



UNCAPPED NATURAL GAS WELL DISCLOSURE FORM AND NOTICE

3938 County Route 30

This disclosure is for property commonly known as: Salem, NY 12865

(address)

As the seller of residential real property, you are required by law to disclose the existence of an UNCAPPED NATURAL GAS WELL on your property of which you have actual knowledge and to disclose such fact to any purchaser of your property prior to entering into a contract for the sale of such property.

Section 242(3) of the Real Property Law states as follows:

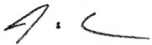
Any person, firm, company, partnership or corporation offering to sell real property on which uncapped natural gas wells are situated, and of which such person, firm, company, partnership or corporation has actual knowledge, shall inform any purchaser of the existence of these wells prior to entering into a contract for the sale/purchase of such property.

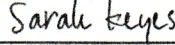
Initial the following:

I have no actual knowledge of any uncapped natural gas well(s) on the aforementioned property.

I have actual knowledge of an uncapped natural gas well(s) on the aforementioned property.

I have received and read this disclosure notice. I authorize my agent to provide a copy of this disclosure notice to any prospective purchaser.

Seller:  Date: 8/14/2024
DocuSigned by: 8783DB21631A48E
Keyes Family Properties LLC

Seller:  Date: 8/15/2024
Signed by: B877726DF249443...

GLOBAL MLS, Inc.

CARBON MONOXIDE AND SMOKE DETECTOR/ALARM DISCLOSURE

As this is a legally binding contract, it is recommended you consult an Attorney before signing.

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".

_____	_____
Buyer	Date
_____	_____
Buyer	Date
_____	_____
Buyer's Agent	Date

Signed by:	
<i>Sarah Keyes</i>	8/15/2024
<small>B67726DE249443</small>	
Seller Keyes Family Properties LLC	Date
DocuSigned by:	
<i>A. C.</i>	8/14/2024
<small>87B3DB21631A4BF...</small>	
Seller	Date
DocuSigned by:	
<i>Mythili Madhyastha</i>	8/5/2024
<small>11F608D589F68470...</small>	
Listing Agent	Date
Mythili Madhyastha	

GLOBAL MLS, Inc.

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS SELLER /BUYER

Seller Name(s): Keyes Family Properties LLC

Property Address: 3938 County Route 30, Salem, NY 12865

Lead Warning Statement

Every Buyer 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 know lead-based paint hazards. A risk assessment of inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 - b. Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing.
- b) Records and report available to the Seller (check (i) or (ii) below):
 - a. Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

 - b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgement (initial all that apply)

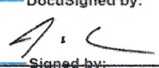
- c) _____ Buyer has received copies of all information listed above.
- d) _____ Buyer has received the pamphlet **Protect Your Family from Lead in Your Home**.
- e) Buyer has (check (i) or (ii) below):
 - a. _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
 - b. _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
- f) _____ Seller has not provided records or reports to Buyer.

Agent's Acknowledgment (initial)

- g) ^{DS}
MM 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.

Buyer	Date	DocuSigned by:  8/14/2024
Buyer	Date	Signed by: 87B3DB21631A48F Seller Keyes Family Properties LLC 8/15/2024
Buyer Agent	Date	Bev Signed by: 443 Seller Mythili Madhyastha 8/5/2024
Buyer Agent	Date	Listing Agent Mythili Madhyastha Date
Moxi Realty Group Listing Firm		

2023-24 Salem School Tax

MAKE CHECKS PAYABLE TO:
Salem Central School Tax Collector
PO Box 517
Salem, NY 12865

Bill#: **000439**
Tax Map: **167.-1-25.3**
Bank code: 999
Roll section:1

IN PERSON PAYMENT
Glens Falls National Bank
212 Main St, Salem, NY 12865
M - W 9-4pm, Th 9-5pm, Fri 9-6pm

FISCAL YEAR: 7/1/23 to 6/30/24

WARRANT DATE: 9/1/23 EST ST AID:

OWNER NAME AND ADDRESS:

Keyes Family Properties LLC
30 Willowbrook Ter
Halfmoon, NY 12065

PROPERTY DESCRIPTION AND LOCATION:

SWIS/Map:534000/167.-1-25.3
Town of Hebron
Location: 3938 County Route 30
School: 534801 - Salem
Prop class: 210 1 Family Res
Lot size: 0.65Acres

Total value:75,600
Arrears:

Exemptions:

PROPERTY TAXPAYERS BILL OF RIGHTS

The assessor estimates the FULL MARKET VALUE of this property as of July 1, 2022 was: 92,195.00
The Total Assessed Value of this property is: 75,600.00
The UNIFORM PERCENTAGE OF VALUE used to establish assessments in your municipality was: 82.00
If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please ask your assessor for the publication "Contesting your Assessment in NYS". Please note that the period for filing for a review on the above assessment has passed.

<u>LEVY DESCRIPTION</u>	<u>TOTAL TAX LEVY</u>	<u>% CHANGE</u>	<u>TAXABLE VALUE</u>	<u>TAX RATE</u>	<u>TAX AMOUNT</u>
2023-24 School Tax	4,946,670	-2.90	75,600	13.87	1,048.77
Library Tax	42,275	9.00	75,600	0.12	8.96

<u>DATE DUE</u>	<u>INTEREST/PENALTY</u>	<u>TOTAL TAX DUE</u>	Total Tax Due:	1,057.73
10/2/23	0.00	1,057.73	DUE BY:	10/2/23
10/31/23	21.15	1,078.88		
	0.00	0.00		

Apply for Third Party Notification by: Friday, November 1, 2024

*****DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT*****

TAXES PAID ARE SUBJECT TO COLLECTION

FISCAL YEAR 7/1/23 to 6/30/24

Bill#: **000439**

Keyes Family Properties LLC
30 Willowbrook Ter
Halfmoon, NY 12065

PROPERTY INFORMATION

Town of Hebron
School: Salem
Location: 3938 County Route 30

Total Tax Due: \$1,057.73

Bank code: 999

Tax Map: 167.-1-25.3



Image Mate Online

Tax Links

[Property Info](#)

[Tax Info](#)

Tax Payment Details



Municipality of Hebron

← [Back To Full Payment Information](#)

SWIS:	534000	Tax ID:	167.-1-25.3
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Selected Tax

Tax	Tax Year	Assessment	Calculation Base	Bill Date	Payment Status
2024 County/Town Tax	2024	\$75,600.00	\$892.84	01/01/2024	Paid

Payment Breakdown

Line Item	Item Payment	Item Total	Date Received	Payment Status
Bill Item - Hebron fire	\$41.58	\$41.58	1/31/2024	Paid
Bill Item - Townwide Tax	\$308.45	\$308.45	1/31/2024	Paid
Bill Item - County Tax	\$542.81	\$542.81	1/31/2024	Paid
TOTALS :	\$892.84	\$892.84		

Washington County (518) 746-2220

\$ 892.84 City Town

\$ 1057.13 School

total \$ 1,950.57