



Tioga County, New York

JULY 2004

Real Property Tax Foreclosure Auction

Wednesday, July 28 at 7:00 pm

Registration & Final Preview: 6:00 pm

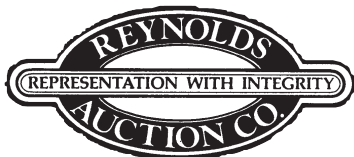
Public Info. Session: Thursday, July 22 at 7:00 pm



This information booklet contains area maps designed to guide bidders to each auction lot location, to the auction and preview sale site.



Public Auction



Auctioneer John T. Reynolds, CAI
Telephone 315-331-8815
Fax 315-331-2054

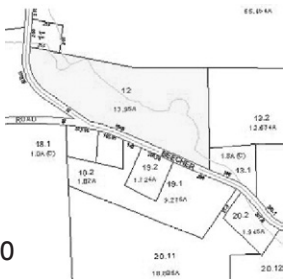
Auction & Public Preview Site

Edward Hubbard Auditorium
Tioga County Municipal Office Building
56 Main Street, Owego, NY

Located at the corner of Main and Academy Streets

***This booklet also available online at:
WWW.REYNOLDSAUCTION.COM***

Auction Lot #1
Tax Parcel ID#: 462
Address:
 486 West Beecher Hill, Tioga
Tax Map# 116.00-2-12
Land Size in Acres: 13.95
Approximate Yearly Taxes:
 \$1,350.00
2003 Assessment: \$48,000.00
Last Owner:
 Strubble M. & Robinson D.
Parcel Use: 271 - Manufactured housing
School District: Tioga Central
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2002



Property Description: 3 standard size manufacture homes on almost 15 acres. Two homes have small additions and some may be occupied by tenants. This land has substantial road frontage with a stream intersecting the entire property. Note that Auction Lots 1 and 2 are adjacent to each other. Income opportunity, here?



Tioga County, NY



REAL PROPERTY TAX FORECLOSURE

Wednesday, July 28, 2004

7:00 pm

Auction & Public Preview Site:

Edward Hubbard Auditorium

Tioga County
Municipal Office Building

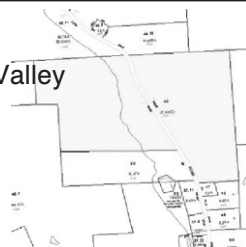
56 Main Street, Owego, New York

Auction Lot #2
Tax Parcel ID#: 1167
Address:
 32 Weiss Road, Tioga
Tax Map# 116.00-2-11
Land Size in Acres:
 200' x 215'
Approximate Yearly Taxes:
 \$750.00
2003 Assessment:
 \$25,000.00
Last Owner: Strubble M. & Robinson D.
Parcel Use: 271 - Manufactured housing
School District: Tioga Central
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2002



Property Description: 3 standard size manufactured homes, all located on a rural one acre lot, across from address #29. Note that Auction Lots 1 and 2 are adjacent to each other. More income opportunity, here?

Auction Lot #3
Tax Parcel ID#: 1092
Address: Shirley Road, Newark Valley
Tax Map# 42.00-1-45
Land Size in Acres: 87.4
Approximate Yearly Taxes:
 \$1,525.00
2003 Assessment: \$98,000.00
Last Owner: Seltzer, Steven R.
Parcel Use: 240 - Rural residential
School District: Newark Valley
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2002



Property Description: Outstanding possible home site or complete subdivision with frontage on both sided of the road. This property has it all . . . open fields, rolling hills, mature pines and great views. Possible agricultural/residential/recreational applications. House #949 is south of property. The investment potential here is boundless.

Auction Lot #4**Tax Parcel ID#:** 723**Address:** Straw Hill Road, Barton**Tax Map#** 146.00-1-27.12**Land Size in Acres:** 25.43**Approximate Yearly Taxes:**

\$1,845.00

2003 Assessment: \$71,000.00**Last Owner:** Freeman et.al., Sandra**Parcel Use:** 240 - Rural residential**School District:** Waverly**Public Water District:** No**Public Sewer District:** No**Tax Foreclosure Year:** 2002

Property Description: Incredible views from this property! Lots of road frontage. Mature pines, deciduous trees, clump birch and vast recreational and residential possibilities! Spectacular views from this property!

Auction Lot #5**Tax Parcel ID#:** 267**Address:** 67 - 69 Paige Street, Owego**Tax Map#** 128.8-4-20**Land Size in Acres:** 50' x 106'**Approximate Yearly Taxes:** \$3,200.00**2003 Assessment:** \$52,100.00**Last Owner:** Watkins, Paul R.**Parcel Use:** 220 - Two family residential**School District:** Owego**Public Water District:** Yes**Public Sewer District:** Yes**Tax Foreclosure Year:** 2002

Property Description: White side by side double that looks to be in very good condition! The exterior is well maintained and the home enjoys two back porches. There is off street parking that could accommodate up to six vehicles! This property appears to be unoccupied. Look for excellent cash flow here!

Auction Lot #6**Tax Parcel ID#:** 351**Address:** Hagadorn Hill, Spencer**Tax Map#** 81.00-2-13.10**Land Size in Acres:** 74**Approximate Yearly Taxes:**

\$1,700.00

2003 Assessment: \$49,200.00**Last Owner:** Alexander, William & Carrie**Parcel Use:** 240 - Rural residential**School District:** Spencer**Public Water District:** No**Public Sewer District:** No**Tax Foreclosure Year:** 2002

Property Description: 74 acres of unlimited potential. Mostly wooded, possibly small open field and creek. May be representative photo. The old barn may or may not be located on the property which is located 1/4 mile south of Shaw Hill Road.

Auction Lot #7**Tax Parcel ID#:** 5059**Address:** 72 Johnson Road, Apalachin (Owego)**Tax Map#** 164.00-2-21**Land Size in Acres:** 2.4**Approximate Yearly Taxes:**

\$570.00

2003 Assessment: \$38,600.00**Last Owner:**

Rolo, Randall & Paquette, Thomas

Parcel Use:

270 - Manufactured housing

School District: Owego/Apalachin**Public Water District:** No**Public Sewer District:** No**Tax Foreclosure Year:** 2002

Property Description: Newer single wide standard size manufactured home that appears to be in great condition. New shingle roof, large front porch, newer 2 car detached garage, and recently built pole barn-type storage shed. Exceptional private setting on a rural dirt road, well kept lawn with decorative ornamental windmill. Property appears to be occupied.

Auction Lot #8
Tax Parcel ID#: 89
Address: 151 South Main Street, Nichols
Tax Map# 159.19-2-18
Land Size in Acres: 53' x 130'
Approximate Yearly Taxes: \$1,075.00
2003 Assessment: \$34,545.00
Last Owner: Horton, Douglas R.
Parcel Use: 210 - Single family residential
School District: Tioga Central
Public Water District: Yes
Public Sewer District: No
Tax Foreclosure Year: 2002



www.reynoldsauktion.com



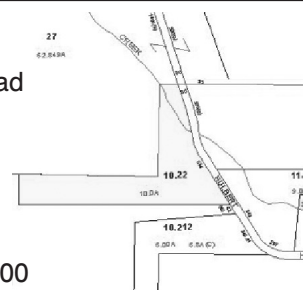
Property Description: This gray 2 story wood frame single family residence is located on Main Street in a nice residential area, offering village charm and ambiance. Off street parking. Addition on the rear of the home. LARGE backyard for kids play or a detached garage. Appears to be occupied by tenants.

Auction Lot #9
Tax Parcel ID#: 1142
Address: 123 Roe Road, Candor
Tax Map# 26.00-1-25
Land Size in Acres: 10.1
Approximate Yearly Taxes: \$1,150.00
2003 Assessment: \$30,000.00
Last Owner: Zimmer, Harry
Parcel Use: 240 - Rural residential
School District: Candor
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2002



Property Description: Single family ranch home, white exterior. Concrete block foundation and T-111 siding that appears to be in good condition. Natural rural setting brought inside with 2 nice large picture windows. This private, mature wooded 10 acre parcel, with a creek is perfect for hunting and the uncomplicated life. Property appears occupied.

Auction Lot #10
Tax Parcel ID#: 1693
Address: Hulbert Hollow Road (west side), Spencer
Tax Map# 46.00-1-10.22
Land Size in Acres: 10
Approximate Yearly Taxes: \$550.00 (*)
2003 Assessment: \$30,000.00
Last Owner: Zoeller, David & Ellen
Parcel Use: 270 - Manufactured housing
School District: Spencer
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2002



Property Description: This private 10 acre hillside parcel with nearby stream is a great rural setting for this single wide, apparently well maintained mobile home. Red exterior, small addition and an outbuilding. Property appears occupied. *Does not include school tax.

Auction Lot #11
Tax Parcel ID#: 943
Address: 83 Chestnut Street, Owego
Tax Map# 128.08-3-92
Land Size in Acres: 40' x 95'
Approximate Yearly Taxes: \$1,500.00
2003 Assessment: \$29,700.00
Last Owner: Brister, LaVerne M.
Parcel Use: 220 - Two family residential
School District: Owego/Apalachin
Public Water District: Yes
Public Sewer District: Yes
Tax Foreclosure Year: 2002

Property Description: Side by side two story, two family with wrap around porch. Each unit has its own private two car driveway! This investment property is located in a pleasant residential neighborhood. Concrete block foundation. The green shingle siding and roof appear to be in good condition. This property looks to be occupied for immediate rental income and CASH flow!



Full color photographs and additional information available on the internet at...

WWW.REYNOLDSAUCTION.COM

Municipal Property Tax Foreclosure



www.tiogacountyny.com/

Auction Lot #12
Tax Parcel ID#: 399
Address: 1537 Straits Corners Road, Tioga
Tax Map# 104.00-1-26
Land Size in Acres: 2.9
Approximate Yearly Taxes: \$760.00
2003 Assessment: \$27,000.00
Last Owner: Forrest, Barbara
Parcel Use: 270 - Manufactured housing
School District: Tioga Central
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2002

Property Description: Tan vinyl, standard size, single wide manufacture home that seems to be in very in good condition with a traditional shingle roof. Nice treed lot with pole barn structure (shop, horses, lots of storage) that may possibly have electric service. This very nice property is south of Evelien Road and appears to be occupied.



Auction Lot #13
Tax Parcel ID#: 70
Address: 231 Broad Street,
 Waverly (Barton)
Tax Map# 166.19-2-73
Land Size in Acres: 25.1' x 76.5'
Approximate Yearly Taxes: \$803.00
2003 Assessment: \$22,530.00
Last Owner: Fulbrook, Frank G.



Parcel Use: 481 - attached row building
School District: Barton
Public Water District: Yes
Public Sewer District: Yes
Tax Foreclosure Year: 2002

Property Description:
 Three story traditional brick row building located in downtown Waverly. Possible commercial uses include a variety of retail shops, professional office, and/or apartments. When you get done working on this, you will have a pristine property! Near the in intersection of Broad and Clark Streets.



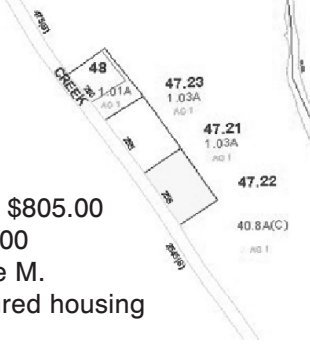
We've Got **BIG** Plans for You!



- Available Sites
- Empire Zone
- Planning
- REAP
- Tourism
- Business Climate
- Workforce
- Quality of Life

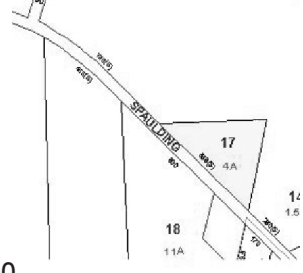
www.developtioga.com

Auction Lot #14
Tax Parcel ID#: 2156
Address: 109 Catatonk
 Creek Road, Candor
Tax Map# 94.00-1-47.21
Land Size in Acres: 1.03
Approximate Yearly Taxes: \$805.00
2003 Assessment: \$21,000.00
Last Owner: Halliday, Janice M.
Parcel Use: 270 - Manufactured housing
School District: Candor
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2002



Property Description: Older single wide, standard size manufactured home on more than 1 acre of land. Light blue exterior with front porch. Out buildings and paved driveway.

Auction Lot #15
Tax Parcel ID#: 1333
Address: 459 Spaulding
 Hill Road, Tioga
Tax Map# 105.00-1-17
Land Size in Acres: 4
Approximate Yearly Taxes: \$500.00
2003 Assessment: \$17,000.00
Last Owner: Mettler, Helen
Parcel Use: 270 - Manufactured housing
School District: Tioga Central
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2002



Property Description: Older/older-style single wide mobile home on 4 acres. Reasonable frontage on rural location. Look HARD in the woods across from mailbox # 459 for the older mobile home. Remove the home and consider this as a rural residential location that would handsomely contain the most rustic or modern new home.

John T. Reynolds, Inc.
Reynolds Auction Co.
P. O. Box 508
Newark, New York 14513

Tele: 315-331-8815
FAX: 315-331-2054

WINNING BID # _____

AUCTION LOT # _____

PROPERTY BID ACKNOWLEDGMENT

I have purchased on this date, July 28, 2004, at public auction from the Reynolds Auction Co., the agent for Tioga County, New York, real property known as:

Address: _____ Parcel # _____

Description: _____

Purchase price bid \$ _____ { _____ }
Tax ID # or Social Security #

Buyers Premium (10%) _____

Total Amount Due _____

Deposit amount - _____

Remainder due \$ _____ cash cert/guar funds pers chk

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 Buyer, I understand and accept....

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

Buyer's Signature

white - Original (file copy)

pink - Claim Receipt

yellow - Bill of Sale

Auction Lot #16

Tax Parcel ID#: 1386

Address: 1145 Ithaca Road, Candor

Tax Map# 26.00-1-15

Land Size in Acres: 15.1

Approximate Yearly Taxes: \$537.00

2003 Assessment: \$14,000.00

Last Owner: Overbaugh, Carl L.

Parcel Use: 312 - vacant land with improvements

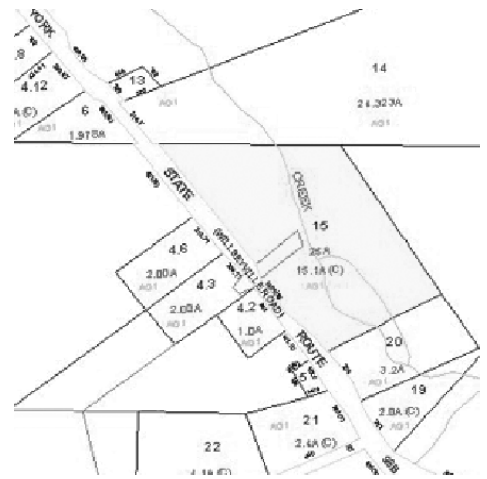
School District: Candor

Public Water District: No

Public Sewer District: No

Tax Foreclosure Year: 2002

Property Description: Rural vacant land with improvements. This 15.1 acre parcel has substantial road frontage, large barn, creek and mature trees. Advertise YOUR business here. Parcel is behind and then east of mailbox # 1144.



Auction Lot #17

Tax Parcel ID#: 1335

Address:

99 Willseyville Road, Candor

Tax Map# 27.00-1-88

Land Size in Acres: 1

Approximate Yearly Taxes: \$537.00

2003 Assessment: \$14,000.00

Last Owner: Mostert, Thelma

Parcel Use: 270 - Manufactured housing

School District: Candor

Public Water District: No

Public Sewer District: No

Tax Foreclosure Year: 2002



Property Description: Single wide standard size manufactured home, white exterior with brown trim. Front porch addition. Country setting, on one acre. Unoccupied. This home is located 1/10 mile from Coddington Street.

Auction Lot #18

Tax Parcel ID#: 10548

Address: 12 Prentice Road, Barton

Tax Map# 157.08-1-10

Land Size in Acres:

110.4' x 84'

Approximate

Yearly Taxes: \$452.00

2003 Assessment: \$14,000.00

Last Owner: Montaque, Michael

Parcel Use: 210 - Single family residential

School District: Tioga Central

Public Water District: No

Public Sewer District: No

Tax Foreclosure Year: 2002



Property Description: Fish right from your front porch in this 2 story cottage home, located on a private road for YOUR private access to the Susquehanna River. Garage and detached outbuildings. Recreation, relaxation and enjoyment here!

Auction Lot #19
Tax Parcel ID#: 888
Address: Gay Hill & Hagadorn, Spencer
Tax Map# 81.00-2-6
Land Size in Acres: 5
Approximate Yearly Taxes: \$140.00 (*)
2003 Assessment: \$8,333.00
Last Owner: Wood, Ervin
Parcel Use: 311 - Residential vacant land
School District: Spencer
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2002

Property Description:
 Substantial road frontage.
 Privacy galore, on this wooded 5 acre parcel that surely offers many recreational or permanent home possibilities! Look for orange posted sign at dirt road entrance. * Does not include school tax.

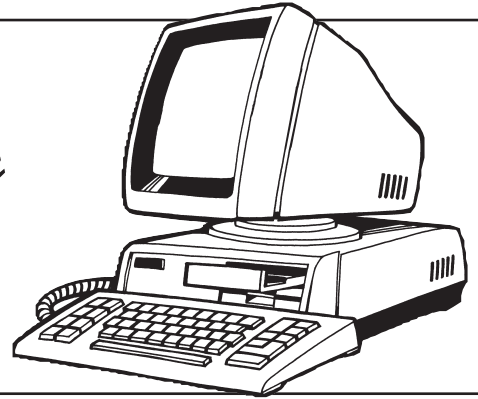


*Full color photos
 & additional information*

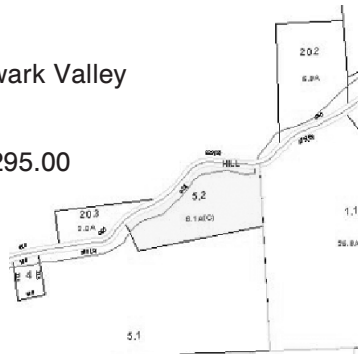
available on the internet at...

www.reynoldsauction.com

Municipal Property Tax Foreclosure

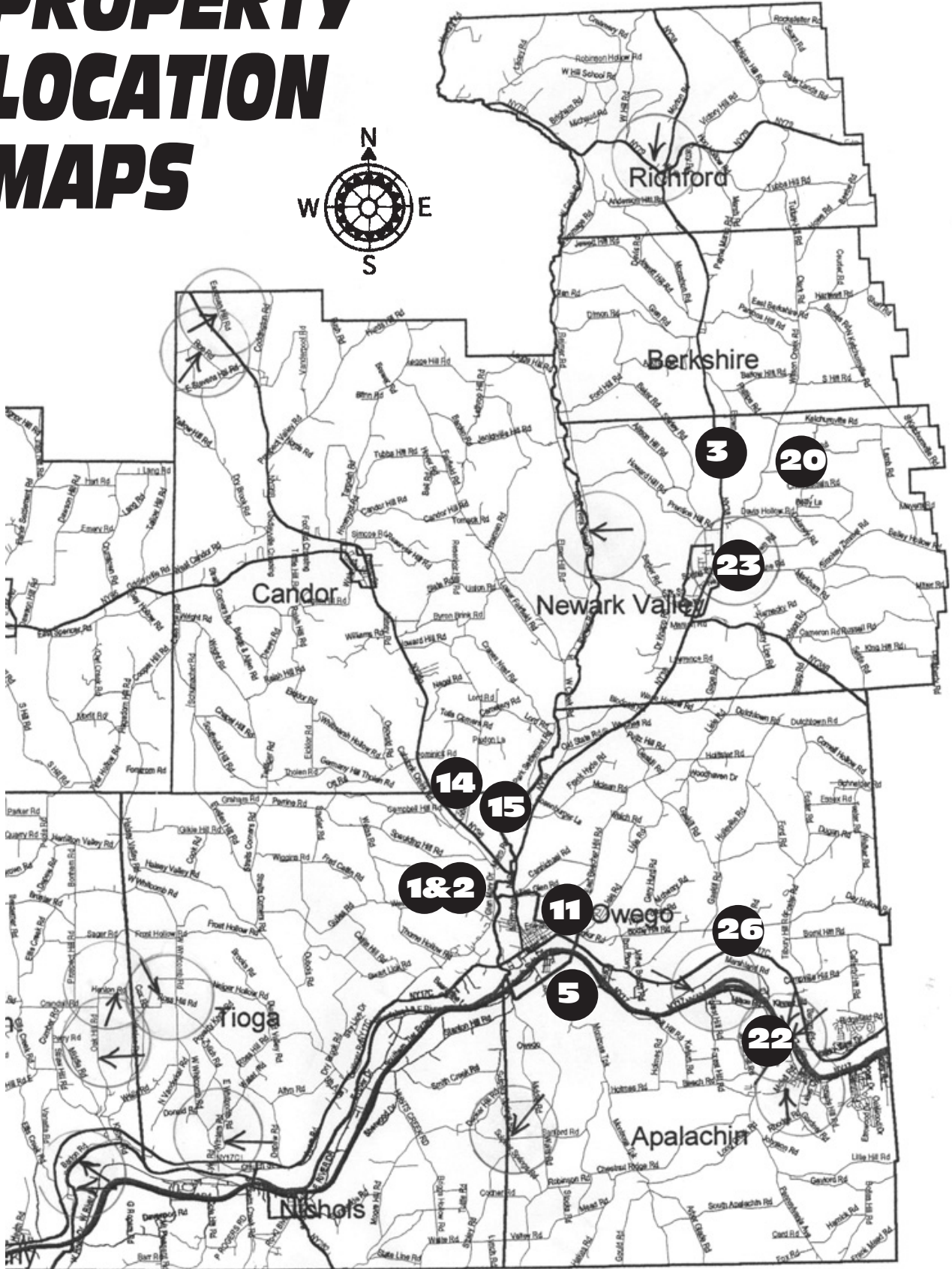


Auction Lot #20
Tax Parcel ID#: 1008
Address: Dalton Hill Road, Newark Valley
Tax Map# 54.00-1-5.20
Land Size in Acres: 6.1
Approximate Yearly Taxes: \$295.00
2003 Assessment: \$7,000.00
Last Owner: Taylor, Joseph J.
Parcel Use: 311 - Residential vacant land
School District: Newark Valley
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2002

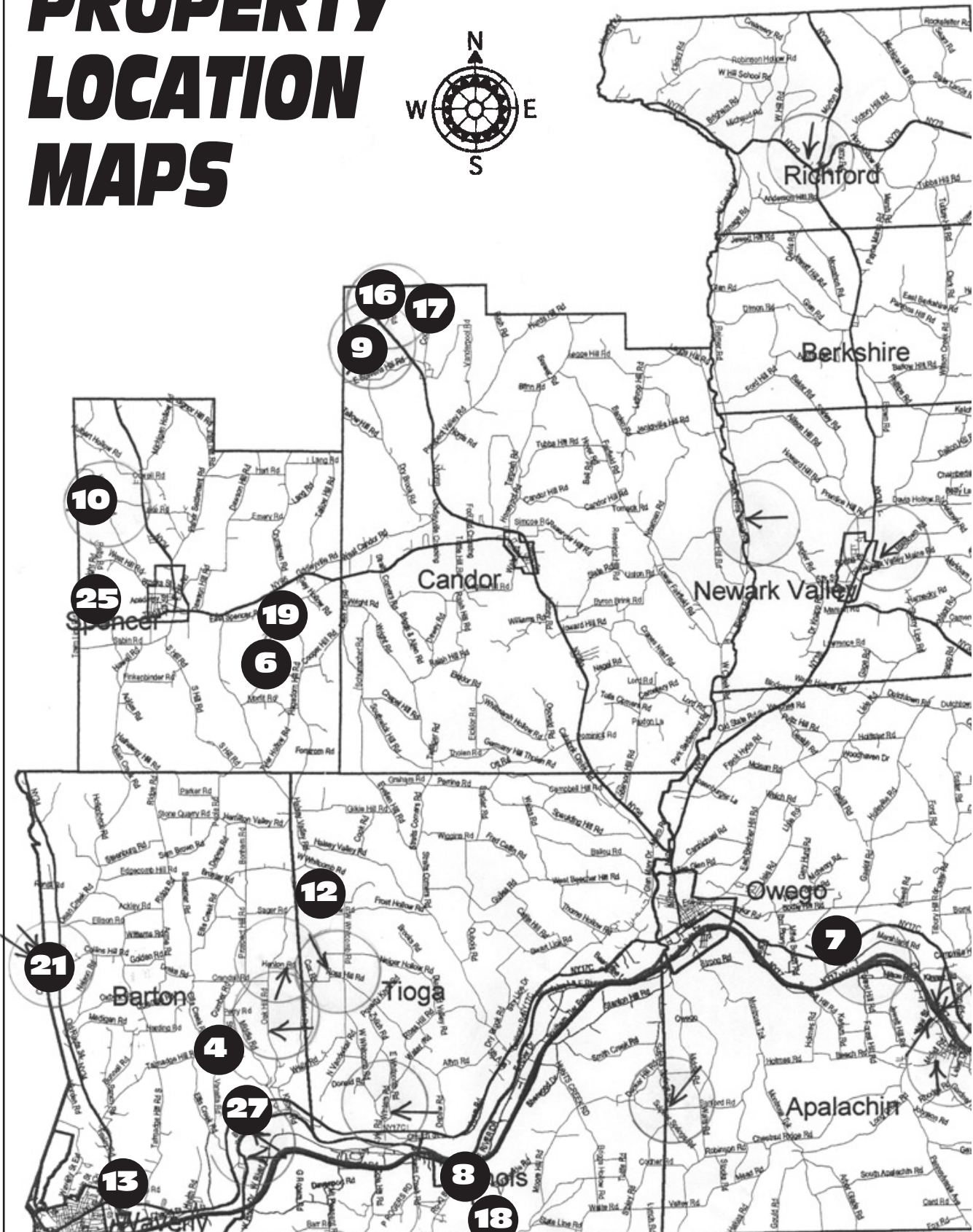
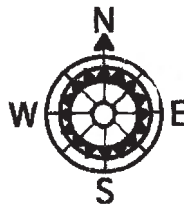


Property Description: Privacy in residential area on more than 6 acres of wooded hillside property on a dirt road. Mature trees throughout this property and a running stream boarder its length. The community of homes in the area are large, well kept estates.

PROPERTY LOCATION MAPS



PROPERTY LOCATION MAPS



Auction Lot #21
Tax Parcel ID#: 11676
Address: New York State
Route 34, Barton
Tax Map# 144.00-1-11.21
Land Size in Acres: 1.13
Approximate Yearly
Taxes: \$190.00

2003 Assessment: \$6,000.00
Last Owner: Holley, Ruth
Parcel Use: 311 - Residential vacant land
School District: Barton
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2002



Property Description: Nice main road (Route 34) hillside and wooded location. One acre with substantial road frontage. Possibilities for your new home.

Auction Lot #22
Tax Parcel ID#: 7496
Address: New Street,
Apalachin (Owego)
Tax Map# 142.14-1-27.21
Land Size in Acres: 42' x 380'
Approximate Yearly Taxes: \$215.00
2003 Assessment: \$6,000.00
Last Owner: Walsh, Donald F. & Sue Ann
Parcel Use: 311 - Residential vacant land
School District: Owego/Apalachin
Public Water District: No
Public Sewer District: Yes
Tax Foreclosure Year: 2002



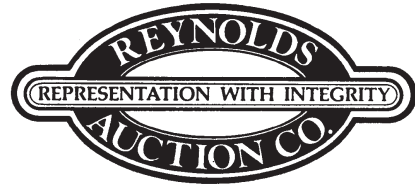
Property Description: Nice lot (measures 42' x 380') in a very well kept neighborhood. Check with the local zoning office so that you and your new home could become a part of this local community. This lot is located next to # 6 and across from # 9 New Street.

POINTLESS...

If **THE WORK** isn't **COMPLETED** on time, it's pointless!

- **AUCTIONS**
- **APPRAISALS**
- **SEALED BIDS**
- **LIQUIDATIONS**
- **ASSET PURCHASES**

Get it done! Get it done on time!
Get it done right!



www.reynoldsauktion.com

1-800-724-7616

Tioga County, NY

REAL PROPERTY TAX FORECLOSURE

Wednesday, July 28, 2004

7:00 pm

Auction & Public Preview Site:

Edward Hubbard Auditorium

Tioga County
Municipal Office Building

56 Main Street, Owego, New York

Auction Lot #23

Tax Parcel ID#: 1896

Address: Delaney Road, Newark Valley

Tax Map# 54.00-2-42.1

Land Size in Acres: 100' x 100'

Approximate Yearly Taxes: \$210.00

2003 Assessment: \$5,000.00

Last Owner: Cedar Hill Associates

Parcel Use: 314 - Rural vacant land,
less than 10 acres

School District: Newark Valley

Public Water District: No

Public Sewer District: No

Tax Foreclosure Year: 2002

Property Description: Nicely wooded lot,
fronted by intermittent stream. Slight hillside.



Auction Lot #24

Tax Parcel ID#: 1465

Address: Ithaca Road, Candor

Tax Map# 49.00-1-2

Land Size in Acres: 72' x 203'

Approximate Yearly Taxes: \$153.00

2003 Assessment: \$4,000.00

Last Owner: Swansbrough, Linda

Parcel Use: 311 - Residential vacant land

School District: Candor

Public Water District: No

Public Sewer District: No

Tax Foreclosure Year: 2002



Property Description: This unique property is located on a main road, adjacent to year round stream with mature pines. Great fishing. The photographed recreational vehicle may NOT currently be on the property and is not considered as real estate. This parcel has 72 feet of road frontage and is located diagonally across from Prospect Valley Road.





Tioga County, New York **Real Property Tax Foreclosures** **AUCTION TERMS & CONDITIONS**

GENERAL...

1. All properties offered at this auction have been foreclosed under Article 11 of the New York State Real Property Tax Law.
2. All properties are sold AS IS - WHERE IS. Bidder shall be solely responsible for determining all conditions of the property prior to bidding. The County sells only its lien or interest. All deeds issued shall be by Quitclaim Deed only. The County makes no representation as to the quality of title, lot size, or conditions or existence of any or all improvements on any parcel. The County will not furnish an abstract of title or title insurance.
3. All references to mobile homes, manufactured housing, or any descriptions thereof are for identification purposes only. The County makes no representation as to whether or not the mobile home, manufactured housing, shall be considered attached to the property. All determinations as to the status of the mobile home, manufactured housing, shall be the sole responsibility of the purchaser and the County shall make no representations or warranties.
4. Properties will be conveyed to the highest bidder. The Tioga County Legislature reserves the right to reject any and all bids of any kind. Neither the delinquent taxpayer nor anyone acting on their behalf shall be entitled to bid or purchase the property for less than the full amount due including all taxes, fees and penalties once the County has taken title. Those individuals who have previously defaulted on a bid, or who are currently delinquent on any other parcel in the County shall not be permitted to bid on any additional County properties offered at this auction.
5. Any promotional tools such as photographic slides, tax maps, written or verbal descriptions, etc. are for informational purposes only.
6. 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.
7. All potential Bidders must show acceptable identification for issuance of a bidder/buyer number.
8. All Bidders/Buyers must register for this auction and hold a bidder/buyers number.
9. 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.
10. All decisions regarding bidding disputes shall remain completely within the Auctioneers discretion.
11. 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.
12. 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...

13. 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 the Tioga County Treasurer. There is a ten (10%) Percent Buyers Premium in effect on every purchase today. The property transfer reports and closing process will be handled by the Tioga County Treasurers Office.
14. Full payment must be made immediately at knockdown (when the Auctioneer says sold), for any properties sold in the amount of \$ 3,000.00 or less...plus the applicable 10% Buyers Premium.
15. Any properties sold for more than \$ 3,000.00...the amount of \$ 3,000.00 plus 10% of the amount over \$ 3,000.00 must be paid immediately at knockdown...plus the applicable 10% Buyers Premium.
16. The remainder of the purchase price must be paid to, and received by, the Tioga County Treasures Office no later than 4:00 p.m. on Friday, August 27, 2004 at:
Tioga County Treasurer Office 56 Main Street, Room 210 Owego, New York 13827
17. All recording fees will be paid by the purchaser at closing.
18. Tioga County has paid the last three years of real property taxes. This expense has been assumed by Tioga County and subsequently written off. However, current village real property taxes and the up- coming September school real property taxes will not be pro-rated at closing. It is the new purchasers responsibility to pay these current taxes.
19. Failure to close on the property or failure to pay the remainder of the purchase price, current taxes and recording fees, subjects the purchaser to loss of any and all deposit monies, and all rights or claims to the property in question.

TAXES...

20. All purchasers shall be responsible for determining what charges exist on a property. All purchasers shall be responsible for any and all current, outstanding or delinquent taxes of any other jurisdiction. This includes village, school, sewer, water, lighting, sidewalk, town and other municipal services or district charges. Note that certain villages may have very old tax charges outstanding. Potential bidders are advised to conduct a village property tax search for years prior to 1980.

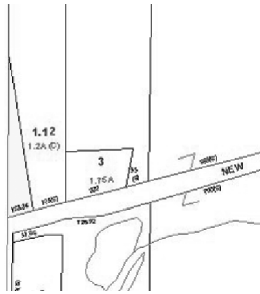
ASSESSMENTS...

21. The information booklet lists 2003 property assessments. Bidders or purchasers with questions regarding assessed values or assessment practices are advised to immediately contact the Assessors Office of the town or village in which the property is located.

Auction Lot #25

Tax Parcel ID#: 1510
Address: New York State
Route 34 (north side), Spencer
Tax Map# 68.00-1-1.12
Land Size in Acres: 0.2
Approximate

Yearly Taxes: \$115.00
2003 Assessment: \$3,333.00
Last Owner: Swift, Rodney
Parcel Use: 311 - Residential vacant land
School District: Spencer
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2002



Property Description: Open field. This is a unique sliver of residential vacant land of about 2/10 acres. This property is located across from Town Line Road and borders the county line.

Auction Lot #27

Tax Parcel ID#: 10851
Address: Old Barton Road, Barton
Tax Map# 15.07-1-20
Land Size in Acres: 56' x 34'
Approximate Yearly Taxes: \$32.00
2003 Assessment: \$1,000.00
Last Owner: Swift, Rodney
Parcel Use: 311 - Residential vacant land
School District: Tioga Central
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2002

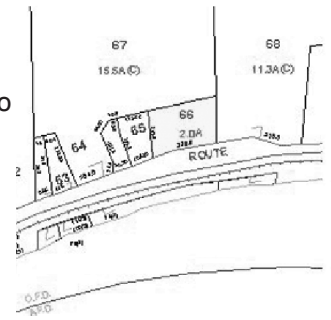


Property Description: Wooded and scrub bushes on this 56' x 34' lot in a nice residential neighborhood. May be representative photo.

Auction Lot #26

Tax Parcel ID#: 11860
Address: State Route
17C (north side), Owego
Tax Map# 130.00-1-66
Land Size in Acres: 2
Approximate
Yearly Taxes: \$55.00
2003 Assessment:
\$1,600.00

Last Owner:
Ranger, Robert T.
Parcel Use: 314 - Rural vacant land,
less than 10 acres
School District: Owego/Apalachin
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2002



Property Description: This hillside two acre lot is located on the main road, for convenient access, with mature trees and a magnificent view of the Susquehanna River. There appears to be a small storage shed on site.

Auction Reminder...
Wednesday, July 28
7:00 pm



FIRST
CLASS
MAIL

Reynolds Auction Co.
P.O. Box 508
Newark, NY 14513

information at 315-331-8815
www.developotioga.com

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PUBLIC AUCTION

Tioga County, New York

REAL PROPERTY TAX FORECLOSURE



**Auction
Lot #11**

Auction Date:
Wednesday, July 28, 2004

Auction Time: Promptly at 7:00 pm
Final Registration: 6:00 pm

Public Information Session:
Thursday, July 22, 2004 at 7:00 pm

Auction Location:
Edward Hubbard Auditorium
Tioga County Municipal Office Building
56 Main Street, Owego, NY

**Auction
Lot #16**

