



REYNOLDS AUCTION COMPANY *presents...*



Public Auction

2008 Tompkins County Real Property Tax Foreclosures



Tompkins County,
New York

AUCTION
Thursday,
June 12, 2008
at 7:00 pm

Registration &
Preview 6:00 pm

**Public preview &
information
session:**

Wednesday,
June 4 at 7:00 pm

Doors open at
6:30 pm

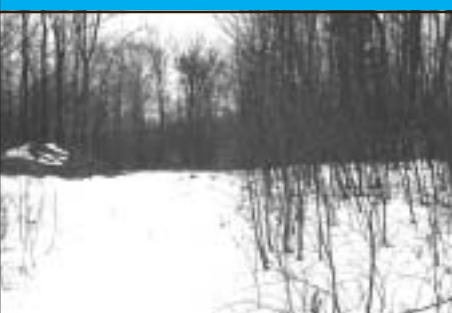


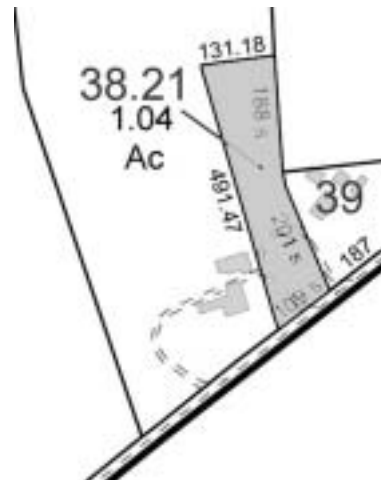
This booklet also
available online at
www.reynoldsauktion.com

Available Auction Lots located in:

- Groton
- Ithaca
- Enfield
- Dryden

Auctioneer
John T. Reynolds, CAI
Telephone 315-597-8815
Fax 315-597-5030





Auction Lot #: 1

Address: 466 Pleasant Valley Road, Groton

Tax Map# 32-1-38.21

Land Size in Acres: 1.04

2008 Assessment: \$38,000.00

Last Owner: Todd, Randall N., Sr.

Parcel Code: 270 manufactured housing

Current Taxes Due: 1,499.84

Municipality: Groton

School District: Groton

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2007

Property Description: Double wide manufactured home with gray vinyl siding and white trim. There is an addition at the rear of the home. There is a large back yard that has mature trees and shrubs. With some effort, this "fix-er-upper" may offer very good investment returns.



WWW.TOMPKINS-CO.ORG

Auction Lot #: 2

Address: Hanshaw Rd.

Ithaca

Tax Map# 41-1-15.2

Land Size in Acres: 1.35

2008 Assessment: \$20,500.00

Last Owner: Ochoa, Bernardo

Parcel Code: 314 rural vacant land less than 10 acres

Current Taxes Due: 834.60



Municipality: Dryden

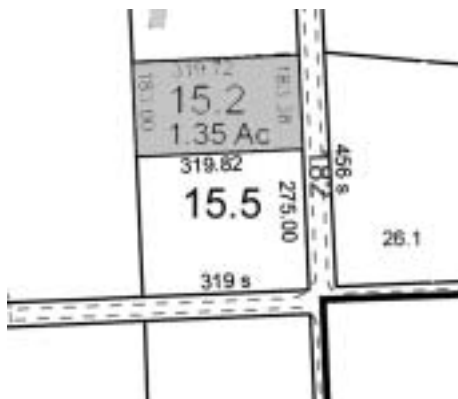
School District: Dryden

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2007

Property Description: Over one acre with mature shrubs and trees that might be able to be developed into a very nice building lot. The front, near the road, appears wet, But you could build at the rear of the property. Be sure to check with your local authorities! This could be a real jewel!



Auction Lot #: 3

Address: 306 Taylor Place, Ithaca

Tax Map# 55.1-1-9

Land Size in Acres: 106 x 158

2008 Assessment: \$30,000.00

Last Owner: Sullivan, William & Teresa

Parcel Code: 311 residential vacant land

Current Taxes Due: 1,316.94

Municipality: City of Ithaca

School District: Ithaca

Public Water District: yes

Public Sewer District: yes

Tax Foreclosure Year: 2007



Property Description: Vacant city lot on a slight hill with mature trees in a very nice neighborhood. Check with the zoning and building authorities; this just might be a great building lot!?

The property is located between addresses known as 302 and 310 Taylor Place. Investment potential here or just the right spot for your dream home!



Auction Lot #: 4

Address: 159 Pleasant Grove Road, Ithaca

Tax Map# 68-1-1.1

Land Size in Acres: .78

2008 Assessment: \$200,000.00

Last Owner: Gimore, Mary (Duhe)

Parcel Code: 210 single family residential

Current Taxes Due: 7,982.44

Municipality: Town of Ithaca

School District: Ithaca

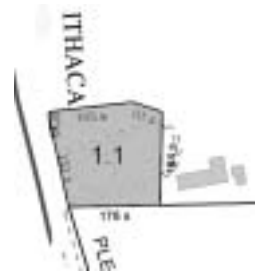
Public Water District: yes

Public Sewer District: yes

Tax Foreclosure Year: 2007



Property Description: One and one-half story wood frame colonial home with gray exterior and white trim. This home, admittedly in some disrepair could once again be a showcase of taste and grandeur. And yes, it borders the Country Club of Ithaca, offering magnificent course views. It has a acre lot with a pond. The maintenance facility drive way is an easement. Plant fast growing evergreen trees and you won't even know that it is there. Your short or long term investment in this property is certain to be rewarded.





Auction Lot #: 5

Address: 210 Taggart Road, Newfield

Tax Map# 28-1-6.41

Land Size in Acres: 4.74

2008 Assessment: \$160,000.00

Last Owner: Spencer, Robert & Tammy

Parcel Code: 210 single family residential

Current Taxes Due: 4,589.39

Municipality: Newfield

School District: Newfield

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2007



Property Description: Very nice ranch home (cream exterior with brown trim) on almost five acres. This occupied, well maintained multi-bedroom home has a beautiful deck, fenced in-ground swimming pool and even a near by pond! There is a detached two vehicle garage with a lean-to addition. The hillside yard is very well manicured with tasteful landscaping. This is a nice home, no - an exceptional home, that appears to be in "move in" condition, located in a very nice neighborhood. DO NOT miss this opportunity!



Auction Lot #: 6

Address: 786 White Church Road

Brooktondale

Tax Map# 25-1-24.1

Land Size in Acres: .98

2008 Assessment: \$55,000.00

Last Owner: Davenport, Bessie & Lattin, Mavis

Parcel Code: 210 single family residential

Current Taxes Due: 1,941.99

Municipality: Caroline

School District: Candor

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2007



Property Description: Very cute two story, wood frame home; cream or light tan exterior with blue trim. This home is a little close to the road but has a very large back yard with mature trees for cool summer shade. Ingress and egress is enhanced with the convenient wrap-around driveway. This is in a nice neighborhood location. The property appears unoccupied.



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 12, 2008 at public auction from the Reynolds Auction Co., the agent for Tompkins County, New York, real property known as:

Address: _____ Tax Map # _____

Description: _____

Purchase price bid	\$	_____	{ _____ }
Current taxes due		_____	Tax ID # or Social Security #
Recording fee	+	117.00	residential and vacant agricultural
Recording fee	+	207.00	commercial and vacant land
Deposit amount	-	_____	~ cash ~ cert/guar funds ~ 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/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) yellow - TOCO Receipt pink- Buyer Receipt

Auction Lot #: 7

Address: 381 Old Stage Road, Groton

Tax Map# 20-1-32.7

Land Size in Acres: 19.68

2008 Assessment: \$55,000.00

Last Owner: Morgan, Brenda Lee

Parcel Code: 270 manufactured housing

Current Taxes Due: 1,795.02

Municipality: Groton

School District: Groton

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2007

Property Description: Manufactured home with wood frame additions on almost 20 acres of land. Long gravel driveway allows access to this property that has fenced pasture, two door pole-type barn and other out buildings.

The driveway is just west of the address known as 391 Old Stage Road. The property is occupied. With TLC this could be an animal lovers dream situation.



Auction Lot #: 8

Address: 108 Rothermich Road, Ithaca

Tax Map# 7-3-4.12

Land Size in Acres: 9.04

2008 Assessment: \$60,000.00

Last Owner: Kooistra, Dietmar

Parcel Code: 271

manufactured housing

Current Taxes Due: 2,198.94

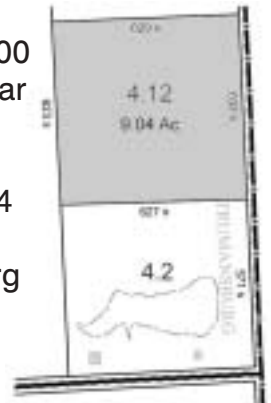
Municipality: Enfield

School District: Trumansburg

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2007



Property Description: Three manufactured homes on nine acres of land in a rural, very private setting. Gravel drive access to the property which enjoys mature trees and tremendous development potential. Two homes are in poor condition, the third appears that it could be habitable. All of the homes appear vacant. These nine acres could offer great investment potential!



**Tompkins
County**

PROPERTY LOCATION MAPS



Auction Date: Thursday, June 12, 2008

Auction Begins: Promptly at 7:00 pm

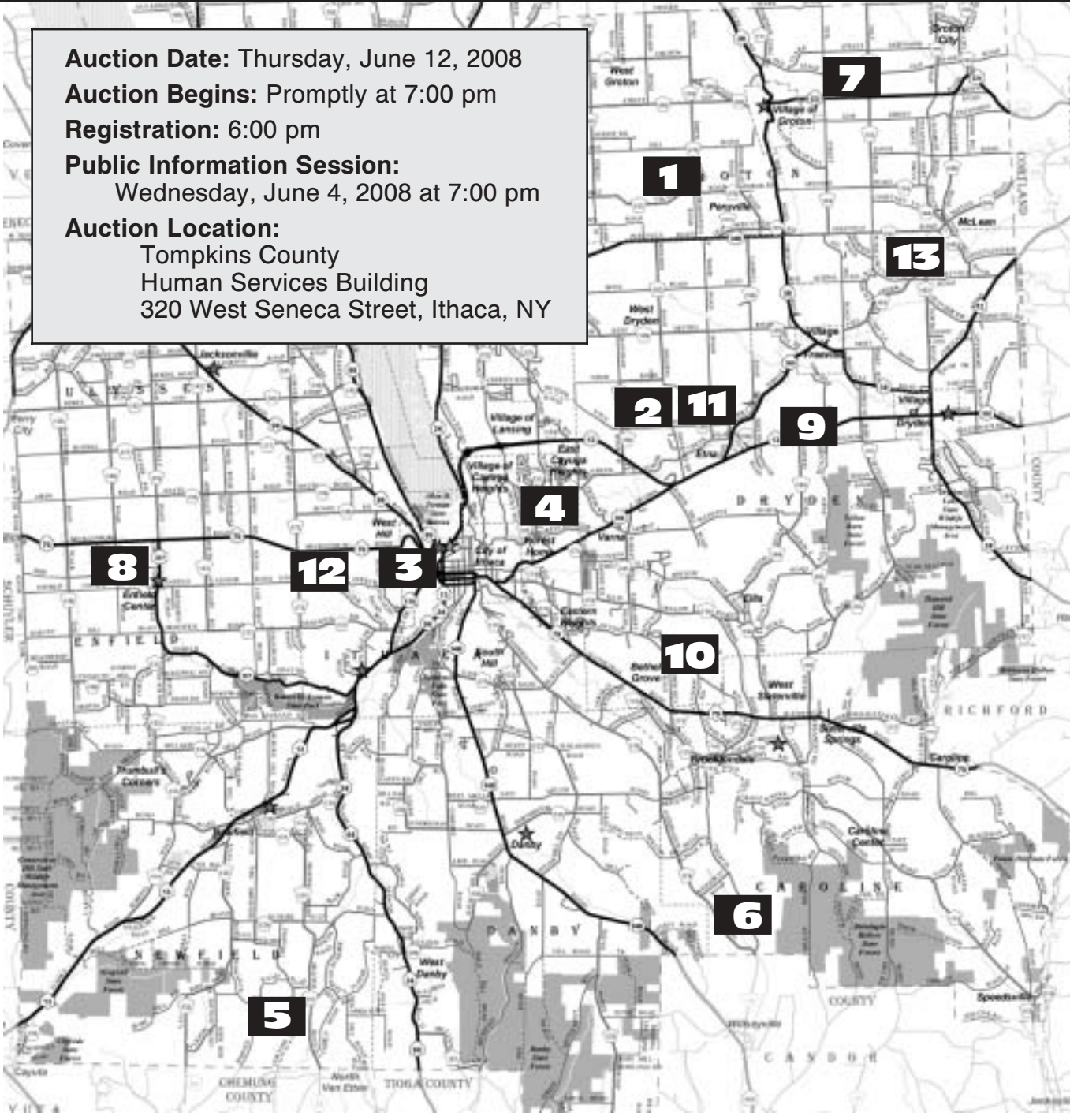
Registration: 6:00 pm

Public Information Session:

Wednesday, June 4, 2008 at 7:00 pm

Auction Location:

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

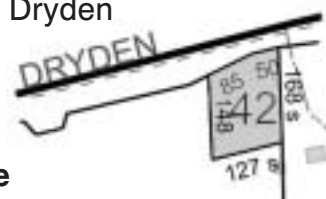


FUTURE REAL PROPERTY TAX FORECLOSURE AUCTION TIOGA COUNTY Thursday, August 7

Log onto www.reynoldsauction.com and sign up for automatic notification so you don't miss any opportunities



Auction Lot #: 9
Address: 1995 Dryden Road,
 Freeville
Tax Map# 46-1-42
Land Size in Acres: 125 x 167
2008 Assessment: \$80,000.00
Last Owner: Wehland,
 Charles & Marjorie
Parcel Code: 210 single family
 residential
Current Taxes Due: 2,823.08
Municipality: Dryden
School District: Dryden
Public Water
District: no
Public Sewer
District: no
Tax Foreclosure
Year: 2007



Property Description: Single story wood frame ranch home, red exterior with white trim. This structure appears to have a full basement and many of the windows are new. It has a well treed lot with a nice blue play house in the back yard. This vacant property is located across from Caskey's Truck Repair. Investment potential!

THE REYNOLDS AUCTION CO.

offers more than thirty years of Professional Marketing and Sales experience selling commercial assets, business inventories, estate contents and all types of real estate. Our clients include local businesses, recognized corporations; local, regional and national banks; attorneys, individuals, selected court systems, local municipalities, Federal and New York State agencies, and recognized charities. To best serve our clients we are fully insured including substantial liability protection, maintain fidelity bonding and are licensed or certified in several states.

COMMITMENT TO QUALITY

Whether the asset value is large or small, the need for expert service remains the same. Based upon the character of the assets and the scope of the marketplace, our promotional efforts can be local, regional or national. We will develop a cost effective marketing plan and organized sales effort specifically designed and implemented to meet the unique needs of each client.

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www.reynoldsauction.com

Auction Lot #: 10

Address: 358 Thomas Road, Ithaca
Tax Map# 75-1-28
Land Size in Acres: 225 x 175
2008 Assessment: \$68,000.00
Last Owner: Ayers, Robert
Parcel Code: 210 single family residential
Current Taxes Due: 2,079.93
Municipality: Dryden
School District: Ithaca
Public Water District: no
Public Sewer District: no
Tax Foreclosure Year: 2007

Property Description: Single family wood frame ranch home with a red and white exterior. Hillside driveway into a basement-type single car garage. This rural, secluded location has mature trees and shrubs. Great backyard! The house appears occupied. Live here or enjoy substantial rental income.



Auction Lot #: 11

Address: 84 Lower Creek Road,
Ithaca

Tax Map# 45-1-28

Land Size in Acres: 132 x 305

2008 Assessment: \$23,000.00

Last Owner: Hall, Randy

Parcel Code: 312 vacant land with
improvements

Current Taxes Due: 840.42

Municipality: Dryden

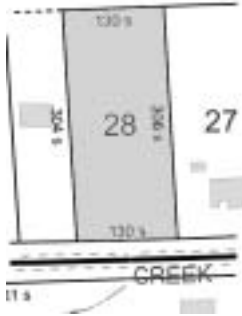
School District: Dryden

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2007

Property Description: Unusual
situation... vacant building lot with four
existing (red) out buildings. Mature
treed lot that just needs a home. This
property is next to the address known
as 88 Lower Creek
Road. Look this over
closely. See if it
meets your needs.



Auction Lot #: 12

Address: Vera Circle, Ithaca

Tax Map# 28-1-3-3.62

Land Size in Acres: 5.40

2008 Assessment: \$24,000.00

Last Owner: Smith, Christopher P.

Parcel Code: 314 rural vacant land
less than 10 acres

Current Taxes Due: 848.61

Municipality: Town of Ithaca

School District: Ithaca

Public Water District: no

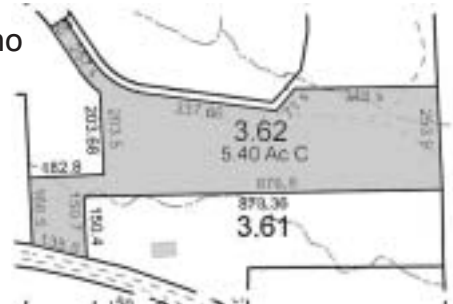
Public

Sewer District: no

Tax Foreclosure

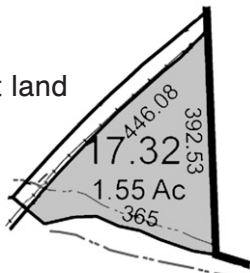
Year: 2007

Property Description: Irregular shaped (check the tax
map!), five wooded acres that could be a potential building
lot with mature deciduous and pine trees. Make sure that you
check with building authorities to confirm that this could be
the location for your "dream" home!



Auction Lot #: 13
Address: Fall Creek Road, Freeville
Tax Map# 24-1-17.32
Land Size in Acres: 1.54
2008 Assessment: \$1,500.00
Last Owner: Reese, Robert
Parcel Code: 314 rural vacant land
 less than 10 acres

Current Taxes Due: 64.05
Municipality: Dryden
School District: Dryden
Public Water District: no
Public Sewer District: no
Tax Foreclosure Year: 2007



Property Description:
 Triangular shaped property with mature trees and a pond. This land and/or surrounding lands is a nature



sanctuary. This property is accessed via an abandoned railroad bed. The south boundary of the land borders fall Creek. This land is DEC dedicated wetland.

Auction Lot #: 14
Address: Breed Road, Lansing
Tax Map# 7-1-11.1
Land Size in Acres: 7.7 acres
2008 Assessment: \$18,700.00
Last Owner: Alison Seamon
Parcel Code: 311 - Residential vacant land
Current Taxes Due: 654.56
Municipality: Lansing
School District: Lansing
Public Water District: no
Public Sewer District: no



Property Description: Locke Creek intersects this very nice parcel of 7.7 acres of interesting rolling land that has mature trees and bushes. The north boundary is about 400' from the intersection of Locke Road on the west side of Breed Road. An astute purchase for all types of recreation and your future home.



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 11, 2008.
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 3, 2007 regarding the final date for redemption on January 11, 2008. 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 warrants 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)

GENERAL...

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 26, 2008.

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, 2007 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:
- 2007 - 2008 Ithaca City School tax
 - 2008 Town and County taxes which may include relieved village or school taxes
 - 2008 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 2008/2009 Village and 2008/2009 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 2008 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.

POINTLESS...

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

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 • Asset purchases



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 Get it done right!*

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Reynolds Auction Co.
993 Canandaigua Road
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**TOMPKINS COUNTY
TAX FORECLOSURE
2008 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:

Thursday, June 12, 2008

Auction Begins:

Promptly at 7:00 pm

Registration: 6:00 pm

Public Information Session:

Wednesday, June 4, 2008
at 7:00 pm

Auction Location:

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

Reynolds Auction Company
Serving Metro Rochester, Central & Western NY

Print this booklet at:
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