



## **PROPERTY PROFILE**



**Mike Slinger**  
SVP, National Accounts  
213-612-4131  
Mike.Slinger@ctt.com  
[www.californians.ctic.com](http://www.californians.ctic.com)

**Date:** 12/19/2024  
**Property:** 2671 ROUTE 17M, GOSHEN, NY  
10924-6720  
**APN:** 333089 12-1-71.12  
**County:** ORANGE

### Subject Property Location

**Property Address** 2671 ROUTE 17M  
**City, State & Zip** GOSHEN, NY 10924-6720  
**County** ORANGE COUNTY  
**Mailing Address** 117 EXECUTIVE DR STE 100, NEW WINDSOR, NY 12553-5546  
**Census Tract** 0119.00  
**Thomas Bros Pg-Grid**

Report Date: 12/19/2024  
 Order ID: R169108506

**Property Use** Rural/Agricultural Residence  
**Parcel Number** 333089 12-1-71.12  
**Latitude** 41.394027  
**Longitude** -74.371899

**Legal Description Details** Lot Number: 71.120 Block: 1 Section: 12.00 District: 333089 City, Municipality, Township: GOSHEN Brief Description: LT A&B SEIFREID MP5435

### Current Ownership Information \*Source of Ownership data: Assessment Data


<b>Primary Owner Name(s)</b>	DARAMO LLC
<b>Vesting</b>	Company

### Latest Full Sale Information



Details beyond coverage limitations

No financing details available

### Property Characteristics

	<b>Bedrooms</b>	2	<b>Year Built</b>		<b>Living Area (SF)</b>	1,350
	<b>Bathrooms/Partial</b>	1	<b>Garage/No. of Cars</b>	Detached Garage/6	<b>Price (\$/SF)</b>	
	<b>Total Rooms</b>		<b>Stories/Floors</b>	1 Story w/ Basement	<b>Lot Size (SF/AC)</b>	383,328/8.8
	<b>Construction Type</b>		<b>No. of Units</b>		<b>Fireplace</b>	2 Fireplaces
	<b>Exterior Walls</b>	Wood	<b>No. of Buildings</b>		<b>Pool</b>	
	<b>Roof Material/Type</b>		<b>Basement Type/Area</b>	Partial Basement	<b>Heat Type</b>	Forced air unit
	<b>Foundation Type</b>		<b>Style</b>	Traditional / Old	<b>A/C</b>	
	<b>Property Type</b>	Residential	<b>View</b>		<b>Elevator</b>	
	<b>Land Use</b>	Rural/Agricultural Residence			<b>Zoning</b>	2069

### Assessment & Taxes

	<b>Assessment Year</b>	2023	<b>Tax Year</b>		<b>Tax Exemption</b>	
	<b>Total Assessed Value</b>	\$101,800	<b>Tax Amount</b>	\$.00	<b>Tax Rate Area</b>	333001
	<b>Land Value</b>	\$58,700	<b>Tax Account ID</b>	12-1-71.12		
	<b>Improvement Value</b>	\$43,100	<b>Tax Status</b>			
	<b>Improvement Ratio</b>	42.34%	<b>Delinquent Tax Year</b>			
	<b>Total Value</b>		<b>Market Improvement Value</b>			
	<b>Market Land Value</b>		<b>Market Value Year</b>			

### Lien History

No details available					
----------------------	--	--	--	--	--

### Loan Officer Insights

No details available					
----------------------	--	--	--	--	--




**Subject Property Location**

**Property Address** 2671 ROUTE 17M  
**City, State & Zip** GOSHEN, NY 10924-6720

Report Date: 12/19/2024  
 Order ID: R169108507  
 County: ORANGE

Area Sales Analysis					
<b>Total Area Sales/ Count</b>	\$560,000/ 1	<b>Median # of Baths</b>	2	<b>Median Lot Size (SF/AC)</b>	113,256 /2.6
<b>Price Range - 2 years</b>	\$560,000 - \$560,000	<b>Median # of Bedrooms</b>	4	<b>Median Year Built</b>	1998
<b>Age Range</b>	26 - 26	<b>Median Living Area (SF)</b>	2,416	<b>Median Value</b>	\$560,000
<b>Median Age</b>	26	<b>Median Price (\$/SF)</b>	\$232/SF		

Comparable Sales 1 Comps												
		<b>SUBJECT PROPERTY</b>				<b>1,350</b>	<b>0</b>	<b>2</b>	<b>1</b>		<b>383,328/8.8</b>	
1		2 LAURA LN	06/28/2024	\$560,000	\$232	2,416	0	4	2	1998	113,256/2.6	0.32



**Subject Property Location**

**Property Address** 2671 ROUTE 17M  
**City, State & Zip** GOSHEN, NY 10924-6720  
**County** ORANGE COUNTY  
**Mailing Address** 117 EXECUTIVE DR STE 100, NEW WINDSOR, NY 12553-5546

Report Date: 12/19/2024  
 Order ID: R169108508

**Property Use** Rural/Agricultural Residence  
**Parcel Number** 333089 12-1-71.12

**Transaction Summary**

1	Deed						
---	------	--	--	--	--	--	--

**Transaction History Legend**

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

**Transaction Details**

	<b>Transaction ID</b>	1	<b>Recorder Doc Number</b>		<b>Partial Interest Transferred</b>	
	<b>Transfer Date</b>		<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Per Assessor
	<b>Sale Price</b>		<b>Document Description</b>		<b>Multiple APNs on Deed</b>	
	<b>Recorder Book/Page</b>		<b>Recording Date</b>		<b>Property Use</b>	Rural/Agricultural Residence
	<b>Buyer 1</b>		<b>Buyer 1 Entity</b>		<b>Buyer Vesting</b>	
	<b>Buyer 2</b>		<b>Buyer 2 Entity</b>		<b>Buyer Mailing Address</b>	
	<b>Seller 1</b>		<b>Seller 1 Entity</b>		<b>Seller Mailing Address</b>	
	<b>Seller 2</b>		<b>Seller 2 Entity</b>		<b>Legal City/ Muni/ Township</b>	GOSHEN
	<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	
	<b>Legal Brief Description/ Unit/ Phase/ Tract</b>		LT A&B SEIFREID MP5435/ / /		<b>Title Company Name</b>	


**Subject Property Location**

 Report Date: 12/19/2024  
 Order ID: R169108509

**Property Address** 2671 ROUTE 17M  
**City, State & Zip** GOSHEN, NY 10924-6720  
**County** ORANGE COUNTY  
**Mailing Address** 117 EXECUTIVE DR STE 100, NEW WINDSOR, NY 12553-5546

**Property Use** Rural/Agricultural Residence  
**Parcel Number** 333089 12-1-71.12

**Subject Property**

<b>Address</b>	2671 ROUTE 17M, GOSHEN, NY 10924			<b>APN</b>	333089 12-1-71.12
<b>Owner</b>	DARAMO LLC			<b>Lot Size (SF/AC)</b>	383,328/8.8
<b>Bedrooms</b>	2	<b>Year Built</b>		<b>Living Area (SF)</b>	1,350
<b>Bathrooms/Partial</b>	1	<b>Garage/No. of Cars</b>	Detached Garage/6	<b>Phones</b>	

**Nearby Neighbor #1**

<b>Address</b>	2598-2602 ST RTE 17M, NEW HAMPTON, NY 10958			<b>APN</b>	333089 12-1-116
<b>Owner</b>	2602 RT 17 DEVELOPERS LLC			<b>Lot Size (SF/AC)</b>	2,678,940/61.5
<b>Bedrooms</b>	6	<b>Year Built</b>	1850	<b>Living Area (SF)</b>	3,417
<b>Bathrooms/Partial</b>	2	<b>Garage/No. of Cars</b>		<b>Phones</b>	

**Nearby Neighbor #2**

<b>Address</b>	2707 ROUTE 17M, NEW HAMPTON, NY 10958			<b>APN</b>	333089 12-1-45.222
<b>Owner</b>	ANDREW B VALE; STACEY A VALE			<b>Lot Size (SF/AC)</b>	2,008,116/46.1
<b>Bedrooms</b>	5	<b>Year Built</b>	1936	<b>Living Area (SF)</b>	4,183
<b>Bathrooms/Partial</b>	3/1	<b>Garage/No. of Cars</b>		<b>Phones</b>	

**Nearby Neighbor #3**

<b>Address</b>	132 GATE SCHOOLHOUSE RD, NEW HAMPTON, NY 10958			<b>APN</b>	333089 17-1-100
<b>Owner</b>	URMI ENEYET LLC,			<b>Lot Size (SF/AC)</b>	2,077,812/47.7
<b>Bedrooms</b>	3	<b>Year Built</b>	1999	<b>Living Area (SF)</b>	2,268
<b>Bathrooms/Partial</b>	1/1	<b>Garage/No. of Cars</b>	Attached Garage/2	<b>Phones</b>	

**Nearby Neighbor #4**

<b>Address</b>	141 GATE SCHOOLHOUSE RD, NEW HAMPTON, NY 10958			<b>APN</b>	333089 12-1-73 01
<b>Owner</b>	CHARLES L EVERS (CO-TRSTEE); WM H EVERS IRREV TRST (9/23/11)			<b>Lot Size (SF/AC)</b>	723,096/16.6
<b>Bedrooms</b>	3	<b>Year Built</b>	1810	<b>Living Area (SF)</b>	2,672
<b>Bathrooms/Partial</b>	2/1	<b>Garage/No. of Cars</b>		<b>Phones</b>	

**Nearby Neighbor #5**

<b>Address</b>	46 MAPLE AVE, GOSHEN, NY 10924			<b>APN</b>	333089 12-1-69
<b>Owner</b>	KENNETH PIGGOTT			<b>Lot Size (SF/AC)</b>	940,896/21.6
<b>Bedrooms</b>	3	<b>Year Built</b>	1966	<b>Living Area (SF)</b>	1,344
<b>Bathrooms/Partial</b>	1	<b>Garage/No. of Cars</b>	Detached Garage/3	<b>Phones</b>	

**Nearby Neighbor #6**

<b>Address</b>	50 MAPLE AVE, GOSHEN, NY 10924			<b>APN</b>	333089 12-1-70.212
<b>Owner</b>	DANIEL FELICIANO			<b>Lot Size (SF/AC)</b>	378,972/8.7
<b>Bedrooms</b>	5	<b>Year Built</b>		<b>Living Area (SF)</b>	4,116
<b>Bathrooms/Partial</b>	3	<b>Garage/No. of Cars</b>	Detached Garage/6	<b>Phones</b>	

**Nearby Neighbor #7**

<b>Address</b>	2531 ROUTE 17M, GOSHEN, NY 10924			<b>APN</b>	333089 12-1-57.2
<b>Owner</b>	LUCA SPENSIERI; ANNA SPENSIERI			<b>Lot Size (SF/AC)</b>	457,380/10.5
<b>Bedrooms</b>	3	<b>Year Built</b>	1966	<b>Living Area (SF)</b>	1,530
<b>Bathrooms/Partial</b>	1/1	<b>Garage/No. of Cars</b>	Mixed/9	<b>Phones</b>	

**Nearby Neighbor #8**

<b>Address</b>	108-112 HARTLEY RD, GOSHEN, NY 10924		<b>APN</b>	333089 12-1-2.1	
<b>Owner</b>	STONE SILO FARM LLC		<b>Lot Size (SF/AC)</b>	1,481,040/34	
<b>Bedrooms</b>	6	<b>Year Built</b>	1880	<b>Living Area (SF)</b>	1,949
<b>Bathrooms/Partial</b>	1/1	<b>Garage/No. of Cars</b>		<b>Phones</b>	

**Nearby Neighbor #9**

<b>Address</b>	5 HOUSTON RD, GOSHEN, NY 10924		<b>APN</b>	333089 13-1-40.22	
<b>Owner</b>	LUPINSKI RET, ; LUPINSKI, JOHN J		<b>Lot Size (SF/AC)</b>	4,425,696/101.6	
<b>Bedrooms</b>	3	<b>Year Built</b>	1880	<b>Living Area (SF)</b>	2,040
<b>Bathrooms/Partial</b>		<b>Garage/No. of Cars</b>		<b>Phones</b>	

**Nearby Neighbor #10**

<b>Address</b>	71 DZIERZEK LN, NEW HAMPTON, NY 10958		<b>APN</b>	333089 16-1-5	
<b>Owner</b>	JOCHNOWITZ FARM CORP		<b>Lot Size (SF/AC)</b>	9,922,968/227.8	
<b>Bedrooms</b>	2	<b>Year Built</b>	1935	<b>Living Area (SF)</b>	1,184
<b>Bathrooms/Partial</b>	1	<b>Garage/No. of Cars</b>		<b>Phones</b>	

**Nearby Neighbor #11**

<b>Address</b>	145 GIBSON RD, GOSHEN, NY 10924		<b>APN</b>	333089 13-1-50.112	
<b>Owner</b>	GENARO VELEZ; ELISSA VELEZ		<b>Lot Size (SF/AC)</b>	1,302,444/29.9	
<b>Bedrooms</b>	4	<b>Year Built</b>	1861	<b>Living Area (SF)</b>	2,562
<b>Bathrooms/Partial</b>	2	<b>Garage/No. of Cars</b>		<b>Phones</b>	

**Nearby Neighbor #12**

<b>Address</b>	154 MAPLE AVE, GOSHEN, NY 10924		<b>APN</b>	333089 17-1-34.22	
<b>Owner</b>	SCOTT APPELLO; MEGAN APPELLO		<b>Lot Size (SF/AC)</b>	2,456,784/56.4	
<b>Bedrooms</b>	3	<b>Year Built</b>	1875	<b>Living Area (SF)</b>	3,296
<b>Bathrooms/Partial</b>	1	<b>Garage/No. of Cars</b>		<b>Phones</b>	

**Disclaimer**

THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE OR REDISTRIBUTE THIS REPORT, IN WHOLE OR IN PART. THE USE OF THIS REPORT BY ANY PARTY OTHER THAN YOURSELF FOR ANY PURPOSE IS STRICTLY PROHIBITED. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE OR FREE FROM ERROR. YOU UNDERSTAND AND ACKNOWLEDGE THAT THE AVAILABILITY, COMPLETENESS AND FORMAT OF THE DATA ELEMENTS MAY VARY SUBSTANTIALLY FROM AREA-TO-AREA. THE INFORMATION CONTAINED IN THIS REPORT IS DERIVED FROM PUBLICLY AVAILABLE SOURCES FOR THE SUBJECT PROPERTY OR COMPARABLE PROPERTIES LISTED ABOVE AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY A LICENSED OR CERTIFIED APPRAISER. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

**Copyright**

CONFIDENTIAL, PROPRIETARY AND/OR TRADE SECRET. TM SM ® TRADEMARK(S) OF INTERCONTINENTAL EXCHANGE, INC. AND ITS SUBSIDIARIES AND AFFILIATES.  
© 2024 INTERCONTINENTAL EXCHANGE, INC. ALL RIGHTS RESERVED.