

Duplex (2 Units, Any Combination) **RESIDENTIAL**

261 STATE ROUTE 296
WINDHAM, NY 12496



4
BEDS

2
BATHS

2,200 ft²
LIVING AREA

0.41 ac
LOT SIZE

1910
YEAR BUILT

2
STORIES

8
ROOMS

TAX & ASSESSMENT

Property Tax	\$4,490 (2024)
Assessed Value	\$267,000
Previous Assessed	\$267,000
Assessor Market Value	\$437,704

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Greene
Lot (acres)	0.41

Heating	Forced Air
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Porch · 304 ft²

CLIMATE RISK

39
FLOOD

12
WILDFIRE

49
HEAT

95
STORM

39
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 7, 2025	Financing	Deed			
Dec 29, 2024	Financing	Deed			
Jun 1, 2011	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Windham Ashland Central School	Elementary	PK–12	1.7 mi

District: Windham-Ashland-Jewett Central School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 12496

163 CRIME INDEX	86 AIR POLLUTION	1,686 POPULATION	\$75K MEDIAN IN-COME	43°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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