

Reynolds Auction Company *presents...*

PUBLIC AUCTION



2021 Tompkins County Real Property Tax Foreclosures

AUCTION: **Monday, October 25, 2021 at 7:00 PM**
Registration & Preview at 6:00 PM

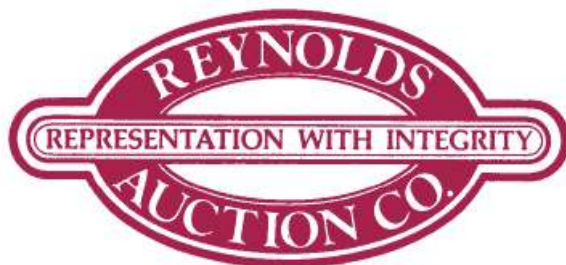
Public Preview & Information Session
Monday, October 18, 2021 at 7:00 PM
(Doors open at 6:30 PM)

DUE TO COVID19 RESTRICTIONS

REGISTERED BIDDERS ONLY
& SECURE FACE MASK REQUIRED

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

Eagles Club
161 Cecil Malone Drive
Ithaca, NY 14850

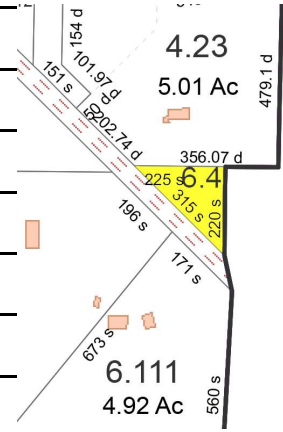


Auctioneer
David A. Koeberle
Licenced Real Estate Broker
Telephone: 315-597-8815

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

Tompkins County 2021 Tax Parcel Data Worksheet

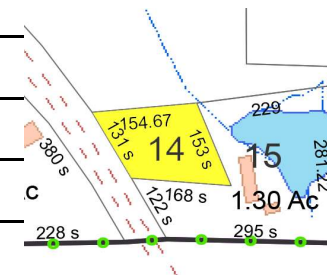
Auction lot #	02	Inspection Map Sequence:	04
Address	Durfee Hill Road		
Municipality	Danby		
Tax Map #	11.-1-6.4		
Land size	0.58 acres		
2021 Assessment	1,000.00		
Last Owner	Sebesta, Alfred C. & Thersa D.		
Parcel Code - use	311 - Residential vacant land		
Current Taxes Due	35.71		
School District	Ithaca		
Public Water (District)	None		
Public Sewer (District)	None		
Tax Foreclosure Year	2020		
GPS Coordinates	N 42.352182 W 76.449055		
Property Description ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	No	
Vacant land, hardwoods, evergreens, slightly sloped, next to 105 Durfee Hill Road to the West			



FOR INFORMATION ONLY - ACCURACY NOT GUARANTEED

Tompkins County 2021 Tax Parcel Data Worksheet

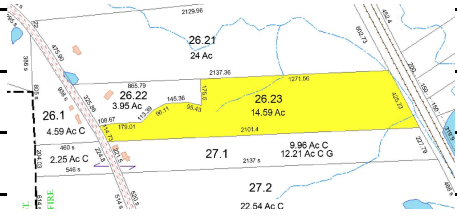
Auction lot #	03	Inspection Map Sequence:	05
Address	Danby Road		
Municipality	Danby		
Tax Map #	21.-1-14		
Land size	0.52 acres		
2021 Assessment	5,700.00		
Last Owner	Sullivan, MP & Goodrich, TS		
Parcel Code - use	311 - Residential vacant land		
Current Taxes Due	193.67		
School District	Ithaca		
Public Water (District)	None		
Public Sewer (District)	None		
Tax Foreclosure Year	2020		
GPS Coordinates	N 42.318525		W 76.410308
Property Description ↘ ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	No	
Tree lot, approximately half an acre, next to 2795 Danby Road & Curve in the Road			



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Tompkins County 2021 Tax Parcel Data Worksheet

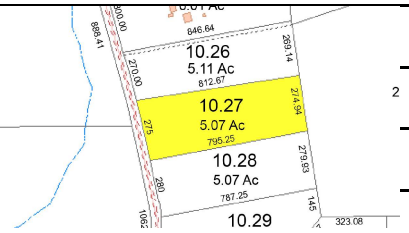
Auction lot #	04	Inspection Map Sequence:	06
Address	2117 Coddington Road		
Municipality	Caroline		
Tax Map #	25.-1-26.23		
Land size	14.59 acres		
2021 Assessment	26,400.00		
Last Owner	Bibbie, Edwin L & Maines, Elizabeth		
Parcel Code - use	322 - Rural vacant land > 10 acres		
Current Taxes Due	901.42		
School District	Candor		
Public Water (District)	None		
Public Sewer (District)	None		
Tax Foreclosure Year	2020		
GPS Coordinates	N 42.333378		W 76.392805
Property Description ↘ ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	No	
Possibly wet land area in back of property; mixed evergreens & hardwoods; Perhaps you could build on the front road side, about 100' of frontage, do your homework!			



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Tompkins County 2021 Tax Parcel Data Worksheet

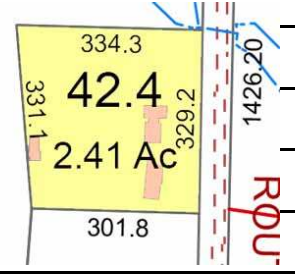
Auction lot #	05	Inspection Map Sequence:	07
Address	Level Green Road		
Municipality	Caroline		
Tax Map #	30.-1-10.27		
Land size	5.07 acres		
2021 Assessment	22,700.00		
Last Owner	Anis, Amir		
Parcel Code - use	311 - Residential vacant land		
Current Taxes Due	868.54		
School District	Newark Valley		
Public Water (District)	None		
Public Sewer (District)	None		
Tax Foreclosure Year	2020		
GPS Coordinates	N 42.320089 W 76.257367		
Property Description ↘ ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	No	
<p>Mixed hardwoods & deciduous trees on slope land; Seasonal road on one end, very secluded, possible culvert in place for a driveway to your new home? Perhaps you could build your dream home here? Between 2475 and 2531;</p>			



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Tompkins County 2021 Tax Parcel Data Worksheet

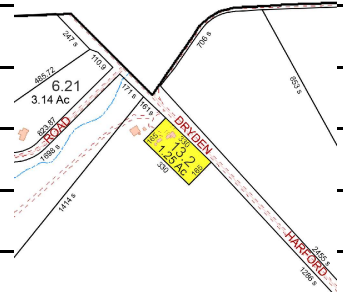
Auction lot #	06	Inspection Map Sequence:	09
Address	38 Flat Iron Road		
Municipality	Caroline		
Tax Map #	7.-1-42.4		
Land size	2.41 acres		
2021 Assessment	80,000.00		
Last Owner	Goodband, Clayton & Doris		
Parcel Code - use	270 - Mfg housing		
Current Taxes Due	2,722.70		
School District	Ithaca		
Public Water (District)	Private		
Public Sewer (District)	Private		
Tax Foreclosure Year	2020		
GPS Coordinates	N 42.381829		W 76.300660
Property Description ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	No	
Double wide home with small porch, 2 bay metal pole barn and metal Quonset Hut Style metal building; Needs work, but nice quiet country setting. Clean it up and make it your own!			



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Tompkins County 2021 Tax Parcel Data Worksheet

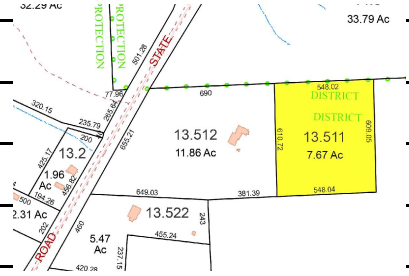
Auction lot #	07	Inspection Map Sequence:	10
Address	730 Dryden-Harford Road		
Municipality	Dryden		
Tax Map #	62.-1-13.2		
Land size	1.25 acres		
2021 Assessment	50,000.00		
Last Owner	Hammond, Patricia M		
Parcel Code - use	210 - Single family residence		
Current Taxes Due	2,078.33		
School District	Dryden		
Public Water (District)	Private		
Public Sewer (District)	Private		
Tax Foreclosure Year	2020		
GPS Coordinates	N 42.444816		W 76.268012
Property Description ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	Yes	
<p>2 Story home in need of repairs with old steel roof on back section of home. Small barn, ice house and shed on nice country setting; Beautiful Tompkins County country landscape surround this property!</p>			



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Tompkins County 2021 Tax Parcel Data Worksheet

Auction lot #	08	Inspection Map Sequence:	11
Address	Cortland Road		
Municipality	Dryden		
Tax Map #	26.-1-13.511		
Land size	7.76 acres		
2021 Assessment	15,500.00		
Last Owner	Michelis, George		
Parcel Code - use	311 - Residential vacant land		
Current Taxes Due	780.67		
School District	Dryden		
Public Water (District)	None		
Public Sewer (District)	None		
Tax Foreclosure Year	2020		
GPS Coordinates	N 42.527734		W 76.273927
Property Description ↘ ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	No	
Land locked parcel, easement by necessity; Wooded sloped sight, behind the residence of 420 Cortland Road;			



Tompkins County 2021 Tax Parcel Data Worksheet

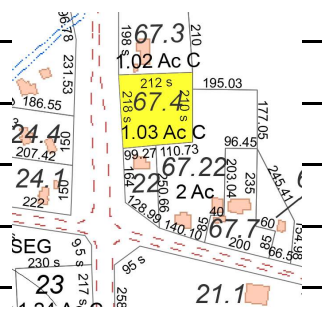
Auction lot #	09	Inspection Map Sequence:	12
Address	Gulf Hill Road		
Municipality	Dryden		
Tax Map #	25.-1-51		
Land size	0.02 acres		
2021 Assessment	1,000.00		
Last Owner	Beebe, Brian		
Parcel Code - use	311 - Residential vacant land		
Current Taxes Due	42.17		
School District	Dryden		
Public Water (District)	None		
Public Sewer (District)	None		
Tax Foreclosure Year	2020		
GPS Coordinates	N 42.549775	W 76.289086	
Property Description ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	No	
Very small silver of land next to home & in between Randolf Well & Pump; Shrub brush and trees; On boundary of Dryden & Groton; 26' of frontage, 39' along the Dryden/Groton border			



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Tompkins County 2021 Tax Parcel Data Worksheet

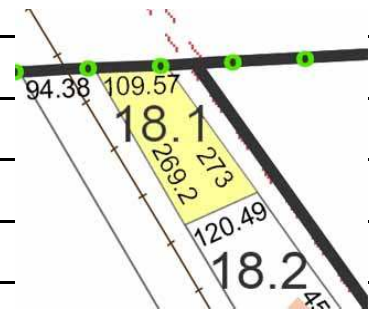
Auction lot #	10	Inspection Map Sequence:	13
Address	Peru Road		
Municipality	Groton		
Tax Map #	36.-1-67.4		
Land size	210 x 210		
2021 Assessment	15,000.00		
Last Owner	Arthur S Harvey Jr Revoc Trust		
Parcel Code - use	311 - Residential vacant land		
Current Taxes Due	557.28		
School District	Groton		
Public Water (District)	None		
Public Sewer (District)	None		
Tax Foreclosure Year	2020		
GPS Coordinates	N 42.550246		W 76.361438
Property Description ↘ ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	No	
Potential building lot on Peru Road, surrounded by evergreen trees; across from 930 Peru Road;			



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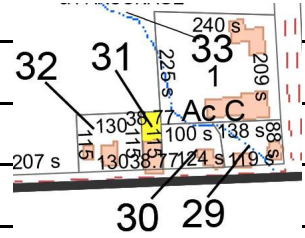
Tompkins County 2021 Tax Parcel Data Worksheet

Auction lot #	12	Inspection Map Sequence:	16
Address	Lock Road		
Municipality	Groton		
Tax Map #	15.-1-18.1		
Land size	273 x 121		
2021 Assessment	1,000.00		
Last Owner	CitiFinancial Company		
Parcel Code - use	314 - Rural vacant < 10 acres		
Current Taxes Due	38.06		
School District	Groton		
Public Water (District)	None		
Public Sewer (District)	None		
Tax Foreclosure Year	2020		
GPS Coordinates	N 42.620095 W 76.386332		
Property Description ↘ ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	No	
Very narrow strip of land along the road guardrail across from pull over paved area on Locke Road;			



Tompkins County 2021 Tax Parcel Data Worksheet

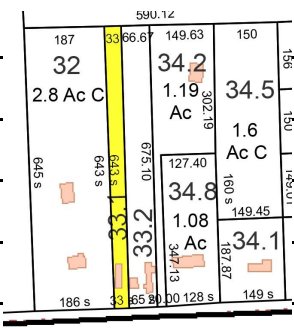
Auction lot #	13	Inspection Map Sequence:	17
Address	750 West Groton Road		
Municipality	Groton		
Tax Map #	14.-1-31		
Land size	0.10 acres		
2021 Assessment	10,000.00		
Last Owner	Beckley, Michael J & Meegan		
Parcel Code - use	449 - Other Storage		
Current Taxes Due	370.65		
School District	Groton		
Public Water (District)	Private		
Public Sewer (District)	Private		
Tax Foreclosure Year	2020		
GPS Coordinates	N 42.604255		W 76.446066
Property Description ↘ ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	No	
Old Grange Building needing TLC or tear down - for something new?			



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Tompkins County 2021 Tax Parcel Data Worksheet

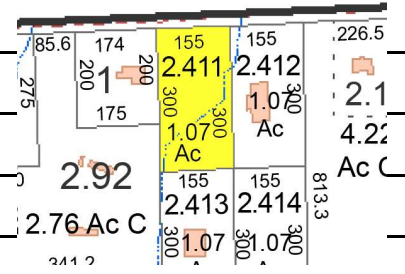
Auction lot #	14	Inspection Map Sequence:	18
Address	370 Asbury Road		
Municipality	Lansing		
Tax Map #	38.-1-33.1		
Land size	33 x 644		
2021 Assessment	25,000.00		
Last Owner	McCaffrey, Allen		
Parcel Code - use	270 - Mfg housing		
Current Taxes Due	996.07		
School District	Lansing		
Public Water (District)	Private		
Public Sewer (District)	Private		
Tax Foreclosure Year	2020		
GPS Coordinates	N 42.524973		W 76.467242
Property Description ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	No	
Single trailer on narrow but deep parcel of land, needs repair or to be removed; treed hedgerow on one side;			



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Tompkins County 2021 Tax Parcel Data Worksheet

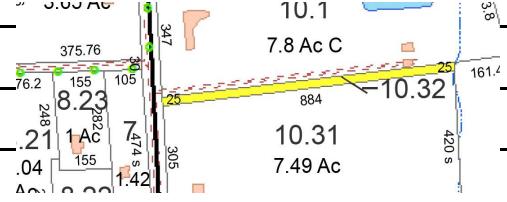
Auction lot #	15	Inspection Map Sequence:	20
Address	Hayts Road		
Municipality	Enfield		
Tax Map #	4.-2-2.411		
Land size	1.07 acres		
2021 Assessment	20,100.00		
Last Owner	Rose, Robert & Lisa		
Parcel Code - use	311 - Residential vacant land		
Current Taxes Due	677.44		
School District	Ithaca		
Public Water (District)	None		
Public Sewer (District)	None		
Tax Foreclosure Year	2020		
GPS Coordinates	N 42.466445		W 76.588568
Property Description ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	No	
Scrub brush next to gravel driveway; West of the marker sign 471 & between 475			



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Tompkins County 2021 Tax Parcel Data Worksheet

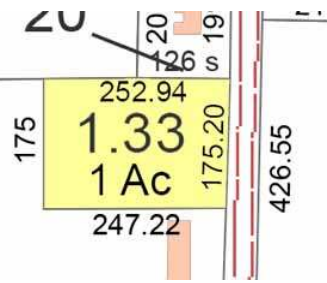
Auction lot #	16	Inspection Map Sequence:	21
Address	Sage Road		
Municipality	Enfield		
Tax Map #	3.-2-10.32		
Land size	25 x 884		
2021 Assessment	1,000.00		
Last Owner	Lower, William L		
Parcel Code - use	314 - Rural vacant < 10 acres		
Current Taxes Due	35.70		
School District	Ithaca		
Public Water (District)	None		
Public Sewer (District)	None		
Tax Foreclosure Year	2020		
GPS Coordinates	N 42.468891		W 76.602179
Property Description ↘ ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	No	
Very narrow strip of land next to driveway between 47 & 49 Sage Road			



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Tompkins County 2021 Tax Parcel Data Worksheet

Auction lot #	18	Inspection Map Sequence:	24
Address	Benjamin Hill Road		
Municipality	Newfield		
Tax Map #	18.-1-1.33		
Land size	1.00 acre		
2021 Assessment	20,000.00		
Last Owner	Christopher, Michelle M		
Parcel Code - use	311 - Residential vacant land		
Current Taxes Due	708.61		
School District	Newfield		
Public Water (District)	Comm/public		
Public Sewer (District)	Comm/public		
Tax Foreclosure Year	2020		
GPS Coordinates	N 42.351345 W 76.588821		
Property Description ↘ ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	No	
Overgrown field with shrub brush, next to 70 Benjamin Hill Road; Great View! Could possibly be a fantastic home site!			



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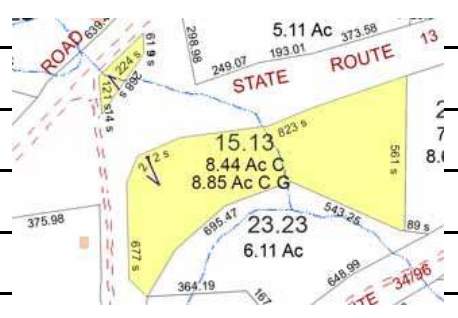
Auction lot #	19	Inspection Map Sequence:	25
Address	Elmira Road		
Municipality	Newfield		
Tax Map #	4.-1-15.12		
Land size	8.30 acres		
2021 Assessment	8,300.00		
Last Owner	Lewis, Mary Kay		
Parcel Code - use	311 - Residential vacant land		
Current Taxes Due	266.14		
School District	Newfield		
Public Water (District)	Comm/public		
Public Sewer (District)	None		
Tax Foreclosure Year	2020		
GPS Coordinates	N	W	
Property Description ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) ▶ ▶	No	
Land locked parcel, with 2 right of ways behind Earlybird Farm Garden Center.			



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Tompkins County 2021 Tax Parcel Data Worksheet

Auction lot #	20	Inspection Map Sequence:	26
Address	Elmira Road		
Municipality	Newfield		
Tax Map #	4.-1-15.13		
Land size	8.85 acres		
2021 Assessment	30,100.00		
Last Owner	Lewis, Mary Kay		
Parcel Code - use	314 - Rural vacant < 10 acres (note county site says 322 - >10)		
Current Taxes Due	525.31		
School District	Newfield		
Public Water (District)	Comm/public		
Public Sewer (District)	None		
Tax Foreclosure Year	2020		
GPS Coordinates	N	W	
Property Description ↘ ↘ ↘ ↘ ↘ ↘	Occupied (Y/N) >>	No	
Intersection of Elmira & Decker Road, Small section of land between Extension of Decker Road and Elmira Road running south;			



COUNTY INSPECTION MAP SEQUENCE



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GENERAL . . .

DUE TO COVID19 RESTRICTIONS

REGISTERED BIDDERS ONLY & SECURE FACE MASK REQUIRED

NO Guests OR Spectators this year. 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 15, 2021.
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, 2020 regarding the final date for redemption on January 15, 2021. 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 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.

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

**Real Property Tax Foreclosure
2021 Auction Terms & Conditions**

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, November 9, 2021.

**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, 2020 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:
 - ▶ 2020 - 2021 Ithaca City School tax,
 - ▶ 2021 Town and County taxes which may include re-levied village or school taxes.
 - ▶ 2021 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 . . . 2021/2022 Village and 2021/2022 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 2021 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.