

Reynolds Auction Company *presents...*

PUBLIC AUCTION

2009 Tompkins County

Real Property *Tompkins County,
New York*

Tax Foreclosures



Auction Tuesday, June 9, 2009 at 7:00 pm

Registration & Preview 6:00 pm

Public preview & information session:

Wednesday, June 3 at 7:00 pm - Doors open at 6:30 pm



**Available
Auction Lots
located in:**
*Brooktondale
Dryden
Ithaca • Newfield
Trumansburg*



This booklet also available online at
www.reynoldsauktion.com

Auctioneer
John T. Reynolds, CAI

Telephone 315-597-8815

Fax 315-597-5030



Auction Lot: 1

Address: Coddington Road, Brooktondale

Municipality: Town of Caroline

Tax Map# 25-1-8.2

Land Size in Acres: 19.87

2009 Assessment: \$30,000.00

Last Owner: Beverly E. Barnes

Parcel Code: 322 - residential vacant land less than 10 acres

Current Taxes Due: 919.65

School District: Cador

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2008

Property Description: This parcel has frontage on both Ridgeway and Coddington Roads. For identification, the land is located just west of the address known as 30 Ridgeway Road. Although some of the land may be tillable there are mostly mixed hardwoods and evergreen trees. There may be a small pond that is fed by an intermittent tributary. This could be a very nice investment!



Auction Lot: 2

Address: 2756 Slaterville Rd, Slaterville Springs

Municipality: Town of Caroline

Tax Map# 8-1-28

Land Size in Acres: 115 x 193 (.60)

2009 Assessment: \$80,000.00

Last Owner: Francis and Mary Hamilton

Parcel Code: 210 - single family residence

Current Taxes Due: 1,903.75

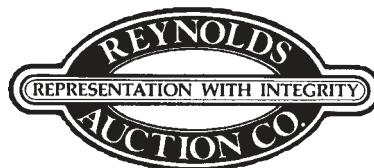
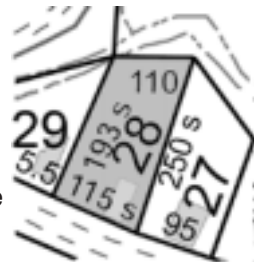
School District: Ithaca City

Public Water District: no

Public Sewer District: no

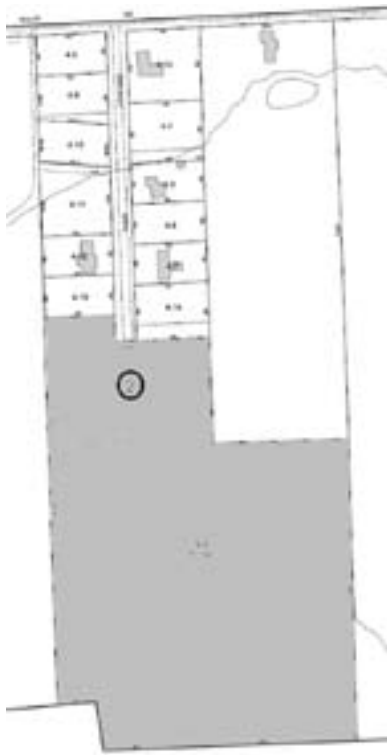
Tax Foreclosure Year: 2008

Property Description: This is a one and a half story 1,200 square foot wood frame bungalow: three bedrooms, one bath, built in 1900 with a very nice front porch! Large yard and ample off street parking. Six mile Creek flows all along the rear of this property. A small portion of the boundary borders the water. Certainly this unoccupied home needs a little "TLC", but don't overlook the opportunity here!



*Serving all of
Central & Western New York*
www.reynoldsauktion.com





Auction Lot: 3

Address: Wellsley Drive, Dryden

Municipality: Village of Dryden

Tax Map# 16-2-4.2

Land Size in Acres: 15.31

2009 Assessment: \$42,200.00

Last Owner: Empress Development Corporation

Parcel Code: 322 - recreational vacant land more than 10 acres

Current Taxes Due: 1,344.04

School District: Dryden

Public Sewer District: yes

Public Water District: yes

Tax Foreclosure Year: 2008

Property Description: The property is located at the end of Wellsley Drive. Check all of the local regulations regarding this property. It could be a very nice LARGE building lot, or possible several building lots? This land is predominately flat with some mature shrubs and hardwoods. The west boundary is adjacent to the elementary school. Do YOUR homework here!

TOMPKINS COUNTY REAL PROPERTY TAX FORECLOSURE AUCTION

Tuesday, June 9, 2009 Begins at 7:00 pm - Registration 6:00 pm

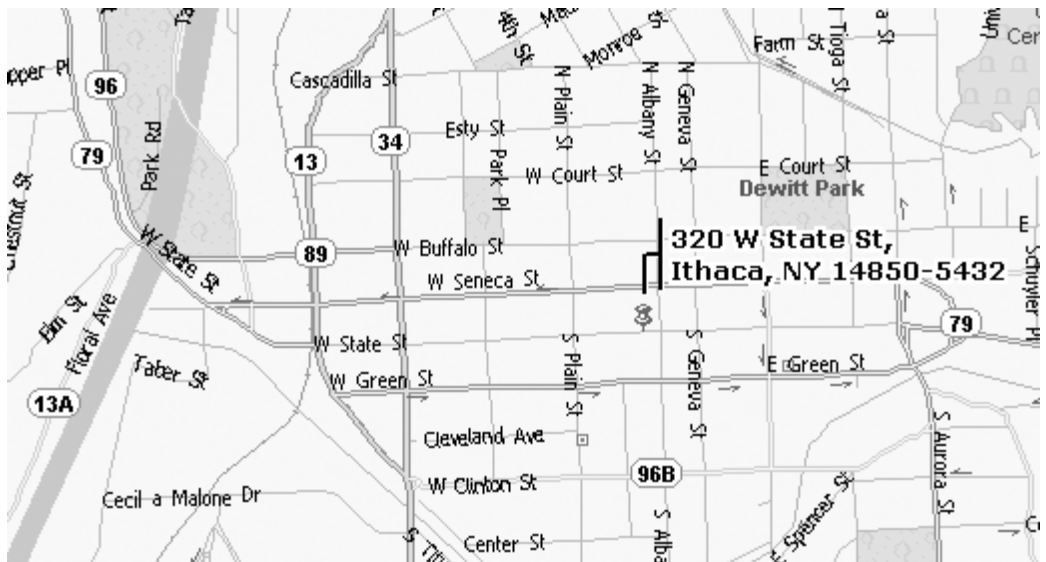
Auction & Information Session Location:

Tompkins County Human Services Building

320 West State Street, Ithaca, NY

Public Preview & Information Session:
Wednesday, June 3

at 7:00 pm

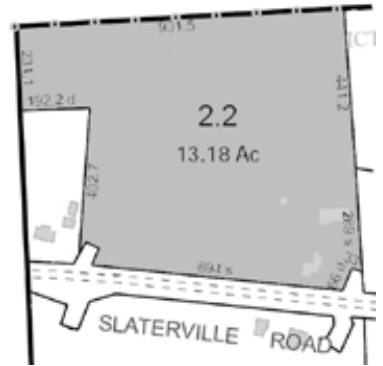




Auction Lot: 4
Address: 2110 Slaterville Road, Ithaca
Municipality: Town of Caroline
Tax Map# 9-1-2.2
Land Size in Acres: 13.88
2009 Assessment: \$240,000.00
Last Owner: Brent Olsen
Parcel Code: 241 - residential
 over 10 acres
Current Tax: 7,300
School District: Ithaca City
Public Water District: no
Public Sewer District: no
Tax Foreclosure Year: 2008

REMOVED

Property Description:
 This may be the Very Best residential investment property in this year's auction! There is a large single family 3,000 square foot wood frame Colonial-style home that was built in 1850. It has five bedrooms and two bathrooms. This home appears rented/occupied.



There is a beautiful post and beam, board and batten barn with a good roof and foundation. There are additional out-buildings. The 13 acres appear to be substantially tillable. Horses? Overall good condition and great location. Pristine property!

Auction Lot: 5

Address: 1635 Ellis Hollow Road, Ithaca

Municipality: Town of Dryden

Tax Map# 75-1-12.2

Land Size in Acres: 181 x 276

2009 Assessment: \$100,000.00

Last Owner: Janice Cornelius

Parcel Code: 210 - single family residential

Current Taxes Due: 2,341.64

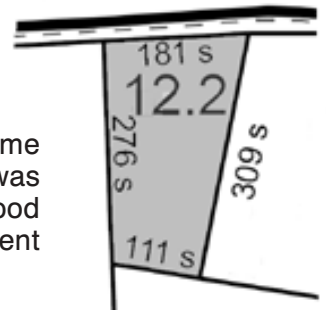
School District: Ithaca City

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2008

Property Description: Very nice wood frame 1,080 square foot ranch home with two car attached garage. It has three bedrooms, one bathroom and was built in 1963. This home appears occupied. It is located in a rural neighborhood on a large lot with mature landscape. Also note that this property lies adjacent to a Cornell University natural area. What an offering - piece, quiet, country!



John T. Reynolds, Inc.
Reynolds Auction Co.
993 Canandaigua Road
Palmyra, New York 14522

Tele : 315-597-8815
FAX : 315-597-5030

AUCTION LOT # _____

WINNING BID # _____

PROPERTY BID ACKNOWLEDGMENT

I have purchased on this date, June 9, 2009 at public auction from the Reynolds Auction Co., the agent for Tompkins County, New York, real property known as:

Address: _____ Parcel # _____

Description: _____

Purchase price bid	\$	_____	{ _____ }
Current taxes due	+	_____	Tax ID # or Social Security #
Sub Total	=	_____	
Recording fee	+	_____ 185.00	residential and vacant agricultural
Recording fee	+	_____ 310.00	For commercial and vacant land
Total due	=	=====	
Deposit amount	-	_____	<input type="checkbox"/> cash <input type="checkbox"/> cert/guar funds <input type="checkbox"/> pers chk _____
Remainder due	\$	=====	

BUYER: _____ Tele.: _____

ADDRESS: _____ Tele.: _____

ADDRESS : _____ Zip: _____

Specific to the above property for which I am **HIGH BIDDER**, I do hereby certify and acknowledge that as Bidder I . . .

1. accept all auction Terms & Conditions, as itemized in the bid package, whether stated orally or in writing.
2. accept that all auction Terms & Conditions will be strictly enforced without exception.
3. have sufficient funds to meet the deposit requirements as established by the Terms & Conditions of sale.
4. understand that my signature to this required document is legally binding.

Buyer's Signature

white - Original (file copy) yellow - TOCO Receipt pink - Buyer Receipt

Auction Lot: 6

Address: 201 Main Street South, Groton

Municipality: Village of Groton

Tax Map# 7-3-1

Land Size in Acres: 63 x 100

2009 Assessment: \$50,000.00

Last Owner: JVP Enterprises, LLC

Parcel Code: 484 - one use, small building

Current Taxes Due: 2,305.95

School District: Groton

Public Water District: yes

Public Sewer District: yes

Tax Foreclosure Year: 2008



Property Description: Located at the corner of Main Street South and Elm Street, this is a commercially zoned (rented) property. This building has 812 square feet and was built in 1975. It's prior use was a vehicle service station. It is across from Express Mart which aids in superior traffic flow by its front door! There is ample parking on a good blacktop driveway/parking lot. It is now used for a small office building but certainly could have retail applications. Accountants, dentists, lawyers, anyone with freestanding office needs should give this offering serious consideration!



Auction Lot: 7

Address: 111 Osmun Place, Ithaca

Municipality: City of Ithaca

Tax Map# 63-10-1

Land Size in Acres: 70 x 89

2009 Assessment: \$650,000.00

Last Owner: Michael A. St. Denis

Parcel Code: 411 - 4 or more
apartments/commercial

Current Taxes Due: 3,974.76

School District: City of Ithaca

Public Water District: yes

Public Sewer District: yes

Tax Foreclosure Year: 2008



Property Description: This coveted investment property is a 5,250 square foot, brick three story structure that was built in 1985. It is a multiple occupancy

apartment/ boarding house, that appears to be fully rented. It has a full basement, front porch and covered porches on the first and second floors. At the rear of the building there is a three story fire escape that appears to be free standing. Limited off street parking. The probability of student housing just screams of cash flow, cash flow, cash flow! Get OUT of "The Market!" and get into the stability of real estate. Invest in something that you can oversee and manage. This may be the BEST financial positioning you ever made!



www.tompkins-co.org





Auction Lot: 8

Address: 376 Lower Creek Road, Ithaca

Municipality: Town of Dryden

Tax Map# 42-1-39.4

Land Size in Acres: 1.92

2009 Assessment: \$153,000.00

Last Owner: David T. Williams

Parcel Code: 210 - single family residential

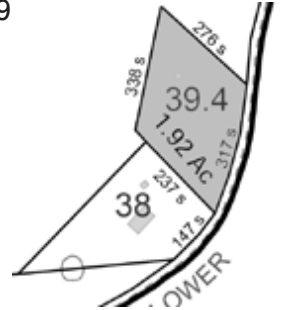
Current Taxes Due: 4,590.99

School District: Dryden

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2008



Property Description: This property includes a large (occupied) wood frame 2,160 square foot ranch home situated on slightly less than 2 acres with mature trees and landscaping. This home has four bedrooms, two bathrooms and was built in 1973. There is a large out building that could be an excellent shop or used for all types of storage. This out building is large enough that you might be able to operate a small business. This is a superior rural location and a superior property that offers tremendous potential!

Auction Lot: 9

Address: 827 W. Dryden Rd., Freeville

Municipality: Town of Dryden

Tax Map# 31-1-16.23

Land Size in Acres: 1.20 acres

2009 Assessment: \$93,000.00

Last Owner: Richard R. and Sandra Lundy

Parcel Code: 270 - manufactured home

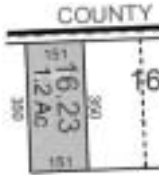
Current Taxes Due: 2,525.44

School District: Dryden

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2008



Property Description: Double wide 1995 manufactured home (56 x 28) that looks to be very well maintained and seems to be in "move in" condition. It has a single car detached garage. This property appears to be occupied. Absolutely excellent country location with wonderful westerly views. This would be a great starter home or an excellent retirement home all on one floor!



Auction Lot: 10

Address: 1862 Trumansburg Road, Trumansburg

Municipality: Town of Ulysses

Tax Map# 25-6-15

Land Size in Acres: 70 x 130.5

2009 Assessment: \$35,000.00

Last Owner: James Wilson, Sr.

Parcel Code: 210 - single family residential

Current Taxes Due: 3,893.41

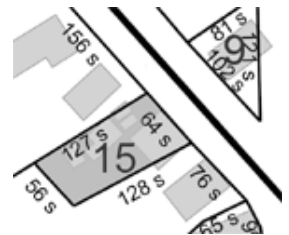
School District: Trumansburg

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2008

Property Description: Two story wood frame 1,900 square foot residence with green shingled exterior. This home has four bedrooms, one bathroom and was built in 1890. There is a two car detached garage providing for ample off street parking. Mature shrubs and trees in and around the good sized back yard. The home appears occupied. Nice neighborhood and a great location for children. Starter home or investment, you won't go wrong here.



Auction Lot: 11

Address: 5331 Curry Road, Trumansburg

Municipality: Town of Ulysses

Tax Map# 22-4-4.4

Land Size in Acres: 1.40

2009 Assessment: \$169,000.00

Last Owner: Jeffrey and Patricia Williams

Parcel Code: 210 - single family residence

Current Taxes Due: 5,008.16

School District: Trumansburg

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2008



Property Description: Very nice rural location and neighborhood for this 1,600 square foot raised ranch home with three bedrooms, two bathrooms and a two car attached garage with black-top driveway. This home was built in 1989. Light green maintenance free vinyl siding wraps this well kept property. There is a large deck attached to the rear of the home that overlooks a large backyard. This home appears occupied and to be in move in condition!



Auction Lot: 12

Address: 4 Stone House Road, Newfield

Municipality: Town of Enfield

Tax Map# 16-1-18

Land Size in Acres: 150 acres

2009 Assessment: \$400,000.00

Last Owner: Beatrice Bald

Parcel Code: 242 - rural residential/recreational

Current Taxes Due: 6,480.97

School District: Ithaca City

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2008

Property Description: Laid-up stone 3,264 square foot house with four fireplaces, four bedrooms and one bath. This home, built in 1824 may have historical significance. Rural location with

150 acres of land on both sides of the road. This property is occupied. This is a showplace setting that would be ideal for horses, a small farm or a gorgeous bed and breakfast! If you are looking for the unusual and significant, this is your lifetime opportunity!



Future Real Property Tax Foreclosure Auctions

TIOGA COUNTY

Thursday, August 6 at 7 pm

Auction registration begins at 6:30 pm

Log onto www.reynoldsauktion.com and sign up for automatic notification so you don't miss this auction opportunity!



Tompkins
County

PROPERTY LOCATION MAPS



Auction Date: Thursday, June 9, 2009

Auction Begins: Promptly at 7:00 pm

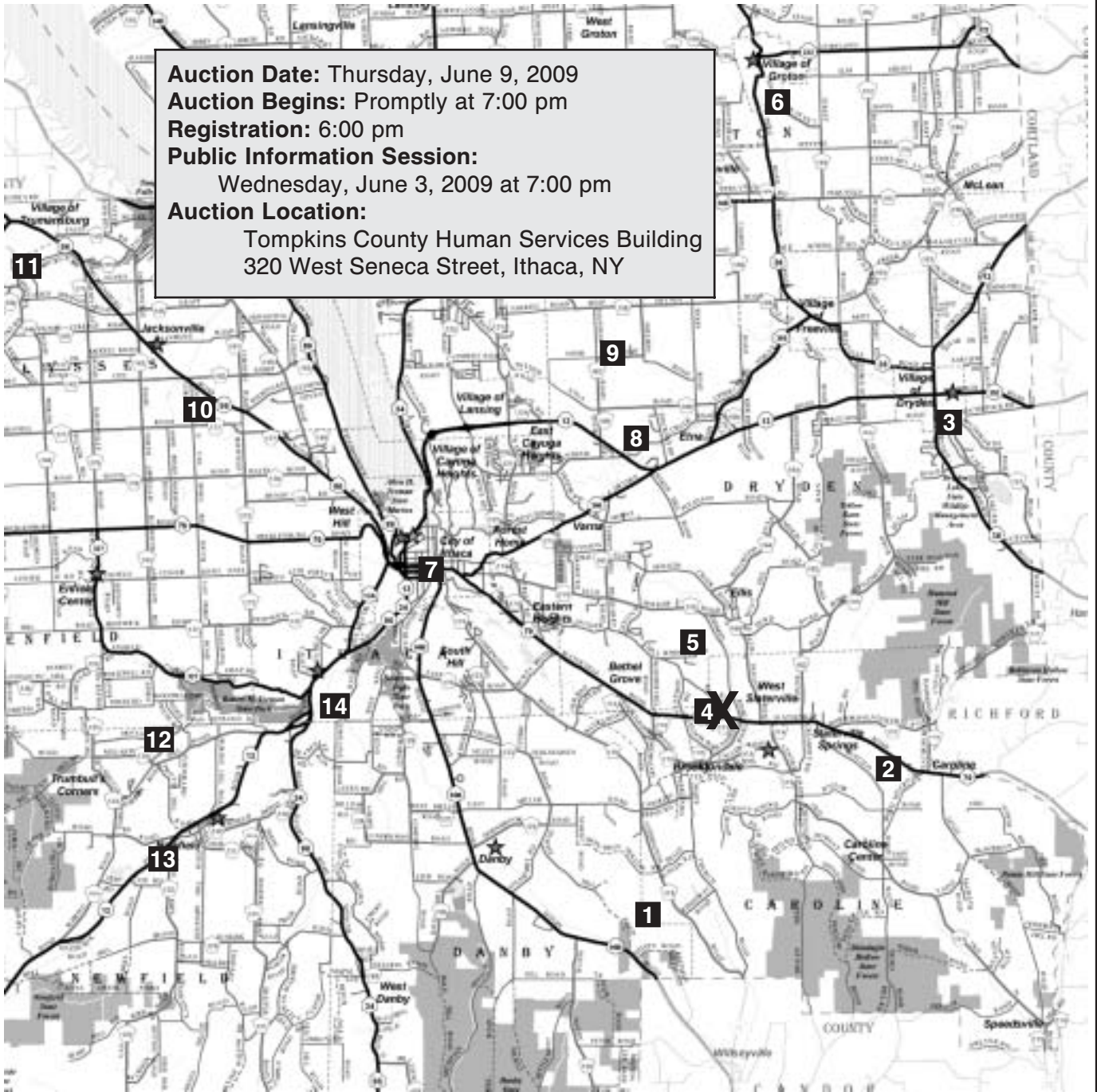
Registration: 6:00 pm

Public Information Session:

Wednesday, June 3, 2009 at 7:00 pm

Auction Location:

Tompkins County Human Services Building
320 West Seneca Street, Ithaca, NY



FUTURE REAL PROPERTY TAX FORECLOSURE AUCTION TIOGA COUNTY Thursday, August 6

Log onto www.reynoldsauktion.com and sign up for automatic notification so you don't miss this opportunity

Auction Lot: 13

Address: 105 Mazourek Road, Newfield

Municipality: Town of Newfield

Tax Map# 24-1-3.2

Land Size in Acres: 666.76 acres

2009 Assessment: \$908,500.00

Last Owner: Mazourek Farms, Inc.

Parcel Code: 112 - dairy farm & 455 dealer/production

Current Taxes Due: 21,025.18

School District: Newfield

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2008

Property Description: This is a farm and homestead. The home is a 2,700 square foot two story wood frame colonial style structure that was built in 1825. It has six bedrooms and one and a half bathrooms.

The land is hilly and wooded with 245 tillable acres.

A small portion of the property is dedicated wetlands.

There is a commercial pole barn structure that is used for retail lawn and garden sales.

There is a post and beam barn with an attached pole barn. Additionally, there are several large and small outbuildings including silos on the property. This is an occupied, working farm and agribusiness.



Auction Lot: 14

Address: 105 West King Road

Municipality: Town of Danby

Tax Map# 1-1-12.42

Land Size in Acres: 2.55

2009 Assessment: \$3,800

Last Owner: Anthony Ponchalek

Parcel Code: 311 - residential vacant land less than 10 acres

Current Taxes Due: 169.49

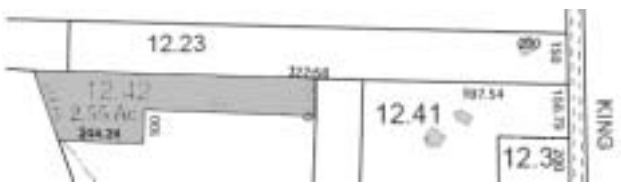
School District: Ithaca City

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2009

Property Description: This is a landlocked parcel that appears to be in the vicinity of the electrical grid right of way about 725' off the road. It has a mix of mature evergreens and deciduous trees. There is a small stream that runs intermittently through the property. The Fingerlakes Trail also uses a portion of this land.





Tompkins County, NY Real Property Tax Foreclosures

AUCTION TERMS & CONDITIONS

GENERAL...

1. All Tompkins County properties offered at this auction have been foreclosed upon to enforce the collection of delinquent taxes under the New York State Real Property Tax Law (Article 11). The legal redemption period expired at 4:30 PM on January 9, 2009.
2. All properties are sold "AS IS - WHERE IS" with ownership acknowledged by Quitclaim Deed. The County or City WILL NOT furnish an abstract of title or title insurance. New York State Real Property tax law provides that the tax foreclosure process cuts off all title and interest of the owner, and also all other claims and liens, including mortgages and judgements. Recorded easements and rights of way are not cut off.
3. Federal tax liens are covered by the Code of Federal Rules. The County notified the IRS of the tax foreclosure on October 2, 2008 regarding the final date for redemption on January 9, 2009. One hundred twenty days has passed since the final date for redemption, and the County has no knowledge of any federal interest in redemption of the properties offered.
4. **Former owners will not be allowed to bid on their properties.**
5. If a purchaser owes any outstanding and delinquent taxes to Tompkins County, those delinquent taxes must be paid in full prior to closing on any purchase made at this auction. Failure to comply with this provision will be grounds for default and forfeiture of any deposit monies paid.
6. Each purchaser will be required to sign a legally binding Property Bid Acknowledgment Form for each purchase which commits the Purchaser to compliance with all Terms and Conditions as stated herein.
7. All properties are sold subject to confirmation by a resolution of the Tompkins County Legislature.
8. Any promotional tools such as photographic slides, tax maps, written or verbal descriptions, etc. are for informational purposes only. The Seller neither guarantees nor warranties anything as to location, dimensions, parcel use or size. **It is the sole responsibility of the purchaser to determine the legal and/or physical fitness of the property.**
9. Risk of loss or damage by fire, vandalism or any other cause (except taking under the power of eminent domain) between the time of sale and the time of deed delivery is assumed by the purchaser.
10. All potential Bidders must show acceptable identification for issuance of a bid number. Auction day registration begins at 6 PM.
11. All potential Buyers must register for this auction and hold a bidder's number. Anyone, who in the past has defaulted, or at this auction defaults, on paying either the initial deposit or remaining balance will be prohibited from registration and bidding.
12. All decisions regarding bidding disputes shall remain completely within the Auctioneer's discretion.
13. The Auctioneer retains the right to reject any bid that is not within current bidding increments or that is not an appreciable advancement over the preceding bid.
14. The Auctioneer and the Seller shall remain forever immune from any and all liability concerning any personal injury or property damage occurring before, during or after the auction, no matter what the cause. Additionally, the Auctioneer and Seller shall remain forever immune from the consequence of purchase of any property at this auction.

FINANCIAL...

15. Payments shall be made by cash, bank check, certified check, money order, business or personal check drawn on a New York State bank. Bank instruments must be made payable to Tompkins County. The Purchaser(s) is required to sign a real Property Transfer Form, available at auction, at the time of payment.
16. Full payment which includes current taxes due and recording fees, must be made immediately at "knockdown" (when the Auctioneer says "sold"), for any properties sold in the amount of \$4,000.00 or less.
17. Any properties sold for more than \$4,000.00...the amount of \$4,000.00 plus 10% of the amount over \$4,000.00 must be paid immediately at "knockdown."
 - a. The remainder of the purchase price, taxes currently due, and recording fees must be paid to, and received by, the Tompkins County Finance Department no later than 12:00 Noon, Thursday, June 25, 2009.
**Tompkins County Finance Department
125 East Court Street
Ithaca, New York 14850**
18. The Tompkins County Attorney's office is prepared to execute closing documents upon notification by the Tompkins County Finance Department that full payment has been received and that conveyance has been approved by resolution of the County Legislature. The City of Ithaca will execute closing documents for their auctioned properties.
19. Failure to close on the property or failure to pay the remainder of the purchase price, taxes currently due and recording fees, subjects the purchaser to loss of any and all deposit monies, and all rights or claims to the property.

TAXES...

20. Purchasers **will not** be responsible for delinquent taxes and charges up to and including all those appearing on the January 1, 2008 Town and County tax bill.
21. The purchaser will pay all of the following taxes and charges, including all interest and penalties, if applicable and if they have not been paid:
 - 2008 - 2009 Ithaca City School tax
 - 2009 Town and County taxes which may include relieved village or school taxes.
 - 2009 City of Ithaca; current water, sewer or other special district charges that have not been included in tax bills.
22. Purchasers will be responsible for all upcoming taxes including 2009/2010 Village and 2009/2010 School taxes. In order to avoid future delinquent charges, the new owner should immediately advise all tax collectors of the new ownership, and the address where future tax bills are to be mailed. Contact the Tompkins County Finance Department at 607-274- 5545 for a current listing of tax collectors.

ASSESSMENTS...

23. The information booklet lists the 2009 assessments for each property. Bidders or purchasers with questions regarding assessed values or assessment practices are advised to immediately contact the Tompkins County Assessment Office, 607-274-5517, Monday through Friday, 8:30 AM to 4:30 PM.



FIRST
CLASS
MAIL

Reynolds Auction Co.
993 Canandaigua Road
Palmyra, NY 14522

TOMPKINS COUNTY
TAX FORECLOSURE
2009 AUCTION

Information at 315-597-8815
CAI - NAA - NYSAA

www.tompkins-co.org

www.reynoldsauktion.com

PUBLIC AUCTION

Tompkins County, New York

REAL PROPERTY TAX FORECLOSURES



**Auction
Lot #6**

Auction Date:

Tuesday, June 9, 2009

Auction Begins:

Promptly at 7:00 pm

Registration: 6:00 pm

Public Information Session:

Wednesday, June 3, 2009
at 7:00 pm

Auction Location:

Tompkins County
Human Services Building
320 West State Street
Ithaca, NY

Reynolds Auction Company
Serving Metro Rochester, Central & Western NY

Print this booklet at:
www.reynoldsauktion.com