

**REYNOLDS  
AUCTION  
COMPANY**

*presents...*



**2006  
Tompkins  
County  
Real  
Property  
Tax  
Foreclosures**



*Tompkins County,  
New York*

**AUCTION  
Tuesday,  
May 16, 2006**

*at 7:00 pm  
Registration  
6:00 pm*

*Public Auction*



**Public  
preview &  
information  
session:  
Monday,  
May 8 at  
7:00 pm**

**Doors open  
at 6:30 pm**



**Available Auction  
Lots located in:**

- Newfield
- Trumansburg
- Berkshire
- Ithaca
- Lansing
- Dryden



**John T. Reynolds, CAI**

Telephone 315-331-8815

Fax 315-331-2054

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COMMERCIAL ASSETS**

This booklet also  
available online

**[www.reynoldsauktion.com](http://www.reynoldsauktion.com)**



**Auction Lot #: 1**

**Address:** 28 Rockwell Road, Newfield 14867,  
Town of Enfield

**Tax Map#** 14-3-6.1

**Land Size in Acres:** 208' x 204'

**2006 Assessment:** \$115,000

**Last Owner:** Charles Barbay

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

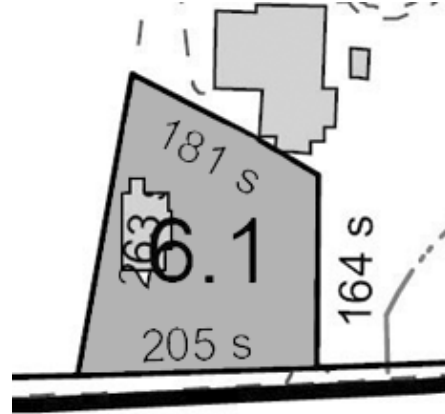
**Current Taxes Due:** 2,951.70

**School District:** Ithaca

**Public Water District:** No

**Public Sewer District:** No

**Tax Foreclosure Year:** 2005



**Property Description:** This home is a two story, wood frame, colonial style structure. It is situated on a very nice lot with mature trees. This home has an open, family style kitchen, with an attached recreation room, dining room, living room with gas fire place. There is one bedroom up stairs with a nice full bath. Some of the rooms on the first floor could be converted into additional bedrooms. Selling with this property is a VERY NICE pole barn that enjoys multiple rooms for an office, storage, organization and one bathroom. Both buildings are unoccupied. This offering is located next to Pine Creek Campgrounds. This is a great home with a very nice out-building conducive for your office or the operation of a small business.

**[www.tompkins-co.org](http://www.tompkins-co.org)**





**Auction Lot #: 2**

**Address:** 1022-24 North Tioga Street, Ithaca, City of Ithaca

**Tax Map#** 14-3-2

**Land Size in Acres:** 80' x 129'

**2006 Assessment:** \$160,000.00

**Last Owner:** Thomas Farrell

**Parcel Code:** 483 - Small Retail Converted Residential

**Current Taxes Due:** 3,911.05

**School District:** Ithaca

**Public Water District:** yes

**Public Sewer District:** yes

**Tax Foreclosure Year:** 2005

**Property Description:**

Two story wood frame commercial facility. The lower level supports a retail storefront. The second floor houses apartments. There is a small out building/ garage at the rear of the property. Note that the zoning code is R-2b. The layout of this structure and its permitted uses offer multiple opportunities for a successful small retail business or professional application.



**Auction Lot #: 3**

**Address:** 3 Smith Road, Newfield 14867, Town of Newfield

**Tax Map#** 5-1-27.5

**Land Size in Acres:** 5.02

**2006 Assessment:** \$70,000.00

**Last Owner:** Donna and Raymond Hines

**Parcel Code:** 270 - Manufactured Housing

**Current Taxes Due:** 2,456.40

**School District:** Newfield

**Public Water District:** No

**Public Sewer District:** No

**Tax Foreclosure Year:** 2005

**Property Description:**

More than 5 acres offering opportunity for placement of a mobile home or doublewide house. Large area for child's play. The mobile home on the property is occupied and NOT part of this sale!



**Real Property Tax Foreclosure Auction**

**Tuesday, May 16, 2006**

7:00 pm - Registration at 6 pm

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



**Auction Lot #: 4**

**Address:** 16 Salo Drive,  
Trumansburg 14886  
Village of Trumansburg

**Tax Map#** 7-7-2

**Land Size in Acres:** .31

**2006 Assessment:** \$64,000.00

**Last Owner:** Jemal Cooper

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

**Current Taxes Due:** 2,301.58

**School District:** Trumansburg

**Public Water District:** Yes

**Public Sewer District:** Yes

**Tax Foreclosure Year:** 2005



**Property Description:** Very nice wood frame ranch with a blue exterior. Multiple bedrooms with a two car attached garage. This property appears occupied.



**Auction Lot #: 5**

**Address:** 2307 Dryden Road, Dryden 13053, Town of Dryden

**Tax Map#** 47-1-9

**Land Size in Acres:** .66

**2006 Assessment:** \$39,600.00

**Last Owner:** Apalachin Oil Co., Inc.

**Parcel Code:** 331- Commercial Vacant Land with Minor Improvement

**Current Taxes Due:** 1,502.00

**School District:** Dryden

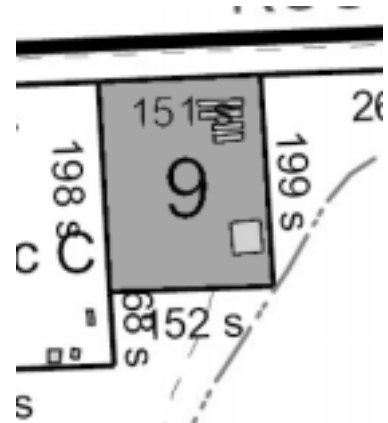
**Public Water District:** No

**Public Sewer District:** No

**Tax Foreclosure Year:** 2005



**Property Description:** Originally this was an oil products storage facility. The structure, a small building constructed on pilings, appears to be sound. Slight modification to your needs could offer multiple storage or warehouse possibilities. This property is very well situated near the Village of Dryden.



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, May 16, 2006 at public auction from the Reynolds Auction Co., the agent for Tompkins County, New York, real property known as:

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

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

Purchase price bid	\$	_____	{ _____ }
Current taxes due		_____	Tax ID # or Social Security #
Recording fee+		_____	
Deposit amount	-	_____	
Remainder due	\$	_____	<input type="checkbox"/> cash <input type="checkbox"/> cert/guar funds <input type="checkbox"/> 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 Bidder/Buyer 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)    pink - Claim Receipt    yellow - Bill of Sale

**Auction Lot #: 6**

**Address:** 290 Hile School Road,  
Freeville 13, Town of Dryden

**Tax Map#** 23-1-25.9

**Land Size in Acres:** .68

**2006 Assessment:** \$30,000.00

**Last Owner:** Charlotte V. Morgan

**Parcel Code:** 270 - Manufactured Housing

**Current Taxes Due:** 1,110.15

**School District:** Groton

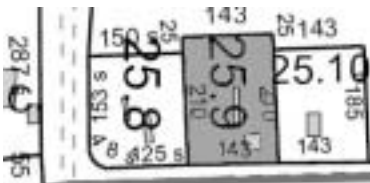
**Public Water District:** No

**Public Sewer District:** No

**Tax Foreclosure Year:** 2005

**Property Description:**

Mor than half acre offering opportunity with mobile home and very nice garage/outbuilding. Good yard for child's play in a nice rural location. The property appears to be occupied.



**Auction Lot #: 7**

**Address:** 53 Ekroos Road, Berkshire 13738,  
Town of Caroline

**Tax Map#** 36-1-13.31

**Land Size in Acres:** 3.53

**2006 Assessment:** \$12,000.00

**Last Owner:** Jeffery and Julie Trescot

**Parcel Code:** 270 - Manufactured Housing

**Current Taxes Due:** 560.20

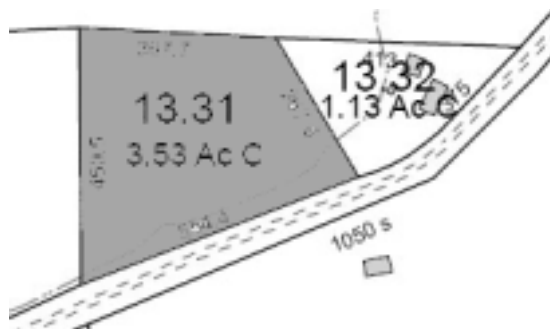
**School District:** Newark Valley

**Public Water District:** No

**Public Sewer District:** No

**Tax Foreclosure Year:** 2005

**Property Description:** This is a mobile home, with opportunity! It enjoys a nice country location, with seclusion! At the rear is a mature wooded hillside and a stream percolates through the property. Could this be a nice get away? place, or income potential?



**Auction Lot #: 8**

**Address:** 514 West Dryden Road, Freeville 13,  
Town of Dryden

**Tax Map#** 29-1-4.2

**Land Size in Acres:** 5.69

**2006 Assessment:** \$20,000.00

**Last Owner:** Amos T. Brown

**Parcel Code:** 270-Manu of

**Current Taxes Due:** 8

**School District:** Groton

**Public Water District:** No

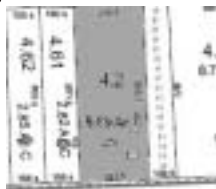
**Public Sewer District:** No

**Tax Foreclosure Year:** 2005

**Property Description:**

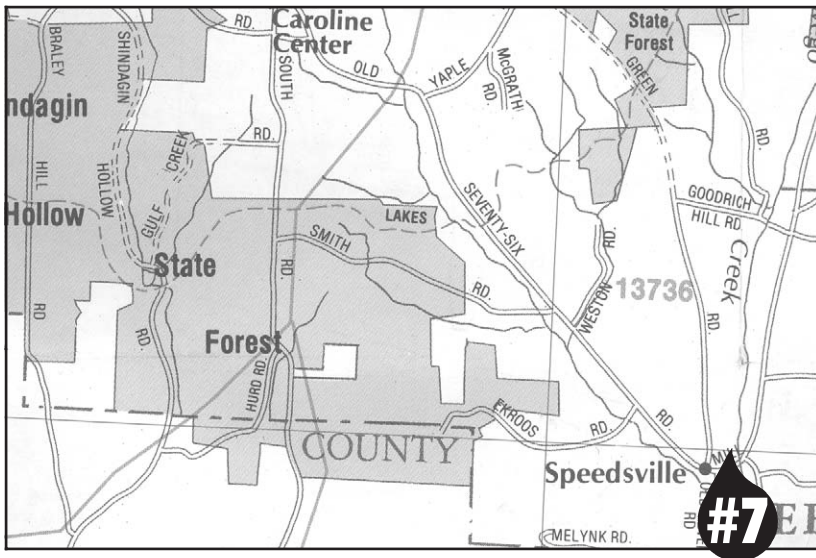
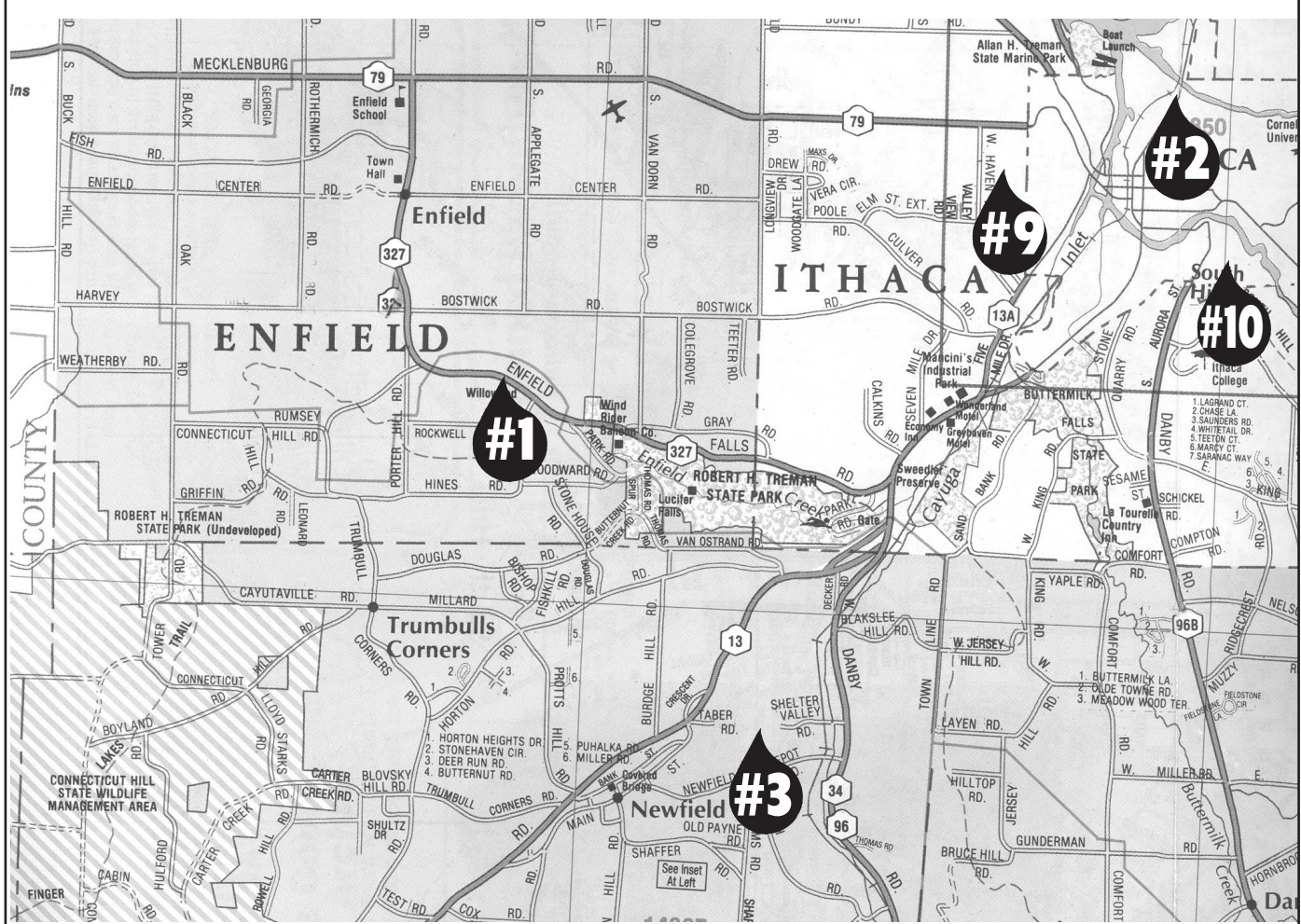
This property has a single wide, manufactured home. There are, possibly, out buildings included with your purchase. The real value here may be the almost 6 acres of land that enjoys nice mature woods!

**REMOVED**





# Tompkins County **PROPERTY LOCATION MAPS**



**Auction Date:**  
Tuesday, May 16, 2006

**Auction Begins:**  
Promptly at 7:00 pm

**Registration:** 6:00 pm

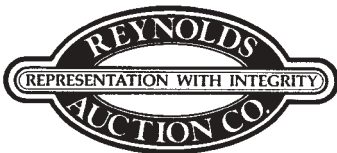
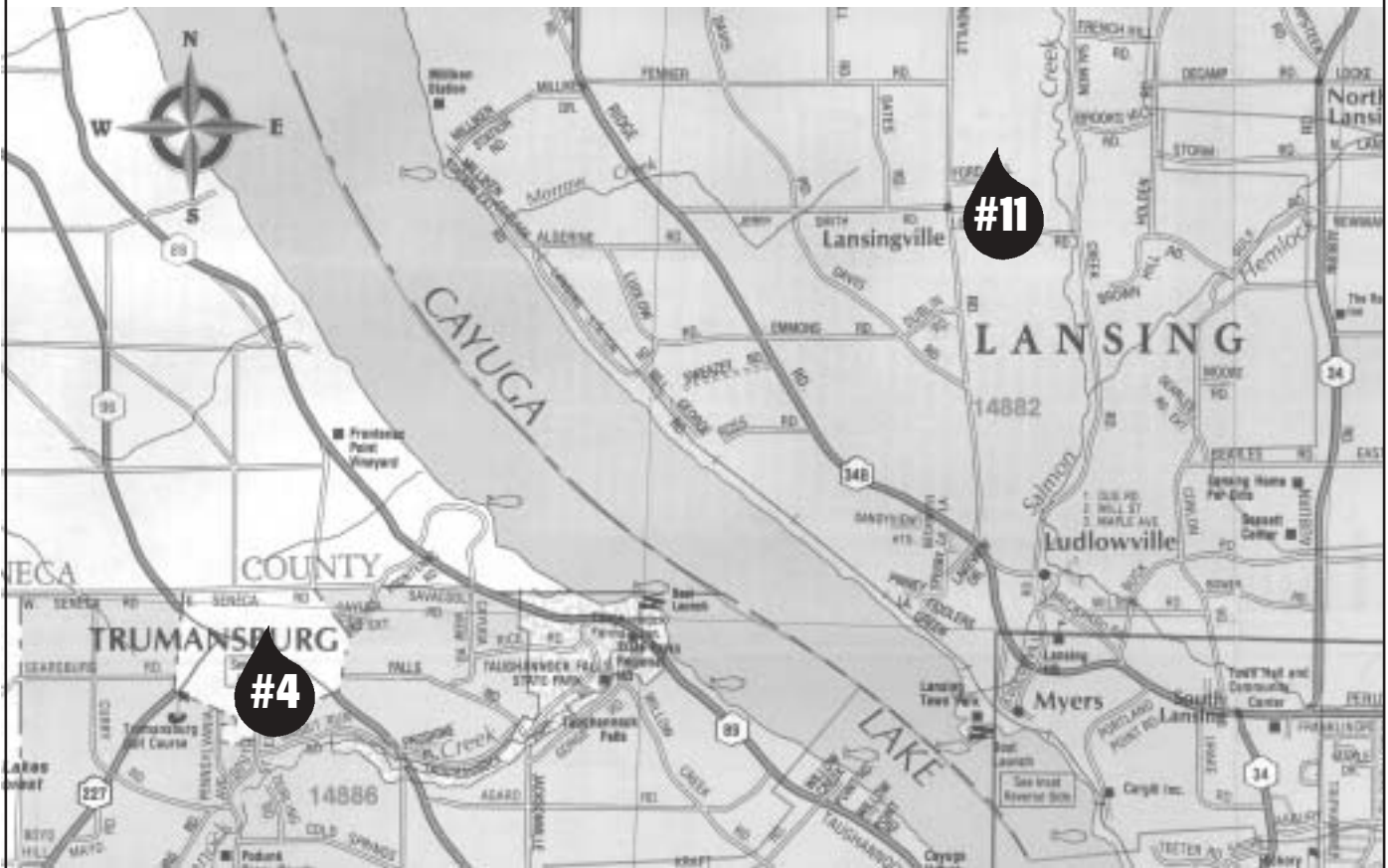
**Public Information Session:**  
Monday, May 8, 2006  
at 7:00 pm

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



Tompkins County

# PROPERTY LOCATION MAPS



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**Auction Lot #: 9**

**Address:** 421 Floral Avenue, Ithaca 14850, City of Ithaca

**Tax Map#** 99-2-1

**Land Size in Acres:** 50' x 229'

**2006 Assessment:** \$15,000.00

**Last Owner:** William and Elena Benson

**Parcel Code:** 333 - Vacant Commercial Land

**Current Taxes Due:** 625.03

**School District:** Ithaca

**Public Water District:** Yes

**Public Sewer District:** Yes

**Tax Foreclosure Year:** 2005



**Property Description:**

Narrow parcel of vacant land boarding on the Cayuga Inlet. Do your research here... it could be wetlands, or possibly a building lot?



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

**www.reynoldsauction.com**

**Municipal Property Tax Foreclosure**

**Auction Lot #: 10**

**Address:** Spruce Way, Ithaca 14580, Town of Ithaca

**Tax Map#** 42-1-2.6

**Land Size in Acres:** .03

**2006 Assessment:** \$1,000.00

**Last Owner:** Savey Construction

**Parcel Code:** 311 - Residential Vacant Land

**Current Taxes Due:** 36.67

**School District:** Ithaca

**Public Water District:** Yes

**Public Sewer District:** Yes

**Tax Foreclosure Year:** 2005

**Property Description:** Small vacant land parcel located at the end of Spruce Way.



**Auction Lot #: 11**

**Address:** Ford Hill Road, Lansing 14882, Town of Lansing

**Tax Map#** 9-1-11.4

**Land Size in Acres:** .54

**2006 Assessment:** \$9,200.00

**Last Owner:** Edwin Teeter

**Parcel Code:** 311 - Residential Vacant Land

**Current Taxes Due:** 167.98

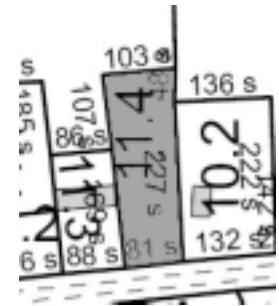
**School District:** Lansing

**Public Water District:** No

**Public Sewer District:** No

**Tax Foreclosure Year:** 2005

**Property Description:** Long, narrow half acre parcel of land (81' front x 295' depth) located between addresses known as 46 and 54 Ford Hill Road.



**Auction Lot #: 12**

**Address:** Dryden Road, Dryden 13053,  
Town of Dryden

**Tax Map#** 52-1-17

**Land Size in Acres:** .09

**2006 Assessment:** \$500.00

**Last Owner:** Ralph and Richard Varn

**Parcel Code:** 311  
Residential Vacant Land

**Current Taxes Due:** 37.47

**School District:** Ithaca

**Public Water District:** No

**Public Sewer District:** No

**Tax Foreclosure Year:** 2005

**Property Description:** A small strip of treed land, separating two driveways. This parcel is across from a furniture and gift store, at mile marker 1313.



# 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 6, 2006.
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 5, 2005 regarding the final date for redemption on January 6, 2006. 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.

*(continued on page 11)*



# Tompkins County, NY Real Property Tax Foreclosures

## **AUCTION TERMS & CONDITIONS**

(continued from page 10)

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, Wednesday, May 31, 2006.

**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, 2006 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:

- 2005 - 2006 Ithaca City School tax
- 2006 Town and County taxes which may include relieved village or school taxes.
- 2006 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 2006/2007 Village and 2006/2007 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 2006 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.



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# PUBLIC AUCTION

Tompkins County, New York

## REAL PROPERTY TAX FORECLOSURES

**Auction  
Lot #1**



**Auction Date:**

Tuesday, May 16, 2006

**Auction Begins:**

Promptly at 7:00 pm

**Registration:** 6:00 pm

**Public Information Session:**

Monday, May 8, 2006  
at 7:00 pm

**Auction Location:**

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

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