

Reynolds Auction Company *presents...*

PUBLIC AUCTION



2022 Tompkins County Real Property Tax Foreclosures

AUCTION: **Monday, June 13, 2022 at 7:00 PM**
Registration & Preview at 6:00 PM

Public Preview & Information Session
Monday, June 6, 2022 at 7:00 PM
(Doors open at 6:30 PM)

REGISTERED BIDDERS ONLY
& Secure face mask MAY be required

NO Guest OR Spectators this year.
Thank You for your cooperation!

Eagles Club
161 Cecil Malone Drive
Ithaca, NY 14850

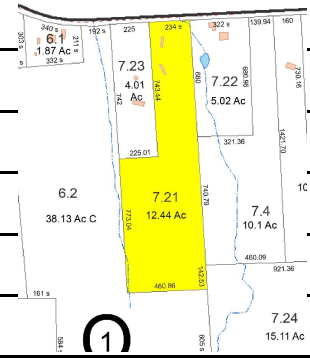


Auctioneer
David A. Koeberle
Licenced Real Estate Broker
Telephone: 315-597-8815

Email: office@reynoldsauktion.com
www.reynoldsauktion.com

Tompkins County 2022 Tax Parcel Data Worksheet

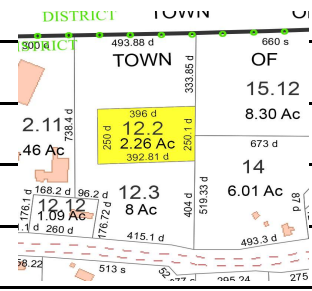
Auction lot #	01	Inspection Map Sequence:	02
Address	2565 Mecklenburg Road		
Municipality	Enfield		
Tax Map #	7.-1-7.21		
Land size	12.44		
2022 Assessment	95,000.00		
Last Owner	Smith, Charles & Tammy		
Parcel Code - use	271 - Manufactured Housing		
Current Taxes Due	2,188.30		
School District	Trumansburg		
Public Water (District)	Private		
Public Sewer (District)	Private		
Tax Foreclosure Year	2021		
GPS Coordinates	N 42° 26.927		W 76° 40.648
Property Description ↘ ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	Yes	
Mobile home on wooded lot with evergreen and deciduous trees on entire property, old trailers on property;			



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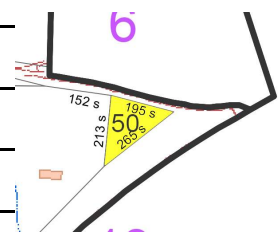
Auction lot #	02	Inspection Map Sequence:	04
Address	Elmira Road		
Municipality	Newfield		
Tax Map #	4.-1-12.2		
Land size	2.26		
2022 Assessment	2,300.00		
Last Owner	Tidd, Norman c/o Donna L Moore		
Parcel Code - use	330 - Vacant Commercial		
Current Taxes Due	237.46		
School District	Newfield		
Public Water (District)	Comm/public		
Public Sewer (District)	None		
Tax Foreclosure Year	2021		
GPS Coordinates	N 42° 23.486 W 76° 33.440 Approximately		
Property Description ➤ ➤ ➤ ➤ ➤ ➤ ➤ ➤	Occupied (Y/N) ➤ ➤	NA	
Landlocked parcel, behind Casella Waste Buildings; Add to neighboring property or perhaps apply for a right of way - do your homework!			



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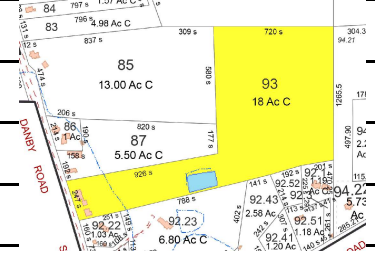
Auction lot #	03	Inspection Map Sequence:	05
Address	Elmira Road		
Municipality	Newfield		
Tax Map #	11.-1-50		
Land size	0.43		
2022 Assessment	1,000.00		
Last Owner	Minteer, Benjamin & Lois c/o Tracey M White		
Parcel Code - use	311 - Residential Vacant Land		
Current Taxes Due	33.41		
School District	Newfield		
Public Water (District)	None		
Public Sewer (District)	None		
Tax Foreclosure Year	2021		
GPS Coordinates	N 42° 21.742		W 76° 35.791
Property Description ↘ ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	NA	
Very steep sloped parcel, southeast of Prott's & Elmira Road (Route 13); Nice view from the top of a seasonal road.			



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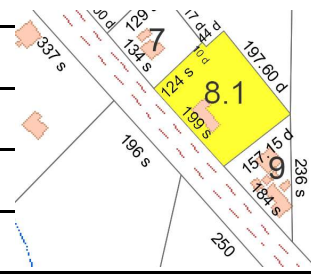
Auction lot #	04	Inspection Map Sequence:	09
Address	1753 Danby Road		
Municipality	Danby		
Tax Map #	7.-1-93		
Land size	18.0		
2022 Assessment	305,000.00		
Last Owner	Kuhns, William III		
Parcel Code - use	242 - Rural Residential & Rec.		
Current Taxes Due	9,172.44		
School District	Ithaca		
Public Water (District)	Private		
Public Sewer (District)	Private		
Tax Foreclosure Year	2021		
GPS Coordinates	N 42° 21.554		W 76° 29.024
Property Description ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	Yes	
<p>Nice newer style home with vinyl siding, architectural shingles, unfinished garage/shop with overhead doors, large patio, treed lot and 18.0 acres. This seems to have it all - don't this one pass you by!</p>			



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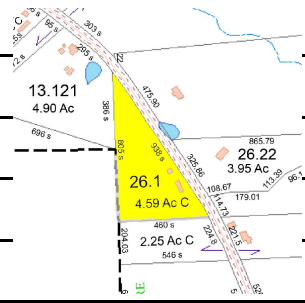
Auction lot #	05	Inspection Map Sequence:	10
Address	2697 Danby Road		
Municipality	Danby		
Tax Map #	21.-1-8.1		
Land size	0.63		
2022 Assessment	130,000.00		
Last Owner	Hurst, Josephine		
Parcel Code - use	210 - 1 Family Residence		
Current Taxes Due	3,911.18		
School District	Ithaca		
Public Water (District)	Private		
Public Sewer (District)	Private		
Tax Foreclosure Year	2021		
GPS Coordinates	N 42° 19.368		W 76° 24.946
Property Description ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	Unknown	
Single family home with walk-out basement, needs repair! Check out the view across the road! Here's your fixer-upper on more than half an acre!			



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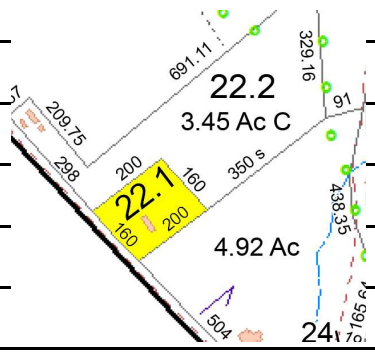
Auction lot #	06	Inspection Map Sequence:	11
Address	2116 Coddington Road		
Municipality	Caroline		
Tax Map #	25.-1-26.1		
Land size	4.59		
2022 Assessment	20,000.00		
Last Owner	Biddie, Ed & Maines E // Cole, Arthur & Patricia		
Parcel Code - use	210 - 1 Family Residence		
Current Taxes Due	841.38		
School District	Candor		
Public Water (District)	Private		
Public Sewer (District)	Private		
Tax Foreclosure Year	2021		
GPS Coordinates	N 42° 20.030		W 76° 23.599
Property Description ➤ ➤ ➤ ➤ ➤ ➤ ➤ ➤	Occupied (Y/N) ➤ ➤	Unknown	
This property is in rough condition, falling down - tear it down and start over on four and half acres!			



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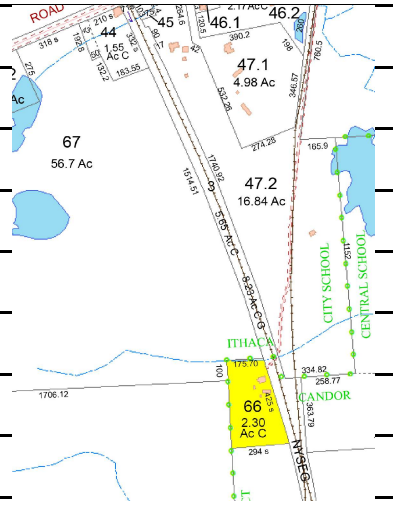
Auction lot #	07	Inspection Map Sequence:	12
Address	White Church Road		
Municipality	Caroline		
Tax Map #	24.-1-22.1		
Land size	160 x 200		
2022 Assessment	7,000.00		
Last Owner	Sebesta, Frederick A		
Parcel Code - use	312 - Vacant with Improvement		
Current Taxes Due	266.22		
School District	Candor		
Public Water (District)	Private		
Public Sewer (District)	Private		
Tax Foreclosure Year	2021		
GPS Coordinates	N 42° 20.768	W 76° 23.278	
Property Description ↘ ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	No	
<p>Fallen down structure, concrete foundation, needs lots of cleanup but the views across the road are magnificent! Check the codes - do your homework - could it be a tiny home paradise?</p>			



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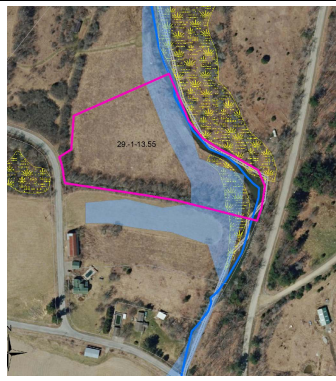
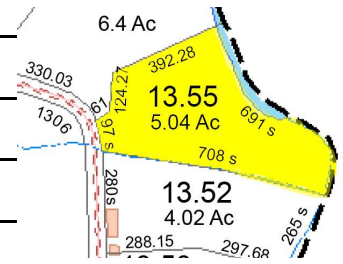
Auction lot #	08	Inspection Map Sequence:	13
Address	53 Caroline Depot Road		
Municipality	Caroline		
Tax Map #	15.-1-66		
Land size	2.30		
2022 Assessment	68,000.00		
Last Owner	Marvin, Jean J		
Parcel Code - use	210 - 1 Family Residence		
Current Taxes Due	2,659.56		
School District	Candor		
Public Water (District)	Private		
Public Sewer (District)	Private		
Tax Foreclosure Year	2021		
GPS Coordinates	N 42° 21.910		W 76° 24.089
Property Description ↘ ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	Yes	
<p>Across from Perkins Road, long driveway to single family home and old manufactured home, needs repairs; New buyer would need to do their homework to get an easement.</p>			



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Tompkins County 2022 Tax Parcel Data Worksheet

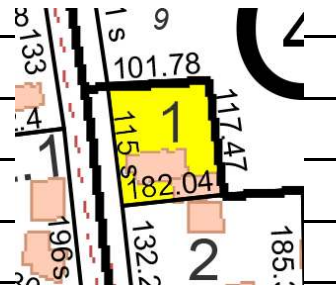
Auction lot #	09	Inspection Map Sequence:	15
Address	Blackman Hill Road		
Municipality	Caroline		
Tax Map #	29.-1-13.55		
Land size	5.04		
2022 Assessment	12,100.00		
Last Owner	Dait, Miloslav & Vida, Peter & Paul		
Parcel Code - use	311 - Residential Vacant Land		
Current Taxes Due	428.69		
School District	Newark Valley		
Public Water (District)	None		
Public Sewer (District)	None		
Tax Foreclosure Year	2021		
GPS Coordinates	N 42° 19.982 W 76° 14.917		
Property Description ↘ ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	NA	
Vacant field with stream, some woods forming hedge row with hardwoods; Possible organic farm area? Located at sharp curve just north of Goodrich Hill Road.			



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Tompkins County 2022 Tax Parcel Data Worksheet

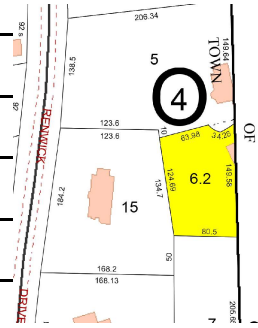
Auction lot #	11	Inspection Map Sequence:	21
Address	5 Conlon Road		
Municipality	Lansing		
Tax Map #	31.-5-1		
Land size	115 x 100		
2022 Assessment	152,000.00		
Last Owner	Volbrecht, Edith c/o Douglas Volbrecht		
Parcel Code - use	210 - 1 Family Residence		
Current Taxes Due	5,158.92		
School District	Lansing		
Public Water (District)	Private		
Public Sewer (District)	Private		
Tax Foreclosure Year	2021		
GPS Coordinates	N 42° 32.333		W 76° 30.472
Property Description ↘ ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	Unknown	
Single family home with great potential. Approximately 18' x 45' garage with door access on both ends, needs to be cleaned up but this one could be a m money maker!			



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Tompkins County 2022 Tax Parcel Data Worksheet

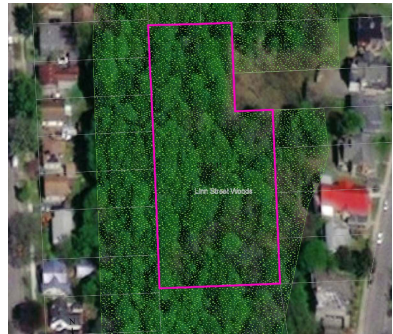
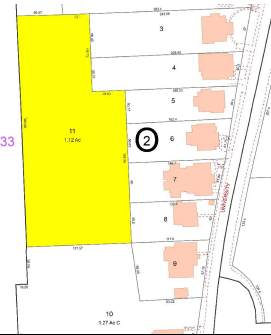
Auction lot #	12	Inspection Map Sequence:	23
Address	Renwick Drive		
Municipality	Ithaca		
Tax Map #	17.-4-6.2		
Land size	0.27		
2022 Assessment	22,400.00		
Last Owner	Timmons, Michael & Ayako		
Parcel Code - use	311 - Residential Vacant Land		
Current Taxes Due	732.62		
School District	Ithaca		
Public Water (District)	Comm/public		
Public Sewer (District)	Comm/public		
Tax Foreclosure Year	2021		
GPS Coordinates	N 42° 27.639		W 76° 29.624
Property Description ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	NA	
<p>Very steep sloped parcel between 237 Renwick Drive and 126 Sunset Drive that appears to be land locked.</p>			



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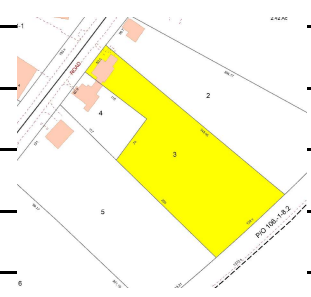
Auction lot #	13	Inspection Map Sequence:	24
Address	University Avenue		
Municipality	City of Ithaca		
Tax Map #	32.-2-11		
Land size	1.12		
2022 Assessment	72,700.00		
Last Owner	Granish, David		
Parcel Code - use	311 - Residential Vacant Land		
Current Taxes Due	2,871.48		
School District	Ithaca		
Public Water (District)	Comm/public		
Public Sewer (District)	Comm/public		
Tax Foreclosure Year	2021		
GPS Coordinates	N 42° 26.879	W 76° 29.572	
Property Description ↘ ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	NA	
Very steep sloped area behind 402-502 University Avenue and East of Zinn Street.			



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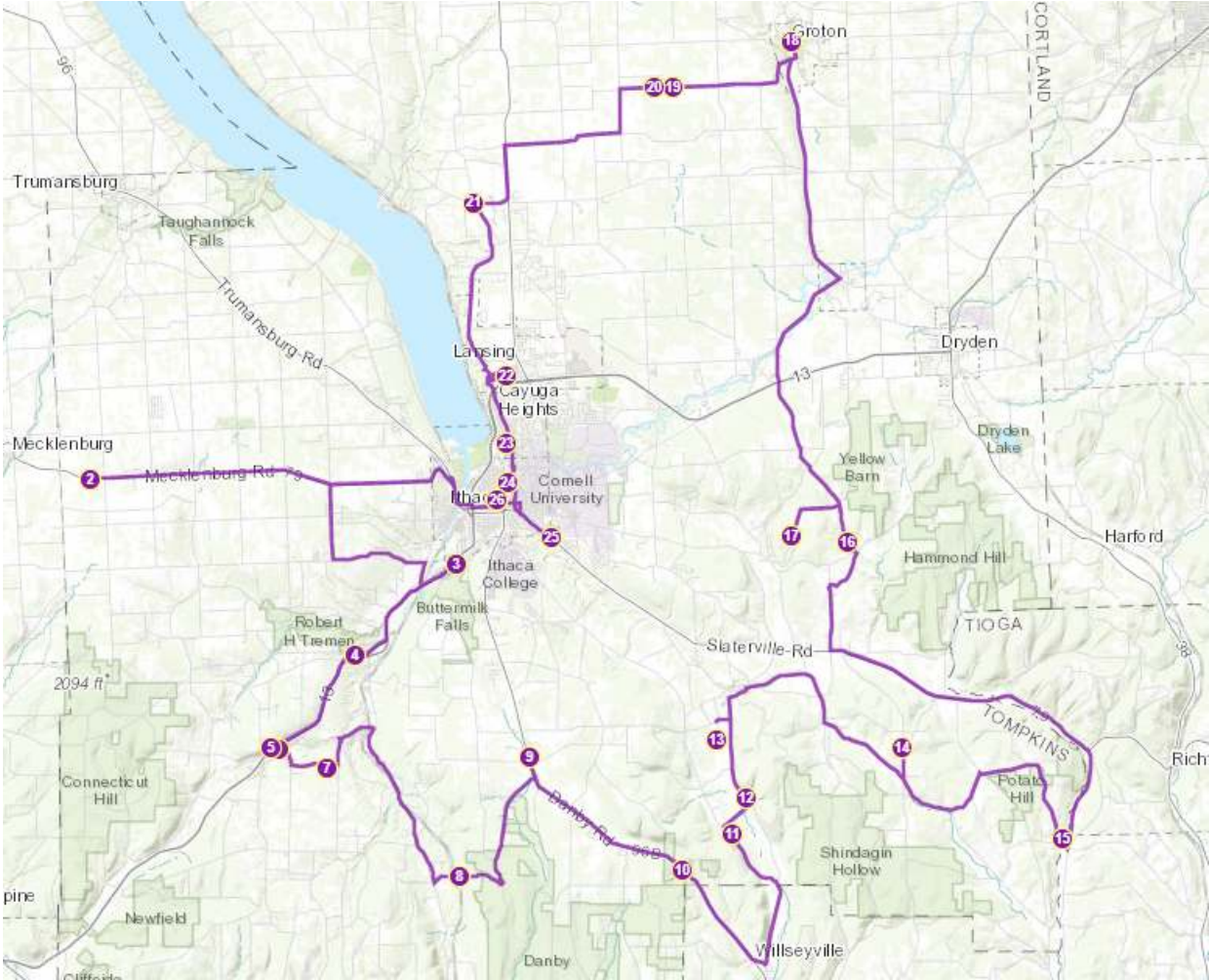
Tompkins County 2022 Tax Parcel Data Worksheet

Auction lot #	14	Inspection Map Sequence:	29
Address	339 Spencer Road		
Municipality	City of Ithaca		
Tax Map #	123.-3-3		
Land size	0.79		
2022 Assessment	75,000.00		
Last Owner	Dockstader, Wm Sr & Jeanie		
Parcel Code - use	210 - 1 Family Residence		
Current Taxes Due	3,042.70		
School District	Ithaca		
Public Water (District)	Comm/public		
Public Sewer (District)	Comm/public		
Tax Foreclosure Year	2021		
GPS Coordinates	N 42° 25.698	W 76° 30.294	
Property Description ↘ ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	No	
Backs up to steep sloped hillside, possibly a duplex, in need of major repair. Could be perfect for a contractor or flipper!			



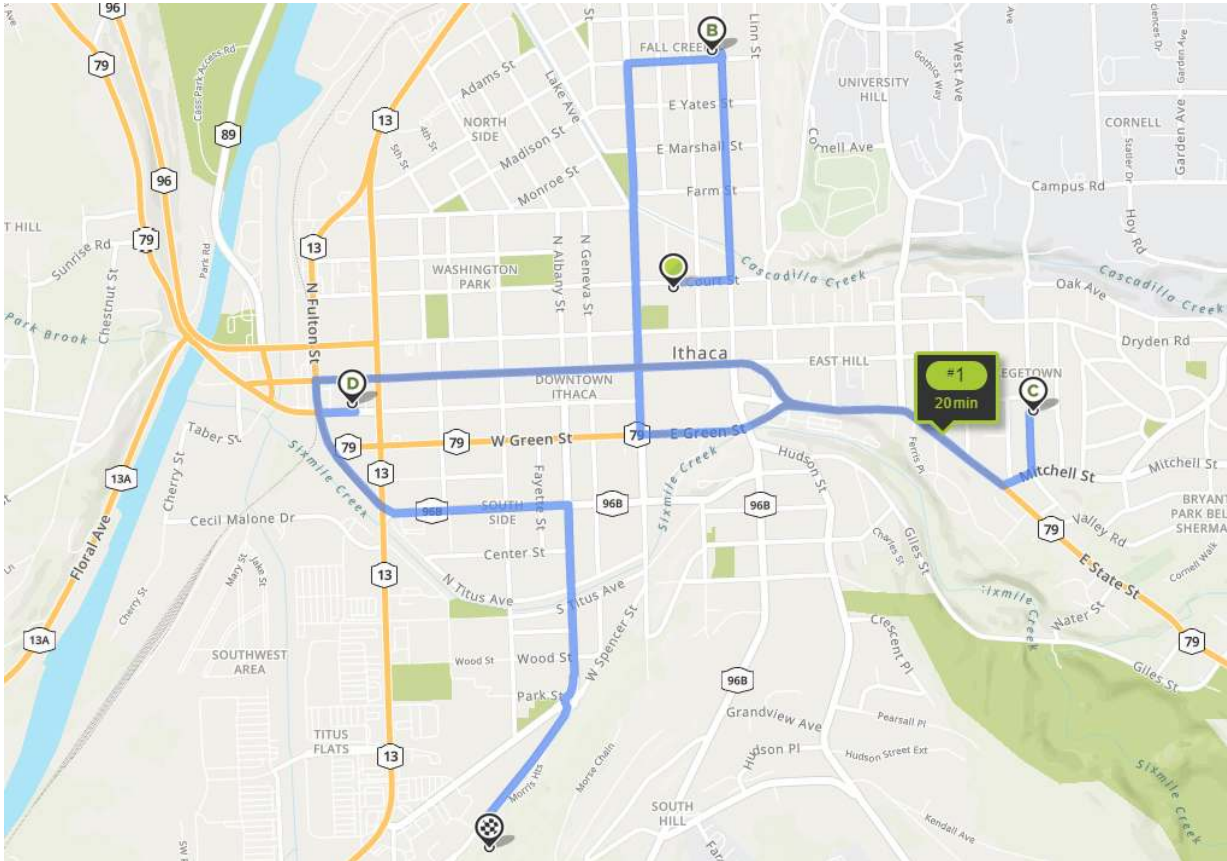
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COUNTY INSPECTION MAP SEQUENCE



FOR INFORMATION ONLY - ACCURACY NOT GUARANTEED

CITY INSPECTION MAP SEQUENCE



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GENERAL . . .

Participants MAY be required to wear a secure face mask

Thank You for your cooperation!

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 14, 2022.
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 1, 2021 regarding the final date for redemption on January 14, 2022. 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. **NOT ALLOWED TO BID:**
 - a. **Former owners will not be allowed to bid on their properties.**
 - b. **Tompkins County - All employees and their immediate family members in the following County offices are forbidden to purchase properties at tax auction: Finance Office, Accounting Office, County Attorney's Office, County Administrator's Office, County Assessment Office, and the Clerk of the Board's Office, as well as the Board of Legislators and their immediate families.**
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 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.**
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.

**Tompkins County, New York
City of Ithaca, New York**

**Real Property Tax Foreclosure
2022 Auction Terms & Conditions**

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, June 28, 2022.

**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, 2021 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:
 - ▶ 2021 - 2022 Ithaca City School tax,
 - ▶ 2022 Town and County taxes which may include re-levied village or school taxes.
 - ▶ 2022 City of Ithaca taxes; & all 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 . . . 2022/2023 Village and 2022/2023 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 2022 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.