

Listing #1



2963 State Highway 166, Roseboom, NY 13450

List Price	\$549,000 on 07/20/2026
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11803067
Property Type	Residential
County	Otsego
Township	Roseboom
School	CHERRY VALLEY-SPRINGFIELD CENTRAL SCHOOL DISTRICT
Total Tax	\$4,451
Tax ID	102.00-2-8.01
FEMA Flood Map	fema.gov/portal

c.1830 Roseboom Farmhouse - Fifty Acres and Valley Views: This c.1830 farmhouse on ±51.7 surveyed acres has hand-hewn beams, accordion lath and plaster, wide plank floors, wainscot ceilings, and period moldings. Front porches face sweeping valley views and perennial gardens. The woodland at the back boundary opens directly into the ±600-acre Roseboom State Forest putting serious hiking, hunting, and backcountry access right off the property. The house runs ±2,700 SF with well-organized main floor and three-plus bedrooms upstairs. The main floor offers a generous kitchen with woodstove, laundry room and pantry, a dining room with high ceilings and wide pine floors, a comfortable living room with coffered ceiling and period detail, a den-office, mudroom, and full bath. Upstairs, a welcoming hall library with built-in shelves leads to a primary bedroom with attached sewing room - a potential ensuite, nursery, or dressing room; two additional bedrooms, a full bath, and a large walk-in attic. The detached two-car garage offers room for vehicles, a proper workshop, and abundant storage. This is Upstate New York at its most honest and unhurried: a real country retreat. Cherry Valley-Springfield School District. Minutes from Cooperstown - the National Baseball Hall of Fame, Glimmerglass Festival, Fenimore Art Museum, The Farmers' Museum, Otsego Golf Course, the Otesaga Resort Hotel, Leatherstocking Golf Course, Clark Sports Center, and Brewery Ommegang. Approximately 3.5 hours from New York City.

Property Details

• 3 Total Bedrooms	• 2703 SF (Total)	• 2 Stories	• Lower Level: Unfinished
• 2 Full Baths	• 51.75 Acres	• Two Story Style	
• 2703 SF (AG)	• Built in 1830	• Partial Basement	

Interior Features

• Open Kitchen	• Luxury Vinyl Tile Flooring	• Primary Bedroom	• Forced Air
• Oven/Range	• 11 Rooms	• Kitchen	• Heat Pump
• Refrigerator	• Entry Foyer	• Laundry	• Electric Fuel
• Washer	• Living Room	• Private Guestroom	• Oil Fuel
• Dryer	• Dining Room	• First Floor Bathroom	• 5 Mini Split Zones
• Hardwood Flooring	• Den/Office	• Wood Stove	• 200 Amps

Exterior Features

• Post and Beam Construction	• 2 Garage Spaces	• Enclosed Porch	• Utilities
• Vinyl Siding	• Private Well Water	• Covered Porch	• Creek View
• Asphalt Shingles Roof	• Private Septic	• Driveway	• Mountain View
• Detached Garage	• Fence	• Survey	• Wooded View
	• Open Porch	• Trees	• Scenic View

Taxes and Fees

• Tax Year 2026

Presented By

Patricia Bensen-Ashley, ASHLEY CONNOR REALTY 607-547-4045 info@ashleyconnorrealty.com

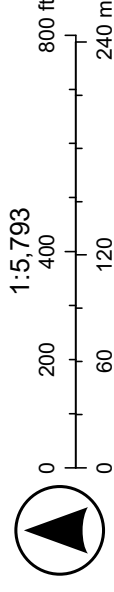
Listing data is deemed reliable but is NOT guaranteed accurate.

2963 SH 166 tm



5/4/2026, 1:36:54 PM

County Tax Parcels

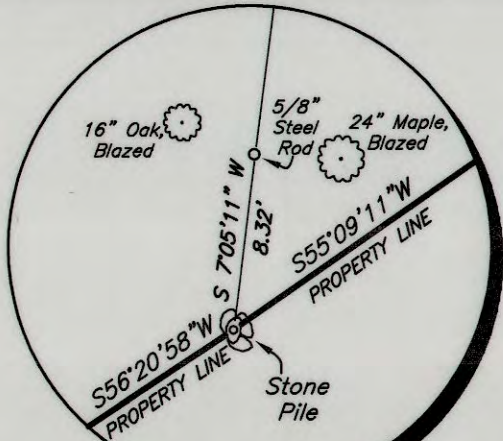


New York State, Vanport

Map is for visualization purposes only

Legend

- - 5/8" Steel Rod Capped "Rasmussen Surveyors" Set This Survey
- - Monument Found and Labeled
- - Denotes Change in Direction
- - Utility Pole
- N/F - Now or Formerly
- NDL - New Division Line
- ⊗ - Deciduous Tree with Wire Fence
- ⊗ - Conifer Tree with Wire Fence
- - Stone Wall
- - Lot or Parcel Line
- - Centerline of Road
- - Edge of Paved Road
- - Overhead Utility - Electric
- T.M. No. 102.00-2-8 - Tax Map Section, Block, and Lot Number



N/F
THE PEOPLE OF THE
STATE OF NEW YORK
OTSEGO REFORESTATION AREA 16
Filed Map 105
T.M. No. 102.00-1-11

BOWER'S
TOWN
TOWN
LONG

N/F
WESLEY NELSON
Liber 1036 Page 162
T.M. No. 102.00-2-7.01

Total Area to be
Conveyed =
51.7470 Acres

N/F
MICHAEL P. MAC INTYRE
Liber 1101 Page 861
Filed Maps 726 & 2279
T.M. No. 102.00-1-10

N/F
GEOFFREY SCHAFFER
&
LISA SCHAFFER
Instrument #2013-6790
Filed Map 726
T.M. No. 102.00-2-5

N/F
GARY W. SCHAFFER
and
SUSAN A. SCHAFFER
Liber 690 Page 128
T.M. No. 102.00-2-6

Remaining Lands of
MICHAEL CORTIGIANO
Instrument #2016-3133
Filed Map 726
T.M. No. 102.00-2-8

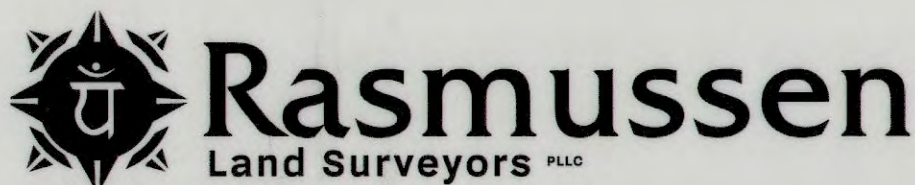
Notes

- Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered valid true copies.
- Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
- New York State Route 166 is subject to the use and rights of the public.
- If underground improvements, easements or encroachments exist and are neither visible during normal field survey operations nor described in the instruments provided, they may not be shown on this survey map.
- The surveyed parcel is subject to all legally enforceable covenants, easements, restrictions, conditions and agreements of record; recorded, unrecorded, open or notorious.
- Reference was made to Filed Maps 105, 726 and 2279 Otsego County Clerk's Office.

Approved by the Town of Roseboom Planning Board

Chair Person

Date



CERTIFIED BY NEW YORK STATE AS A WOMEN BUSINESS ENTERPRISE

WILLIAM RASMUSSEN, LAND SURVEYOR, LICENSE NUMBER 49107
JENEÉ R. RASMUSSEN-GREEN, LAND SURVEYOR, LICENSE NUMBER 50678
8 HIGHLAND STREET, ONEONTA, NY 13820
(607)267-9360 www.rasmussenlandsurveyors.com
WORK ORDER NO. 2076 MAP NO. 18-974

Certification

I, Jeneé Rasmussen-Green, Land Surveyor, hereby certify to:

- Jeanne M. Turner
- David William Turner
- Michael Cortigiano
- Legacy Title Services

that this survey map numbered 18-974, dated November 17, 2020, showing the premises to be conveyed to Jeanne M. Turner and David William Turner, being a division of the premises of Michael Cortigiano, Re: Instrument #2016-3133, situate in the Town of Roseboom, County of Otsego and State of New York was prepared by me in accordance with the existing Code of Practice for land surveys adopted by the New York State Association of Professional Land Surveyors as last revised.

This certification will not be extended to subsequent owners, mortgagees, or title insurers unless re-dated for this purpose by the surveyor.

Conditions: None.

Jeneé Rasmussen-Green, LS

11/17/2020
Date

SURVEY MAP

SHOWING THE PREMISES TO BE CONVEYED TO
JEANNE M. TURNER

AND
DAVID WILLIAM TURNER
BEING A DIVISION OF THE PREMISES OF
MICHAEL CORTIGIANO

DEED REFERENCE

Instrument #2016-3133

FILED MAP REFERENCE

FILED MAP #726

OTSEGO COUNTY CLERK'S OFFICE

TAX MAP REFERENCE

102.00 - 2 - 8

BEING PART OF

GREAT LOT 2

LONG PATENT

SITUATE IN THE

TOWN OF ROSEBOOM,

COUNTY OF OTSEGO

AND

STATE OF NEW YORK

GRAPHIC SCALE

0 200 400 600
(IN FEET)

1 INCH = 200 FEET

DATE: NOVEMBER 17, 2020

2021356185

2021-8073

02/08/2021 09:56:46 AM

Page 1 of 0

MAP

FILED

Kathy Sinnott Gardner, Otsego County Clerk

Clerk: LF

Otsego County, NY

Property



Property Address: 2963 State Highway 166

Municipality: Town of roseboom

Tax ID: 102.00-2-8.01

Summary

SWIS 365800
Account Number 022810
Status Active
Roll Section Taxable
Property Class 240 - Rural res
Description FM 726 8073
Ownership Code
In Ag District No
Zoning 1
Neighborhood 2
School District Cherry Valley-Sprin
Total Acreage/Size 50.67
Deed Book 2021
Deed Page 625
Grid East 415190
Grid North 1418176

Owners

David W Turner Jeanne M Turner
2963 State Highway 166 2963 State Highway 166
Roseboom, NY 12450 Roseboom, NY 12450

Valuation

Assessed Year	2025
Equalization Rate	70.00%
Land Assessment	\$63,800
Total Assessment	\$185,700
Full Market Value	\$265,286

Special Districts

Year	Description	Type	Units	Percent	Value
2025	FD318 - Roseboom Fire Prot		0	0%	\$0
2025	SW002 - Solid Waste User Fee		1	0%	\$0

Land

Site	Land Type	Size
Res 1	Primary	1 acres
Res 1	Residual	49.67 acres

Sales

Sale Date	Sale Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book/Page
1/7/2021	\$175,000	240 - Rural res	Land & Building	Cortigiano, Michael	Yes	Yes	No	2021 / 625

Historic Deed

Book/Page	Prior Printkey
2021 / 625	
	102.00-2-8.00
2016 / 3133	
2012 / 2298	
1114 / 338	
468 / 545	

Residential Buildings

Site	Res 1	Living Area	2,703
Building Style	Old style	First Story Area	1,460
Number of Full Baths	2	Second Story Area	1,068
Number of Half Baths	0	Half Story Area	175
Number of Bedrooms	2	Additional Story Area	0
Number of Kitchens	1	Three Quarter Story Area	0
Number of Fireplaces	0	Finished Basement Area	0
Overall Condition	Normal	Finished Rec Room Area	0
Overall Grade	Average	Finished Area Over Garage	0
Porch Type	Porch-open/deck	Number of Stories	2
Porch Area	132	Sewer Type	Private
Year Built	1900	Water Supply	Private
Effective Year Built		Utilities	Electric
Basement Type	Full	Heat Type	Hot air
Basement Garage Cap.	0	Fuel Type	Oil
Attached Garage Cap.	0	Central Air	No

Improvements

Site	Structure	Size	Grade	Condition	Year Built
Res 1	Porch-open/deck	22 x 6	Average	Normal	1900
Res 1	Porch-open/deck	12 x 6	Average	Normal	1900
Res 1	Shed-machine	12 x 9	Average	Normal	1900
Res 1	Shed-machine	16 x 14	Average	Normal	1900

Historical Tax Summary

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2026	County	\$2,209.79	\$185,700.00	\$265,286.00	70.00%	1
2025	School	\$2,240.94	\$185,700.00	\$265,286.00	70.00%	1
2025	County	\$2,081.32	\$185,700.00	\$241,891.00	76.77%	1

Taxes reflect exemptions, but may not include recent changes in assessment.

Need to pay your taxes?

Taxable Values

Tax Year	2025
County Taxable	\$185,700
County Taxable Exemptions	\$0
Municipality Taxable	\$185,700
Municipality Taxable Exemptions	\$0
Village Taxable	
Village Taxable Exemptions	
School Taxable	\$185,700
School Taxable Exemptions	\$0

GIS Map

No data available for the following modules: Additional Parcels Involved in Sale, Inventory, Commercial Buildings, Utilities, Site Uses, Exemptions, Documents, Photos.

MAKE CHECKS PAYABLE TO: SCHOOL TAX COLLECTOR AND MAIL TO:

GINGER THAYER
PO BOX 485
CHERRY VALLEY, NY 13320

TAX BILL ENCLOSED

TURNER DAVID W 4
TURNER JEANNE M
2963 STATE HIGHWAY 166
ROSEBOOM, NY 12450

SCHOOL TAX BILL

COUNTY TOWN VILLAGE	OTSEGO ROSEBOOM	BILL NO: 18568
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FROM	FISCAL YEAR	TO
JULY 1, 2025	JUNE 30,	2026

SWIS CODE	365800
ESTIMATED STATE AID	5,620,333
DATE OF WARRANT	SEPT. 2nd

PROPERTY DESCRIPTION & LOCATION	
TAX MAP NUMBER	102.00-2-8.01
LOCATION	2963 STATE HIGHWAY 166
ACRES	50.67
SCHOOL DISTRICT	CHERRY VALLEY-SPRIN 616
PROPERTY CLASS	RURAL RES
ROLL SELECTION	TAXABLE REAL

LATE PAYMENT SCHEDULE ON TOTAL TAX DUE		
IF PAID BY	10/31/2025	11/07/2025
PENALTY	44.82	67.23
TOTAL DUE	2,285.76	2,308.17

THE COUNTY TREASURER'S OFFICE WILL NOT
ACCEPT PAYMENT FOR SCHOOL TAXES IN
NOVEMBER/DECEMBER.
ALL UNPAID TAXES AT THE END OF THE SCHOOL'S
COLLECTION SCHEDULE WILL BE REASSESSED
AT 7% AND COLLECTED WITH TOWN & COUNTY
TAXES AFTER JAN. 1ST.

EXEMPTIONS		FULL VALUE ESTIMATE
EXEMPTION	VALUE	TAX PURPOSE

PRE-STAR VALUE

PRE-STAR TAX AMOUNT

LEVY DESCRIPTION	TOTAL TAX LEVY	PERCENTAGE OF CHANGE FROM PRIOR YEAR	EXEMPTION AMOUNT	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER \$1000	TAX AMOUNT
SCHOOL TAX	5,620,333	-0.2		185,700.00	11.940040	2,217.27
LIBRARY TAX	60,000	0.0		185,700.00	.127466	23.67

THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT: 265,286
THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENTS IS: 70.00
THE ASSESSED VALUE OF THIS PROPERTY AS OF 03/01/ 2025 WAS: 185,700



TOTAL TAX

\$2,240.94

DUE BY:
10/03/2025

YOUR TAX SAVINGS THIS YEAR RESULTING FROM THE
NEW YORK STATE SCHOOL TAX RELIEF PROGRAM IS:

LAND VALUE: 63,800

↑ RETAIN THIS PART FOR YOUR RECORDS ↑

↓ SUBMIT THIS PART WITH PAYMENT ↓

TOWN NAME
SCHOOL DISTRICT
TAX MAP NUMBER
LOCATION
ACRES
PROPERTY CLASS
ROLL SELECTION

TAX PAYER'S NAME

BILL NO: 18568
ROSEBOOM
CHERRY VALLEY-SPRIN
102.00-2-8.01
2963 STATE HIGHWAY 166
50.67
RURAL RES
TAXABLE REAL
TURNER DAVID W

✓ PLEASE CHECK AMOUNT
OF PAYMENT ENCLOSED

PAY BETWEEN

- ☐ 2,240.94 09/02/2025 - 10/03/2025
- ☐ 2,285.76 10/04/2025 - 10/31/2025
- ☐ 2,308.17 11/01/2025 - 11/07/2025

SCHOOL TAX COLLECTOR, GINGER THAYER
607-264-3265 ext. 510 gthayer@cvscsd.org

In person payments can be made at the NBT Bank
Branch - Cherry Valley.

☐ PLEASE CHECK FOR A RECEIPT

☐ PLEASE CHECK FOR ADDRESS CHANGE.
INDICATE ON REVERSE.

MAKE CHECKS PAYABLE TO:
MAIL TO:

TOWN TAX COLLECTOR

ERIN SEELEY
387 HONEY HILL RD
CHERRY VALLEY NY 13320
607-437-0650

TAX BILL ENCLOSED

102.00-2-8.01

TURNER DAVID W
TURNER JEANNE M
2963 STATE HIGHWAY 166
ROSEBOOM, NY 12450

4

GENERAL PROPERTY TAX BILL

COUNTY
TOWN
VILLAGE

OTSEGO
ROSEBOOM

BILL NO: 32,113

FROM

FISCAL YEAR

TO

JAN. 1, 2026

DEC. 31, 2026

COUNTY

TOWN / CITY

ESTIMATED STATE AID
SWIS CODE
DATE OF WARRANT

38,146,160
365800
Dec 15, 2025

215,492

PROPERTY DESCRIPTION & LOCATION

TAX MAP NUMBER
LOCATION
ACRES
SCHOOL DISTRICT
PROPERTY CLASS
ROLL SELECTION

102.00-2-8.01
2963 STATE HIGHWAY 166
50.67
CHERRY VALLEY-SPRIN 362401
RURAL RES
TAXABLE

EXEMPTIONS

FULL VALUE ESTIMATE

EXEMPTION

VALUE

TAX PURPOSE

LATE PAYMENT SCHEDULE ON TOTAL TAX DUE

IF PAID BY PENALTY	02/28/2026	03/31/2026	04/30/2026
TOTAL DUE	22.10	44.20	66.29
	2,231.89	2,254.99	2,277.08

MARCH AMOUNT INCLUDES \$1.00 MAILING PER NYS LAW.
AFTER APRIL 30TH TAXES ARE PAYABLE DIRECTLY TO THE
COUNTY TREASURER, 197 MAIN ST, COOPERSTOWN, NY 13326
WITH AN ADDITIONAL 5% PLUS INTEREST.

LEVY DESCRIPTION	TOTAL TAX LEVY	PERCENTAGE OF CHANGE FROM PRIOR YEAR	EXEMPTION AMOUNT	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER \$1000	TAX AMOUNT
COUNTY TAX	215,609	4.8%		185,700.00	3.402100	631.77
TOWN GENERAL & HWY	542,629	7.9%		185,700.00	7.884600	1,464.17
ROSEBOOM FIRE PROT	28,000	0.0%	0.00	185,700.00	.397700	73.85
SOLID WASTE USER FEE			0.00	1.00 UNIT	40.000000	40.00

THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT: 265,286
THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENTS IS: 70.00
THE ASSESSED VALUE OF THIS PROPERTY AS OF 3/01/25 WAS: 185,700
ANNUAL PRESCRIBED RATE: 12 PERCENT LAND VALUE: 63,800

TOTAL
TAX

2,209.79

DUE BY: 01/31/2026

↑ RETAIN THIS PART FOR YOUR RECORDS ↑
↓ SUBMIT THIS PART WITH PAYMENT ↓

TOWN NAME
SCHOOL DISTRICT
TAX MAP NUMBER
LOCATION
ACRES
PROPERTY CLASS
ROLL SELECTION

TAX PAYER'S NAME

BILL NO: 32,113

ROSEBOOM

CHERRY VALLEY-SPRIN

362401

102.00-2-8.01

2963 STATE HIGHWAY 166

50.67

RURAL RES

TAXABLE

TURNER DAVID W

✓ PLEASE CHECK AMOUNT
OF PAYMENT ENCLOSED

PAY BETWEEN

☐

2,209.79

1/01/26

-

01/31/2026

☐

2,231.89

2/01/26

-

02/28/2026

☐

2,254.99

3/01/26

-

03/31/2026

☐

2,277.08

4/01/26

-

04/30/2026

☐

PLEASE CHECK FOR A RECEIPT

☐

PLEASE CHECK FOR ADDRESS CHANGE.
INDICATE ON REVERSE.

