

Tompkins County, New York

Real Property Tax Foreclosures



PROPERTY LOT #3

Auction & Public Preview Site
Beverly Livesey Conference Room
Tompkins County Human Services Building
320 West State Street, Ithaca, NY

Thursday,
June 9, 2005
7:00 pm

Registration 6:00 pm



PROPERTY LOT #7

Public Auction

*First floor handicapped accessible,
ample parking*



PROPERTY LOT #5



PROPERTY LOT #2

www.reynoldsauktion.com



PROPERTY LOT #4



PROPERTY LOT #1



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

*This booklet also
available online at
www.reynoldsauktion.com*

Auction Lot #: 1

Address: 358 Bone Plain Road, Freeville, NY 13068

Tax Map# 22-1-21.2

Land Size in Acres: .6 acre

2005 Assessment: \$7,200

Last Owner: Gary F. Sharp

Parcel Code: 311 Residential
Vacant Land

Current Taxes Due: \$263.19

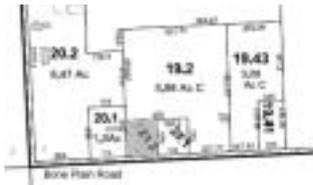
School District: Dryden

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2004

Property Description: Wooded parcel on the north side of the road located between addresses 362 and 374. This is a nicely treed lot that could possibly be a very desirable building lot.



Auction Lot #: 2

Address: 479 Hayts Road, Ithaca, NY 14850

Tax Map# 4-2-2.91

Land Size in Acres: 2.82 acres

2005 Assessment: \$30,000

Last Owner: Robert Smith

Parcel Code: 271 Multiple Mobile Homes

Current Taxes Due: \$1,087.89

School District: Ithaca

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2004

Property Description: Right of way access over private road (across from mail box # 477) to this large parcel. There are three utility hookups for manufactured homes each serviced by one LARGE septic system. We are hopeful that the scrap and debris will be removed by auction day. There is only one home on the property that is possible livable. The three hook-ups give this situation GOOD investment potential!



479 Hayts Road



REYNOLDS AUCTION CO.

*Certified Auctioneers & Appraisers
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1-800-724-7616 315-331-8815

Auction Lot #: 3

Address: 672 Sheldon Road, Freeville, NY 13068

Tax Map# 21-1-44

Land Size in Acres: 220' x 173'

2005 Assessment: \$37,000

Last Owner: Ryan L. Russell

Parcel Code: 210 Single Family Residential

Current Taxes Due: \$1,402.93

School District: Dryden

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2004

Property Description: Wood frame ranch-style home, blue exterior. Mature pine and deciduous trees on this nice large country lot. Plenty of room for children to play. There appears to be a gambrel roof small barn for storage or for an excellent shop!. The property is vacant.



Auction Lot #: 4

Address: 4 Harvey Hill Road, Ithaca, NY 14850

Tax Map# 11-1-26.1

Land Size in Acres: .87 acres

2005 Assessment: \$26,000

Last Owner: Charles & Susan Updike

Parcel Code: 270 Mobile Home

Current Taxes Due: \$903.06

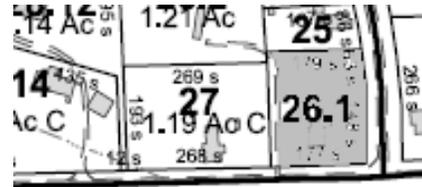
School District: Ithaca

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year:

Property Description: Single wide manufactured home, corner lot with mature trees in nice country location. This home has a carport/patio and a front room addition. Large yard! Storage/out building approximately the size of a one car garage. Located on the north west corner of Harvey Hill Road and State Route 327. There appears to be substantial opportunity here!



Harvey Hill Road



Auction Lot #: 5

Address: 24 Bald Hill Rd., Brooktondale, NY 14817

Tax Map# 15-1-15

Land Size in Acres: .47 acres

2005 Assessment: \$15,000

Last Owner: Ralph Drake

Parcel Code: 210 Single

Family Residential

Current Taxes Due: \$562.91

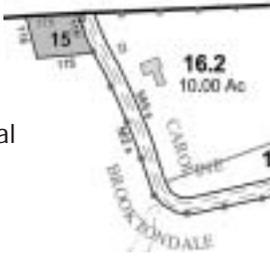
School District: Ithaca

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2004

Property Description: Very desirable 1 1/2 story wood frame home with single car attached garage. Knotty pine interior. Rear out building. Nice country lot with pine and shade trees. Near the hamlet of Brooktondale.



Auction Lot #: 7

Address: Midline Road, Freeville, NY 13068

Tax Map# 59-1-42.23

Land Size in Acres: 3.04 acres

2005 Assessment: \$3,000

Last Owner: David P. Seifert

Parcel Code: 321 Abandoned
Agricultural

Current Taxes Due: \$110.26

School District: Dryden

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2004

Property Description:

This property is slightly south of Cornelius Road and on the east side of Midline Road. The property may be landlocked. The corresponding photo is representative.



Tompkins



We have

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plans for you!

- Available properties
- Business climate
- Empire zone
- Quality of life
- Tourism

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Auction Lot #: 6

Address: 785 White Church Road,

Brooktondale, NY 14817

Tax Map# 25-1-24.3

Land Size in Acres: 1 acre

2005 Assessment: \$6,000

Last Owner: Stephen Hart

Parcel Code: 311 Vacant Land

Current Taxes Due: \$214.04

School District: Candor

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2004

Property Description: Vacant, hillside lot with mature trees and woods. Check this potential for a possible building lot.



CLIP & SAVE

**Real Property
TAX FORECLOSURE**

Thursday, June 9

Auction Time: 7:00 pm

Registration: 6:00 pm

**Tompkins
County**

Public Preview:

Thursday, June 2 at 7:00 pm

Auction & Public Preview Site

Beverly Livesey Conference Room

Tompkins County Human Services Building

320 West State Street, Ithaca, NY

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, June 9, 2005 at public auction from the Reynolds Auction Co., the agent for Tompkins County, New York, real property known as:

Address: _____

Description: _____

Purchase price bid	\$	_____	{ _____ }
Taxes currently due		_____	Tax ID # or Social Security #
Recording fee	+	_____	
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.

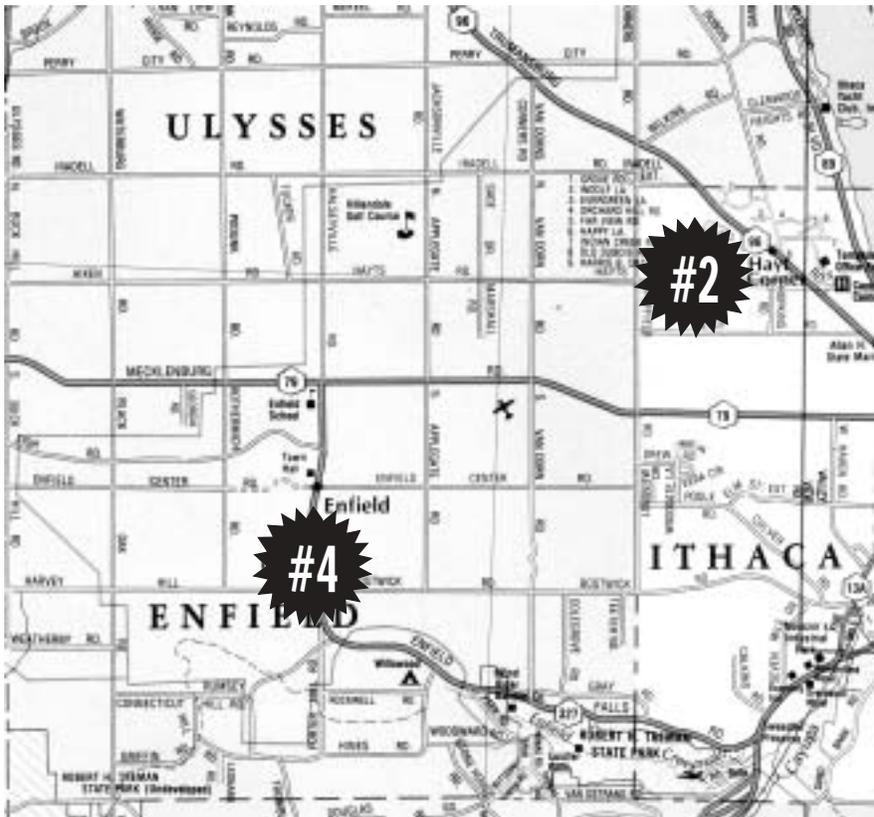
Buyer's Signature

white - Original (file copy)

pink - Claim Receipt

yellow - Bill of Sale

Tompkins County PROPERTY LOCATION MAPS



Auction Date:
Thursday, June 9, 2005

Auction Time:
Promptly at 7:00 pm

Final Registration:
6:00 pm

Public Information Session:
Thursday, June 2, 2005
at 7:00 pm
Doors open at 6:30 pm

Auction Location:
Beverly Livesey
Conference Room
Tompkins County
Human Services
Building
320 West State Street,
Ithaca, NY



This booklet also available
online at:
www.reynoldsauction.com





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 7, 2005.
All City of Ithaca properties offered at this auction are either City owned or foreclosed upon under the New York State Real Property Tax law (either Article 10 or Article 11). The legal redemption period expired April 15, 2005.
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 judgments. 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 5, 2004 regarding the final date for redemption on January 7, 2005. 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 6:00 PM.
11. All potential Buyers must register for this auction and hold a bidders 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 Auctioneers 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...

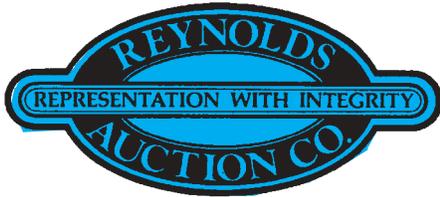
15. Payments shall be made by cash, bank check, certified check, money order, business or personal check drawn on a New York State bank. Bank instruments must be made payable to Tompkins County. The Purchaser(s) is required to sign a real Property Transfer Form, available at auction, at the time of payment.
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 noon, Thursday, June 23, 2005.
Tompkins County Finance Department
125 East Court Street, Ithaca, New York 14850
18. The Tompkins County Attorneys 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, 2005 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:
 - 2004 - 2005 Ithaca City School tax
 - 2005 Town and County taxes which may include relieved village or school taxes.
 - 2005 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 2005/2006 Village and 2005/2006 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 2005 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.



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

FIRST
CLASS
MAIL

information at 315-331-8815
www.tompkins-co.org

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PUBLIC AUCTION

Tompkins County, New York

REAL PROPERTY TAX FORECLOSURES



**AUCTION
LOT #5**



**AUCTION
LOT #4**

Auction Date:
Thursday, June 9, 2005

Auction Begins:
Promptly at 7:00 pm

Registration:
6:00 pm

Public Information Session:
Thursday, June 2, 2005
at 7:00 pm

Auction Location:
Beverly Livesey Conference Room
Tompkins County Human Services Building
320 West State Street, Ithaca, NY