antique enthusiasts from around the world.

Residential Active
MLS# 20256141

52 N Franklin Street
Athens, NY 12015
County: Greene

\$349,900
Public Report



Beds: 3 **Sub-Type:** Single Family Residence
Baths - Total (F,H) 2 **Township:** Athens
(1,1) **Town (Taxable):** Athens
Rooms Total: 6 **Neighborhood:** Athens
Basement YN: Yes **911 Address:** 52 North Franklin Street
Stories: 2 **Lot Size Acres:** 0.21
Living Area: 1,438 **Zoning:** 210 - Single
Above Grade Finished Area: 909 **Zoning:** 210 - Single
Below Grade Finished Area: 529 **Description:** Family Residence
Fireplace YN: No **Year Built:** 1972
Wood Stove YN: Yes **Construction YN:** No
Flood Plain YN: No
Garage YN: Yes
Attached Garage YN: Yes
Garage Spaces: 1
Lease: No
Considered YN:

Public Remarks: Welcome to this cozy yet spacious 3-bedroom, 1.5-bath home designed for comfort and enjoyment. The eat-in kitchen and three-season room overlook a new inground pool, perfect for relaxing or entertaining. Situated on an oversized village lot, this home also offers an attached oversized garage and a brand-new roof. All of this in a wonderful river town setting! This home is within minutes of all that picturesque Greene County has to offer - skiing, hiking, boating, kayaking, arts, entertainment, restaurants/cafe's, and even summer cruise ferry boat rides to the renowned mecca of Hudson drawing antique enthusiasts from around the world.

Possession: Negotiable; See Remarks	Status Change Timestamp: 12/24/2025
	Original List Price: \$349,900
	List Price: \$349,900

School District: Coxsackie - Athens Central School District	Tax Annual Amount: \$3,715	Parcel Number: 122.19-1-26
	Tax Year: 2025	Tax Block: 1
Elementary School: Other	General Tax: \$0	Tax Lot: 26
	School Tax: \$2,867.77	Tax Exemptions YN: No
	Town Tax: 848.08	Tax Legal Description: 122.19-1-26
List Price/SqFt: \$243.32	Tax Assessed Value: \$226,000	
	Assessors Full Market Value: \$226,000	

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Bedroom	First	10.62	13.34		Laundry	Basement	8.14	6.2	
Bedroom	First	8.95	12.33		Living Room	First	12.32	13.59	
Bedroom	Basement	20.94	12.94						
Kitchen	First	10.64	19.23	EAT-IN					
Other Room	First	9.69	13.72	BACK SEASONAL ROOM					

Appliances: Dishwasher; Electric Water Heater; Free-Standing Electric Range; Free-Standing Refrigerator; Washer/Dryer

Architectural Style: Raised Ranch

Attic Features: Pull-Down Stairs; Storage Only

Basement: Block; Finished; Walk-Out Access

Book Information: Liber/Book: 1133; Page: 226; Section: 122.19

Construction Materials: Frame; Wood Siding

Documents Available: Legal Description; Survey

Electric: 200+ Amp Service; Circuit Breakers

Fencing: Back Yard

Flooring: Hardwood; Laminate; Tile

Interior Features: 3 Seasons Room; High Speed Internet; Sun Room

Land Details: Water Rights YN: No

Laundry Features: In Basement; Laundry Room

Levels: Bi-Level

Lot Features: Back Yard; Cleared; Corners Marked;

Rectangular Lot

Parking Features: Additional Parking; Asphalt; Garage Faces Front; Off Street; Paved

Patio And Porch Features: Enclosed; Patio; Rear Porch

Pool Features: In Ground; Outdoor Pool; Pool Cover

Property Condition: Updated/Remodeled

Road Frontage Type: City Street

Foundation Details: Block

Frontage Type: Frontage Length: 157.14

Heating: Baseboard; Electric; Kerosene; Pellet Stove; Wall Furnace

Road Surface Type: Asphalt

Roof: Asphalt; Shingle

Sewer: Public Sewer

Utilities: Cable Connected; Electricity Connected; Sewer Connected; Water Connected

View: Neighborhood

Water Source: Public

Window Features: Double Hung Window(s)

Wood Stove Features: Pellet



Theodore Banta III

License: 10311206649

RVW Select Properties

7 W Moorehouse Rd

Cairo, NY 12413

518-466-1219

518-943-5303

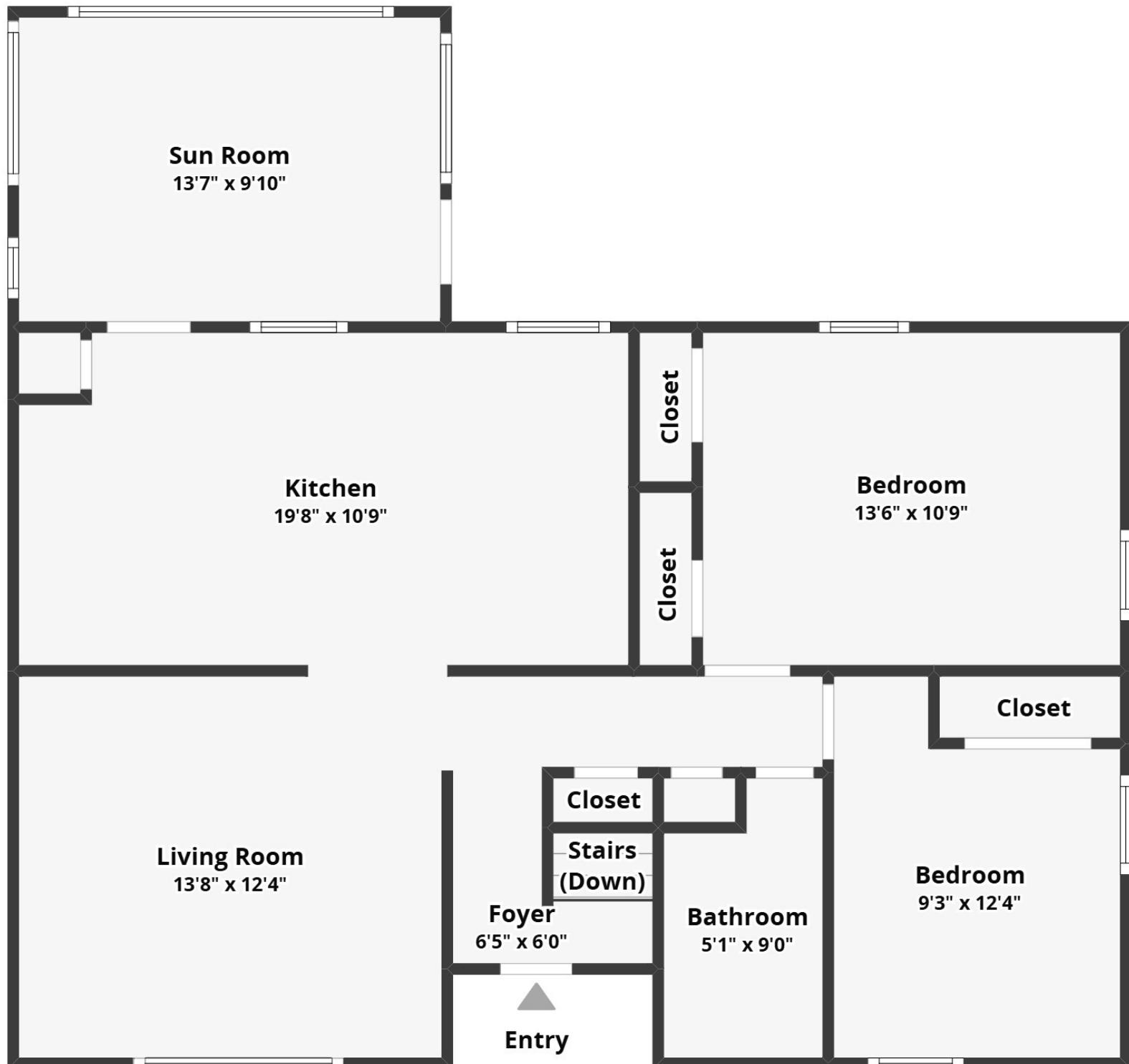
tedbanta3@yahoo.com

<https://rvwselectproperties.com/>

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and **FBS**. Prepared by Theodore Banta III on Friday, January 02, 2026 3:46 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



SELECT PROPERTIES



All dimensions are approximate and subject to independent verification

Gym
12'3" x 21'1"

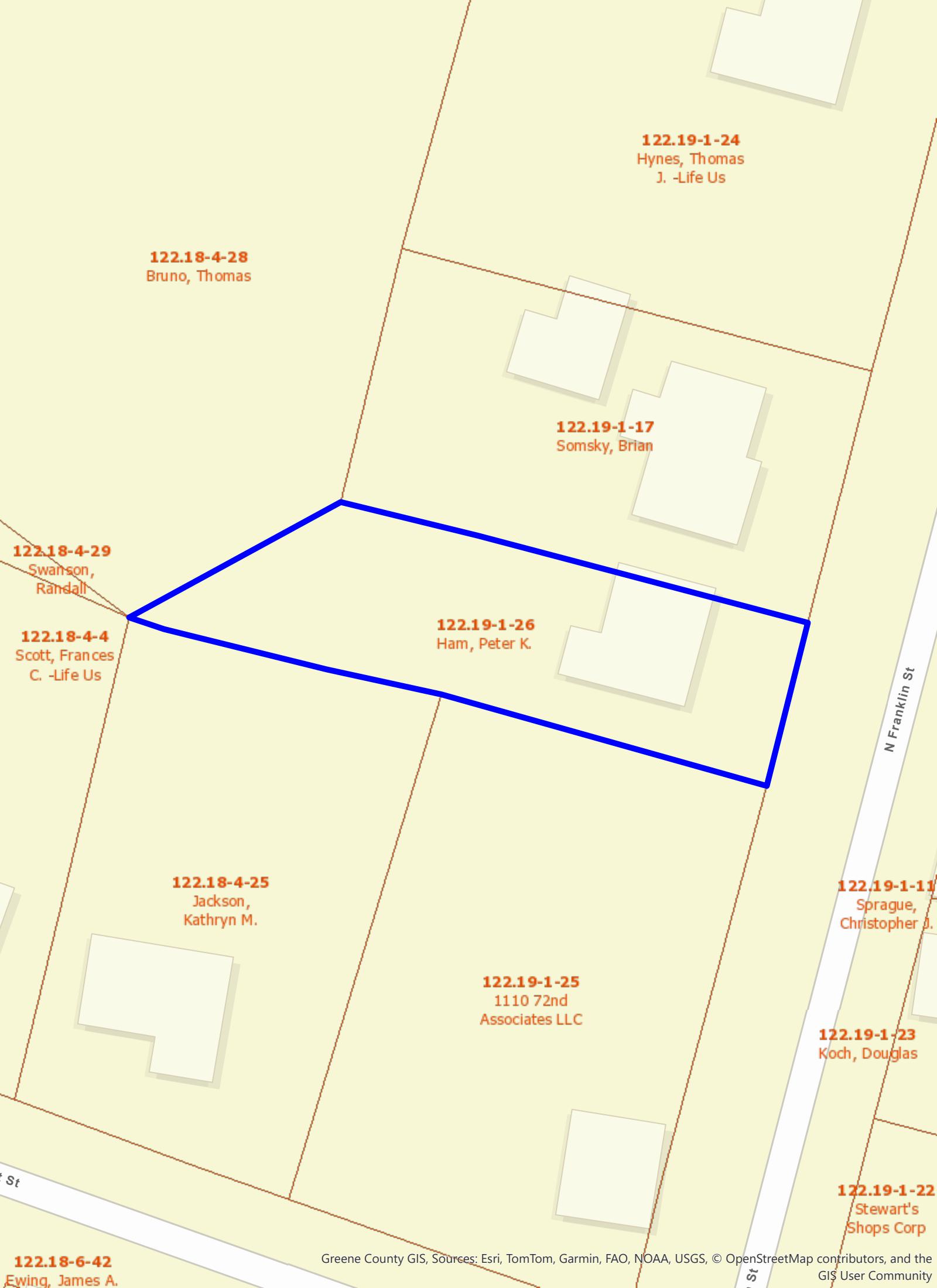
Bathroom
8'4" x 6'4"

Garage
14'3" x 21'1"

Stairs
(Up)

Closet

All dimensions are approximate and subject to independent verification





Collection: Town & County 2025

Fiscal Year Start: 1/1/2025

Fiscal Year End: 12/31/2025

Warrant Date: 12/21/2024

Total Tax Due (minus penalties & interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/24/2025	1/24/2025	\$848.08	\$848.08	\$0.00	\$0.00	Mail	Full Payment - Multi-Payment

Tax Bill #	SWIS	Tax Map #	Status
000372	192201	122.19-1-26	Payment Posted
Address	Municipality	School	
52 N Franklin St	Village of Athens	Coxsackie-Athens	

Owners Property Information Assessment Information

Ham Peter K	Roll Section: 1	Full Market Value: 243011.00
52 N Franklin St	Property Class: 1 Family Res	Total Assessed Value: 226000.00
Athens, NY 12015	Lot Size: 0.12	Uniform %: 93.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
COUNTY TAX	27309370	0.0000	226000.000	2.71033600	\$612.54
TOWN TAX	1225478	2.2000	226000.000	0.76938800	\$173.88
Library	170889	6.2000	226000.000	0.27283000	\$61.66

Total Taxes: \$848.08

Estimated State Aid - Type	Amount
County	22340041.00
Town	218000.00

Mail Payments To:

Town of Athens
 Tax Collector
 2 First Street Athens, NY. 12015



Coxsackie-Athens Central School District

Greene County

PAY TO: School Tax Collector, P.O. Box 36, Coxsackie, New York 12051 (518) 731-1705

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:

2025 School Tax (2025-2026) ▾

Last Updated: 11/10/25 08:07 am

Owner:

Ham Peter K
52 N Franklin St
Athens, NY 12015

Tax Map # 122.19-1-26

Tax Bill # 000366

Bank Code: CORE

School Code: 192801

Property Class: 210 Tax Roll: 1

Location: 52 N Franklin St
SWIS: 192201 Athens

Acreage: .12

Frontage: Liber: 2023

Depth: Page: 1717

Full Value:	262,791
Assessment:	226,000
STAR Savings:	0.00
Tax Amount:	2,867.77
Tax Paid:	2,867.77
Balance:	0.00

(Hide Bill and Payment Details...)

Tax Description		Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax		20,928,010	226,000	12.689231	2,867.77
Pmt Date	Payor	Check #		Tax Paid	Fees Paid
10/09/25	Ham Peter K	QS10101071		2,867.77	

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](#)

AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 52 N. Franklin St, Athens, NY 12015

When any purchase and sale contract is presented for the sale, purchase, or exchange of real property located partially or wholly within an agricultural district established pursuant to the provisions of article 25-AA of the Agricultural and Markets law, the prospective grantor shall present to the prospective grantee a disclosure notice which states the following:

It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law.

Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.

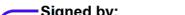
Receipt of such disclosure notice shall be recorded on a property transfer report form prescribed by the state board of real property services as provided for in section three hundred thirty-three of the real property law.

Initial the following:

The aforementioned property IS located in an agricultural district.

Initial PH IS NOT The aforementioned property IS NOT located in an agricultural district.

I have received and read this disclosure notice.

Signed by:  12/10/2025
Seller E2D0F267B2644BE... Date Purchaser Date

Seller _____ Date _____ Purchaser _____ Date _____

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 _____

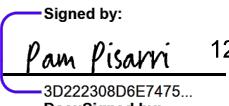
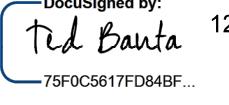
Signed by:
 12/10/2025
E2D0F267B2644BE...

Purchaser _____ Date _____

Seller _____ Date _____

Purchasers Agent _____

Sellers Agent _____

Signed by:
 12/9/2025
3D222308D6E7475...
DocuSigned by:
 12/9/2025
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)

^{Initial}
PH

[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): _____

X 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): _____

X 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)

PP

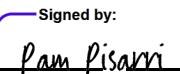
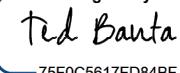
DS
TB

PP&TSB3

[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.

<p>Signed by:  Seller E2D0F267B2644BE...</p>	<p>12/10/2025 Date</p>	<p>Seller Date</p>
<p>Purchaser Pam Pisarri & Theodore Banta III</p>		<p>Purchaser Date</p>
<p>Agent CGND MLS #14 09/27/11</p>		<p>Agent Date</p>
<p>Signed by:  Pam Pisarri 3D222308D6E7475... DocuSigned by:  Ted Banta 75F0C5617FD84BF...</p>		



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 Pam Pisarri & Theodore Banta III 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) Peter Harm acknowledge receipt of a copy of this disclosure form:

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

Signed by:

 E2D0F267B2644BE...

Date: _____

Date: 12/10/2025



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>.

Pam Pisarri & Theodore Banta III

This form was provided to me by _____ (print name of Real Estate Salesperson/
Broker) of **RVW Select Properties** _____ (print name of Real Estate company, firm or brokerage)

Peter Harm
(I)(We) _____

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

Buyer/Tenant/Seller/Landlord Signature _____

Signed by:

E2D0F267B2644BE...

Date: 12/10/2025

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.