

**7719 New York 32  
Cairo, NY 12413**

**\$424,900**



*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](mailto:tedbanta3@yahoo.com)  
[rvwselectproperties.com/](http://rvwselectproperties.com/)



**Basics** **Details**

**Beds** \*\*\*\*\*  
**Baths** \*\*\*\*\*  
**Baths Full** \*\*\*\*\*  
**Living Area** \*\*\*\*\*

**Sub Type:** Unimproved Land  
**Year Built:** \*\*\*\*\*

**Acres:** 6.77

**Additional Info**

**Association** No **Flood Plain** No **Waterfront** No

**Remarks**

A Prime Investment Property in the Heart of Greene County in Cairo! 2 parcels of land totaling 6.77 acres at the Crossroads of the County on the corner of Route 23 and Route 32. There is a traffic light at the intersection. The parcel has been partially cleared, has a well, and is ready for your venture. The property is zoned Commercial allowing for a wide array of permitted uses. It's a high profile and highly traveled crossroads in the county with great proximity to the area's destinations and attractions as it's only 20 minutes to Windham Ski Mountain, 15 minutes to Zoom Flume Water Park, 20 minutes to Dutchman's Landing Park & the Hudson River in Catskill, 45 minutes to Albany, 25 minutes to Saugerties, & 12 minutes to the NYS Thruway. It's a great location for your business! View our virtual tours, aerial photography, & multi-media website of the property.

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Theodore Banta III on Thursday, April 23, 2026 12:21AM.

Land Active  
MLS# 20261792

7719 New York 32  
Cairo, NY 12413  
County: Greene

\$424,900  
Public Report



<b>Lot Size Acres:</b>	6.77	<b>Sub-Type:</b>	Unimproved Land
<b>Lot Size</b>	6.77 acres	<b>Township:</b>	Cairo
<b>Dimensions:</b>		<b>Town</b>	Cairo
<b>Zoning:</b>	COM	<b>(Taxable):</b>	
<b>Zoning Description:</b>	Commercial	<b>911 Address:</b>	7719 Route 32, Cairo, NY 12413
<b>Number Of Lots:</b>	2	<b>Flood Plain</b>	No
<b>Association YN:</b>	No	<b>YN:</b>	
		<b>Frontage</b>	As per survey
		<b>Length:</b>	
		<b>Waterfront</b>	No
		<b>YN:</b>	

**Public Remarks:** A Prime Investment Property in the Heart of Greene County in Cairo! 2 parcels of land totaling 6.77 acres at the Crossroads of the County on the corner of Route 23 and Route 32. There is a traffic light at the intersection. The parcel has been partially cleared, has a well, and is ready for your venture. The property is zoned Commercial allowing for a wide array of permitted uses. It's a high profile and highly traveled crossroads in the county with great proximity to the area's destinations and attractions as it's only 20 minutes to Windham Ski Mountain, 15 minutes to Zoom Flume Water Park, 20 minutes to Dutchman's Landing Park & the Hudson River in Catskill, 45 minutes to Albany, 25 minutes to Saugerties, & 12 minutes to the NYS Thruway. It's a great location for your business! View our virtual tours, aerial photography, & multi-media website of the property.

**Status Change Timestamp:** 04/22/2026

**Original List Price:** \$424,900

**List Price:** \$424,900

**School District:** Cairo-Durham Central School District

**List Price/Acre:** \$62,762.19

**Tax Annual Amount:** \$3,711

**General Tax:** \$0

**School Tax:** \$2,254.6

**Town Tax:** 1,455.65

**Tax Assessed Value:** \$85,900

**Assessors Full Market Value:** \$245,400

**Parcel Number:** 84.00-6-1.2 & 84.00-6-1.1

**Tax Block:** 1.1

**Tax Lot:** 6

**Tax Exemptions** No

**YN:**

**Tax Legal** 330 & 312 Land

**Description:**

**Book Information:** Liber/Book: 2023; Page: 523; Section: 84.00

**Current Use:** Unimproved

**Development Status:** Raw Land

**Documents Available:** Survey

**Frontage Type:** Frontage Length: As per survey

**Location:** Rural

**Lot Features:** Cleared; Corner Lot; Few Trees; Gentle Sloping

**Other Structures:** Shed(s)

**Possible Use:** Automotive; Commercial; Highway/Tourist Service; Industrial; Investment; Medical/Dental; Mini Storage; Mixed Use; Multi-Family; Nursery; Office; Place of Worship; Residential; Retail; Unimproved; Vacant; Warehouse

**Road Frontage Type:** State Road

**Road Surface Type:** Paved

**Sewer:** None

**Utilities:** Electricity Available

**View:** Mountain(s); Neighborhood; Rural

**Water Source:** Well



**Theodore Banta III**

**License: 10311206649**

RVW Select Properties

7 W Moorehouse Rd

Cairo, NY 12413

518-466-1219

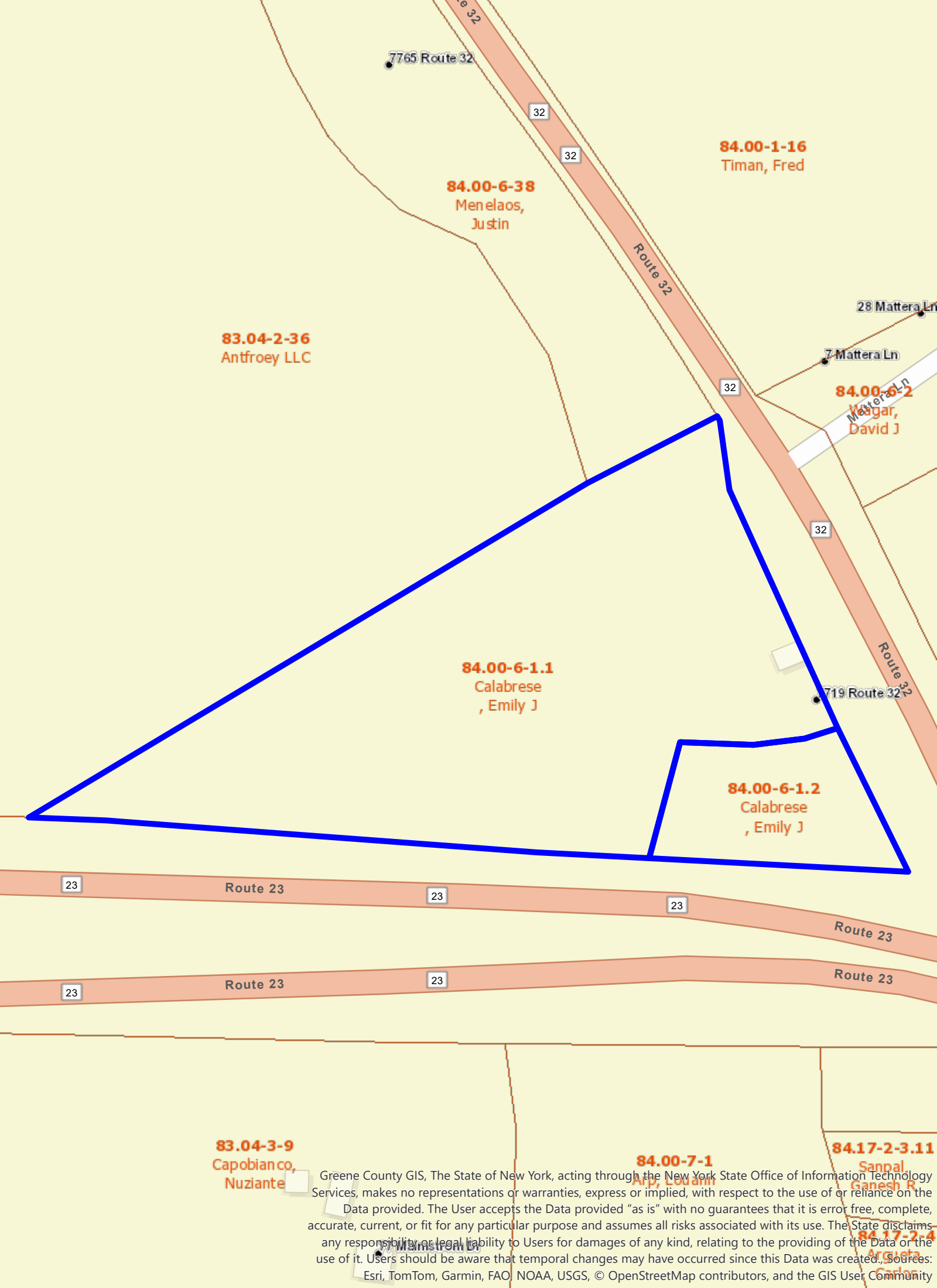
518-943-5303

tedbanta3@yahoo.com

<https://rvwselectproperties.com/>



SELECT PROPERTIES



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7765 Route 82

84.00-1-16  
Timan, Fred

84.00-6-38  
Menelaos,  
Justin

83.04-2-36  
Antfroey LLC

28 Mattera Ln

7 Mattera Ln

84.00-6-2  
Wagar,  
David J

84.00-6-1.1  
Calabrese,  
Emily J

719 Route 82

84.00-6-1.2  
Calabrese,  
Emily J

83.04-3-9  
Capobianco,  
Nuziente

84.00-7-1

84.17-2-3.11

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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)** \$640.55

**\$640.55**

**Pay Full**

Tax Bill #	SWIS	Tax Map #	Status
000581	192400	84.00-6-1.2	Unpaid
Address		Municipality	School
Route 32		Town of Cairo	Cairo-Durham

**Owners**

Calabrese Emily J  
 Calabrese Giuseppe Trust  
 PO Box 367  
 Leeds, NY 12451

**Property Information**

**Roll Section:** 1  
**Property Class:** Vacant comm  
**Lot Size:** 0.93

**Assessment Information**

**Full Market Value:** 108000.00  
**Total Assessed Value:** 37800.00  
**Uniform %:** 35.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	37800.000	6.48208100	\$245.02
Town Tax	3946738	0.9000	37800.000	9.02196800	\$341.03
Cairo fire	512700	2.0000	37800.000	1.44183600	\$54.50

**Total Taxes: \$640.55**

**FULL PAYMENT OPTION**

From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Dec 29	Feb 02, 2026	\$640.55	\$0.00	\$0.00	<b>\$640.55</b>
Feb 03	Mar 02, 2026	\$640.55	\$6.41	\$0.00	<b>\$646.96</b>
Mar 03	Mar 31, 2026	\$640.55	\$12.81	\$0.00	<b>\$653.36</b>
Apr 01	Apr 30, 2026	\$640.55	\$19.22	\$0.00	<b>\$659.77</b>
May 01	Jun 01, 2026	\$640.55	\$25.62	\$2.00	<b>\$668.17</b>
Jun 02	Jun 30, 2026	\$640.55	\$32.03	\$2.00	<b>\$674.58</b>
Jul 01	Jul 31, 2026	\$640.55	\$38.43	\$2.00	<b>\$680.98</b>

Estimated State Aid - Type	Amount
County	24079274.00
Town	470591.00

**Mail Payments To:**

Susan B. Hilgendorff  
 Tax Collector  
 PO Box 319 Cairo, NY. 12413

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)** \$815.10

**\$815.10**

**Pay Full**

Tax Bill #	SWIS	Tax Map #	Status
000580	192400	84.00-6-1.1	Unpaid
Address		Municipality	School
7719 Route 32		Town of Cairo	Cairo-Durham

Owners	Property Information	Assessment Information
Calabrese Emily J	<b>Roll Section:</b> 1	<b>Full Market Value:</b> 137400.00
Calabrese Giuseppe Trust	<b>Property Class:</b> Vac w/imprv	<b>Total Assessed Value:</b> 48100.00
PO Box 367	<b>Lot Size:</b> 5.84	<b>Uniform %:</b> 35.00
Leeds, NY 12451		

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	48100.000	6.48208100	\$311.79
Town Tax	3946738	0.9000	48100.000	9.02196800	\$433.96
Cairo fire	512700	2.0000	48100.000	1.44183600	\$69.35

**Total Taxes: \$815.10**

**FULL PAYMENT OPTION**

From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Dec 29	Feb 02, 2026	\$815.10	\$0.00	\$0.00	<b>\$815.10</b>
Feb 03	Mar 02, 2026	\$815.10	\$8.15	\$0.00	<b>\$823.25</b>
Mar 03	Mar 31, 2026	\$815.10	\$16.30	\$0.00	<b>\$831.40</b>
Apr 01	Apr 30, 2026	\$815.10	\$24.45	\$0.00	<b>\$839.55</b>
May 01	Jun 01, 2026	\$815.10	\$32.60	\$2.00	<b>\$849.70</b>
Jun 02	Jun 30, 2026	\$815.10	\$40.76	\$2.00	<b>\$857.86</b>
Jul 01	Jul 31, 2026	\$815.10	\$48.91	\$2.00	<b>\$866.01</b>

Estimated State Aid - Type	Amount
County	24079274.00
Town	470591.00

**Mail Payments To:**  
 Susan B. Hilgendorff  
 Tax Collector  
 PO Box 319 Cairo, NY. 12413



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:  ▼

Last Updated: 11/05/25 02:49 pm

<b>Owner:</b> Calabrese Emily J Calabrese Giuseppe Trust PO Box 367 Leeds, NY 12451	<b>Tax Map #</b> 84.00-6-1.2 <b>Tax Bill #</b> 001606 <b>Bank Code:</b> <b>School Code:</b> 192401 <b>Property Class:</b> 330 <b>Tax Roll:</b> 1												
<b>Location:</b> <a href="#">Route 32</a> <b>SWIS:</b> <a href="#">192400 Cairo</a>	<b>Acreage:</b> .93 <b>Frontage:</b> 210 <b>Liber:</b> 2023 <b>Depth:</b> <b>Page:</b> 523												
<table border="1"> <tr><td>Full Value:</td><td>108,000</td></tr> <tr><td>Assessment:</td><td>37,800</td></tr> <tr><td>STAR Savings:</td><td>0.00</td></tr> <tr><td><b>Tax Amount:</b></td><td><b>992.13</b></td></tr> <tr><td>Tax Paid:</td><td>992.13</td></tr> <tr><td><b>Balance:</b></td><td><b>0.00</b></td></tr> </table>		Full Value:	108,000	Assessment:	37,800	STAR Savings:	0.00	<b>Tax Amount:</b>	<b>992.13</b>	Tax Paid:	992.13	<b>Balance:</b>	<b>0.00</b>
Full Value:	108,000												
Assessment:	37,800												
STAR Savings:	0.00												
<b>Tax Amount:</b>	<b>992.13</b>												
Tax Paid:	992.13												
<b>Balance:</b>	<b>0.00</b>												

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School tax	17,322,960	37,800	26.21263	990.84
LibraryTax	22,543	37,800	0.034112	1.29

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
10/04/25	Calabrese Emily J	1004-00012	992.13	

**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](#)



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: 11/05/25 02:49 pm

Owner: Calabrese Emily J Calabrese Giuseppe Trust PO Box 367 Leeds, NY 12451	Tax Map # 84.00-6-1.1 Tax Bill # 001605 Bank Code: School Code: 192401 Property Class: 312	Tax Roll: 1												
Location: 7719 Route 32 SWIS: 192400 Cairo	Acreage: 5.84 Frontage: 383 Depth:	Liber: 2023 Page: 523												
<table border="1"> <tr><td>Full Value:</td><td>137,400</td></tr> <tr><td>Assessment:</td><td>48,100</td></tr> <tr><td>STAR Savings:</td><td>0.00</td></tr> <tr><td><b>Tax Amount:</b></td><td><b>1,262.47</b></td></tr> <tr><td>Tax Paid:</td><td>1,262.47</td></tr> <tr><td><b>Balance:</b></td><td><b>0.00</b></td></tr> </table>			Full Value:	137,400	Assessment:	48,100	STAR Savings:	0.00	<b>Tax Amount:</b>	<b>1,262.47</b>	Tax Paid:	1,262.47	<b>Balance:</b>	<b>0.00</b>
Full Value:	137,400													
Assessment:	48,100													
STAR Savings:	0.00													
<b>Tax Amount:</b>	<b>1,262.47</b>													
Tax Paid:	1,262.47													
<b>Balance:</b>	<b>0.00</b>													

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School tax	17,322,960	48,100	26.21263	1,260.83
LibraryTax	22,543	48,100	0.034112	1.64

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
10/04/25	Calabrese Emily J	1004-00011	1,262.47	

**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: 7719 Route 32, Cairo, NY 12413 - 84.00-6-1.1 & 84.00-6-1.2

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.

<sup>DS</sup> IS NOT \_\_\_\_\_ The aforementioned property IS NOT located in an agricultural district.

*El*

I have received and read this disclosure notice.

DocuSigned by:  
*Emily Calabrese* 2/18/2026  
 Seller \_\_\_\_\_ Date \_\_\_\_\_ Purchaser \_\_\_\_\_ Date \_\_\_\_\_  
D1465D6BAE11435...

\_\_\_\_\_  
 Seller \_\_\_\_\_ Date \_\_\_\_\_ Purchaser \_\_\_\_\_ 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:

- |   |   |
|---|---|
| <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) Emily J Calabrese & Calabrese Credit Shelter acknowledge receipt of a copy of this disclosure form:  
Trust

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

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

DocuSigned by:  
Emily Calabrese  
D1465D6BAE11435...

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

Date: 2/18/2026



## 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  
(518) 474-4429  
[www.dos.ny.gov](http://www.dos.ny.gov)

New York State  
Division of Consumer Rights  
(888) 392-3644

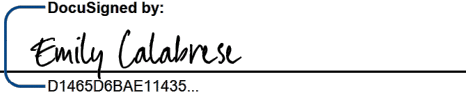
## New York State Housing and Anti-Discrimination Disclosure Form

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) Emily J Calabrese & Calabrese Credit Shelter Trust

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

Buyer/Tenant/Seller/Landlord Signature  Date: 2/18/2026

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.