

Reynolds Auction Company *presents...*

# PUBLIC AUCTION



## 2019 Tompkins County Real Property Tax Foreclosures

**AUCTION: Monday, June 17, 2019 at 7:00 PM**

**Registration & Preview at 6:00 PM**

Public Preview & Information Session

**Monday, June 10, 2019 at 7:00 PM**

**(Doors open at 6:30 PM)**

**The Space @ Greenstar  
700 West Buffalo Street  
Ithaca, NY 14850**



Auctioneer

**David A. Koeberle**

**Licensed Real Estate Broker**

**Telephone: 315-597-8815**

**Email: [office@reynoldsauktion.com](mailto:office@reynoldsauktion.com)**

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

## Tompkins County 2019 Tax Parcel Data Worksheet

<b>Auction lot #</b>	Lot 02	<b>Inspection Map Sequence:</b>	03
<b>Address</b>	1306 Elmira Rd		
<b>Municipality</b>	Newfield		
<b>Tax Map #</b>	4.-1-51		
<b>Land size</b>	1.07		
<b>2019 Assessment</b>	165,000.00		
<b>Last Owner</b>	Timothy L Boothe		
<b>Parcel Code - use</b>	220 - 2 Family Residence		
<b>Current Taxes Due</b>	5,602.75		
<b>School District</b>	Newfield		
<b>Public Water (District)</b>	Private		
<b>Public Sewer (District)</b>	Comm/public		
<b>Tax Foreclosure Year</b>	2018		
<b>GPS Coordinates</b>	N 42° 38.49'                      W -76° 56.91'		
<b>Property Description</b> ↘ ↘ ↘ ↘ ↘ ↘	<b>Occupied (Y/N)</b> >>	Appears to be	
<p>Cape cod with single car attached garage on just over 1 acre with treed lot and a small stream to the left of the driveway that provides a nice natural setting! Reported to be a two family home with three full bathrooms and 5 bedrooms, income potential here?!</p>			



**FOR INFORMATION ONLY - ACCURACY NOT GUARANTEED**

## Tompkins County 2019 Tax Parcel Data Worksheet

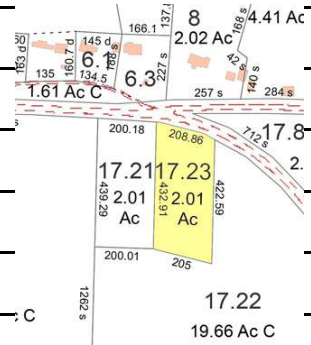
<b>Auction lot #</b>	Lot 03	<b>Inspection Map Sequence:</b>	04
<b>Address</b>	Van Buskirk Gulf Rd		
<b>Municipality</b>	Newfield		
<b>Tax Map #</b>	20.-1-29		
<b>Land size</b>	2.02		
<b>2019 Assessment</b>	8,800.00		
<b>Last Owner</b>	Ajemo Haltom		
<b>Parcel Code - use</b>	311 - Residential Vacant Land		
<b>Current Taxes Due</b>	293.01		
<b>School District</b>	Newfield		
<b>Public Water (District)</b>	None		
<b>Public Sewer (District)</b>	None		
<b>Tax Foreclosure Year</b>	2018		
<b>GPS Coordinates</b>	N 42° .3299156'    W -76° .5544832'		
<b>Property Description</b> ↘ ↘ ↘ ↘ ↘ ↘	<b>Occupied (Y/N)</b> ▶ ▶	NA	
Sloped hillside with a nice mix of deciduous and evergreen trees. Beautiful setting for a home in the woods or weekend get-a-way.			



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## Tompkins County 2019 Tax Parcel Data Worksheet

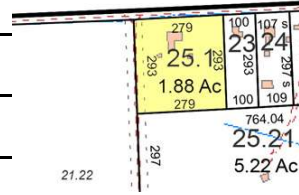
<b>Auction lot #</b>	Lot 06	<b>Inspection Map Sequence:</b>	07
<b>Address</b>	Shaffer Rd		
<b>Municipality</b>	Newfield		
<b>Tax Map #</b>	18.-1-17.23		
<b>Land size</b>	2.01		
<b>2019 Assessment</b>	21,500.00		
<b>Last Owner</b>	Wayne C Christopher		
<b>Parcel Code - use</b>	311 - Residential Vacant Land		
<b>Current Taxes Due</b>	714.33		
<b>School District</b>	Newfield		
<b>Public Water (District)</b>	None		
<b>Public Sewer (District)</b>	None		
<b>Tax Foreclosure Year</b>	2018		
<b>GPS Coordinates</b>	N 42°.357048'      W -76°.574335'		
<b>Property Description</b> ↘ ↘ ↘ ↘ ↘ ↘	<b>Occupied (Y/N)</b> ▶ ▶	NA	
Very steep cliff across from Old Payne Road with mixed hardwoods and evergreens; Possibly practice your rock climbing skills?			



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## Tompkins County 2019 Tax Parcel Data Worksheet

<b>Auction lot #</b>	Lot 10	<b>Inspection Map Sequence:</b>	11
<b>Address</b>	473 Bone Plain Rd		
<b>Municipality</b>	Dryden		
<b>Tax Map #</b>	30.-1-25.1		
<b>Land size</b>	1.88		
<b>2019 Assessment</b>	16,300.00		
<b>Last Owner</b>	Ellen Ruth Ross, Ruth H Ross		
<b>Parcel Code - use</b>	311 - Residential Vacant Land		
<b>Current Taxes Due</b>	631.30		
<b>School District</b>	Dryden		
<b>Public Water (District)</b>	Private		
<b>Public Sewer (District)</b>	Private		
<b>Tax Foreclosure Year</b>	2018		
<b>GPS Coordinates</b>	N 42° .530683'      W -76° .423654'		
<b>Property Description</b> ↘ ↘ ↘ ↘ ↘ ↘	<b>Occupied (Y/N)</b> ▶ ▶	NA	
<p>It appears there was a fire on this property, a possible home at one point, clean it up and put your home here and enjoy those daffodils for years to come.</p>			



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## Tompkins County 2019 Tax Parcel Data Worksheet

<b>Auction lot #</b>	Lot 11	<b>Inspection Map Sequence:</b>	12
<b>Address</b>	North Wood Rd		
<b>Municipality</b>	Dryden		
<b>Tax Map #</b>	22.-1-16.2		
<b>Land size</b>	45.79		
<b>2019 Assessment</b>	65,400.00		
<b>Last Owner</b>	Albert & Christine Cooper		
<b>Parcel Code - use</b>	322 - Rural Vacant Land greater than 10 acres		
<b>Current Taxes Due</b>	2,470.22		
<b>School District</b>	Groton		
<b>Public Water (District)</b>	Private		
<b>Public Sewer (District)</b>	Private		
<b>Tax Foreclosure Year</b>	2018		
<b>GPS Coordinates</b>	N 42° .538648'      W -76° .395270'		
<b>Property Description</b> ↘ ↘ ↘ ↘ ↘ ↘	<b>Occupied (Y/N)</b> ▶ ▶	NA	
<p>Large property with shrubbery, underbrush and a pond. Could be a fantastic spot for your dream home, hunting, camping, subdivide, many opportunities here - just do your research!</p>			



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## Tompkins County 2019 Tax Parcel Data Worksheet

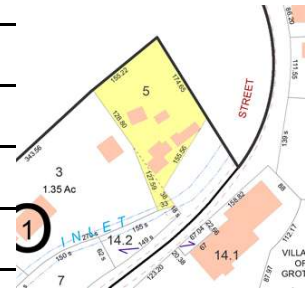
<b>Auction lot #</b>	Lot 14	<b>Inspection Map Sequence:</b>	15
<b>Address</b>	201 Elm St		
<b>Municipality</b>	Village of Groton		
<b>Tax Map #</b>	5.-3-20		
<b>Land size</b>	89 x 115		
<b>2019 Assessment</b>	85,000.00		
<b>Last Owner</b>	John R & Susan L Branston		
<b>Parcel Code - use</b>	220 - 2 Family Residence		
<b>Current Taxes Due</b>	5,023.37		
<b>School District</b>	Groton		
<b>Public Water (District)</b>	Comm/public		
<b>Public Sewer (District)</b>	Comm/public		
<b>Tax Foreclosure Year</b>	2018		
<b>GPS Coordinates</b>	N 42° .587681'      W -76° .365105'		
<b>Property Description</b> ↘ ↘ ↘ ↘ ↘ ↘	<b>Occupied (Y/N)</b> ▶ ▶	does not appear to be	
2 family home with two car detached garage. Great income potential in the heart of Groton on a corner lot. <b>Contact the Village of Groton for Village taxes and bills!</b>			



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## Tompkins County 2019 Tax Parcel Data Worksheet

<b>Auction lot #</b>	Lot 15	<b>Inspection Map Sequence:</b>	16
<b>Address</b>	133 Cayuga St		
<b>Municipality</b>	Village of Groton		
<b>Tax Map #</b>	5.-1-5		
<b>Land size</b>	0.72		
<b>2019 Assessment</b>	120,000.00		
<b>Last Owner</b>	Jeremiah M Bradford		
<b>Parcel Code - use</b>	411 - Apartment		
<b>Current Taxes Due</b>	5,956.52		
<b>School District</b>	Groton		
<b>Public Water (District)</b>	Comm/public		
<b>Public Sewer (District)</b>	Comm/public		
<b>Tax Foreclosure Year</b>	2018		
<b>GPS Coordinates</b>	N 42° .591796'      W -76° .367032'		
<b>Property Description</b> ↘ ↘ ↘ ↘ ↘ ↘ ↘	<b>Occupied (Y/N)</b> ▶ ▶	yes	
<p>Property is nestled across the bridge behind Owasco Inlet with trees and shrubs providing natural privacy. Apartment building structure, mobile home and three outbuildings. Great income potential here! <b>Contact the Village of Groton for Village taxes, bills and/or code violations (Zoning Officer Michael Andersen).</b></p>			

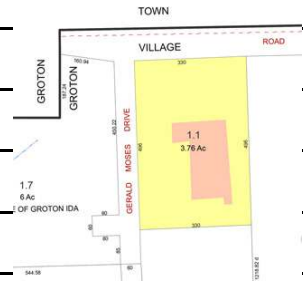


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## Tompkins County 2019 Tax Parcel Data Worksheet

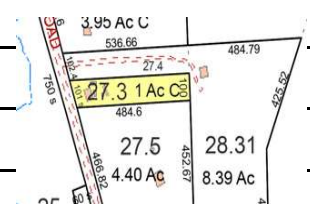
<b>Auction lot #</b>	Lot 16	<b>Inspection Map Sequence:</b>	17
<b>Address</b>	500 Cortland Rd		
<b>Municipality</b>	Village of Groton		
<b>Tax Map #</b>	308.-1-1.1		
<b>Land size</b>	3.75		
<b>2019 Assessment</b>	1,780,000.00		
<b>Last Owner</b>	Tempest Plastisol Composites		
<b>Parcel Code - use</b>	715 - Heavy Manufacturing		
<b>Current Taxes Due</b>	85,378.78		
<b>School District</b>	Groton		
<b>Public Water (District)</b>	Private		
<b>Public Sewer (District)</b>	Private		
<b>Tax Foreclosure Year</b>	2018		
<b>GPS Coordinates</b>	N 42° .951172'      W -76° .351098'		
<b>Property Description</b> ↘ ↘ ↘ ↘ ↘ ↘ ↘	<b>Occupied (Y/N)</b> ▶ ▶	unknown	
<p><b>DO NOT MISS THIS OPPORTUNITY!</b> Built in 2008, very large, well maintained commercial building with loading docks, overhead doors, exceptional office area, fenced yard, nicely landscaped and all located in the Groton Industrial Park!</p>			



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## Tompkins County 2019 Tax Parcel Data Worksheet

<b>Auction lot #</b>	Lot 21	<b>Inspection Map Sequence:</b>	22
<b>Address</b>	635 Midline Rd		
<b>Municipality</b>	Dryden		
<b>Tax Map #</b>	64.-1-27.3		
<b>Land size</b>	1.00		
<b>2019 Assessment</b>	60,000.00		
<b>Last Owner</b>	Raymond Sutfin		
<b>Parcel Code - use</b>	270 - Manufactured Housing		
<b>Current Taxes Due</b>	2,384.94		
<b>School District</b>	Dryden		
<b>Public Water (District)</b>	Private		
<b>Public Sewer (District)</b>	Private		
<b>Tax Foreclosure Year</b>	2018		
<b>GPS Coordinates</b>	N 42° .431892'      W -76° .344689'		
<b>Property Description</b> ↘ ↘ ↘ ↘ ↘ ↘ ↘	<b>Occupied (Y/N)</b> ▶ ▶	yes	
Manufactured home on a nice size, deep lot. Clean this property up and you have income potential or a nice starter/retirement home.			



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## Tompkins County 2019 Tax Parcel Data Worksheet

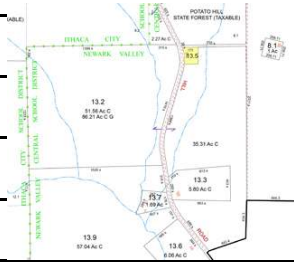
<b>Auction lot #</b>	Lot 22	<b>Inspection Map Sequence:</b>	23
<b>Address</b>	Blackman Hill Road		
<b>Municipality</b>	Caroline		
<b>Tax Map #</b>	20.-1-13.2		
<b>Land size</b>	86.21		
<b>2019 Assessment</b>	86,200.00		
<b>Last Owner</b>	Joan M Mettler		
<b>Parcel Code - use</b>	910 - Private forest		
<b>Current Taxes Due</b>	3,210.65		
<b>School District</b>	Newark Valley		
<b>Public Water (District)</b>	Private		
<b>Public Sewer (District)</b>	Private		
<b>Tax Foreclosure Year</b>	2018		
<b>GPS Coordinates</b>	N 42° .348574'      W -76° .256369'		
<b>Property Description</b> ↘ ↘ ↘ ↘ ↘ ↘	<b>Occupied (Y/N)</b> ▶ ▶	NA	
<p>86.21 heavily wooded acres, spanning both sides of the road! Perfect for the outdoors lover in anyone! Build your dream home or camp! Subdivide and build on half, sell the other half, the possibilities are endless! Do your homework, check the building codes! You may also want to purchase Lot 23 which is next to and across from this property.</p>			



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## Tompkins County 2019 Tax Parcel Data Worksheet

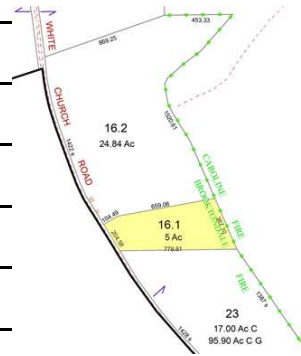
<b>Auction lot #</b>	Lot 23	<b>Inspection Map Sequence:</b>	24
<b>Address</b>	Blackman Hill Rd		
<b>Municipality</b>	Caroline		
<b>Tax Map #</b>	20.-1-13.5		
<b>Land size</b>	0.80		
<b>2019 Assessment</b>	5,000.00		
<b>Last Owner</b>	Lawrence Piggie		
<b>Parcel Code - use</b>	314 - Rural vacant land less than 10 acres		
<b>Current Taxes Due</b>	187.23		
<b>School District</b>	Newark Valley		
<b>Public Water (District)</b>	Private		
<b>Public Sewer (District)</b>	Private		
<b>Tax Foreclosure Year</b>	2018		
<b>GPS Coordinates</b>	N 42° .350181'      W -76° .255877'		
<b>Property Description</b> ↘ ↘ ↘ ↘ ↘ ↘	<b>Occupied (Y/N)</b> ▶ ▶	NA	
Wooded site, will have to check codes for a small camp in a natural setting, this property would be perfect combined with Lot 22, as they are adjacent.			



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## Tompkins County 2019 Tax Parcel Data Worksheet

<b>Auction lot #</b>	Lot 26	<b>Inspection Map Sequence:</b>	28
<b>Address</b>	White Church Rd		
<b>Municipality</b>	Caroline		
<b>Tax Map #</b>	24.-1-16.1		
<b>Land size</b>	5.00		
<b>2019 Assessment</b>	10,500.00		
<b>Last Owner</b>	William W Riddle, III		
<b>Parcel Code - use</b>	311 - Residential vacant land		
<b>Current Taxes Due</b>	413.61		
<b>School District</b>	Candor		
<b>Public Water (District)</b>	None		
<b>Public Sewer (District)</b>	None		
<b>Tax Foreclosure Year</b>	2018		
<b>GPS Coordinates</b>	N 42° .349511'      W -76° .391405'		
<b>Property Description</b> ↘ ↘ ↘ ↘ ↘ ↘	<b>Occupied (Y/N)</b> ▶ ▶	NA	
Steeply sloped land with mixed hardwoods. Love the outdoors, love climbing, love the view - do your homework here!			



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## Tompkins County 2019 Tax Parcel Data Worksheet

<b>Auction lot #</b>	Lot 28	<b>Inspection Map Sequence:</b>	30 / C
<b>Address</b>	108 Bridge St		
<b>Municipality</b>	City of Ithaca		
<b>Tax Map #</b>	110.-2-4		
<b>Land size</b>	0.52		
<b>2019 Assessment</b>	425,000.00		
<b>Last Owner</b>	Shari T Hubbert		
<b>Parcel Code - use</b>	210 - 1 Family Residence		
<b>Current Taxes Due</b>	17,358.31		
<b>School District</b>	Ithaca		
<b>Public Water (District)</b>	Comm/public		
<b>Public Sewer (District)</b>	Comm/public		
<b>Tax Foreclosure Year</b>	2018		
<b>GPS Coordinates</b>	N 42° .4328'      W -76° .4801'		
<b>Property Description</b> ↘ ↘ ↘ ↘ ↘ ↘	<b>Occupied (Y/N)</b> ▶ ▶	yes	
<p>Gorgeous two story home with two car garage, roof top solar panels, privacy fence and gated driveway on a half acre in the City of Ithaca. Hard to find one in the City that is this nice! Don't miss this very rare opportunity!</p>			



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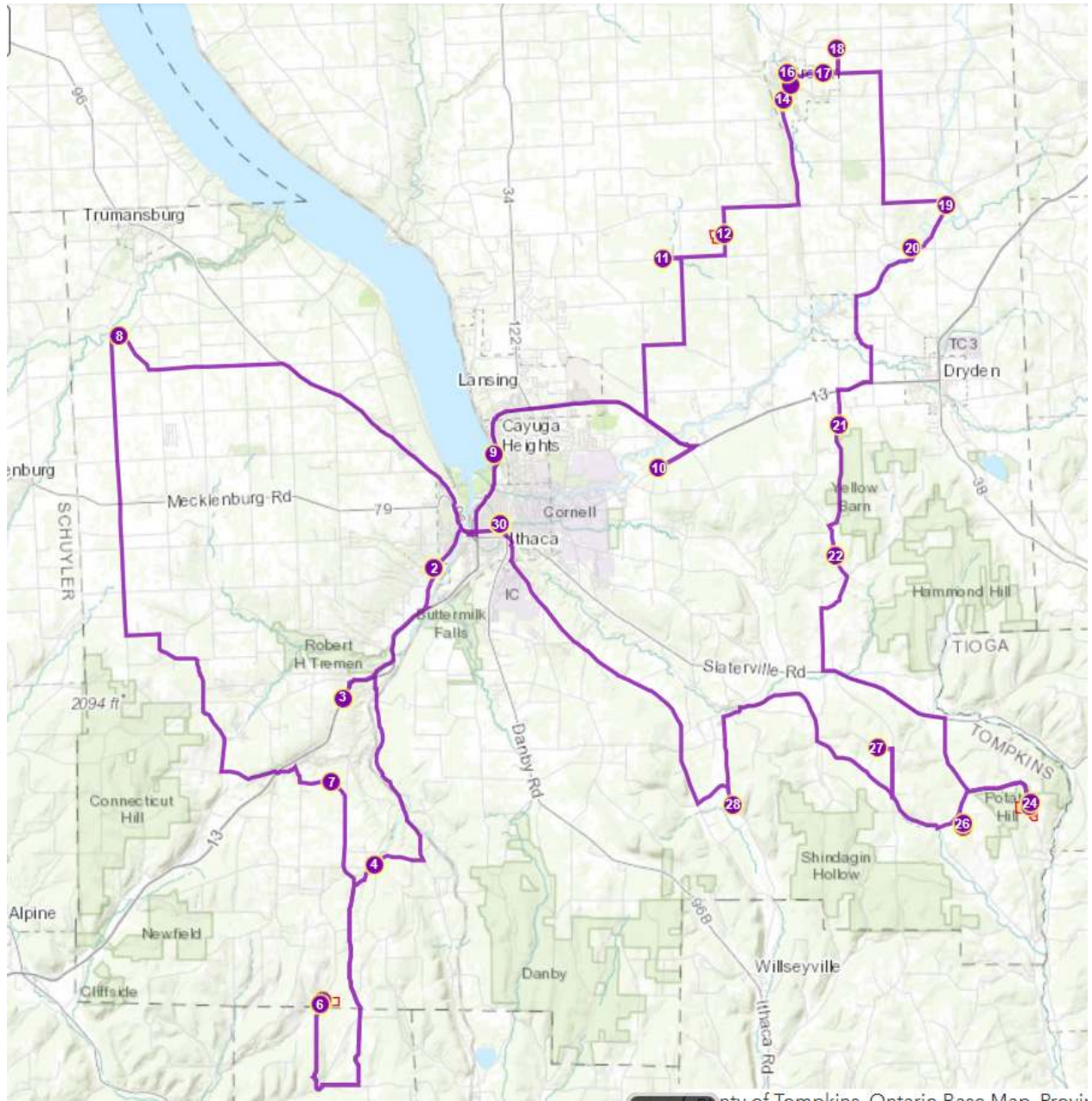
## Tompkins County 2019 Tax Parcel Data Worksheet

<b>Auction lot #</b>	Lot 31	<b>Inspection Map Sequence:</b>	33 / F
<b>Address</b>	531 Green St W		
<b>Municipality</b>	City of Ithaca		
<b>Tax Map #</b>	71.-7-2		
<b>Land size</b>	32 x 64		
<b>2019 Assessment</b>	90,000.00		
<b>Last Owner</b>	Jodie Washington		
<b>Parcel Code - use</b>	210 - 1 Family Residence		
<b>Current Taxes Due</b>	5,484.20		
<b>School District</b>	Ithaca		
<b>Public Water (District)</b>	Comm/public		
<b>Public Sewer (District)</b>	Comm/public		
<b>Tax Foreclosure Year</b>	2018		
<b>GPS Coordinates</b>	N 42° .4383'		W -76° .5058'
<b>Property Description</b> ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶		Unknown
Single family home in heart of the city that needs some TLC. Fix it and flip it or it could be a fantastic starter home with easy access to all Ithaca has to offer!			



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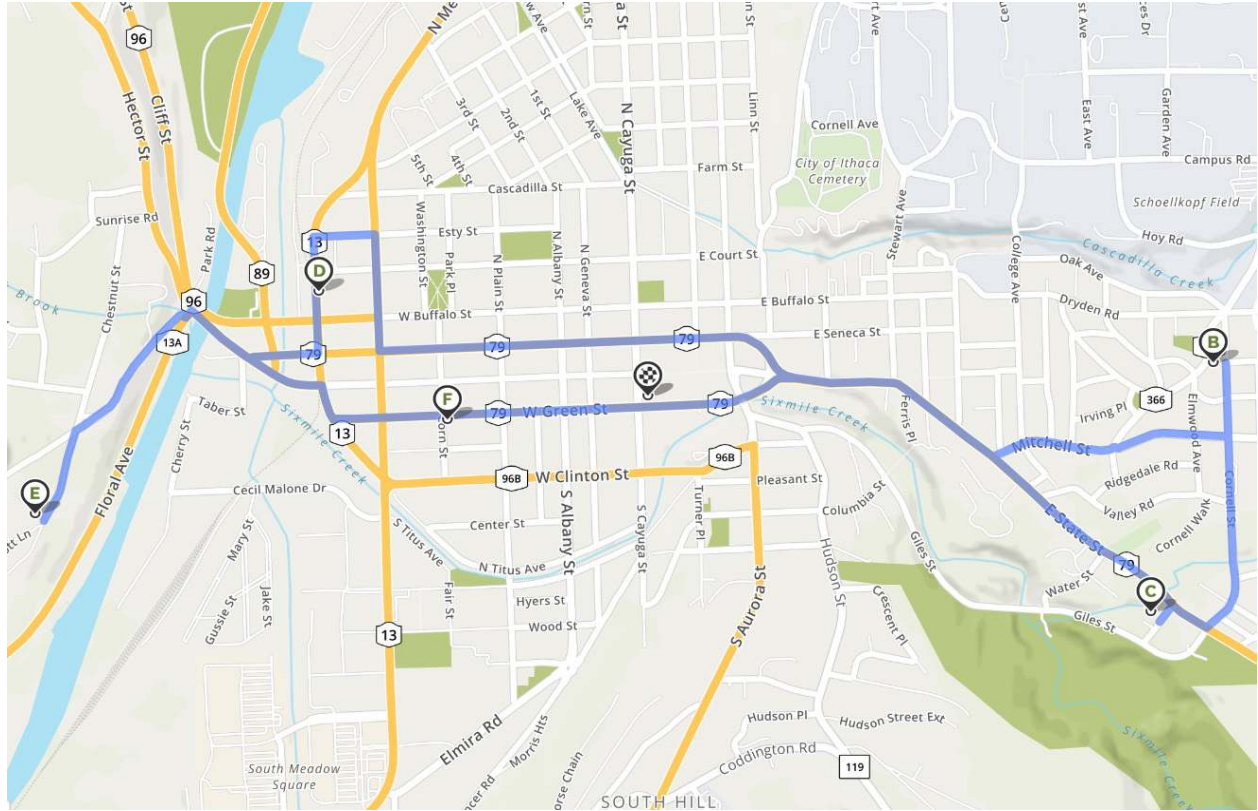
# COUNTY INSPECTION MAP SEQUENCE



FOR INFORMATION ONLY - ACCURACY NOT GUARANTEED



# CITY INSPECTION MAP SEQUENCE



FOR INFORMATION ONLY - ACCURACY NOT GUARANTEED

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

**Real Property Tax Foreclosure  
2019 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, 2019.
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, 2018 regarding the final date for redemption on January 11, 2019. 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, Monday, July 1, 2019.

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, 2018 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:
  - ▶ 2018 - 2019 Ithaca City School tax,
  - ▶ 2019 Town and County taxes which may include re-levied village or school taxes.
  - ▶ 2019 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 . . . 2019/2020 Village and 2019/2020 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 2019 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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