

1851 wilawana road elmira, new york

RICHARD
STURDEVANT

DAVID H
SMITH

DAVID
DRAKE

Parcels: ON

Tools

Reports

Labels ON

SALES CHECKLIST.pdf - Adobe Acrobat Pro 2017

File Edit View Window Help

Home Tools

Transmittal.pdf

To Process A

Blackbook ☒

Ithaca: Send to Atto

Escrow Deposit ☐

Email for missing docs

CC Caitlin - notes:

To Process Commission Statement:

☐ Double check if there are any changes

☐ Confirm Commission % on listing contract

☐ If we are on the selling (buyer) side, confirm

Make sure it is reflected in the commission statement

42.0216 - 76.6773

3D

SMITH DAVID H SR & SMITH GARY B

STURDEVANT RICHARD

PENNSYLVANIA LINE LLC

DRAKE DAVID

MILLARD KENNETH R & COUNSELET COUNSELOR

CHEMUNG LANDFILL LLC

WRIGHT, STEVEN M

MCCORMICK DAVID J

SMITH DAVID H & VIRGINIA V

SMITH DAVID H SR & SMITH GARY B

UNDERKOFER ALAN & ANITA

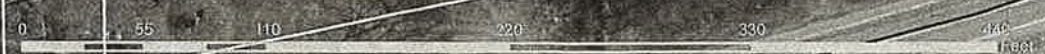
WILAWANNA

HALSTEAD LENA

HILLMAN EVELYN

BUTZ PAUL V & BETTY

1 inch = 87 feet





Property Description Report For: 1851 Wilawana Rd,
Municipality of Town of Chemung



Status: Active
Roll Section: Taxable
Swis: 072800
Tax Map ID #: 132.00-1-29.22
Property Class: 270 - Mfg housing
Site: RES 1
In Ag. District: Yes (1)
Site Property Class: 270 - Mfg housing
Zoning Code: 01
Neighborhood Code: 02802
School District: Waverly
Total Assessment: 2022 - Tentative \$45,700
2021 - \$43,500

Total Acreage/Size: 4.90
Land Assessment: 2022 - Tentative \$30,750
2021 - \$29,300
Full Market Value: 2022 - Tentative \$45,700
2021 - \$43,500
Equalization Rate: ----
Deed Book: 20160
Grid East: 793936

Property Desc:
Deed Page: 3352
Grid North: 736456

Area

Living Area:	0 sq. ft.	First Story Area:	0 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	0	Bathrooms (Full - Half):	0 - 0
Bedrooms:	0	Kitchens:	0
Fireplaces:	0	Basement Type:	0
Porch Type:	Porch-enclsd	Porch Area:	100.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	0	Overall Grade:	
Year Built:			

Owners

Ronald G Ellers
410 Clinton St
Sayre PA 18840

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
2/10/2016	\$54,000	210 - 1 Family Res	Land & Building	Counselet, Counselor	Yes	Yes	No	20160/3352
3/20/2001	\$1	270 - Mfg housing	Land & Building	Kennith, Millard	No	No	No	1032/60011

Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Gas & elec	Heat Type:	0
Fuel Type:	0	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Shed-machine	10 × 32	Economy	Normal	1966
Shed-machine	10 × 20	Economy	Normal	1980
Mh:wood add	36 × 14	Economy	Fair	1985
Porch-enclsd	10 × 10	Average	Normal	2017

Special Districts for 2022 (Tentative)

Description	Units	Percent	Type	Value
FD281-Chemung fire dist 71	0	0%		0
SW281-County solid waste	0	0%		0

Special Districts for 2021

Description	Units	Percent	Type	Value
FD281-Chemung fire dist 71	0	0%		0
SW281-County solid waste	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2022	County	\$469.81
2021	County	\$496.29
2021	School	\$627.91

* Taxes reflect exemptions, but may not include recent changes in assessment.



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

Property Condition Disclosure Statement

Name of Seller or Sellers: Ronald G. Ellers

Property Address: 1851 Wilawana Road , Chemung, NY 14825

General Instructions:

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy of thereof to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

Purpose of Statement:

This is a statement of certain conditions and information concerning the property known to the seller. This Disclosure Statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction. It is not a substitute for any inspections or tests and the buyer is encouraged to obtain his or her own independent professional inspections and environmental tests and also is encouraged to check public records pertaining to the property.

A knowingly false or incomplete statement by the seller on this form may subject the seller to claims by the buyer prior to or after the transfer of title. In the event a seller fails to perform the duty prescribed in this article to deliver a Disclosure Statement prior to the signing by the buyer of a binding contract of sale, the buyer shall receive upon the transfer of title a credit of \$500 against the agreed upon purchase price of the residential real property.

"Residential real property" means real property improved by a one to four family dwelling used or occupied, or intended to be used or occupied, wholly or partly, as the home or resident of one or more persons, but shall not refer to (a) unimproved real property upon which such dwellings are to be construction or (b) condominium units or cooperative apartments or (c) property on a homeowners' association that is not owned in fee simple by the seller.

Instruction to the Seller:

- a. Answer all questions based upon your actual knowledge.
- b. Attach additional pages with your signature if additional space is required.
- c. Complete this form yourself.
- d. If some items do not apply to your property, check "NA" (Non-applicable). If you do not know the answer check " Unknown."

Seller's Statement:

The seller makes the following representations to the buyer based upon the seller's actual knowledge at the time of signing this document. The seller authorized his or her agent, if any, to provide a copy of this statement to a prospective buyer of the residential real property. The following are representations made by the seller and are not the representations of the seller's agent.

GENERAL INFORMATION

1. How long have you owned the property?6 years.....
2. How long have you occupied the property?never full time - 6 years part time.....
3. What is the age of the structure or structures?approximately 16 years.....
Note to buyer – If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint.
4. Does anybody other than yourself have a lease, easement or any other right to use or occupy any part of your property other than those stated in documents available in the public record, such as rights to use a road or path or cut trees or crops?☐ Yes ☒ No ☐ Unknown ☐ NA
5. Does anybody else claim to own any part of your property? If yes, explain below☐ Yes ☒ No ☐ Unknown ☐ NA
6. Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? If yes, explain below☐ Yes ☒ No ☐ Unknown ☐ NA

Property Condition Disclosure Statement

7. Are there any features of the property shared in common with adjoining landowners or a home-owner's association, such as walls, fences or driveways? If yes, describe below Yes No Unknown NA

8. Are there any electric or gas utility surcharges for line extensions, special assessments or home-owner or other association fees that apply to the property? If yes, describe below Yes No Unknown NA

9. Are there certificates of occupancy related to the property? If no, explain below Yes No Unknown NA

ENVIRONMENTAL

Note to Seller:

In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you know to have been spilled, leaked or otherwise been released on the property or from the property onto any other property. Petroleum products may include, but are not limited to, gasoline, diesel fuel, home heating fuel, and lubricants. Hazardous or toxic substances are products that could pose short or long-term danger to personal health or the environment if they are not properly disposed of, applied or stored. These include, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, varnish remover and wood preservatives, treated wood, construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batteries, cleaning solvents including septic tank cleaners, household cleaners and pool chemicals and products containing mercury and lead.

Note to Buyer:

If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, you are urged to consider soil and groundwater testing of this property.

10. Is any or all of the property located in a designated floodplain? If yes, explain below Yes No Unknown NA

11. Is any or all of the property located in a designated wetland? If yes, explain below Yes No Unknown NA

12. Is the property located in an agricultural district? If yes, explain below Yes No Unknown NA

13. Was the property ever the site of a landfill? If yes, explain below Yes No Unknown NA

14. Are there or have there ever been fuel storage tanks above or below the ground on the property? Yes No Unknown NA
• If yes, are they currently in use? Yes No Unknown NA
• Location(s)

• Are they leaking or have they ever leaked? If yes, explain below Yes No Unknown NA

15. Is there asbestos in the structure? If yes, state location or locations below Yes No Unknown NA

Property Condition Disclosure Statement

16. Is lead plumbing present? If yes, state location or locations below ... ☐ Yes ☒ No ☐ Unknown ☐ NA

17. Has a radon test been done? If yes, attach a copy of the report ☐ Yes ☒ No ☐ Unknown ☐ NA

18. Has motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise been released on the property or from the property onto any other property? If yes, describe below ☐ Yes ☒ No ☐ Unknown ☐ NA

19. Has the property been tested for the presence of motor fuel, motor oil, home heating fuel, lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic substance? If yes, attach report(s) ☐ Yes ☒ No ☐ Unknown ☐ NA

STRUCTURAL

20. Is there any rot or water damage to the structure or structures? If yes, explain below ☐ Yes ☒ No ☐ Unknown ☐ NA

21. Is there any fire or smoke damage to the structure or structures? If yes, explain below ☐ Yes ☒ No ☐ Unknown ☐ NA

22. Is there any termite, insect, rodent or pest infestation or damage? If yes, explain below ☐ Yes ☒ No ☐ Unknown ☐ NA

23. Has the property been tested for termite, insect, rodent or pest infestation or damage? ☐ Yes ☒ No ☐ Unknown ☐ NA

If yes, please attached report(s)

24. What is the type of roof/roof covering (slate, asphalt, other)? asphalt shingle

• Any known material defects? No

• How old is the roof? approximately 10 years

• Is there a transferable warrantee on the roof in effect now? If yes, explain below No

Property Condition Disclosure Statement

25. Are there any known material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? ☐ Yes ☒ No ☐ Unknown ☐ NA

MECHANICAL SYSTEMS AND SERVICES

26. What is the water source? (Check all that apply) Well made to be hand up ☒ Well ☐ Private ☐ Municipal ☐ Other:

• If municipal, is it metered? ☐ Yes ☐ No ☐ Unknown ☒ NA

27. Has the water quality and/or flow rate been tested? ☐ Yes ☒ No ☐ Unknown ☐ NA

28. What is the type of sewage system? (Check all that apply) ☐ Public Sewer ☐ Private Sewer ☒ Septic ☐ Cesspool

• If septic or cesspool, age? 10 years approximately

• Date last pumped? N/A

• Frequency of pumping? No

• Any known material defects? If yes, explain below ☐ Yes ☐ No ☐ Unknown ☐ NA

29. Who is your electric service provider? NYSEG

• What is the amperage? 100 amp

• Does it have circuit breakers or fuses? yes

• Private or public poles? No public

• Any known material defects? If yes, explain below ☐ Yes ☒ No ☐ Unknown ☐ NA

30. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? If yes, state locations and explain below ☐ Yes ☒ No ☐ Unknown ☐ NA

31. Does the basement have seepage that results in standing water? If yes, explain below ☐ Yes ☐ No ☐ Unknown ☒ NA

Property Condition Disclosure Statement

Are there any known material defects in any of the following? If yes, explain below. Use additional Sheets if necessary

32. Plumbing system?

☐ Yes ☒ No ☐ Unknown ☐ NA
33. Security system?

☐ Yes ☒ No ☐ Unknown ☐ NA
34. Carbon monoxide detector?

☐ Yes ☒ No ☐ Unknown ☐ NA
35. Smoke detector?

☐ Yes ☒ No ☐ Unknown ☐ NA
36. Fire sprinkler system?

☐ Yes ☐ No ☐ Unknown ☒ NA
37. Sump pump?

☐ Yes ☐ No ☐ Unknown ☒ NA
38. Foundation/slab?

☐ Yes ☐ No ☐ Unknown ☒ NA
39. Interior walls/ceilings?

☐ Yes ☒ No ☐ Unknown ☐ NA
40. Exterior walls or siding?

☐ Yes ☒ No ☐ Unknown ☐ NA
41. Floors?

☐ Yes ☒ No ☐ Unknown ☐ NA
42. Chimney/fireplace or stove?

☐ Yes ☐ No ☐ Unknown ☒ NA
43. Patio/deck?

☐ Yes ☐ No ☐ Unknown ☒ NA
44. Driveway?

☐ Yes ☒ No ☐ Unknown ☐ NA
45. Air conditioner?

☐ Yes ☐ No ☐ Unknown ☒ NA
46. Heating system?

☐ Yes ☒ No ☐ Unknown ☐ NA
47. Hot water heater?

☐ Yes ☒ No ☐ Unknown ☐ NA

48. The property is located in the following school district Waverly Central School District

Note: Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and floodplain maps).

The seller should use this area to further explain any item above. If necessary, attach additional pages and indicate here the number of additional pages attached.

Property Condition Disclosure Statement

SELLER'S CERTIFICATION:

Seller certifies that the information in this Property Condition Disclosure Statement is true and complete to the seller's actual knowledge as of the date signed by the seller. If a seller of residential real property acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement provided previously, the seller shall deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, shall a seller be required to provide a revised Property Condition Disclosure Statement after the transfer of title from the seller to the buyer or occupancy by the buyer, whichever is earlier.

Seller's Signature
X Ronald H Ellers Date 10/20/2022

Seller's Signature
X _____ Date _____

BUYER'S ACKNOWLEDGMENT:

Buyer acknowledges receipt of a copy of this statement and buyer understands that this information is a statement of certain conditions and information concerning the property known to the seller. It is not a warranty of any kind by the seller or seller's agent and is not a substitute for any home, pest, radon or other inspections or testing of the property or inspection of the public records.

Buyer's Signature
X _____ Date _____

Buyer's Signature
X _____ Date _____