Analyze Any Property · Land Sale Review

# 345 Mud Lake Road

Summit, NY · Schoharie County · 12175

Parcel 434800 100.-1-8

**Scott Alvarez — Licensed Real Estate Salesperson, Coldwell Banker Prime Properties**

(518) 981-2248 · scott@analyzeanyproperty.com

Example report. Prepared with Analyze Any Property™ technology from a user-supplied listing export. It has not been personally reviewed by Scott Alvarez, and nothing in it is verified, a valuation or an offer.

---

RECORD

## Property facts and sources

**Reported acreage: 1.00 acres**

As recorded in the listing export, listed 2025-10-03

**Reported road frontage: 216.00 ft**

As recorded in the listing export, listed 2025-10-03

**Historical asking price: $55,000**

Past listing figure from 2025-10-03. Not a current price, value or offer.

**Status in the export: Expired (as recorded in the export)**

Recorded 2026-03-28. A historical listing status, not a current one. Current status has not been independently checked.

**Annual tax in the export: $216**

As recorded in the listing export, listed 2025-10-03

**Listing number referenced: 202527104**

Identifier carried by the source export.

Use the source notes and open items to see what is supported and what still needs checking.

---

OBSERVATION

## What stands out

This one-acre parcel has a reported completed perc test and new driveway. Those documents could reduce uncertainty, but neither a perc test nor the tiny-home language establishes an approved dwelling.

---

OPEN ITEMS

## Three questions worth answering first

1. Obtain the dated perc report and any septic design or approval conditions.
2. Confirm driveway authorization, legal access and the relevant minimum dwelling and seasonal-use rules.

3. Check water options, electric connection cost and the surveyed boundary near the state forest.

OPTIONS

## A possible selling approach — if the documents support it

If documentation supports the intended use, give buyers a concise site-readiness package. Describe tiny-home or seasonal options only after the town confirms them.

**Documents**
Obtain the dated perc report and any septic design or approval conditions.

**Feasibility**
Confirm driveway authorization, legal access and the relevant minimum dwelling and seasonal-use rules.

**Selling decision**
Confirm the owner's goal and current representation; compare recent relevant sales before choosing price or a relaunch plan.

LIMITS

## What this cannot tell you

- Current availability or representation status has not been independently verified.
- The export does not establish why a listing ended, the owner's plans, or buyer demand.
- Buildability, approvals and a current market value require further evidence.

CONVERSATION

## The next conversation

Can you share the perc report and any written approval for the driveway or intended use?

**(518) 981-2248 · scott@analyzeanyproperty.com**

PROVENANCE

## Where this came from

User-supplied MLS export; independently unverified · reference date 2025-10-03.

Report version 1.

Scott Alvarez, Licensed Real Estate Salesperson, Coldwell Banker Prime Properties. (518) 981-2248 · scott@analyzeanyproperty.com