

Reynolds Auction Company *presents...*

PUBLIC AUCTION



2024 Tompkins County Real Property Tax Foreclosures

AUCTION: Monday, June 24, 2024 at 7:00 PM
Registration & Preview at 6:00 PM

Public Preview & Information Session
Monday, June 17, 2024 at 7:00 PM
(Doors open at 6:30 PM)

Location:

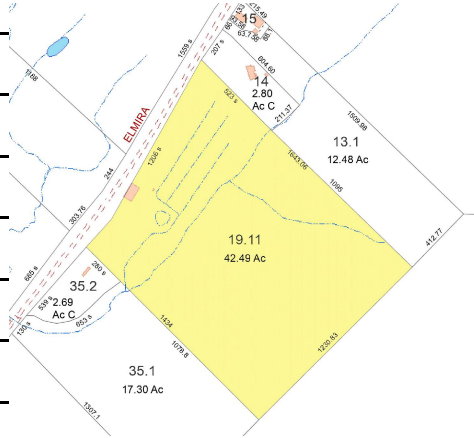
Tompkins County Health Department Building
Rice Conference Room
55 Brown Road
Ithaca, NY 14850



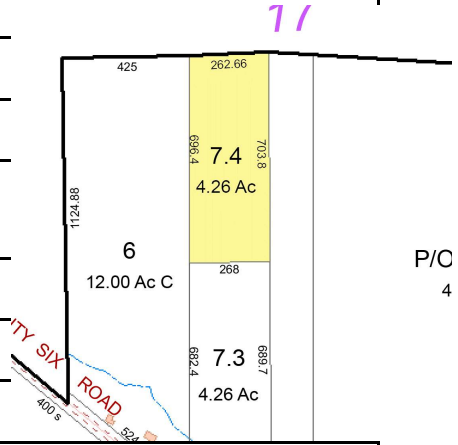
Auctioneer
David A. Koeberle
Licensed Real Estate Broker
Telephone: 315-597-8815

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

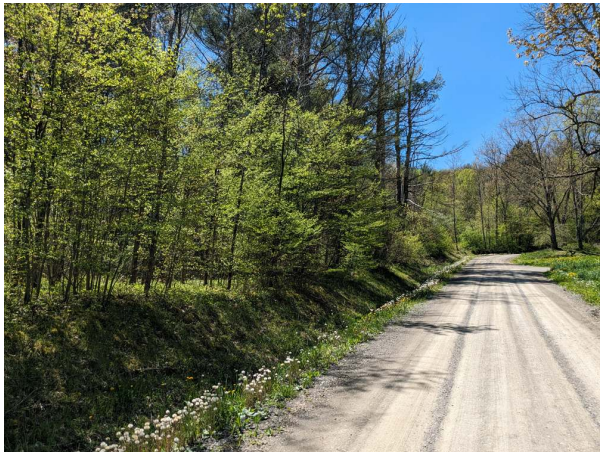
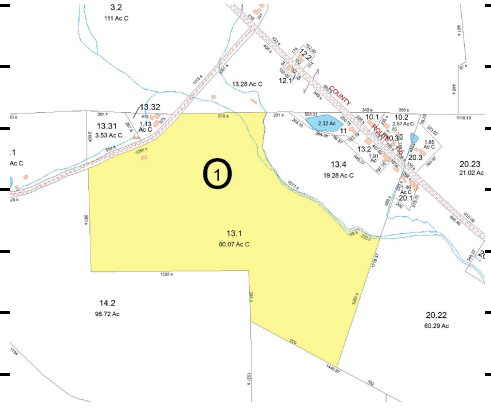
Auction lot #	5	Inspection Map Sequence:	6
Address	2981 Elmira Rd		
Municipality	Newfield		
Tax Map #	30.-1-19.11		
Land size	42.49		
2024 Assessment	188,000.00		
Last Owner	Catron Richard		
Parcel Code - use	331-Com vac w/imp		
Current Taxes Due	5,668.93		
School District	Newfield		
Public Water (District)	Private		
Public Sewer (District)	Private		
Tax Foreclosure Year	2023		
GPS Coordinates	N 76.674		W 42.307
Property Description ↘ ↘ ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	NA	
<p>Gambrel roof barn that once was a country market. Chaffee creek runs through property at the base of the hill. There is a stone wall with wood fence around perimeter of the barn. Large rear deck with ramp facing wonderful hillside setting. Possible timber on hillside? Revive into a wedding venue, country store or campground? Check with local zoning office.</p>			



Auction lot #	11	Inspection Map Sequence:	12
Address	Seventy Six Rd		
Municipality	Caroline		
Tax Map #	22.-1-7.4		
Land size	4.26		
2024 Assessment	10,200.00		
Last Owner	Corey Robert C & Corey Linda Ellen M		
Parcel Code - use	311-Res vac land		
Current Taxes Due	296.07		
School District	Ithaca		
Public Water (District)	None		
Public Sewer (District)	None		
Tax Foreclosure Year	2023		
GPS Coordinates	N 42.360		W 76.325
Property Description ↘ ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	NA	
Landlocked parcel, sloped hillside with mixed trees.			



Auction lot #	12	Inspection Map Sequence:	13
Address	Ekroos Rd		
Municipality	Caroline		
Tax Map #	36.-1-13.1		
Land size	80.07		
2024 Assessment	102,300.00		
Last Owner	Ortiz Carmelo O		
Parcel Code - use	323-Vacant rural		
Current Taxes Due	1,347.99		
School District	Newark Valley		
Public Water (District)	Private		
Public Sewer (District)	Private		
Tax Foreclosure Year	2023		
GPS Coordinates	N 46.309		W 76.268
Property Description ↘ ↘ ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	NA	
Wooded and mixed vegetation on sloped hillside running along Ekroos road. Running creek through North side of property. Potential hunting paradise?			



Tompkins County 2024 Tax Parcel Data Worksheet

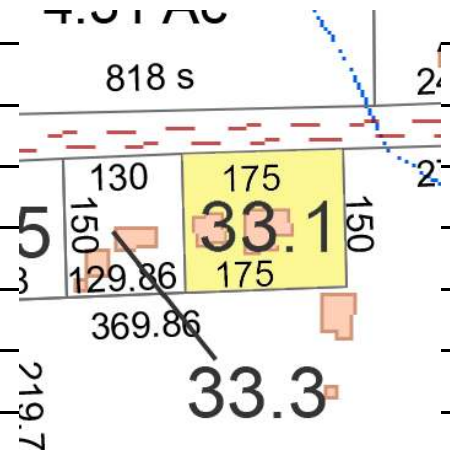
Auction lot #	13	Inspection Map Sequence:	14
Address	4 Kimberly Dr		
Municipality	Dryden		
Tax Map #	48.-1-14.5		
Land size	1.28		
2024 Assessment	69,000.00		
Last Owner	Praast John		
Parcel Code - use	210-1 Family Res		
Current Taxes Due	2,561.64		
School District	Dryden		
Public Water (District)	Private		
Public Sewer (District)	Private		
Tax Foreclosure Year	2023		
GPS Coordinates	N 42.473	W 76.288	
Property Description ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	No	
Split level home in need of repair. Two car garage, steep sloped backyard, mature trees. Potential to be a great home with some clean up.			



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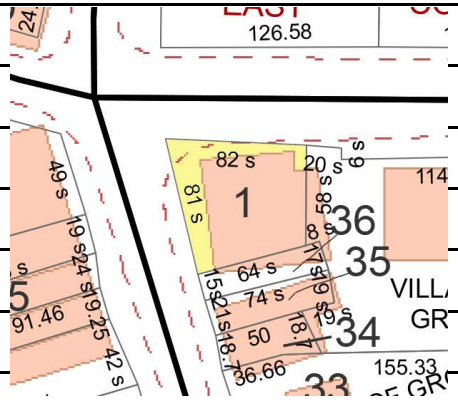
Auction lot #	15	Inspection Map Sequence:	16
Address	529 Old Stage Rd		
Municipality	Groton		
Tax Map #	20.-1-33.1		
Land size	0.60		
2024 Assessment	97,000.00		
Last Owner	Thompson Louis D		
Parcel Code - use	270-Mfg housing		
Current Taxes Due	3,448.74		
School District	Groton		
Public Water (District)	Private		
Public Sewer (District)	Private		
Tax Foreclosure Year			
GPS Coordinates	N 42.599		W 76.326
Property Description ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	Yes	
<p>Small home with metal roof which appears to have an addition on the back. It has a two car garage and multiple outbuildings to store all your garden tools and outdoor items.</p>			



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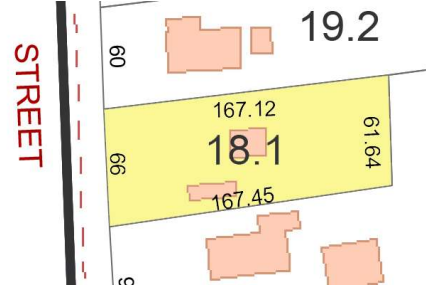
Auction lot #	17	Inspection Map Sequence:	18
Address	101 Main Street		
Municipality	V. Groton		
Tax Map #	5.-4-1		
Land size	76x77		
2024 Assessment	320,000.00		
Last Owner	FL Hospitality/Toolan		
Parcel Code - use	483-Converted Res		
Current Taxes Due	15,812.81		
School District	Groton		
Public Water (District)	Comm/public		
Public Sewer (District)	Comm/public		
Tax Foreclosure Year	2023		
GPS Coordinates	N 42.590		W 76.367
Property Description ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	Yes	
<p>Corner of Main Street and E. Cortland Street, three story building, was Groton Hotel. Back of property appears to have a portion of the building removed. Prime area for something new? Do your homework and check this out for potential income!</p>			



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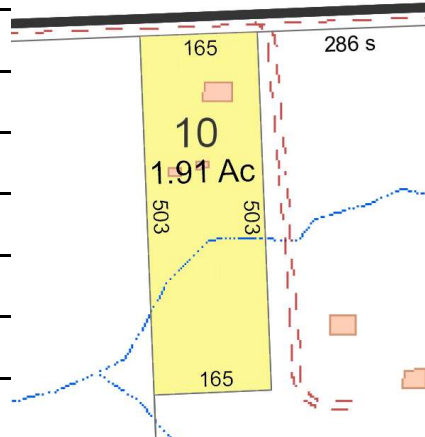
Auction lot #	19	Inspection Map Sequence:	20
Address	211 Barrows St		
Municipality	V. Groton		
Tax Map #	108.-2-18.1		
Land size	0.25		
2024 Assessment	48,000.00		
Last Owner	Melvin Parker		
Parcel Code - use	270-Mfg. housing		
Current Taxes Due	1,973.22		
School District	Groton		
Public Water (District)	Comm/public		
Public Sewer (District)	Comm/public		
Tax Foreclosure Year	2023		
GPS Coordinates	N 42.585		W 76.363
Property Description ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	No	
Mobile home in the village in desperate need of TLC. Get creative with this opportunity.			



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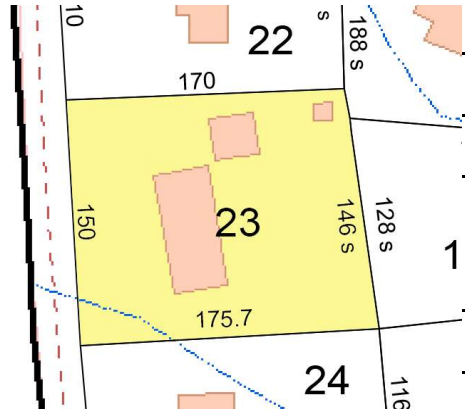
Auction lot #	20	Inspection Map Sequence:	21
Address	595 West Groton Rd		
Municipality	Groton		
Tax Map #	23.-1-10		
Land size	1.91		
2024 Assessment	85,000.00		
Last Owner	Brotherton Nicole		
Parcel Code - use	270- Mfg housing		
Current Taxes Due	2,742.33		
School District	Groton		
Public Water (District)	Private		
Public Sewer (District)	Private		
Tax Foreclosure Year	2023		
GPS Coordinates	N 42.604		W 76.430
Property Description ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	Unknown	
<p>Modular home on small lot. Could make a great starter home or rental. Small outbuilding for garden tools. Refresh with some landscaping and give this home a new life!</p>			



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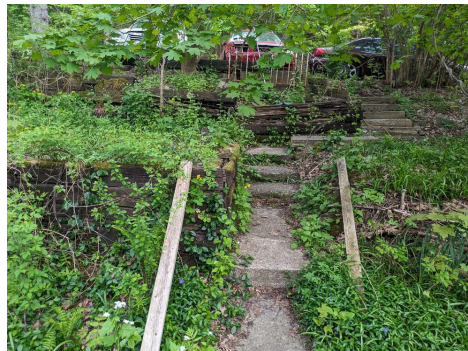
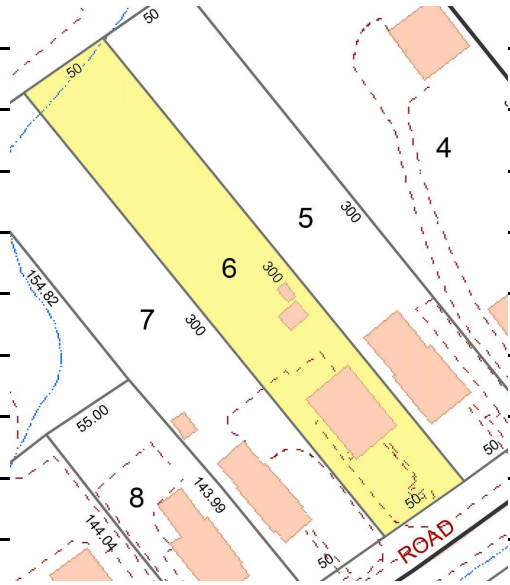
Auction lot #	25	Inspection Map Sequence:	26
Address	2213 North Triphammer Rd		
Municipality	V. Cayuga Heights		
Tax Map #	4.-3-23		
Land size	150 x 170		
2024 Assessment	335,000.00		
Last Owner	Hollenbeck Edmund V & Hollenbeck Lorraine		
Parcel Code - use	210-1 Family Res		
Current Taxes Due	8,237.78		
School District	Ithaca		
Public Water (District)	Comm/public		
Public Sewer (District)	Comm/public		
Tax Foreclosure Year	2023		
GPS Coordinates	N 42.474		W 76.481
Property Description ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) >>	No	
Ranch home with two car garage in need of some TLC. Close proximity to the City of Ithaca, which makes for a short commute!			



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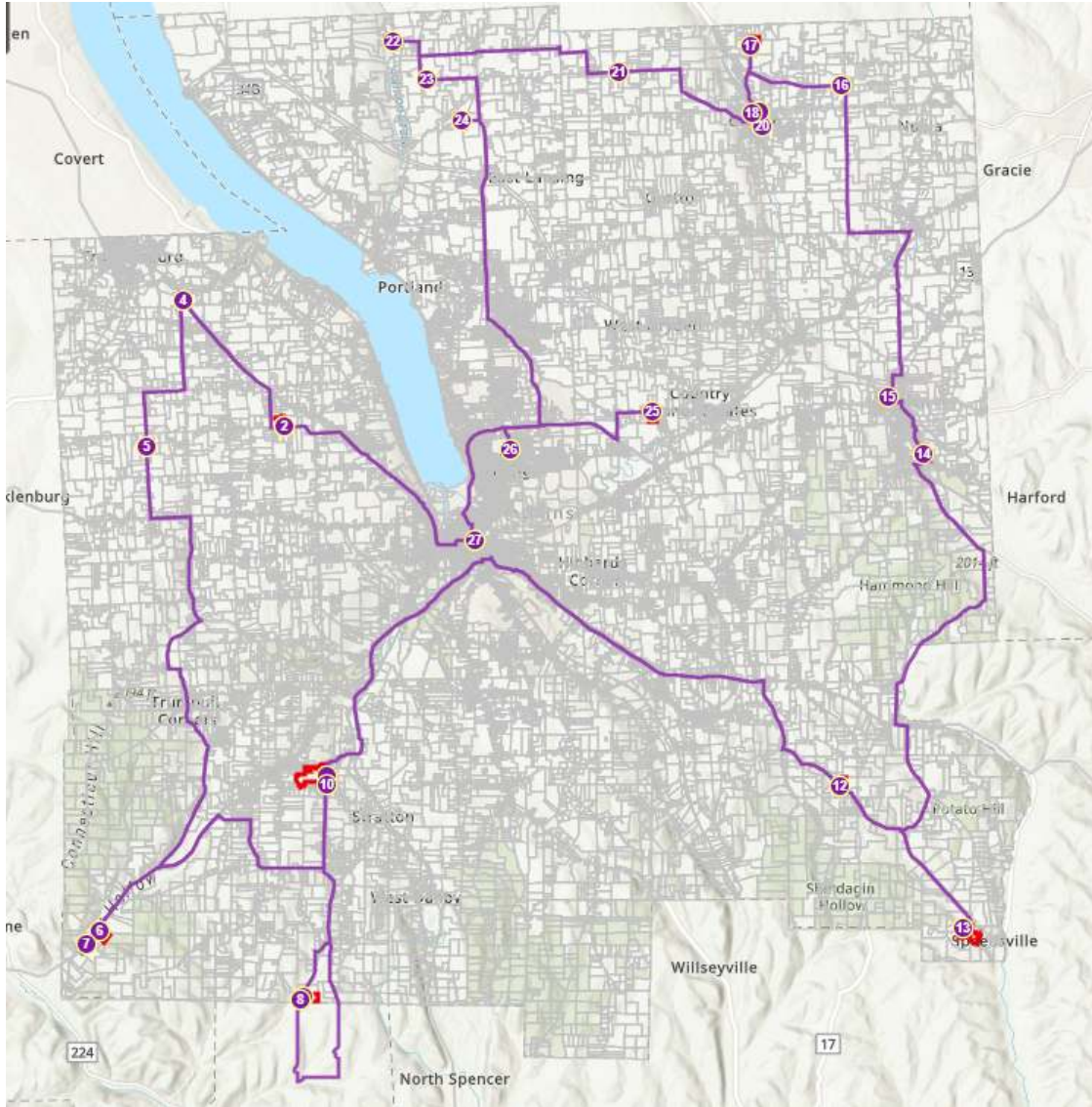
Auction lot #	27	Inspection Map Sequence:	28
Address	528 Spencer Rd		
Municipality	City of Ithaca		
Tax Map #	124.-1-6		
Land size	50 x 300		
2024 Assessment	195,000.00		
Last Owner	Beshures, Maries		
Parcel Code - use	210-1 Family Res		
Current Taxes Due	6,730.86		
School District	Ithaca		
Public Water (District)	Comm/public		
Public Sewer (District)	Comm/public		
Tax Foreclosure Year	2023		
GPS Coordinates	N 76.498	W 42.443	
Property Description ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	Unknown	
<p>Very narrow but deep lot in the City of Ithaca. Home appears to need some attention but could make a great rental!</p>			



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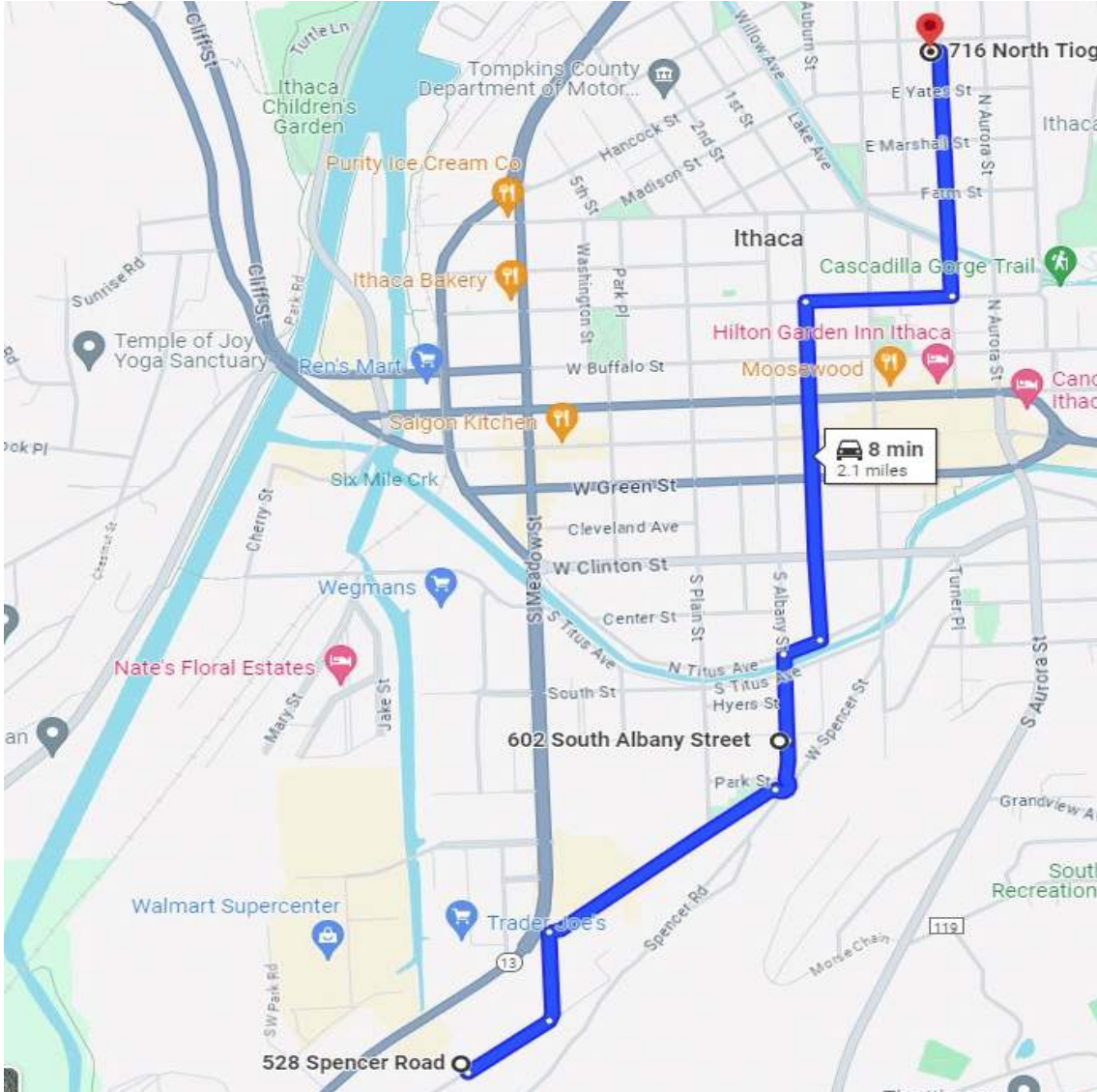
Tompkins County 2024 Tax Parcel Data Worksheet

COUNTY INSPECTION MAP SEQUENCE



FOR INFORMATION ONLY - ACCURACY NOT GUARANTEED

CITY INSPECTION MAP SEQUENCE



Tompkins County 2024 Tax Parcel Data Worksheet

Tompkins County, New York
City of Ithaca, New York

Real Property Tax Foreclosure
2024 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 15th, 2024.
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 2nd, 2023 regarding the final date for redemption on January 15th, 2024. One hundred twenty days has passed since the final date for redemption, and the County/City have 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/City of Ithaca - All employees and their immediate family members in the following County/City offices are forbidden to purchase properties at tax auction: Finance Office, Accounting Office, County/City Attorney's Office, County Administrator's Office, City Manager's Office, County Assessment Office, and the Clerk of the Board's Office, as well as the Board of Legislators, City Council 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/City of Ithaca foreclosed and has no intent to defraud Tompkins County/City of Ithaca 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/City of Ithaca 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 or City of Ithaca, 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.

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Tompkins County 2024 Tax Parcel Data Worksheet

Tompkins County, New York City of Ithaca, New York

Real Property Tax Foreclosure 2024 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, Friday, July 5th, 2024.

**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, 2023 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:
 - ▶ 2023 - 2024 Ithaca City School tax,
 - ▶ 2024 Town and County taxes which may include re-levied village or school taxes.
 - ▶ 2024 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 . . . 2024/2025 Village and 2024/2025 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 2024 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.