



Reynolds Auction Company *presents...*

PUBLIC AUCTION

2012 Tompkins County Real Property Tax Foreclosures

AUCTION
Monday,
June 25, 2012
at 7:00 PM

Registration &
Preview 6:00 PM



**PUBLIC PREVIEW
&
INFORMATION
SESSION**

Tuesday,
June 19 at 7:00 PM
(Doors open at 6:30 PM)



www.reynoldsauktion.com

AUCTION LOCATION
Tompkins County
Human Services Building
320 West State Street
Ithaca, New York 14580

Auctioneers
David A. Koeberle, Owner
John T. Reynolds, CAI
Telephone 315-597-8815
Fax 315-597-5030



Auction Lot #: 1

Address: 1284 Taughannock Blvd., Ithaca, NY

Municipality: Town of Ulysses

Tax Map# 27.-4-6

Land Size in Acres: 183' x 673'

2012 Assessment: \$70,000.00

Last Owner: Mrs. Howard Alexanderson

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

Current Taxes Due: 2,059.54

School District: Ithaca City

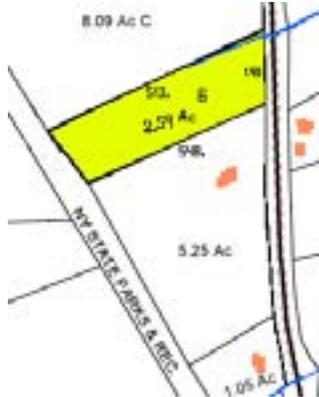
Public Water District: no

Public Sewer District: no

GPS Coordinates: N 42° 30.322' W 76° 32.830'

Tax Foreclosure Year: 2010

Property Description: There appears to be driveway access to this wooded parcel of hillside land consisting of 2.60 acres. There may be possible lake views! This parcel is located between the highway - driveway - sign by the ravine and the Century 21 "for sale" sign. The western boundary of the property is the Black Diamond (hiking) Trail.



Auction Lot #: 2

Address: Ellis Hollow Road, Ithaca, NY

Municipality: Town of Dryden

Tax Map# 76.-1-30

Land Size in Acres: 240' x 346'

2012 Assessment: \$30,600.00

Last Owner: D. E. Sutton Associates Inc.

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

Current Taxes Due: 921.74

School District: Ithaca City

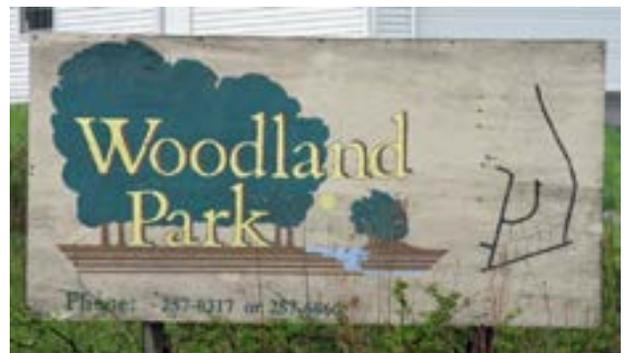
Public Water District: no

Public Sewer District: no

GPS Coordinates: N 42° 25.355' W 76° 22.593'

Tax Foreclosure Year: 2010

Property Description: This property (1.3 acres) is located on the South East corner of Ellis Hollow and Hunt Hill Roads. It is a nice flat parcel that is an approved building lot in the Woodland Park subdivision. This is a very nice rural neighborhood with exceptional value in all of the surrounding newer up-scale homes.



Auction Lot #: 3

Address: Brooktree Lane, Ithaca, NY
Municipality: Town of Dryden
Tax Map# 76.-1-31
Land Size in Acres: 395' x 243' approx.
2012 Assessment: \$36,900.00
Last Owner: D. E. Sutton Associates Inc.
Parcel Code: 314 - Rural Vacant Land less than 10 acres
Current Taxes Due: 1,111.10
School District: Ithaca City
Public Water District: no
Public Sewer District: no
GPS Coordinates: N 42° 25.333' W 76° 22.424'
Tax Foreclosure Year: 2010



Property Description: This property (1.44 acres) is located on the South East corner of Brooktree Lane and Hunt Hill Roads. It is a nice flat parcel that is an approved building lot in the Woodland Park subdivision. This is a very nice rural neighborhood with exceptional value in all of the surrounding newer executive value homes.

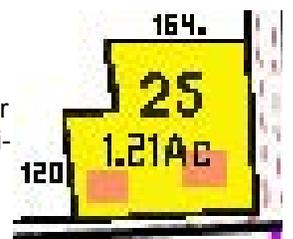


Auction Lot #: 4

Address: 452 Jerry Smith Road, Lansing, NY
Municipality: Town of Lansing
Tax Map# 9.-1-25
Land Size in Acres: 272' x 224'
2012 Assessment: \$85,000.00
Last Owner: Dale A. Lovely/Lovett
Parcel Code: 210 - Single Family Residential
Current Taxes Due: 6,021.61
School District: Lansing central
Public Water District: no
Public Sewer District: no
GPS Coordinates: N 42° 35.692' W 76° 33.275'
Tax Foreclosure Year: 2010



Property Description: This two story wood frame home (occupied) at the corner of Jerry Smith and Lansingville Roads was constructed circa 1890 and has approximately 2,623 square feet of living space. It is represented that the home has five bedrooms, two bathrooms and a partial basement. Mechanicals include an oil fired forced air furnace. The property enjoys mature landscaping encompassing a large 1.12 acre lot. Additionally, there is an almost 1,490 square foot concrete block barn that was constructed circa 1950, and needs some rehabilitation. This structure could offer shop, storage and garage possibilities. Look hard at this opportunity for investment potential or home based business use.



Auction Lot #: 5
Address: 106 Vera Circle, Ithaca, NY
Municipality: Town of Ithaca
Tax Map# 28.-1-34.45
Land Size in Acres: 150' x 240'
2012 Assessment: \$125,000.00
Last Owner: Sandra A. Reukauf

Parcel Code: 210 - Single Family Residential
Current Taxes Due: 3,711.69
School District: City of Ithaca
Public Water District: no
Public Sewer District: no
GPS Coordinates: N 42° 26.204' W 76° 33.768'
Tax Foreclosure Year: 2010



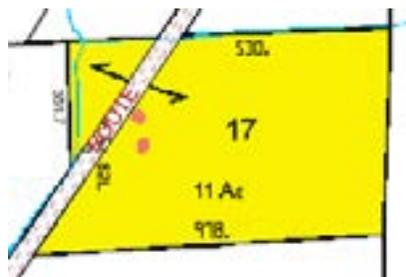
Property Description: Single family (occupied) raised ranch structure that was built circa 1978. This 1,522 square foot occupied home has three bedrooms, one full bathroom and a full basement. The home is in a very nice residential neighborhood with a good sized yard that has mature landscaping and tow out-buildings or sheds. In the past, it has been reputed to have basement water issues. This may be just the right place to raise children, in the right school district, in the right neighborhood! This home will be a good investment economically, and a GREAT investment in your family!



Auction Lot #: 6
Address: 733 Irish Settlement Rd, Freeville
Municipality: Town of Dryden
Tax Map# 63.-1-17
Land Size in Acres: 11
2012 Assessment: \$60,000.00
Last Owner: Leslie Ladue F. Crannell

Parcel Code: 242 - Rural Residential & Recreational
Current Taxes Due: 2,306.45
School District: Dryden Central
Public Water District: no
Public Sewer District: no
GPS Coordinates: N 42° 26.365' W 76° 19.003'
Tax Foreclosure Year: 2010

Property Description: This small wood frame ranch home (occupied) was built on a crawl space circa 1955. It appears to be in Very Good condition! Note the cedar shake siding. This structure has 720 square feet of living space including two bedrooms and one bath. The home is located on 11 acres of land with the primary site on a slight hill with mature trees and vegetation. This is a very nice rural location offering many recreational activities.



Auction Lot #: 10

Address: 851 Hartford Road, Brooktondale, NY

Municipality: Town of Caroline

Tax Map# 6.-1-9.1

Land Size in Acres: 5.0

2012 Assessment: \$75,000.00

Last Owner: Charles J. Oster

Parcel Code: 270 - Manufactured Housing

Current Taxes Due: 2,229.57

School District: Dryden Central

Public Water District: no

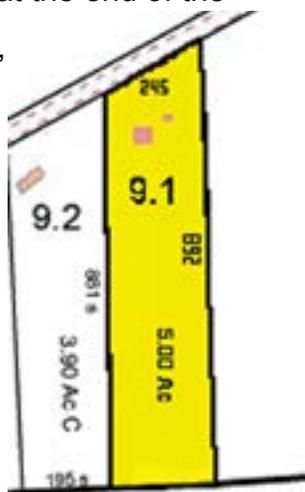
Public Sewer District: no

GPS Coordinates: N 42° 24.551' W 76° 17.034'

Tax Foreclosure Year: 2010



Property Description: This double wide (48' x 27') home is occupied and was built circa 1996. There is a very nice deck at the end of the home. Additionally there is reputed to be a 14' x 18' out building that would be ideal for extra storage, a garage and / or a shop. This is all located on an attractive five acre hillside lot with mature landscaping. This is just plain a nice property in a nice location. You would be pleased to own this real estate!



Auction Lot #: 11

Address: Halseyville Road, Ithaca, NY

Municipality: Town of Enfield

Tax Map# 2.-2-2

Land Size in Acres: 13.03

2012 Assessment: \$24,000.00

Last Owner: Douglas Scott Green

Parcel Code: 105 - Vacant Farm Land

Current Taxes Due: 821.63

School District: Trumansburg Central

Public Water District: no

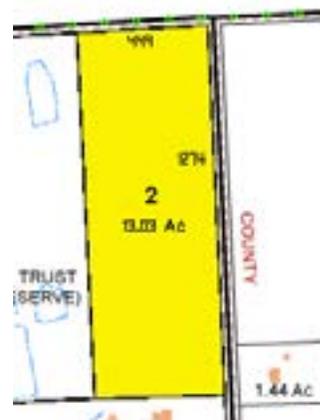
Public Sewer District: no

GPS Coordinates: N 42° 28.826' W 76° 37.977'

Tax Foreclosure Year: 2010



Property Description: The exceptional land is located at the south west corner of Halseyville and Iradell Road. This 13 acres is partially tillable land (hay field) and mature woods. To further identify the location of this parcel, look for the county road sign from the photograph. DO NOT miss this special opportunity!

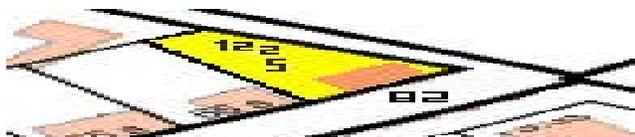


Auction Lot #: 12

Address: 980 Dryden Road, Ithaca, NY
Municipality: Town of Dryden
Tax Map# 56.-3-5
Land Size in Acres: 83' x 122'
2012 Assessment: \$55,000.00
Last Owner: Penalty Box Sports
Parcel Code: 484 - Single Use Small Building
Current Taxes Due: 1,874.59
School District: City of Ithaca
Public Water District: yes
Public Sewer District: yes
GPS Coordinates: N 42° 27.362' W 76° 26.189'
Tax Foreclosure Year: 2010

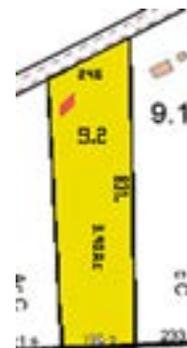


Property Description: This property is located on the North West corner of Dryden and Freese Roads. It is a vacant one story split face stone building that was built circa 1950 and has approximately 960 square feet of interior. It appears to have been, at one time, a retail location. However, this vacant property seems to have many other applicable commercial or office space uses. Also note that this is a very good, high visibility location with excellent traffic count!



Auction Lot #: 14

Address: Brown Road, Danby NY
Municipality: Town of Danby
Tax Map# 16.-1-7.2
Land Size in Acres: 43.96
2012 Assessment: \$43,800.00
Last Owner: Ida I. Haynes
Parcel Code: 312 - Vacant Land with Improvements
Current Taxes Due: 1,531.91
School District: Newfield Central
Public Water District: no
Public Sewer District: no
GPS Coordinates: N 42° 20.003' W 76° 31.444'
Tax Foreclosure Year: 2010



Property Description: In addition to having almost 44 acres this parcel has a small building and a gambrel roof post and beam barn. Note that the blue house is not part of this offering. The property has an active flowing creek and mature woods. To identify its location, the parcel begins about at telephone pole 32-1 and proceeds north for approximately 676'. This purchase could offer you hunting and numerous other recreational uses. This lot will be sold by the acre, with your bid multiplied by 43.

Auction Lot #: 15

Address: 315 Scofield Road, Freeville, NY

Municipality: Town of Dryden

Tax Map# 21.-1-30.1

Land Size in Acres: 173' x 323'

2012 Assessment: \$70,000.00

Last Owner: David Norwalk

Parcel Code: 270 - Manufactured Housing

Current Taxes Due: 1,581.05

School District: Lansing central

Public Water District: no

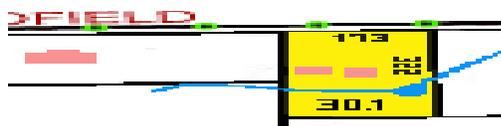
Public Sewer District: no

GPS Coordinates: N 42° 32.270' W 76° 27.209'

Tax Foreclosure Year: 2010



Property Description: This is a double wide manufactured home (circa 1986) that measures 24' x 44' with a very nice open front porch and an enclosed addition. The home is occupied. The bonus with this property is a Very Nice 24' x 32' pole barn that was erected circa 2010. There are other out-buildings on this very well maintained property. The yard is well landscaped with several mature deciduous trees. The neighborhood is rural with the surrounding homes of similar value and quality.



Auction Lot #: 16

Address: 589 Etna Road, Ithaca, NY

Municipality: Town of Dryden

Tax Map# 41.-1-11

Land Size in Acres: 400' x 245' approx.

2012 Assessment: \$40,000.00

Last Owner: Anthony Hurd

Parcel Code: 201 - Single Family Residential

Current Taxes Due: 1,558.59

School District: Dryden Central

Public Water District: no

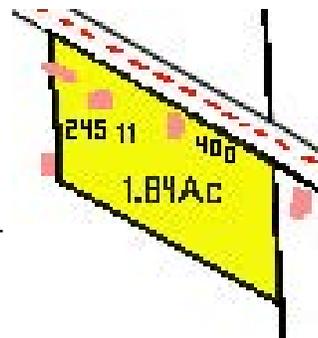
Public Sewer District: no

GPS Coordinates: N 42° 29.399' W 76° 26.532'

Tax Foreclosure Year: 2010



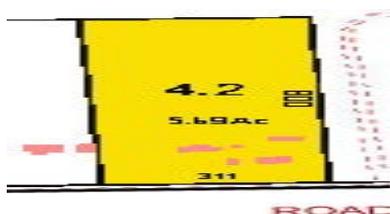
Property Description: This vacant home was built circa 1865 and has approximately 832 square feet of living space. It has two bedrooms, one and one-half bathrooms and a full basement. There is a 24' x 24' detached garage for vehicle storage or a work shop. All of this is on a country lot that is 1.84 acres. Enjoy rural living with peace, quiet, solitude yet, close to Lansing amenities and conveniences!



Auction Lot #: 17
 Address: 514 West Dryden Road, Freeville, NY
 Municipality: Town of Dryden
 Tax Map# 29.-1-4.2
 Land Size in Acres: 311' x 800'
 2012 Assessment: \$35,000.00
 Last Owner: Amos T. Brown, Jr.
 Parcel Code: 270 - Manufactured Housing
 Current Taxes Due: 363.57
 School District: Dryden Central
 Public Water District: no
 Public Sewer District: no
 GPS Coordinates: N 42° 31.049' W 76° 24.356
 Tax Foreclosure Year: 2010



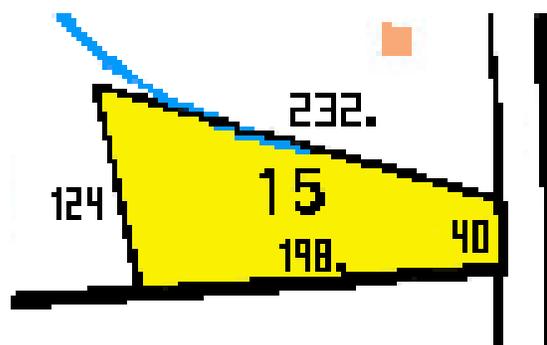
Property Description: This property consists of a single wide (occupied) manufactured home that measures approximately 12' x 46' of living space and was constructed circa 1965. There is a wood frame addition that has been added to the structure. There is an oversized utility building on the property that is approximately 28' x 50' that could have multiple uses. This offering has a very nice lot with mature deciduous trees, all on 5.69 acres of land.



Auction Lot #: 19
 Address: 180 Drake Road, Lansing, NY 14882
 Municipality: Town of Lansing
 Tax Map# 35.-3-15
 Land Size in Acres: .35
 2012 Assessment: \$18,300.00
 Last Owner: Josephine Houghtaling
 Parcel Code: 312 - Vacant Land with Improvements
 Current Taxes Due: 606.85
 School District: Lansing Central
 Public Water District: no
 Public Sewer District: no
 GPS Coordinates: N 42° 31.949' W 76° 30.694'
 Tax Foreclosure Year: 2010



Property Description: This is a small parcel of land that may best be used as a building lot for your new home. Although there are two small buildings on the property, they both are in quite dis-repair and may be best demolished. This property enjoys mature trees. Be certain to check with local authorities to affirm that this property will meet your needs.



Auction Lot #: 20

Address: Brooktondale Road, Brooktondale, NY

Municipality: Town of Caroline

Tax Map# 10.-6-1

Land Size in Acres: 170' x 42'

2012 Assessment: \$1,000.00

Last Owner: Donald W. Dayhart

Parcel Code: 311 - Residential Vacant Land

Current Taxes Due: 33.87

School District: Ithaca City

Public Water District: no

Public Sewer District: no

GPS Coordinates: N 42° 22.901' W 76° 23.775'

Tax Foreclosure Year: 2010



Property Description: Small narrow strip of land near the intersections of Brooktondale and Valley Roads across from the address known as 505 Brooktondale Road. It is between the guide rail and the creek. Although this is listed as residential vacant land, you would have to be VERY creative to build on this parcel. Look at it - check it out!!!!



Auction Lot #: 21

Address: Blackman Hill Road, Caroline NY 14

Municipality: Town of Caroline

Tax Map# 20.-1-4.23

Land Size in Acres: 12.31

2012 Assessment: \$18,500.00

Last Owner: Wahiahwi Barreiro & Mahingus Silver

Parcel Code: 321 - Abandon Agriculture

Current Taxes Due: 592.50

School District: Ithaca City

Public Water District: no

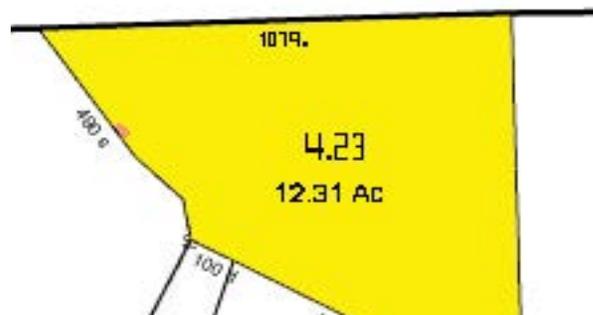
Public Sewer District: no

GPS Coordinates: N 42° 21.400' W 76° 15.545'

Tax Foreclosure Year: 2010



Property Description: The photo is representative of this landlocked parcel of agricultural land. To locate this property, stop at the address known as 266 Blackman Hill Road and look over the pond to the south west. The parcel is about 600' off the highway.



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 13, 2012.
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 13, 2011 regarding the final date for redemption on January 13, 2012. 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. By acknowledging and executing these Terms and Conditions, the purchaser certifies that he/she is not representing the former owner(s) of the property against whom Tompkins County foreclosed and has no intent to defraud Tompkins County of the unpaid taxes, assessment, penalties and charges which have been levied against the property. The purchaser agrees that neither he/she nor his/her assigns shall convey the property to the former owner(s) against whom Tompkins County foreclosed within 24 months subsequent to the auction date. If such conveyance occurs, the purchaser understands that he/she may be found to have committed fraud, and/or intent to defraud, and will be liable for any deficiency between the purchase price at auction and such sums as may be owed to Tompkins County as related to the foreclosure on the property and consents to immediate judgment by Tompkins County for said amounts.
6. 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.
7. 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.
8. All properties are sold subject to confirmation by a resolution of the Tompkins County Legislature.
9. 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.**
10. 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.
11. All potential Bidders must show acceptable identification for issuance of a bid number. Auction day registration begins at 6:00 PM.
12. All potential Buyers must register for this auction and hold a bidder's 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.
13. All decisions regarding bidding disputes shall remain completely within the Auctioneer's discretion.
14. 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.
15. 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 . . .

16. 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.
17. 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.
18. 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, Tuesday, July 10, 2011.

Tompkins County Finance Department
125 East Court Street
Ithaca, New York 14850
19. The Tompkins County Attorney's 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.
20. 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 . . .

21. Purchasers will not be responsible for delinquent taxes and charges up to and including all those appearing on the January 1, 2011 Town and County tax bill.
22. 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:
 - a. 2011 - 2012 Ithaca City School tax,
 - b. 2012 Town and County taxes which may include relieved village or school taxes.
 - c. 2012 City of Ithaca; current water, sewer or other special district charges that have not been included in tax bills.
23. Purchasers will be responsible for all upcoming taxes including 2012/2013 Village and 2012/2013 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 . . .

24. The information booklet lists the 2012 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 4:30PM.