



CODE ENFORCEMENT OFFICE

City Hall, 258 Main Street

Oneonta, NY 13820-2589

Phone: 607.433-3435

Fax: 607.432-0945

Internet Address:

www.oneonta.ny.us

E-Mail Address:

codeenforcement@oneonta.ny.us

Ortona Capital, LLC
Ortona Capital LLC
c/o United Student Rentals
PO Box 855
Oneonta, NY 13820

Address Referenced:
91 Main St
Oneonta, NY 13820
Tax Map ID: 300.5-5-60.1

08/05/2025

Subject: Certificate of Substantial Compliance

Dear Property Owner,

Enclosed please find your Certificate of Substantial Compliance for 91 Main St.

As the owner of the above referenced rental property you are required, in accordance with the City of Oneonta Housing Code, to periodically arrange for inspections of, and to provide information about, the condition and use of your property.

Failure to provide to this office any required documentation within the time specified may result in the revocation of your Certificate of Substantial Compliance.

Enclosed are your updated requirements for the referenced property.

If you have any questions concerning this notification, please call the Code Enforcement Office at (607)433-3435. Office hours are Monday-Friday, 8am-4pm. We can also be reached via email at codeenforcement@oneonta.ny.us.

Respectfully,

Code Enforcement Official

Certificate of Substantial Compliance

WITH THE

CODE OF THE CITY OF ONEONTA, the
NEW YORK STATE UNIFORM FIRE PREVENTION & BUILDING
CODE, and the NEW YORK STATE MULTIPLE RESIDENCE LAW

This certifies that the premises located at: 91 Main St

Tax Map Number: 300.5-5-60.1

Units: 4

URI: 3

Owned by: _____

Ortona Capital LLC

Is in substantial compliance with the City of Oneonta Housing Code, the New York State Uniform Fire Prevention & Building Code, and the New York State Multiple Residence Law as of this date and is hereby issued this Certificate of Substantial Compliance.

09/10/2024

DATE

Ady M
CODE ENFORCEMENT OFFICIAL

This Certificate of Substantial Compliance shall be valid for 3 year(s) from the date of issue, except, a new certificate shall be required for every premises, improved or unimproved, if the use or occupancy is changed, a building or structure is altered, or vacant premises are reoccupied. A certificate may be revoked, by written notice thereof, if upon an inspection, premises are found to be in violation of the applicable codes. WARNING: the City of Oneonta does not warrant the condition of this building to any occupant, purchaser, tenant, licensee, invitee, or any other person. No person shall infer the condition of the premises solely on the basis of this certificate.



OTSEGO COUNTY – STATE OF NEW YORK
KATHY SINNOTT GARDNER, COUNTY CLERK
197 MAIN STREET, COOPERSTOWN, NY 13326-1128

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 2019-5289

Receipt#: 2019340548

Clerk: JP

Rec Date: 11/08/2019 01:49:36 PM

Doc Grp: RP

Descrip: DEED

Num Pgs: 4

Rec'd Frm: XLANDER LAW OFFICE

Party1: SHMUEL MEIR MAX

Party2: ORTONA CAPITAL LLC

Town: ONEONTA CITY

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 190.00

Transfer Tax 384.00

Sub Total: 384.00

Total: 574.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 847

Transfer Tax

Consideration: 96000.00

Transfer Tax 384.00

Total: 384.00

Record and Return To:

XLANDER LAW OFFICE
189 MAIN STREET
SUITE 102
ONEONTA NY 13820

I hereby certify that the within and foregoing
was recorded in the Otsego County Clerk's
Office.

Kathleen Sinnott Gardner

THIS INDENTURE made June 24 2019 Kathy Sinnott Gardner, Otsego County Clerk

Clerk: JP

Between MEIR MAX SHMUEL, whose post office address is 2086 Central Drive South, East Meadow, New York 11554, and **OWEN CLANCY**, whose post office address is 2468 Jerusalem Avenue, North Bellmore, New York 11710

parties of the first part, and

ORTONA CAPITAL LLC, a Limited Liability Company, organized under the laws of the State of

party of the second part,

Witnesseth that the party of the first part, in consideration of -----
NINETY-SIX THOUSAND and 00/100-----Dollars (\$96,000.00)
lawful money of the United States, and such other valuable consideration
paid by the party of the second part, does hereby grant and release unto the party of the second
part, the heirs or successors and assigns of the party of the second part forever,

"ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Oneonta, County of Otsego and State of New York and described as follows, to wit:

Bounded Southeasterly by Main Street, 66 feet; Southwesterly by premises of Mrs. A. B. Lacey, 164 feet; Northwesterly by a line parallel with and 164 feet Northwesterly of the Northwest bounds of Main Street; and Northeasterly by premises of Walter L. Brown.

The premises conveyed being of the uniform width of 4 rods and 164 feet deep.

EXCEPTING therefrom so much as was conveyed by deed to William H. Schebaum and Martha Schebaum, as tenants by the entirety, dated 8/24/1998 and recorded 9/3/1998 in Liber 841 Page 332, bounded and described as follows:

All that tract or parcel of land, situate in the City of Oneonta, County of Otsego and State of New York and described as follows:

BEGINNING at a point on the Northeasterly corner of lands of the Issac Halpert and Meyer Zieggelheim (Liber 841 Page 332), said point being on the boundary line of Main Street;

RUNNING THENCE Northwesterly a distance of 164 feet to a point, said point being the Northwest corner of land of Issac Halpert and Meyer Zieggelheim (Liber 841 Page 332);

THENCE turning and proceeding Southerly a distance of 31 feet parallel to a point;

THENCE turning and proceeding in a Southeasterly direction a distance of 164 feet to the boundary of Main Street;

THENCE turning and proceeding along the boundary of Main Street a distance of 31 feet to the point or place of Beginning.

The description of the above exception parcel was subsequently corrected by Correction Warranty Deed dated March 4, 1999 and recorded April 1, 1999 in Liber 861 Page 172, to be bounded and described as follows:

All that Tract or Parcel of Land, situate in the City of Oneonta, County of Otsego and State of New York, presently designated as No. 93 Main Street, Oneonta, New York, and more particularly bounded and described as follows:

BEGINNING at a point constituting the northeast corner of lands of the grantor and proceeding South 7° 24' 45" West a distance of 27.0 feet to a point; thence turning and proceeding South 87°

33' 54" East a distance of 154.86 feet to a point; thence turning and proceeding North 7° 24' 45" East a distance of 27 feet to a point; thence turning and proceeding North 87° 33' 54" East a distance of 154.86 feet to the point of beginning.

EXCEPTING therefrom so much as was taken by the State of New York for highway purposes by all appropriations and Notices of Appropriation recorded in Book 1085 Page 352 and Book 1087 Page 120.

Being the same premises conveyed by Fannie Mae a/k/a Federal National Mortgage Association to Meir Max Shmuel, dated September 30, 2016 and recorded in the Otsego County Clerk's Office on October 18, 2016 as Instrument No. 2016-5095."

Being the same premises conveyed by Meir Max Shmuel to Meir Max Shmuel and Owen Clancy, as tenants in common, by Bargain and Sale Deed, dated February 20, 2017 and recorded in the Otsego County Clerk's Office on February 28, 2017 as Instrument No. 2017-1015.

This conveyance is subject to the provisions of a "RIGHT-OF-WAY AGREEMENT" entered into on June 14, 1948 between ONEONTA STAR, INC. and SALVATORE F. MONSER and ROSE MONSER, which was recorded on June 15, 1948 in Liber 434 of Deeds at Page 186 and therein described as follows:

1. The party of the first part does hereby remise, release and forever quitclaim unto the parties of the second part, their heirs and assigns, a right to use as a driveway jointly with the party of the first part, its successors and assigns, a strip of land of the uniform width of five (5) feet bounded on the north by the existing property line between the premises hereinbefore referred to of the parties hereto leading from Main Street to the southwesterly corner of premises of the parties of the second part, being a distance of one hundred sixty-four (164) feet, more or less, for the purposes of ingress and egress over the same.
2. The parties of the second part do hereby remise, release and forever quitclaim unto the party of the first part, its successors and assigns, a right to use as a driveway, jointly with the parties of the second part, their heirs and assigns, for purposes of ingress and egress over the same, a strip of land of the uniform width of five (5) feet, bounded on the south by the existing property line between the premises hereinbefore referred to of the parties hereto leading from Main Street to the southwesterly corner of the premises of the parties of the second part, being a distance of one hundred sixty-four (164) feet, more or less, for the purposes of ingress and egress over the same.
3. It is mutually covenanted and agreed that the premises hereinbefore granted by the parties each to the other shall be forever kept open for use as a common driveway by the parties hereto, their heirs, administrators, successors and assigns, free of all obstructions, and that no vehicles shall be allowed to stand thereon except for loading and unloading.
4. It is mutually covenanted and agreed that party of the first part shall, at its option, be permitted to do whatever grading, excavating and other work is necessary to put said driveway in good condition; the expense of excavating, grading covering, top dressing and of maintaining the surface of the driveway shall be borne by the first party for so long as the driveway is not used by parties of the second part, their heirs, executors, administrators and assigns, for commercial purposes. In the event that it shall be so used, the reasonable expenses of upkeep, as they may from time to time occur, shall be borne equally by the parties hereto, their successors and assigns.

This conveyance is further subject to a Pole Line Easement given by Samuel S. Zummo and Mary A. Zummo to NEW YORK STATE ELCTRIC & GAS CORPORATION, dated September 1, 1979 and recorded in the Otsego County Clerk's Office on October 11, 1979 in Liber 670 of Deeds at Page 1064.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

And the party of the first part covenants as follows:

FIRST, That the party of the second part shall quietly enjoy the said premises;

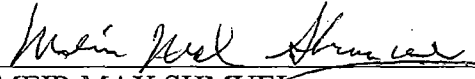
SECOND, That the party of the first part will forever **Warrant** the title to said premises.

THIRD, the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the Improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this Indenture so requires.

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

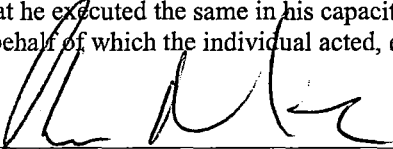
In Presence of

 L.S.
MEIR MAX SHMUEL

 L.S.
OWEN CLANCY

State of New York, County of ss.:

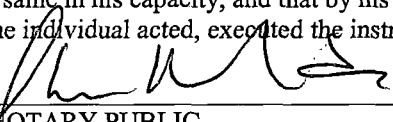
Nassau
On ~~June 26, 2019~~ ~~2019~~ before me, the undersigned, personally appeared **MEIR MAX SHMUEL** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


NOTARY PUBLIC

Shaun Markowitz
Notary Public State of New York
No. 01MA6257443
Qualified in Kings County
Commission Expires March 12, 2016, 20

State of New York, County of ss.:

~~Nassau~~ Nassau
On ~~June 26, 2019~~ ~~2019~~ before me, the undersigned, personally appeared **OWEN CLANCY** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


NOTARY PUBLIC

Shaun Markowitz
Notary Public State of New York
No. 01MA6257443
Qualified in Kings County
Commission Expires March 12, 2020

MAKE CHECKS PAYABLE TO:
MAIL TO:

CITY OF ONEONTA

CITY OF ONEONTA
258 MAIN ST, PO BOX 662
ONEONTA NY 13820
607-432-0560

TAX BILL ENCLOSED

300.5-5-60.1

ORTONA CAPITAL LLC
C/O UNITED STUDENTS RENTAL
PO BOX 855
ONEONTA, NY 13820

GENERAL PROPERTY TAX BILL

COUNTY
TOWN
VILLAGE

OTSEGO
CITY OF ONEONTA

BILL NO: 2,341

FROM JAN. 1, 2026 FISCAL YEAR TO DEC. 31, 2026

	COUNTY	TOWN / CITY
ESTIMATED STATE AID	38,146,160	2,424,597
SWIS CODE	361200	
DATE OF WARRANT	Dec. 16, 2025	

PROPERTY DESCRIPTION & LOCATION

TAX MAP NUMBER	300.5-5-60.1
LOCATION	91 MAIN ST
ACRES	.14
SCHOOL DISTRICT	ONEONTA CITY
PROPERTY CLASS	3 FAMILY RES
ROLL SELECTION	TAXABLE

EXEMPTIONS FULL VALUE ESTIMATE

EXEMPTION	VALUE	TAX PURPOSE
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LATE PAYMENT SCHEDULE ON TOTAL TAX DUE

IF PAID BY	02/28/2026	03/31/2026	04/30/2026
PENALTY	11.20	22.40	33.60
TOTAL DUE	1,131.07	1,143.27	1,154.47

MARCH AMOUNT INCLUDES \$1.00 MAILING PER NYS LAW.
AFTER APRIL 30TH TAXES ARE PAYABLE DIRECTLY TO THE
COUNTY TREASURER, 197 MAIN ST, COOPERSTOWN, NY 13326
WITH AN ADDITIONAL 5% PLUS INTEREST.

LEVY DESCRIPTION	TOTAL TAX LEVY	PERCENTAGE OF CHANGE FROM PRIOR YEAR	EXEMPTION AMOUNT	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER \$1000	TAX AMOUNT
COUNTY TAX	1,695,166	3.7%		60,000.00	3.418200	205.09
CITY TAX	5,906,854	6.4%		60,000.00	11.911000	714.66
LIBRARY	668,636	2.9%	0.00	60,000.00	1.335300	80.12
SOLID WASTE USER FEE			0.00	3.00 UNIT	40.000000	120.00

THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT: 84,507
THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENTS IS: 71.00
THE ASSESSED VALUE OF THIS PROPERTY AS OF 3/01/25 WAS: 60,000
ANNUAL PRESCRIBED RATE: LAND VALUE: 22,000

TOTAL
TAX



1,119.87

DUE BY: 01/31/2026

↑ RETAIN THIS PART FOR YOUR RECORDS ↑

↓ SUBMIT THIS PART WITH PAYMENT ↓

BILL NO: 2,341

CITY OF ONEONTA

ONEONTA CITY

361200

300.5-5-60.1

91 MAIN ST

0.14

3 FAMILY RES

TAXABLE

ORTONA CAPITAL LLC

TOWN NAME
SCHOOL DISTRICT
TAX MAP NUMBER
LOCATION
ACRES
PROPERTY CLASS
ROLL SELECTION

TAX PAYER'S NAME



MAKE CHECK PAYABLE TO
CITY OF ONEONTA
PAY ONLINE: TAXLOOKUP.NET
ECHECK FEE \$1.50. CREDIT/
DEBIT FEE 2.65%

✓ PLEASE CHECK AMOUNT
OF PAYMENT ENCLOSED

PAY BETWEEN

☐	1,119.87	1/01/26	-	01/31/2026
☐	1,131.07	2/01/26	-	02/28/2026
☐	1,143.27	3/01/26	-	03/31/2026
☐	1,154.47	4/01/26	-	04/30/2026

☐ PLEASE CHECK FOR A RECEIPT

☐ PLEASE CHECK FOR ADDRESS CHANGE.
INDICATE ON REVERSE.

MAKE CHECKS PAYABLE TO: SCHOOL TAX COLLECTOR AND MAIL TO:

TAX COLLECTOR
31 CENTER STREET
ONEONTA, NY 13820

TAX BILL ENCLOSED

ORTONA CAPITAL LLC
C/O UNITED STUDENTS RENTAL
PO BOX 855
ONEONTA, NY 13820

SCHOOL TAX BILL

COUNTY TOWN VILLAGE	OTSEGO CITY OF ONEONTA	BILL NO:	2341
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FROM	FISCAL YEAR	TO
JULY 1, 2026	JUNE 30, 2027	

SWIS CODE	361200
ESTIMATED STATE AID	24,429,779
DATE OF WARRANT	SEPT. 1

PROPERTY DESCRIPTION & LOCATION	
TAX MAP NUMBER	300.5-5-60.1
LOCATION	91 MAIN ST
ACRES	0.14
SCHOOL DISTRICT	ONEONTA CITY
PROPERTY CLASS	3 FAMILY RES
ROLL SELECTION	TAXABLE REAL

LATE PAYMENT SCHEDULE ON TOTAL TAX DUE		
IF PAID BY	10/31/2026	11/01/2026
PENALTY	26.01	39.02
TOTAL DUE	1,326.66	1,339.67

THE COUNTY TREASURER'S OFFICE WILL NOT
ACCEPT PAYMENT FOR SCHOOL TAXES IN
NOVEMBER/DECEMBER.
ALL UNPAID TAXES AT THE END OF THE SCHOOL'S
COLLECTION SCHEDULE WILL BE REASSESSED
AT 7% AND COLLECTED WITH TOWN & COUNTY
TAXES AFTER JAN. 1ST.

EXEMPTIONS		FULL VALUE ESTIMATE
EXEMPTION	VALUE	TAX PURPOSE

LEVY DESCRIPTION	TOTAL TAX LEVY	PERCENTAGE OF CHANGE FROM PRIOR YEAR	EXEMPTION AMOUNT	PRE-STAR VALUE TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER \$1000	PRE-STAR TAX AMOUNT TAX AMOUNT
SCHOOL TAX	25,232,774	2.2		60,000.00	21.677457	1,300.65

THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT: 88,365
THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENTS IS: 67.90
THE ASSESSED VALUE OF THIS PROPERTY AS OF 03/01/ 2026 WAS: 60,000

YOUR TAX SAVINGS THIS YEAR RESULTING FROM THE
NEW YORK STATE SCHOOL TAX RELIEF PROGRAM IS:

LAND VALUE: 22,000

TOTAL TAX

\$1,300.65
DUE BY:
09/30/2026

↑ RETAIN THIS PART FOR YOUR RECORDS ↑
↓ SUBMIT THIS PART WITH PAYMENT ↓

TOWN NAME
SCHOOL DISTRICT
TAX MAP NUMBER
LOCATION
ACRES
PROPERTY CLASS
ROLL SELECTION

TAX PAYER'S NAME

BILL NO: 2341

ONEONTA
ONEONTA CITY
300.5-5-60.1
91 MAIN ST
0.14
3 FAMILY RES
TAXABLE REAL

ORTONA CAPITAL LLC

✓ PLEASE CHECK AMOUNT
OF PAYMENT ENCLOSED

PAY BETWEEN
☐ 1,300.65 09/01/2026 - 09/30/2026
☐ 1,326.66 10/01/2026 - 10/31/2026
☐ 1,339.67 11/01/2026

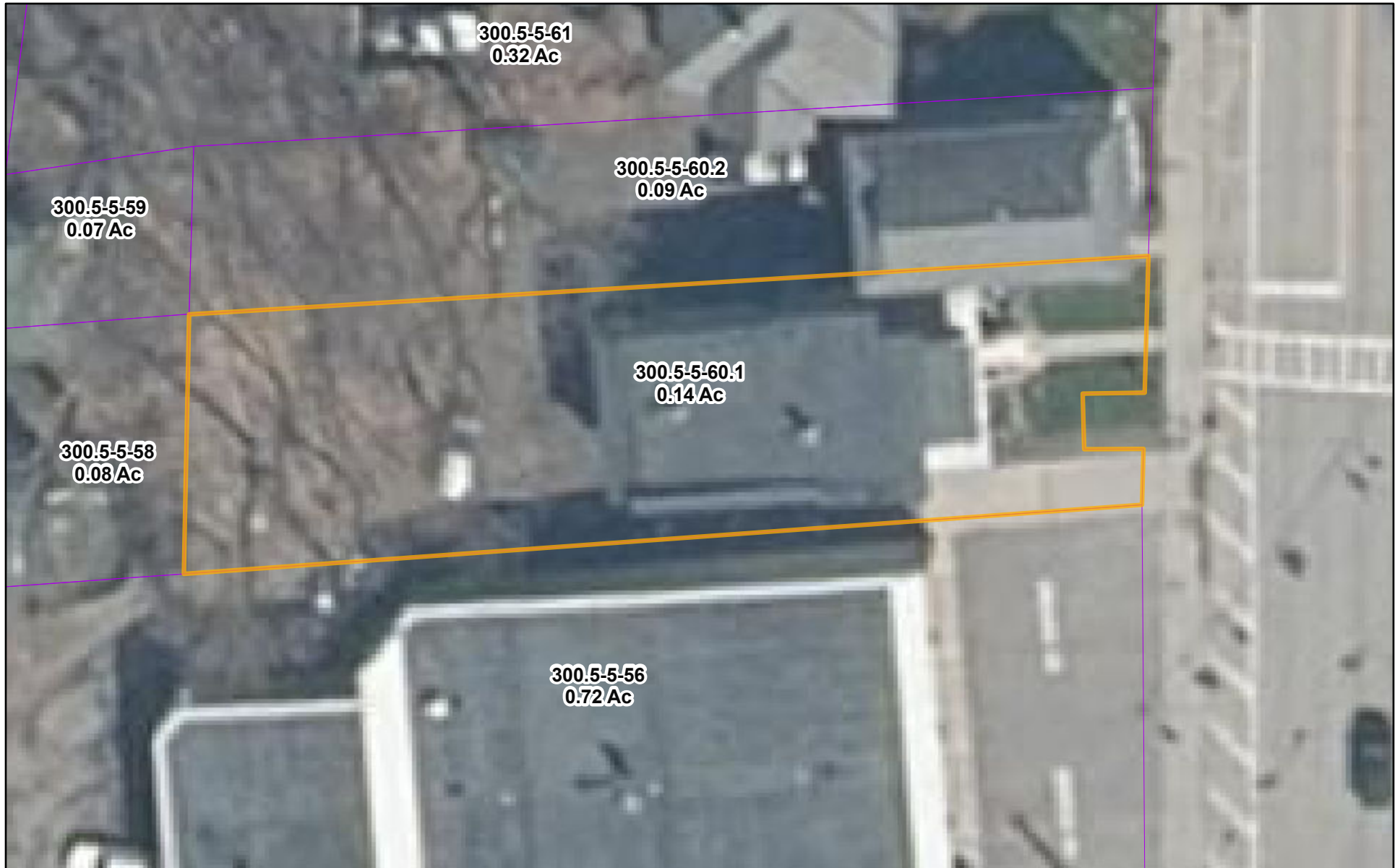
IN FULL CHECK PAYMENTS ONLY, NO CASH ACCEPTED
CREDIT CARDS ACCEPTED AT WWW.TAXLOOKUP.NET

FEES APPLY. IN PERSON DROP OFF DURING
HOURS LISTED ON SCHOOL WEBSITE ONLY.

☐ PLEASE CHECK FOR A RECEIPT

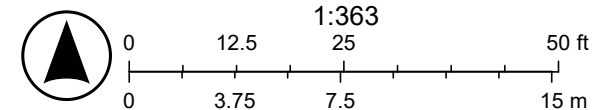
☐ PLEASE CHECK FOR ADDRESS CHANGE.
INDICATE ON REVERSE.

91 Main Street, Oneonta, NY 13820



9/1/2026, 3:45:27 PM

 County Tax Parcels



NYS ITS GIS Program Office, Westchester County GIS, Sources: Esri, TomTom, Garmin, Safegraph, FAO, NOAA, USGS, (c) OpenStreetMap

Map is for visualization purposes only