

REYNOLDS AUCTION COMPANY

*presents...*



# Public Auction

## 2007 Tioga County Real Property Tax Foreclosures



Tioga County, New York

**AUCTION...Thursday,  
August 2, 2007 at 7:00 pm**  
Registration 6:00 pm



**Available Auction Lots located in:**

- Apalachin
- Candor
- Waverly
- Newark Valley
- Barton
- Berkshire

**Public preview &  
information session:  
Thursday,  
July 26 at 7:00 pm**  
Doors open at 6:30 pm



Auctioneer John T. Reynolds, CAI

Telephone 315-331-8815  
Fax 315-331-2054

This booklet also available online at  
[www.reynoldsauktion.com](http://www.reynoldsauktion.com)



**Auction Lot #: 1**

**Address:** Wilson Creek Rd, Berkshire, NY  
Town of Berkshire

**Tax Map#** 43.00-2-14

**Land Size in Acres:** 170' x 175'

**2007 Assessment:** \$27,778.00

**Last Owner:** Rose Lorraine Goodrich

**Parcel Code:** 270 - Manufactured Housing

**Estimated Yearly Taxes:** 1,168.15

**School District:** Newark Valley

**Public Water District:** no

**Public Sewer District:** no

**Tax Foreclosure Year:** 2005

**Property Description:** Vacant parcel of land that could be the perfect spot for your new home or put a manufactured home here. Be sure to check with the local officials for compliance. This property is adjacent to and south of the address known as 3537 Wilson Creek Road also across from the address known as 3528 Wilson Creek Road. Super nice location and VERY nice neighborhood!



**Auction Lot #: 2**

**Address:** 699 Ridge Rd, Waverly, NY  
Town of Barton

**Tax Map#** 123.00-17.13

**Land Size in Acres:** 4 acres

**2007 Assessment:** \$17,500.00

**Last Owner:** Anthony Burbank

**Parcel Code:** 270 - Manufactured Housing

**Estimated Yearly Taxes:** 728.49

**School District:** Waverly

**Public Water District:** no

**Public Sewer District:** no

**Tax Foreclosure Year:** 2005

**Property Description:** Flag lot with gravel driveway to property, privacy and then some!. Marlette manufactured home with covered patio. In ground swimming pool. Small wood frame building at rear of property. To access this property use the center driveway, almost directly across from Golden Road. The view from this property is absolutely magnificent!



**CLIP & SAVE**

Tioga County, NY

**REAL PROPERTY  
TAX FORECLOSURE**

**Auction on**

**Thursday, August 2 at 7:00 pm**

**Auction & Public Preview Site:**

Edward Hubbard Auditorium,

Tioga County Municipal Office Building

56 Main St., Owego, NY

# THIS BOOKLET CAN BE PRINTED ONLINE AT WWW.REYNOLDSAUCTION.COM

## Auction Lot #: 3

Address: 4 McCarty St, Candor, NY, Town of Candor

Tax Map# 61.05-2-10

Land Size in Acres: 89' x 94'

2007 Assessment: \$62,222.00

Last Owner: Michael Ball



Parcel Code: 411 - Apartment  
Estimated Yearly Taxes: 2,053.47  
School District: Candor  
Public Water District: yes  
Public Sewer District: no  
Tax Foreclosure Year: 2005



**Property Description:** Two story wood frame home with four one bedroom apartments and a wrap-around front and side porch. Apparently some utilities are separate. There is a two car detached garage in the back yard that is shaded by mature trees. This home is located just south of Catatonk Creek and across from a body shop. The west boundary is near the west side of the driveway and the east boundary is between the house and the red building. This could be a very affordable and astute addition to your real estate portfolio.



## REYNOLDS AUCTION CO.

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**Auction Lot #: 4**

**Address:** 555 Old Barton Road  
Barton, NY, Town of Barton

**Tax Map#** 157.07-1-18

**Land Size in Acres:** 159' x 159'

**2007 Assessment:** \$25,500.00

**Last Owner:** William and Jacquelyne Johnston

**Parcel Code:** 270 - Manufactured Housing

**Estimated Yearly Taxes:** 826.31

**School District:** Tioga

**Public Water District:** no

**Public Sewer District:** no

**Tax Foreclosure**

**Year:** 2005



**Property Description:** Blue, fully skirted manufactured home next to Ellis Creek. Good size lot with mature shrubbery and wonderful shade trees. Nice small deck on the rear of the home to enjoy your back yard. As a bonus, there is a concrete block out building that could be used as a shop or small office.

**WWW.DEVELOPTIOGA.COM**

**Auction Lot #: 5**

**Address:** Barden Rd, Candor, NY, Town of Candor

**Tax Map#** 40.00-1-26.13

**Land Size in Acres:** 16 acres

**2007 Assessment:** \$13,333.00

**Last Owner:** Francis R. Bumgardner

**Parcel Code:** 322, Rural vacant Land more than 10 acres

**Estimated Yearly Taxes:** 539.02

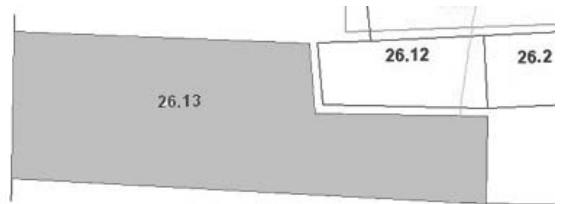
**School District:** Candor

**Public Water District:** no

**Public Sewer District:** no

**Tax Foreclosure Year:** 2005

**Property Description:** Rural vacant hillside land with mature woods and scrub. The creek appears to be on the property. This property was originally thought to be landlocked but - in fact - is not. There is a 30' portion of land that is described in the deed, that belongs to the property, allowing access from Barden Road. This property is located approximately behind and south of the address known as 238 Barden Road. Gas rights????



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, August 2, 2007 at public auction from the Reynolds Auction Co., the agent for Tioga County, New York, real property known as:

Address: \_\_\_\_\_

Description: \_\_\_\_\_

Purchase price bid           \$ \_\_\_\_\_ { \_\_\_\_\_ }

Buyers Premium (10%) \_\_\_\_\_

Total Amount Due \_\_\_\_\_ Tax ID # or Social Security #

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)    yellow - Tioga County    pink - Purchaser*

**Auction Lot #: 6**

**Address:** 134 Howard St, Waverly, NY

Town of Barton

**Tax Map#** 166.19-4-33

**Land Size in Acres:** 66' x 163'

**2007 Assessment:** \$41,600.00

**Last Owner:** Juanito Vazquez

**Parcel Code:** 210 - single family

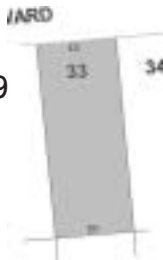
**Estimated Yearly Taxes:** 1,530.99

**School District:** Waverly

**Public Water District:** yes

**Public Sewer District:** yes

**Tax Foreclosure Year:** 2005



**Property Description:** Queen Anne-style two story yellow wood frame home with inviting front and side porch. Maintenance free aluminum siding. One car driveway that could be extended into the back yard. Mature shade trees all around this very nice side and back yard. Additionally, there is a small storage building in the back yard. This property has excellent investment potential. This residence has even better family home potential!



**Auction Lot #: 7**

**Address:** 182 Targosh Rd, Candor, NY,

Town of Candor

**Tax Map#** 50.00-1-6

**Land Size in Acres:** 1 acre

**2007 Assessment:** \$11,111.00

**Last Owner:** Ellsworth Hammer

**Parcel Code:** 270 - Manufactured Housing

**Estimated Yearly Taxes:** 449.19

**School District:** Candor

**Public Water District:** no

**Public Sewer District:** no

**Tax Foreclosure Year:** 2005



**Property Description:** This is one acre of land that has exceptional potential! Watch for the sloping driveway for access. At the top there is a older Champion manufactured home with dilapidated additions. Overlook the obvious here, once again, this land has tremendous building potential. Just look at the stunning easterly view!



**Auction Lot #: 8**

**Address:** 92 - 94 Liberty St, Owego, NY

Town of Owego

**Tax Map#** 128.08-7-78

**Land Size in Acres:** .12 acre

**2007 Assessment:** \$48,444.00

**Last Owner:** Marianne Macaluso

**Parcel Code:** 411 - Apartment

**Estimated Yearly Taxes:** 2,961.44

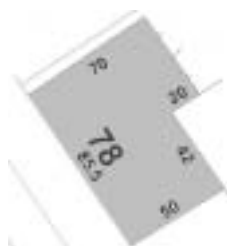
**School District:** Owego/Apalachin

**Public Water District:** yes

**Public Sewer District:** yes

**Tax Foreclosure Year:** 2005

**Property Description:** Two story white wood frame three unit apartment house with two units down and apartment on the second floor with private access. Super, nice front porch. There appears to be separate electric and the roof looks to be in very good condition. Many of the windows have aluminum storms and screens. Very ample off street parking. The property is open; look for flood damage. With renovation, this may be the best property in the entire auction! Consider this as a long term investment that may provide the best thing in the world - CASH FLOW!



**Auction Lot #: 9**

**Address:** 2 Baker Hill Rd, Apalachin, NY,

Town of Owego

**Tax Map#** 153.00-1-17

**Land Size in Acres:** .91 acre

**2007 Assessment:** \$31,889.00

**Last Owner:** Wayne and Christy Padgett

**Parcel Code:** 210 - Single Family Residence

**Estimated Yearly Taxes:** 1,252.67

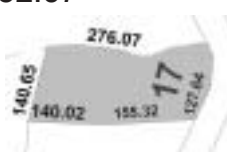
**School District:** Owego

**Public Water District:** no

**Public Sewer District:** no

**Tax Foreclosure Year:** 2005

**Property Description:** Almost one acre. From the road this property looks forbidding with the two dilapidated buildings in front. BUT, look at that two story concrete block building that has all of the potential in the world! This is a very nice country location and the lot has mature scrubs and trees. Do NOT overlook the opportunity here!



**Auction Lot #: 10**

**Address:** 739 Harford Rd, Richford, NY

Town of Richford

**Tax Map#** 1.00-1-6

**Land Size in Acres:** 75' x 528'

**2007 Assessment:** \$16,500.00

**Last Owner:** Sherry Slougher

**Parcel Code:** 210 - Single Family Residence

**Estimated Yearly Taxes:** 772.96

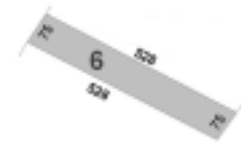
**School District:** Dryden

**Public Water District:** no

**Public Sewer District:** no

**Tax Foreclosure Year:** 2005

**Property Description:** Small single story wood frame home that needs some TLC. At the rear there is an out building and what appears to be a HAM radio antenna tower. This is a VERY nice rural location with lots of neighbors nearby. The property is located at the head of Liddington Road.



# **TIOGA COUNTY, NEW YORK REAL PROPERTY TAX FORECLOSURE AUCTION TERMS & CONDITIONS**

## **GENERAL . . .**

1. All 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.
  - a. Article 11 of the NYS 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 judgments. Recorded easements and rights of way are not cut off.
  - b. Federal tax liens are covered by the Code of Federal Rules. The County has notified the IRS of the tax foreclosure process. The County has no knowledge of any federal interest in redemption of the properties being offered.
2. The County sells only its lien or interest in each property, with each property being sold **AS IS - WHERE IS**. New ownership will be acknowledged by **Quit-claim or Tax Deed**, only. The County WILL NOT furnish an abstract of title or title insurance.
3. Bidder shall be solely responsible for determining all conditions of the property prior to bidding. The County makes no representation or warranties as to the quality of title, property location, parcel lot size or dimensions, legal or physical use limitations, nor the condition or existence of any or all improvements on any parcel. **It is the sole responsibility of the purchaser to determine the legal and/or physical fitness of the property.**
4. All references to mobile homes or manufactured housing, or any descriptions thereof are for identification purposes only. The County makes no representation as to whether or not the mobile home or manufactured housing, shall be considered attached to the property. All determinations as to the status of the mobile home or manufactured housing, shall be the sole responsibility of the purchaser and the County shall make no representations or warranties.
5. All property bids and purchase memorandums are subject to confirmation by the Tioga County Legislature. The Tioga County Legislature reserves the right to reject any and all bids of any kind. The basis for Legislature approval is that properties will be conveyed to the highest bidder.
6. Neither the former owner (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.
7. If a winning Bidder owes any outstanding and delinquent taxes to the 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.
8. Any promotional tools such as photographic slides, tax maps, written or verbal descriptions, etc. are for informational purposes only.
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. All Bidders must register for this auction and hold a bid number with which to bid. Anyone, who in the past has defaulted on a bid, or at this auction defaults on paying either the initial deposit or remaining balance will be prohibited from future registration and bidding.
11. 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. Should the winning Bidder refuse to sign the Property Bid Acknowledgment, the Auctioneer will, a. open the bidding again, or b. sell the property to the back-up bidder. The signature refusing bidder will be prohibited from further bidding at this auction.
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 County 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 County 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 or a local Pennsylvania bank. Bank instruments must be made payable to the Tioga County Treasurer. **There is a ten (10%) Percent Buyers Premium in effect on every real property purchase today.** You will need two (02) payment instruments at this auction . . .
  - a. One property check must be made payable to the **Tioga County Treasurer.**
  - b. The second Buyer Premium check must be made payable to **John T. Reynolds.**The property transfer reports and closing process will be handled by the Tioga County Treasurers Office.
16. 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.
17. 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.
18. The remainder of the purchase price must be paid to, and received by, the Tioga County Treasurers Office (**607-687-8670**) no later than 4:00 p.m. on Friday, August 31, 2007 at:

**Tioga County Treasurer Office  
56 Main Street, Room 210, Owego, New York 13827**

19. All recording fees will be paid by the purchaser at closing.
20. 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 purchaser's responsibility to pay these current taxes. **NOTE** that the taxes listed in the Auction Booklet indicated by Yearly Total Taxes are **ONLY** representative of the taxes that would be due on that property each year. You are **NOT** responsible to pay them, but use that as a budget guide.
21. 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 . . .**

22. 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 . . .**

23. The information booklet lists 2007 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 #: 11**

**Address:** 616 Main St, Apalachin, NY  
Town of Owego

**Tax Map#** 142.14-2-28

**Land Size in Acres:** .46 acre

**2007 Assessment:** \$125.00

**Last Owner:** Loco Holdings

**Estimated Yearly Taxes:** 100.00

**Parcel Code:** 211 - Residential Vacant Land

**School District:** Owego/Apalachin

**Public Water District:** yes

**Public Sewer District:** yes

**Tax Foreclosure Year:** 2005



**Property Description:** This property was the former Duchess Tavern (demolished), now a vacant building lot. But, be sure to check with local authorities for compliance. The property is surrounded by mature trees and next to the address known as 626.



**Auction Lot #: 12**

**Address:** 536 - 538 Main St,  
Apalachin, NY, Town of Owego

**Tax Map#** 142.14-1-44

**Land Size in Acres:** .26 acre

**2007 Assessment:** \$125.00

**Last Owner:** Loco Holdings

**Parcel Code:** 330 - Vacant Land  
located in a commercial area

**Estimated Yearly Taxes:** 100.00

**School District:** Owego/Apalachin

**Public Water District:** yes

**Public Sewer District:** yes

**Tax Foreclosure Year:** 2005

**Property Description:** This property is located next to the former Apalachin Hotel and the address known as 518 Main Street. Check on this! It may have commercial potential.



**Auction Lot #: 13**

**Address:** Tobey Road W/S, Apalachin, NY,  
Town of Owego

**Tax Map#** 154.10-1-5

**Land Size in Acres:** .40 acre

**2007 Assessment:** \$889.00

**Last Owner:** Robert Eastman

**Parcel Code:** 314 - Rural Vacant Land less  
than 10 acres

**Estimated Yearly Taxes:** 36.71

**School District:** Owego/Apalachin

**Public Water District:** no

**Public Sewer District:** no

**Tax Foreclosure Year:** 2005



**Property Description:** Small wooded parcel that may be landlocked. This may be a representative photo.

**Auction Lot #: 14**

**Address:** Bailey Hollow Rd, Newark Valley, NY, Town of Newark Valley

**Tax Map#** 54.00-2-43

**Land Size in Acres:** 115' x 115'

**2007 Assessment:** \$23,952.00

**Last Owner:** Lisa A. Alcorn

**Parcel Code:** 314 - Rural Vacant Land less than 10 acres

**Estimated Yearly Taxes:** 930.45

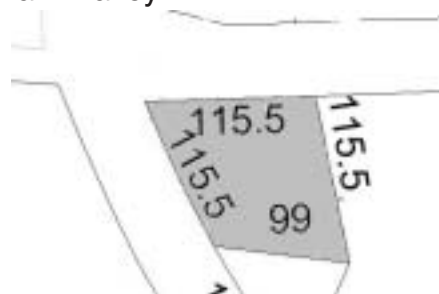
**School District:** Newark Valley

**Public Water District:** no

**Public Sewer District:** no

**Tax Foreclosure Year:** 2005

**Property Description:** Vacant parcel of land located at the south east corner of the intersection of Bailey Hollow and Delany Roads. Use the blue manufactured home ONLY as your point of reference. This property, formerly the site of a manufactured home is located in front of the referenced structure.



**Auction Lot #: 15**

**Address:** S Ketchumville Rd, Newark Valley, Town of Newark Valley

**Tax Map#** 44.00-1-29.15

**Land Size in Acres:** 30' x 300'

**2007 Assessment:** \$1,796.00

**Last Owner:** Scott and Kathleen Costley

**Parcel Code:** 314 - Rural Vacant Land less than 10 acres

**Estimated Yearly Taxes:** 69.79

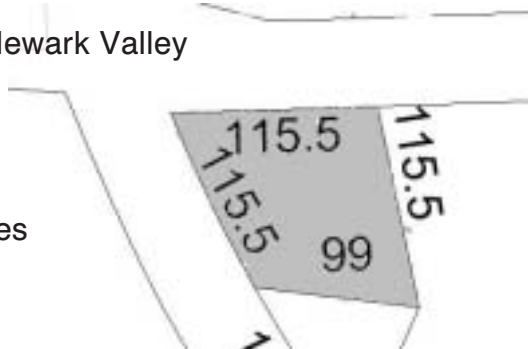
**School District:** Newark Valley

**Public Water District:** no

**Public Sewer District:** no

**Tax Foreclosure Year:** 2005

**Property Description:** Small meadow on the east side of the road between addresses known as 881 and 959.



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Tioga County, NY

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TAX FORECLOSURE**

Auction on

Thursday, August 2 at 7:00 pm

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Tioga County Municipal Office Building

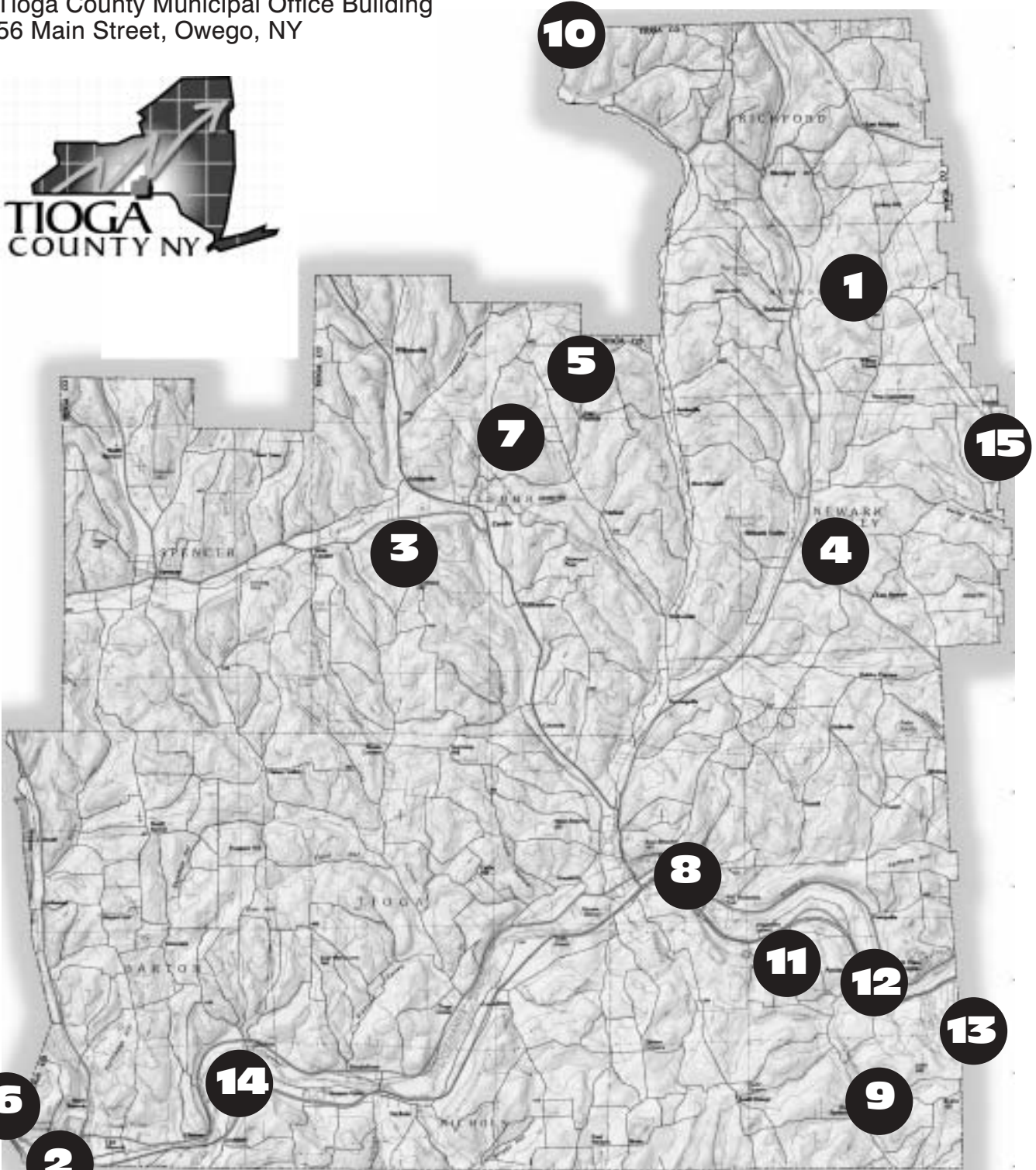
56 Main St., Owego, NY

# PROPERTY LOCATION MAPS

**Auction: Thursday, August 2 at 7:00 pm**

**Registration at 6:00 pm in the...**

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







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

TIOGA COUNTY  
TAX FORECLOSURE  
2007 AUCTION

Information at 315-331-8815

CAI - NAA - NYSAA

[www.developtioga.com](http://www.developtioga.com)

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# PUBLIC AUCTION

Tioga County, New York

## REAL PROPERTY TAX FORECLOSURES



**Auction  
Lot #8**

### Auction Date:

Thursday, August 2, 2007

### Auction Begins:

Promptly at 7:00 pm

Registration: 6:00 pm

### Public Information Session:

Thursday, July 26, 2007  
at 7:00 pm

### Auction Location:

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

*Reynolds Auction Company*  
*Serving all of Central & Western NY*

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