

# DUE DILIGENCE REPORT



## Property Details

Assessor's Parcel Number:	SWIS: 372800 Tax ID: 52.-2-3
Property Address:	Wiccopee Rd, Putnam Valley, NY, 10579
County, State:	Putnam County, NY
Subdivision:	N/A
Lot Number:	N/A
Legal Description:	03500000020110010000 003180000000000000635 35-2-11.1
TRS:	Municipality of Town of Putnam Valley
Parcel Size:	10.35 Acres
Terrain Type:	Hilly
Lot Dimensions:	979.6 feet North 375.0 feet West 991.1 feet South 537.1 feet East
Elevation:	169.3 m or 555.4 feet
Flood Zone / Wetlands:	Minimal Wetlands, no FZ area
Notes:	<b>See deed attached for complete legal description. As per county, both parcels (52.0-2-2) &amp; (52.0-2-3) have been merged in 2024 to become a big lot (52.0-2-3)</b>

## Property Location / Access

Google Map Link:	<a href="https://maps.app.goo.gl/hAzgnzmSnLXoJFvJ6">https://maps.app.goo.gl/hAzgnzmSnLXoJFvJ6</a>
GPS Coordinates (Center):	41.40334, -73.80588
GPS Coordinates (4 corners):	41.40291, -73.80772 NW 41.40436, -73.80474 NE 41.40308, -73.80381 SE 41.40199, -73.80708 SW
City or County Limits:	County
School District:	Putnam Valley Central School District
Access To Property:	Yes, via Wiccopee Rd
Road Type:	Paved

Who Maintains Roads:	County
Closest Highways:	NY-06
Closest Major City:	Peekskill, New York (23 min, 15 miles)
Closest Small Town:	Putnam Valley, New York (9 min, 5.2 miles)
Closest Gas Station:	Mobil, 157 Bryant Pond Rd, Mahopac, NY 10541 (6 min, 2.8 miles)
Nearby Attractions:	Fahnestock State Park, 1498 NY-301, Carmel Hamlet, NY 10512 (9 min, 6 miles) Castle Rock Unique Area, Garrison, NY 10524 (24 min, 11.3 miles) Perkins Memorial Tower, Perkins Memorial Dr, Stony Point, NY 10980 (39 min, 21.4 miles)
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	\$237,900.00
Assessed Actual Value:	\$237,900.00
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	N/A
Notes:	The values updated above are for the year 2024. The property is owned by county, no prior year taxes due.
Zoning & Restriction Information	
Zoning / Property Use Code:	Residential District - (R3)
What can be built on the property?	Single-family dwelling, Community Parks, Offices, Schools (For further see the "Land Uses" attached file)
Time limit to build?	Permit is good for one year, but it can be extended further.
Is camping allowed?	Per Town, No
Camping restrictions if any:	N/A
Are RV's allowed?	Per Town, No
RV restrictions if any:	N/A

Are mobile homes allowed?	Per Town, No
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per Town, No
Tiny home restrictions if any:	N/A
Are short term vacation rentals allowed?	Per Town, No
Vacation rental restrictions if any:	N/A
Is property part of an HOA or 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 or POA dues, if any:	N/A
Subdivision CC&R Availability:	<b>Unable to locate Subdivision CC&amp;R's if any</b>
CC&R Information:	N/A
Deed Availability:	There is a fee of 50 cents per page to get deed copy via hand. Images can be seen online free of cost via link ( <a href="https://www.searchiqs.com/nyput/SearchAdvancedMP.aspx">https://www.searchiqs.com/nyput/SearchAdvancedMP.aspx</a> ).
Deed Information:	Book / Page: 2328 / 334
Notes:	<b>This parcel is INSIDE theTown of Putnam Valley. The information above is based on town restrictions, unable to locate subdivision CC&amp;R's if any.</b>
<b>Utility Information</b>	
Water?	Would have to dig a well.
Sewer / Septic?	Would have to install a septic.
Electric?	Would have to contact New York State Electric (800-572-1111).
Gas?	Would have to contact Putnam Propane (845-225-6565) or Paraco Gas (914-737-2340).
Waste?	Would have to contact Perfect Carting (917-284-1592), Competitive Carting (914-477-5865).

Notes:	As per Town of Putnam Valley, there is no water and sewer in that area so well and septic is required.
<b>County Contact Information</b>	
County Website:	<a href="https://www.putnamcountyny.com/">https://www.putnamcountyny.com/</a>
Assessor Website:	<a href="https://www.putnamvalley.gov/assessor/">https://www.putnamvalley.gov/assessor/</a>
Treasurer Website:	<a href="https://www.putnamvalley.gov/town-clerk-taxes/">https://www.putnamvalley.gov/town-clerk-taxes/</a>
Recorder Website:	<a href="https://www.putnamcountyny.com/county-clerk">https://www.putnamcountyny.com/county-clerk</a>
GIS Website:	<a href="https://data-pcny.opendata.arcgis.com/">https://data-pcny.opendata.arcgis.com/</a>
Zoning Link:	<a href="https://www.putnamvalley.gov/building-zoning/">https://www.putnamvalley.gov/building-zoning/</a>
Phone number for Planning Dept:	(845) 526-2439 / (845) 526-3740
Phone number for Recorder:	(845) 808-1142
Phone number for Treasurer:	(845) 526-3280
Phone number for Assessor:	(845) 526-2517
City Website:	<a href="https://www.putnamvalley.gov/">https://www.putnamvalley.gov/</a>
Phone number for City:	(845) 808-1730
Notes:	N/A