



# PARCEL REVIEW

## DUE DILIGENCE REPORT

### Property Details

Owner Name:	Robert Martin and Joan D Martin
Assessor's Parcel Number:	484689 (SWIS) / 43.-1-1.2 (Tax ID) / 4689-043-0-0001-001-002 (Parcel Number)
Property Address:	Hilltop Rd, Monticello, NY 12701
County, State:	Sullivan County, NY
Subdivision:	N/A
Lot Number:	N/A
Legal Description:	N/A
TRS:	N/A
Parcel Size:	9.56 Acres
Terrain Type:	Wooded / Slope
Lot Dimensions:	636.14 feet North 1206.45 feet East 500.38 feet South 1878.32 feet West
Elevation:	378.0 m or 1240.2 feet
Flood Zone / Wetlands:	<b>Yes. The southern portion of this parcel falls within a designated "Flood-Zone &amp; Wetland" area.</b>
Notes:	N/A

### Property Location & Access

Google Map Link:	<a href="https://maps.app.goo.gl/BNJBZo7uAkeAmFTA7">https://maps.app.goo.gl/BNJBZo7uAkeAmFTA7</a>
GPS Coordinates (Center):	41.636200, -74.748600

GPS Coordinates (4 corners):	41.638372, -74.747999 NE1 41.638068, -74.748042 NE2 41.63802, -74.747677 NE3 41.634941, -74.748042 SE 41.634219, -74.749437 SW 41.638148, -74.748772 NW1 41.638308, -74.749737 NW2 41.638629, -74.74948 NW3
City or County Limits:	County / Town of Tompson
School District:	Monticello Central School District
Access To Property:	Yes through Hilltop Rd
Road Type:	Paved
Who Maintains Roads:	County / Town of Tompson
Closest Highways:	NY-17
Closest Major City:	New York, New York (2 hr 3 min (102 miles))
Closest Small Town:	Monticello, New York 12701 (11 min (5.8 miles))
Closest Gas Station:	Mobil, 131 Forestburgh Rd, Monticello, NY 12701 (7 min (4.5 miles))
Nearby Attractions:	De Hoyos Memorial Park, 99 Hay St, Monticello, NY 12701 (9 min (5.0 miles)) Family Fun Farm, 65 Friedman Rd, Monticello, NY 12701 (14 min (7.4 miles)) Lake Superior State Park, 342 Dr Duggan Rd, Bethel, NY 12720 (16 min (11.2 miles))
Notes:	N/A
<b>Property Tax Information</b>	
Assessed Taxable Value:	\$31,400
Assessed Actual Value:	\$62,800
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	N/A
Annual Property Taxes:	\$566.93
Notes:	<b>The Base amount is for the year 2023.</b>

## Zoning & Restriction Information

Zoning / Property Use Code:	<b>The property is located within two different zoning districts. Rural Residential-2 District &amp; Suburban Residential District</b>
What can be built on the property?	Please see the details attached
Time limit to build?	Building permits are typically valid for one year and may be renewed through the Building Department.
Is camping allowed?	No
Camping restrictions if any:	N/A
Are RV's allowed?	No
RV restrictions if any:	N/A
Are mobile homes allowed?	No
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	No
Tiny home restrictions if any:	N/A
Are short term vacation rentals allowed?	No
Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	County does not possess any information regarding this matter, and no relevant information could be found online. It would be advisable to verify with the property owner.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate, if any
CC&R Information:	N/A
Deed Availability:	There is a fee of \$0.50 Per page to get a copy of the Deed.
Deed Information:	Book/Page: 1051/64
Notes:	<b>The parcels is in the Town of Thompson. It does appear that several acres of the property is classified as wetlands. Any wetlands and buffers would need to be deducted from the gross area to obtain the net area for density and other calculations.</b>

## Utility Information

Water?	Would have to drill a well
Sewer / Septic?	Would have to install a septic
Electric?	Would have to contact New York State Electric and Gas (+18005721121)
Gas?	Would have to contact VEO Energy Systems (+18457945511) or Combined Energy Services (+18457941210)
Waste?	Would have to contact Sullivan County Refuse (+18454366772), Thompson Sanitation Corporation (+18457961032), etc.
Notes:	<b>As per Town of Thompson, well and septic is required.</b>

## County Contact Information

County Website:	<a href="https://sullivanyny.us/">https://sullivanyny.us/</a>
Assessor Website:	<a href="https://sullivanyny.us/Departments/RealProperty">https://sullivanyny.us/Departments/RealProperty</a>
Treasurer Website:	<a href="https://sullivanyny.us/Departments/Treasurer">https://sullivanyny.us/Departments/Treasurer</a>
Recorder Website:	<a href="https://sullivanyny.us/Departments/Clerk">https://sullivanyny.us/Departments/Clerk</a>
GIS Website:	<a href="https://gis.sullivanyny.us/portal/apps/webappviewer/index.html?id=7bc08b0aa879400196398ca1db03937e">https://gis.sullivanyny.us/portal/apps/webappviewer/index.html?id=7bc08b0aa879400196398ca1db03937e</a>
Zoning Link:	<a href="https://sullivanyny.us/Departments/PlanningEnvironmental">https://sullivanyny.us/Departments/PlanningEnvironmental</a>
Phone number for Planning Dept:	(845) 807-0527
Phone number for Recorder:	(845) 807-0411
Phone number for Treasurer:	(845) 807-0200
Phone number for Assessor:	(845) 807-0221
City Website:	<a href="https://townofthompson.com/">https://townofthompson.com/</a>
Phone number for City:	(845) 794-2500
Notes:	N/A