



COLDWELL BANKER
ADVISOR REALTY

5 FABIANO BLVD
HUDSON, NY 12534
OFFICE (518)828-7111
INFO1@COLDWELLBANKER.COM
BREALSTATE.COM

94 Main St Income & Expense

94 Main St Philmont, NY 12565

Restaurant	\$2,600 per month	
Apartment 1	\$1,300 per month	(2 to 3 Bedroom) Heat included
Apartment 2	<u>\$1,600 per month</u>	(2 to 3 Bedroom) Heat included
Total	\$5,500 per month	

Income **\$66,000 per year**

Taxes:

Town -	\$1,328.99
School -	\$2,427.00
Village -	<u>\$1,603.83</u>
Total	\$5,359.82

Collection: Town & County 2026

Fiscal Year Start: 1/1/2026

Fiscal Year End: 12/31/2026

Warrant Date: 12/30/2025

Total Tax Due (minus penalties & interest) \$1,328.99

\$1,328.99

Pay Full

Tax Bill #	SWIS	Tax Map #	Status
000381	102801	113.9-1-84	Unpaid
Address	Municipality	School	
94 Main St	Village of Philmont	Copake-Taconic	

Owners

Philmont Holdings LLC
PO Box 404
Bellmore, NY 11710

Property Information

Roll Section: 1
Property Class: Det row bldg
Lot Size: 57.67 x 90.75
12

Assessment Information

Full Market Value: 375758.00
Total Assessed Value: 248000.00
Uniform %: 66.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
COUNTY TAX	47309090	1.9000	248000.000	4.70230500	\$1,166.17
TOWN TAX	44233	-2.1000	248000.000	0.51792000	\$128.44
CLAVERRACK LIBRARY	110774	28.8000	248000.000	0.13864900	\$34.38

Total Taxes: \$1,328.99

FULL PAYMENT OPTION

From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Jan 01	Feb 02, 2026	\$1,328.99	\$0.00	\$0.00	\$1,328.99
Feb 03	Mar 02, 2026	\$1,328.99	\$13.29	\$0.00	\$1,342.28
Mar 03	Mar 31, 2026	\$1,328.99	\$26.58	\$0.00	\$1,355.57

Estimated State Aid - Type	Amount
County	29451126.00
Town	570682.00

Mail Payments To:

Town Clerk /Tax Collector
P.O. Box V Mellenville, N Y 12544



Taconic Hills Central School District
Columbia and Dutchess Counties

PAY TO: Taconic Hills CSD, ATTN: Receiver of Taxes, PO Box 10716, Albany NY 12201 (518) 325-2815

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: 11/10/25 09:55 am

Owner: Philmont Holdings LLC PO Box 404 Bellmore, NY 11710	Tax Map # 113.9-1-84 Tax Bill # 001374 Bank Code: School Code: 102801 Property Class: 482	Tax Roll: 1
Location: 94 Main St SWIS: 102801 VLG OF PHILMONT	Acreage: Frontage: Depth: 90.75	Liber: 555 Page: 1760
	Full Value: 375,758 Assessment: 248,000 STAR Savings: 0.00 Tax Amount: 2,427.00	
	Tax Paid: 2,427.00 Balance: 0.00	

File Name	File Size	Download	View	Print
School Tax	26,506,443	248,000	9.786309	2,427.00
09/08/25	Philmont Development Llc	1746	2,427.00	

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](#)

PAKE CHECKS PAYABLE TO	TO PAY IN PERSON	PROPERTY ADDRESS & LEGAL DESCRIPTION
Village of Philmont Tax Collector PO Box 822 Philmont NY 12565	Village of Philmont 124 Main St, Philmont, NY	SWIS: 102801 S/B/L 113.9-1-84 ADDRESS: 94 Main St TOWN OF: VLG OF PHILMONT SCHOOL: Copake-Taconic CLASS: 482 Row bldg det ROLL SEC: 1 ACREAGE: 0.00 FRONTAGE: 57.67 DEPTH: 90.75 Estimated State Aid VILL 40,000
102801 113.9-1-84 Philmont Holdings LLC PO Box 404 Bellmore, NY 11710	BILL NO: 000380	

PROPERTY TAXPAYER'S BILL OF RIGHTS

The assessor estimates the FULL MARKET VALUE of this property as of July 1, 2023 was: 359,420
The Total Assessed Value of this property is: 248,000
The Uniform Percentage of Value used to establish assessments in your municipality was: 69.00%

Apply for Third Party Notification by Wednesday, April 1, 2026***

If you feel your assessment is too high, you have a right to seek a reduction in the future. A publication entitled "Contesting your assessment" is available at the assessor's office and online at www.tax.ny.gov. Please note that the period for filing complaints on the above assessment has passed.

Exemption	Purpose	Value	Full Value	Exemption	Purpose	Value	Full Value
-----------	---------	-------	------------	-----------	---------	-------	------------

PROPERTY TAXES

Taxing Purpose	Total Tax Levy	% Change From Prior Year	Taxable Assessed Value or Units	Rates per \$1000 or per Unit	Tax Amount
VILLAGE TAX	557,164	0.20	248,000	6.467047	1,603.83

TAX COLLECTOR'S HOURS: M-TH 8AM-2:30PM, F 8AM-12PM.
TAX COLLECTOR: 518-672-7032
On taxes paid after 7/1/2025, 5% will be added for the first month and an additional 1% will be added each month or portion thereof until paid.

PAYMENT/PENALTY SCHEDULE

From Date	To Date	PENALTY%	PENALTY AMOUNT	TOTAL DUE IS:
7/1/25	7/1/25	0.00	0.00	1,603.83
8/1/25	8/1/25	5.00	80.19	1,684.02
9/1/25	9/1/25	6.00	96.23	1,700.06

TOTAL TAXES DUE	\$1,603.83
IF NOT PAID BY: 7/1/25 See Payment/Penalty Schedule	

2025 Village Tax
REMITTANCE STUB

Philmont Holdings LLC
PO Box 404
Bellmore, NY 11710

Payment Received By:

Check:
Cash:
Date:

BILL NO: 000380

102801 113.9-1-84

Town of: VLG OF PHILMONT

Property address: 94 Main St

PAYMENT/PENALTY SCHEDULE

From Date	To Date	PENALTY%	PENALTY AMOUNT	TOTAL DUE IS:
8/1/25	7/1/25	0.00	0.00	1,603.83
7/2/25	8/1/25	5.00	80.19	1,684.02
8/2/25	9/1/25	6.00	96.23	1,700.06

RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT. IF A RECEIPT IS NEEDED, RETURN ENTIRE BILL AND CHECK THIS BOX [].



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 and Anti-discrimination 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 and Anti-discrimination 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 Jason D Walch (print name of Real Estate Salesperson/
Broker) of Coldwell Banker Advisor Realty (print name of Real Estate company, firm or brokerage)

(I)(We) Philmont Holdings, LLC

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

Buyer/Tenant/Seller/Landlord Signature Signed by: Ronald Kestenbaum, Member Date: 11/26/2025
4A5494B6FEA747F...

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.



AUDIO RECORDING DEVICE DISCLOSURE FORM

PROPERTY ADDRESS: 94, 95-97 & 100-102 Main St, Philmont, NY 12565

Owners/Landlords/Property Managers are advised that it is in violation of NYS Penal Law to mechanically overhear a conversation by having any device (or devices) recording, streaming or otherwise documenting the conversation of an individual during real estate-related activities at the property (open houses, showings etc.) if you are not a party to that conversation.

If such a device is present and operating in the property, this disclosure must be completed. Individuals entering the property will be notified that such a device is present and operating in the property. Such devices may include but are not limited to: devices used for smart homes; security; computers; web cams, nanny cams or other covert devices.

DISCLOSURE

The property set forth above has a device that can record, stream or otherwise document conversations of individuals that enter the property.

☒ The device is enabled and may record, stream, or transcribe any conversation inside the property.

CAUTION: Buyers/Tenants/Cooperating Brokers should be aware that any conversation conducted inside the property may be available to the party utilizing the device.

☐ The device has been deactivated and will not record, stream, or transcribe any conversation inside the property.

I have received and read this disclosure notice. I authorize and direct my agent to provide a copy of this disclosure notice to any prospective purchaser/tenant/cooperating broker acknowledging their consent prior to a showing.

Signed by:

Ronald Kestenbaum, Member

11/26/2025

SELLER/LANDLORD/PROPERTYMANAGER
Philmont Holdings, LLC

DATE

SELLER/LANDLORD/PROPERTYMANAGER

DATE

OPTION:

By signing below, purchaser/tenant/cooperating broker understands, acknowledges and consents that, if indicated above, the seller/landlord/property manager may have access to the audio portion of any conversation conducted inside the property.

PURCHASER/TENANT/COOPERATING BROKER

DATE

PURCHASER/TENANT/COOPERATING BROKER

DATE

Use of this form is restricted to members of the New York State Association of REALTORS®

11/22



**Disclosure of Information on Lead-Based Paint and/or
Lead-Based Paint Hazards for the Purchase of Property**

Lead Warning statement: Every purchaser 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 known lead-based paint hazards. A risk assessment or 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)

- ☐ (i) Known lead-based paint and/or lead based paint hazards are present in the housing (explain)
- ☒ (ii) Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below)

- ☐ (i) Seller has provided the purchaser with all the available records and reports pertaining to lead-based paint and /or lead-based paint hazards in the housing (list documents below)
- ☒ (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) Records and reports supplied by the lessor (initial (i) or (ii) below)

- (i) _____ Purchaser has received copies of all information listed above in (b)(i).
- (ii) _____ Seller provided no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

(d) _____ Purchaser has received the pamphlet **PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME**.

(e) Purchaser has (initial (i) or (ii) below):

- (i) _____ 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; or
- (ii) _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead based paint hazards.

Agent's acknowledgement (initial)

(f) JW 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.

Certificate 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.

Signed by: Ronald Kestenbaum, Member 11/26/2025

Seller ID: 94B6FEA747F...

Philmont Holdings, LLC

Date

Purchaser

Date

Seller

DocuSigned by:

Jason Walch

11/26/2025

Date

Purchaser

Date

Agent ID: 93A9F31B4F9...

Jason D Walch

Date

Agent

Date