

141 Jones Road

Round Top, NY 12473

\$199,900



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: 2240	Year Built: 2002
Baths	3	Below Grd Fin Area: 0	Acres: 2
Baths Full	3	Sub Type: Single Family Residence	
Living Area	2240		

Additional Info			
Basement	No	Fireplace	Yes
		Wood Stove	Yes

Remarks

Price Reduced! A Spacious 4 Bedroom, 3 Bath Home on 2 Acres in the charming hamlet of Round Top! Offering plenty of space, a flexible floor plan, and an attractive country setting, this home presents a great opportunity for a buyer to complete the finishing touches and make it their own, with the seller willing to accommodate reasonable finishing work as part of an acceptable offer.. The home features a primary bedroom & bath suite, an open floor plan, a kitchen with a breakfast bar, a dining room with a fireplace, a living room with a wood stove, a laundry room, and generous living space throughout. Enjoy the outdoors from the covered front porch, covered back porch, and deck overlooking the property's spacious grounds. There's ample yard space for play, recreation, gardening, and entertaining, along with a shed and circular driveway. Conveniently located near many of the Catskill Region's destinations and attractions - approximately 20 minutes to Zoom Flume Water Park and the Village of Catskill, 25 minutes to Windham Mountain and Dutchman's Landing Park on the Hudson River, 30 minutes to Saugerties and North-South Lake, and 35 minutes to Hunter Mountain and Colgate Lake. With 4 bedrooms, 3 baths, 2 acres, and a newly improved price, this property offers space, potential, and an opportunity to create a wonderful Catskills home at an attractive value. View our 3D virtual tours, floor plans, and multi-media website for a complete look at the home and property



Beds:	4	Sub-Type:	Single Family Residence
Baths - Total (F,H)	3	Township:	Cairo
	(3,0)	Town	Cairo
Basement YN:	No	(Taxable):	
Stories:	1	911 Address:	141 Jones Rd, Round Top, NY 12473
Living Area:	2,240	Lot Size Acres:	2
Above Grade Finished Area:	2,240	Zoning:	01
Below Grade Finished Area:	0	Zoning	01 270 Mfg
Fireplace YN:	Yes	Description:	housing
Fireplaces Total:	1	Year Built:	2002
Wood Stove YN:	Yes	New Construction YN:	No
		Garage YN:	No
		Lease Considered YN:	No

Public Remarks: Price Reduced! A Spacious 4 Bedroom, 3 Bath Home on 2 Acres in the charming hamlet of Round Top! Offering plenty of space, a flexible floor plan, and an attractive country setting, this home presents a great opportunity for a buyer to complete the finishing touches and make it their own, with the seller willing to accommodate reasonable finishing work as part of an acceptable offer.. The home features a primary bedroom & bath suite, an open floor plan, a kitchen with a breakfast bar, a dining room with a fireplace, a living room with a wood stove, a laundry room, and generous living space throughout. Enjoy the outdoors from the covered front porch, covered back porch, and deck overlooking the property's spacious grounds. There's ample yard space for play, recreation, gardening, and entertaining, along with a shed and circular driveway. Conveniently located near many of the Catskill Region's destinations and attractions - approximately 20 minutes to Zoom Flume Water Park and the Village of Catskill, 25 minutes to Windham Mountain and Dutchman's Landing Park on the Hudson River, 30 minutes to Saugerties and North-South Lake, and 35 minutes to Hunter Mountain and Colgate Lake. With 4 bedrooms, 3 baths, 2 acres, and a newly improved price, this property offers space, potential, and an opportunity to create a wonderful Catskills home at an attractive value. View our 3D virtual tours, floor plans, and multi-media website for a complete look at the home and property.

Back on Market Date: 09/23/2025	Possession: Close Of Escrow	Status Change Timestamp: 07/02/2025
		Original List Price: \$314,900
		List Price: \$199,900

School District: Cairo-Durham Central School District	Tax Annual Amount: \$4,763	Parcel Number: 116.00-2-61.2
List Price/SqFt: \$89.24	General Tax: \$0	Tax Block: 61.2
	School Tax: \$2,900.27	Tax Lot: 2
	Town Tax: 1,863.47	Tax Exemptions YN: No
	Tax Assessed Value: \$110,500	Tax Legal 270 Mfg
	Assessors Full Market Value: \$315,700	Description: housing

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Primary Bedroom	Main	18.13	12.67	See Floor Plans	Primary Bathroom	Main	5.63	13.94	See Floor Plans
Bedroom	Main	13.24	12.61	See Floor Plans	Bathroom	Main	8.83	5.74	See Floor Plans
Bedroom	Main	11.35	12.66	See Floor Plans	Bathroom	Main	9.5	8.19	See Floor Plans
Bedroom	Main	12.62	12.14	See Floor Plans	Laundry	Main	9.23	11.9	
Dining Room	Main	12.59	16.44	See Floor Plans	Living Room	Main	15.84	15.23	See Floor Plans
Kitchen	Main	12.6	20.13	See Floor Plans					

Appliances: Dishwasher; Microwave; Range; Refrigerator; Washer/Dryer	Interior Features: Breakfast Bar; Open Floorplan
Architectural Style: Ranch	Laundry Features: Laundry Room
Book Information: Liber/Book: 2024; Page: 2430; Section: 116	Levels: One
Construction Materials: Vinyl Siding	Lot Features: Views; Wooded
Electric: 200+ Amp Service	Other Structures: Shed(s)
Fireplace Features: Dining Room	Parking Features: Driveway
Flooring: Laminate; Tile	Patio And Porch Features: Deck; Front Porch; Rear Porch
Foundation Details: Slab	Road Surface Type: Asphalt
	Roof: Asphalt; Shingle
	Security Features: Security System
	Sewer: Septic Tank

Heating: Baseboard; Electric; Fireplace(s); Forced Air; Oil;
Wood Stove

Structure Type: Manufactured House

View: Mountain(s); Neighborhood; Rural; Trees/Woods

Water Source: Well

Window Features: Double Hung Window(s)

Wood Stove Features: Wood Stoves Total: 1; Wood



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

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Theodore Banta III on Tuesday, September 01, 2026 12:32 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



116.00-2-58
Spraggins,
Adrienne Ruth M

116.00-2-34
Goth, Gary F.

116.00-2-64
Yates, Scott

116.00-2-63
Edmonds,
Scott

116.00-2-57
Snyder, Adam

116.00-2-61.1
Connor,
Richard Jr

116.00-2-66
Paterson, Linda
and Peter J

116.00-2-44
Fisher,
Donald E.

116.00-2-61.2
Connor,
Richard Jr

116.00-2-38.12
Corrado, George

116.00-2-35
Selner,
Joseph K.

116.00-2-65
Dwyer,
Thomas M III

116.00-2-38.2
Corrado, George

116.00-2-67
Bradshaw,
Scott M

116.00-2-38.11
Cody, Steven C.



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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)** \$5,028.83**\$5,129.41****Pay Full**

Tax Bill #	SWIS	Tax Map #	Status
000757	192400	116.00-2-61.2	Unpaid
Address	Municipality	School	
141 Jones Rd	Town of Cairo	Cairo-Durham	

Owners

Connor Kelly
 Cherrington Robert
 117 Kligerman Drive
 Cairo, NY 12413

Property Information

Roll Section: 1
Property Class: Mfg housing
Lot Size: 2.00

Assessment Information

Full Market Value: 315700.00
Total Assessed Value: 110500.00
Uniform %: 35.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	110500.000	6.48208100	\$716.27
Town Tax	3946738	0.9000	110500.000	9.02196800	\$996.93
School Relevy	0	0.0000	0.000	0.00000000	\$3,165.36
Round top fire	123092	4.2000	110500.000	1.35995100	\$150.27

Total Taxes: \$5,028.83**FULL PAYMENT OPTION**

From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Dec 29	Feb 02, 2026	\$5,028.83	\$0.00	\$0.00	\$5,028.83
Feb 03	Mar 02, 2026	\$5,028.83	\$50.29	\$0.00	\$5,079.12
Mar 03	Mar 31, 2026	\$5,028.83	\$100.58	\$0.00	\$5,129.41
Apr 01	Apr 30, 2026	\$5,028.83	\$150.86	\$0.00	\$5,179.69
May 01	Jun 01, 2026	\$5,028.83	\$201.15	\$2.00	\$5,231.98
Jun 02	Jun 30, 2026	\$5,028.83	\$251.44	\$2.00	\$5,282.27
Jul 01	Jul 31, 2026	\$5,028.83	\$301.73	\$2.00	\$5,332.56

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: 2025 School Tax (2025-2026) ▼

Last Updated: 03/04/26 01:23 pm

Owner:	Tax Map #	116.00-2-61.2
Connor Kelly	Tax Bill #	003123
Cherrington Robert	Bank Code:	
117 Kligerman Drive	School Code:	192401
Cairo, NY 12413	Property Class:	270
	Tax Roll:	1
Location: 141 Jones Rd	Acreage:	2
SWIS: 192400 Cairo	Frontage:	700
	Depth:	
	Liber:	2024
	Page:	2430
	Full Value:	315,700
	Assessment:	110,500
	STAR Savings:	0.00
	Tax Amount:	2,900.27
	Tax Paid:	0.00
	Balance:	2,900.27

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School tax	17,322,960	110,500	26.21263	2,896.50
LibraryTax	22,543	110,500	0.034112	3.77

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: 141 Jones Rd, Cairo, NY 12413

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.

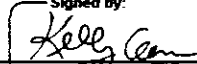
Receipt of such disclosure notice shall be recorded on a property transfer report form prescribed by the state board of real property services as provided for in section three hundred thirty-three of the real property law.

Initial the following:

 The aforementioned property IS located in an agricultural district.

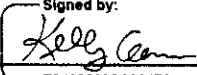
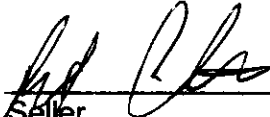
Initial IS NOT KC The aforementioned property IS NOT located in an agricultural district.

I have received and read this disclosure notice.

Signed by:			
Seller <u></u> F24028092C60419	Date <u>5/10/2025</u>	Purchaser _____	Date _____
Seller <u></u>	Date <u>5-12-25</u>	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	Signed by:  F24026092C60479... 5/10/2025 _____ Date
_____ Purchaser	_____ Date	 _____ Seller 5-12-25 _____ Date
_____ Purchasers Agent	_____ Sellers Agent	DocuSigned by: Theodore Banta III & Konrad Roman  75F0C5617FD84BF



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) Kelly Connor & Robert Cherrington acknowledge receipt of a copy of this disclosure form:

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

Signed by:

Kelly Connor
F21026092C00079

Date: _____

Date: 5/10/2025



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

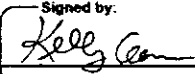
New York State Housing and Anti-Discrimination Disclosure Form

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>.

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) Kelly Connor & Robert Cherrington

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

Buyer/Tenant/Seller/Landlord Signature  Date 5/10/2025
Signed by:
F24026092C60479

Buyer/Tenant/Seller/Landlord Signature  Date 5-18-25

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.