

CHENANGO COUNTY *REAL PROPERTY* **TAX FORECLOSURE** *AUCTION*

Saturday

August 5, 2023

@ 10:00AM

Auction To Be Held at:

CHENANGO COUNTY FAIRGROUNDS

168 East Main Street, Norwich, NY 13815

ONLINE BIDDING WILL BE AVAILABLE

- PLEASE CALL AUCTION CO. FOR TERMS / INFORMATION -

PLEASE NOTE: DEADLINE TO REGISTER FOR ONLINE BIDDING IS:

WEDNESDAY, AUGUST 2, 2023 @ 12NOON



Licensed Real Estate Brokers & Auctioneers

Licensed Real Estate Brokers in NY & PA

Whitney Point, N.Y. 13862

607-692-4540 / 1-800-MANASSE

www.manasseauctions.com

TERMS & CONDITIONS

GENERAL:

1. All properties offered at this auction have been foreclosed under Article 11 of the New York State Real Property Tax Law.
2. All properties are sold "**AS IS**". Bidder shall be solely responsible for determining all conditions of the property prior to bidding. All deeds issued shall be by **Quit Claim Deed** only. The County makes no representation as to the quality of title, lot size, shape or location or conditions or existence of any or all improvements on any parcel. The County will not furnish an abstract of title or title insurance. **All real property, including any buildings thereon, are sold subject to past due and present water and sewer rents, fines, assessments and any demolition or "cleanup" charges, without pro-ration whatsoever. The purchaser may not assign his/her right to complete the sale. ALL DEEDS SHALL BE EXECUTED SOLELY IN THE NAME OF THE BIDDER AS REGISTERED AT THE AUCTION.**
3. Chenango County Board of Supervisors reserves the right to require that each deed issued will contain a restriction about the prior owner. **This restriction shall require an additional payment equal to the accumulated taxes, penalties, and interest due as of the date of tax foreclosure sale. It will apply only if the property is sold to the former owner or his/her spouse or children during the four years following the purchase.**
4. You are strongly encouraged to go to the property(is) you are interested in and examine them in person from the sidewalk or street. You are, however, prohibited from trespassing on the property(ices) or entering into the building(s). This restriction also applies to the highest bidder on the property until the Quit Claim Deed transferring ownership from the County to the new owner is recorded in the County Clerk's Office. Chenango County will resell any parcels if the successful bidder does not record their deed and pay the balance due within 30 business days of County notification, and the bidders deposit monies and auctioneer's fee will be forfeited by the bidder.
5. All references to mobile homes or manufactured housing, or any description thereof are for identification purposes only. The County makes no representation as to whether or not the mobile home, manufactured housing, shall be considered attached to the property. All determinations as to the status of the mobile home or manufactured housing, shall be the sole responsibility of the purchaser and the County shall make no representations or warranties.
6. Properties will be conveyed to the highest qualified bidder. The Chenango County Board of Supervisors reserves the right to reject any and all bids of any kind. Neither the delinquent taxpayer nor anyone acting on their behalf shall be entitled to bid on the property once the County has taken title. Individuals who are currently delinquent on any other parcel in the County shall not be permitted to bid on any additional County properties offered at this auction.
7. Any promotional tools such as photographic slides, tax maps, written or verbal descriptions, etc. are for informational purposes only. Each bidder should research and visually locate the properties prior to bidding. Town zoning and building code information can be obtained at the town or village where the property is located. It is the responsibility of the bidder to research any existing violations or restrictions on the property.
8. 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.
9. All potential Bidders must show acceptable identification for issuance of a Bidder/Buyer number.
10. All Bidders and all Buyers must register for this auction and must hold a Bidder/Buyer number.

11. Each purchaser will be required to sign a legally binding Property Bid Acknowledgement Form for each purchase which commits the purchaser to compliance with all Terms and Conditions as stated herein.
12. The Chenango County Treasurer reserves the right to withdraw from sale any properties which are listed at his option or to group one or more parcels together into one sale.
13. All decisions regarding the 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 appropriate advancement over the preceding bid.
15. The Auctioneer and the Seller shall remain forever immune from any and all liability concerning any personal injury, environmental hazards 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 consequences of purchase of any and all properties at this auction.
16. The winning bidder will be responsible for the removal of any unwanted occupants/tenants on the property after the auction.

FINANCIAL:

Payments shall be made by cash, business or personal check, bank check, certified check, or money order. Bank instruments must be made payable to the Chenango County Treasurer. The property transfer reports will be prepared and the closing process conducted by Chenango County Delinquent Tax Services.

17. Full payment must be made immediately at "knockdown" (when the Auctioneer says sold), for any and all properties sold for \$3,000 or less.
18. For any and all properties sold for more than \$3,000, the amount of \$3,000 plus 10% of the amount over \$3,000 must be paid immediately at "knockdown".
19. The Successful Bidder must also pay a Buyer's Premium of **6.5%** of the Selling Bid Price, in a separate check or cash payable to Mel Manasse & Son, the day of the Auction.
20. The remainder of the purchase price must be paid with **U.S. CURRENCY, CERTIFIED CHECK, CASHIER'S CHECK OR MONEY ORDER ONLY. ABSOLUTELY NO PERSONAL CHECKS, BUSINESS CHECKS OR COINS ARE TO BE SUBMITTED** and received by the Chenango County Treasurer, in approximately one month. All closings must be conducted between August 14, 2023 through September 15, 2023 with Chenango County Delinquent Tax Services, County Office Building, 5 Court Street, Norwich, NY 13815
21. The purchaser, at closing, will pay a \$55 recording fee by cash or check made payable to Chenango County Clerk as well as a \$150 abbreviated lien and judgment search fee payable by cash or certified funds to the Chenango County Treasurer. Deed Transfer Fee is subject to change with New York State regulations.
22. Failure to close on a property or failure to pay the remainder of the purchase price, subjects the purchaser to loss of any and all monies, and all rights or claims to the property in question.

TAXES:

ALL PURCHASERS WILL BE RESPONSIBLE FOR THE FOLLOWING:

THE 2023 TOWN AND COUNTY TAX BILL, WHICH INCLUDES ANY RELEVIES, INTEREST, PENALTIES AND ASSESSMENTS THAT HAVE BEEN ADDED TO THE BILL. ALSO INCLUDED ARE ANY 2022-2023 NORWICH CITY SCHOOL TAXES WHICH ARE CURRENTLY DUE AT CHENANGO COUNTY DELINQUENT TAX SERVICES. THESE TAXES DO NOT HAVE TO BE PAID AT CLOSING; HOWEVER, YOU WILL ASSUME THE RESPONSIBILITY THEREOF.

ALL FUTURE TOWN & COUNTY, SCHOOL, AND VILLAGE TAX BILLS.

CURRENT SEWER, WATER, LIGHTING OR SPECIAL DISTRICT TAXES OR CHARGES (IF APPLICABLE). IT WILL BE THE RESPONSIBILITY OF THE PURCHASER TO ASCERTAIN WHAT CHARGES EXIST ON A PROPERTY. PLEASE CONTACT THE APPROPRIATE VILLAGE, SEWER, LIGHTING DISTRICT OR TOWN FOR THIS INFORMATION.

ASSESSMENTS:

23. The information booklet lists the 2023 assessments for each property. Bidders or Purchasers with questions regarding assessed values or assessment practices are advised to contact the Assessor's Office of the town in which the property is located.
24. **PLEASE CALL 607-337-1493 OR 607-337-1495 WITH ANY QUESTIONS REGARDING THE PROPERTIES OR TAXES.**

REGISTRATION OPTIONS / PROCESS:

In-Person / Day of Auction / Starts @ 8:30AM @ Auction Location:

Step 1: Present Photo ID To Chenango County Staff to Verify Taxes Are Paid, Receive Verification

Step 2: Show Photo ID & Tax Verification to Manasse Staff and They Will Issue You A Buyer Number. You Will Need to Sign for Your Buyer Number and Show Proof Of Payment (i.e.: Multiple Checks Or Cash).

Pre-Registration (Recommended) / Must Be Done Via Email Prior To Thursday, 8-3-2023 @ 12Noon:

Step 1: Send Email To JPCLARK@CO.CHENANGO.NY.US

In Subject Line Of Email Write Chenango County Tax Pre-Registration

In Body Of Email Include Name, Current Phone Number And Yes/No – If The

Address On Your Photo ID Is Your Most Current Address

Attached A Picture Of Your Photo ID To The Email

Step 2: Your Taxes Verified By Chenango County And Will Send You Back A Verification Email That You Are Approved

Step 3: Day Of Auction – Show Photo ID To Manasse Auction Staff And They Will Give You Your Buyer Number. You Will Need To Sign For Your Buyer Number And Show Proof Of Payment (ie: Multiple Checks Or Cash).

ONLINE BIDDING WILL BE AVAILABLE

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PLEASE NOTE: DEADLINE TO REGISTER FOR ONLINE BIDDING IS:

WEDNESDAY, AUGUST 2, 2023 @ 12NOON

Showing Dates & Times

Sunday, July 30, 2023

11:00AM-1:00PM

Town of Otselic
Village of Smyrna
Town of Smyrna

Sale / Serial #: 28
Sale / Serial #: 43
Sale / Serial #: 44

1947 State Hwy. 26
18 E. Main St.
1206 County Rd. 16

2:00PM-3:00PM

Village of New Berlin
Village of New Berlin

Sale / Serial #: 21
Sale / Serial #: 22

37 Genesse Street
6341 State Hwy. 23

Monday, July 31, 2023

5:00PM-7:00PM

Oxford
Oxford
Oxford
Town of Smithville

Sale / Serial #: 30
Sale / Serial #: 31
Sale / Serial #: 32
Sale / Serial #: 41

13 Butler St.
4 State St. (Rear)
11 Taylor St.
1660 County Rd. 3

Tuesday, August 1, 2023

5:00PM-7:00PM

Village of Bainbridge
Guilford
McDonough
McDonough

Sale / Serial #: 5
Sale / Serial #: 15
Sale / Serial #: 17
Sale / Serial #: 18

39 W. Main Street
1123 County Rd. 38
116 County Rd. 7
1725 State Hwy. 220

Village of Afton

Sale / Serial #: 1

Village of Afton

Address: Caswell St. (Rear)

Lot Size: 4.74 Acres

Tax Map #: 284.19-1-.5.1

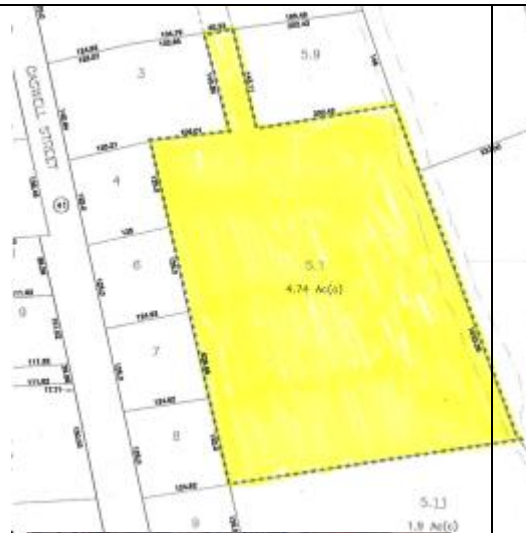
Assessment: \$5,000

Full Market Value: \$10,000

Description: 310-Res Vac, Vacant Lot
In Rear, Sells w/40' Landlocked

School: Afton

Directions: Rt 41 North, (Caswell St)
¾ Miles North Of Afton



FOLLOWING (2) PROPERTIES TO BE SOLD TOGETHER:

Sale / Serial #: 2A

Village of Afton

Address: Algerine St. (Rear)

Lot Size: .09 Acre , 42'x 95'

Tax Map #: 284.19-1-5.7

Assessment: \$1,000

Full Market Value: \$2,000

Description: 311-Res Vac Land, Vacant Lots, Behind Each Other, Between 2 Homes, 104 & 108

School: Afton

Directions: Rt 41 North, 1 Mile To Right On Algerine St

Sale / Serial #: 2B

Afton

Address: Algerine St.

Lot Size: 40' x Irregular, 40 FF

Tax Map #: 284.-1-86

Assessment: \$600

Full Market Value: \$1,200

Description: 311-Res Vac Land, Conveys 401 Row To Sale Property, 1-Caswell St

School: Afton

Directions: Rt 41 North, 1 Mile To Right On Algerine St



Afton

Sale / Serial #: 3

Afton

Address: 694 Hunt Rd.

Lot Size: 7.54 Acres , 289 FF

Tax Map #: 296.-2-10

Assessment: \$14,750

Full Market Value: \$29,500

Description: 260-Season Res, Vacant Wooded Lot, Supposedly There Is A 45' x 10' 1970 Mobile Home On Lot

School: Afton

Directions: Co. Rd 39, East Of Afton To Melody Hill Road, Go 3 Miles To Left On Hunt Road, 8/10 Mile To Lot On Right At Bend That Goes to Left



Sale / Serial #: 4

Afton

Address: Hunt Rd.

Lot Size: 7.17 Acres, 327 FF

Tax Map #: 296.-2-19

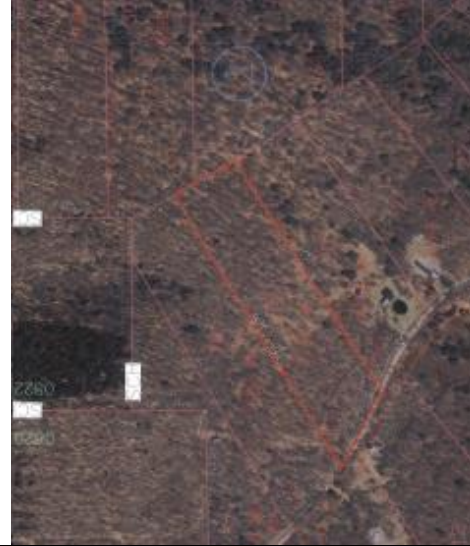
Assessment: \$8,000

Full Market Value: \$16,000

Description: 314-Rural Vac<10

School: Afton

Directions: Co. Rd 39, East Of Afton To Melody Hill Road, Go 3 Miles To Left On Hunt Road, Go 9/10 Mile To Lot On Left, Across St From Blue Gates



Village of Bainbridge

Sale / Serial #: 5

Village of Bainbridge

Address: 39 W. Main St.

Lot Size: .02 Acre, 68 FF

Tax Map #: 265.07-7-14

Assessment: \$70,900

Full Market Value: \$88,625

Description: 230-3 Family Res, Grey, 3-Sty, Metal Sided, Multi-Family Home, Vacant

School: Bainbridge-Guilford

Directions: W.Main St., Across From Pearl St., 2nd House on Left, Past Kirby St.

Showing: Tues. 8/1 5:00PM-7:00pm



Sale / Serial #: 6

Village of Bainbridge

Address: 9 Evans St.

Lot Size: 0.32 Acre , 95 FF

Tax Map #: 265.11-3-22

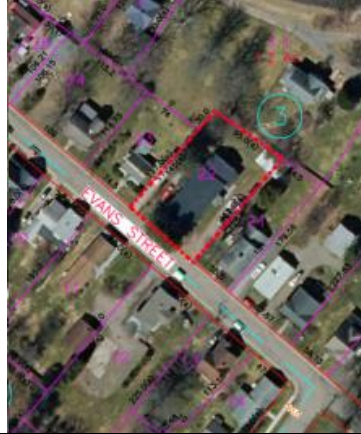
Assessment: \$137,700

Full Market Value: \$172,125

Description: 230-3 Family Res, White Vinyl Sided, Multi-Family House w/Green Trim, Occupied, Not Sure If Fully Occupied

School: Bainbridge-Guilford

Directions: N. Main St. To Ewing St. To 3rd House On Left



Bainbridge

Sale / Serial #: 7

Bainbridge

Address: 211 County Rd 38

Lot Size: 0.35 Acre, 112 FF

Tax Map #: 254.16-1-17

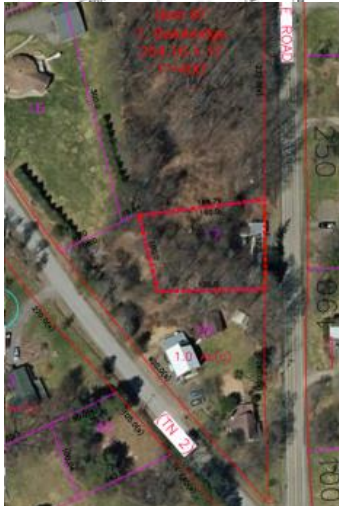
Assessment: \$15,200

Full Market Value: \$19,000

Description: 270-Mfg Housing, Former White Mfg. Home w/Addition, In Rough Condition

School: Bainbridge-Guilford

Directions: St. Hwy 7 To CR 38 To Prop. On Left, Past Searles Hill Road



Columbus

Sale / Serial #: 8

Columbus

Address: 505 County Rd 41

Lot Size: 0.26 Acre, 112 FF

Tax Map #: 20.-1-8

Assessment: \$11,700

Full Market Value: \$13,295

Description: 270-Mfg Housing, Silver Single-Wide Mobile Home w/Addition, Home Is Occupied

School: Unadilla Valley

Directions: Take Rt 8 In Edmeston To Co. Rd 41, Go 2.2 Miles To Place On Left



Coventry

Sale / Serial #: 9

Coventry

Address: Buckley Hill Road

Lot Size: 30 Acres, 100 FF

Tax Map #: 262.-1-19.32

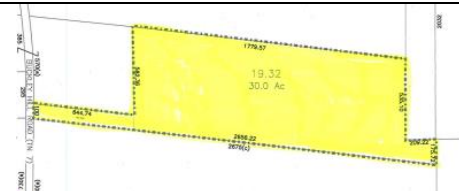
Assessment: \$65,000

Full Market Value: \$76,471

Description: 322-Rural Vac >10, Wooded Parcel, Touches Strip Of NY State Land On Rear

School: Afton

Directions: Loughill Road (Co. Rd 30) To Buckley Hill Road, Go 1.2 Miles To Property On Right, Across From #293



Greene

Sale / Serial #: 10

Greene

Address: 1210 County Rd 32

Lot Size: 0.22Acre, 195, 181 FF

Tax Map #: 247.08-11-34

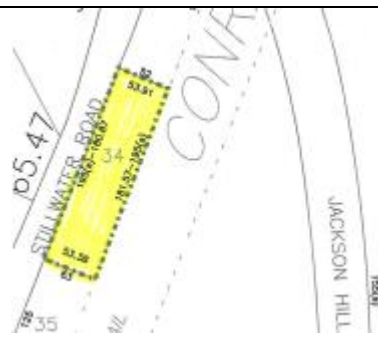
Assessment: \$50,000

Full Market Value: \$68,493

Description: 210-1 Family Res, Older Brown, Sgl. Fam. Home, In Rough Condition, Vacant

School: Greene

Directions: From Village Of Green, Take St. Rt. 206 To CR32/Water St., Approx. 1/2 Mile To Property On Left



Sale / Serial #: 11

Greene

Address: Stiles Ln

Lot Size: 1.75 Acres

Tax Map #: 247.-3-1.3

Assessment: \$12,000

Full Market Value: \$16,438

Description: 311-Res Vac Land, Deeded Right Of Way Included

School: Greene

Directions: CR32 To Stiles Ln. Over RR Tracks, Prop. On Left



Guilford

Sale / Serial #: 12

Guilford

Address: State Hwy 8

Lot Size: .019 Acre

Tax Map #: 187.-1-20.233

Assessment: \$300

Full Market Value: \$361

Description: 311- Res Vac Land,
Landlocked Lot

School: Gilbertsville-Mt. Upton

Directions:



Sale / Serial #: 13

Guilford

Address: 1733 State Hwy 8

Lot Size: 0.14 Acre, 71 FF

Tax Map #: 199.07-1-39.2

Assessment: \$27,000

Full Market Value: \$32,530

Description: 210-1 Family Res, White
Wood-Sided, 2 Sty, Sgl Fam Home In
Poor Condition, Vacant

School: Gilbertsville-Mt. Upton

Directions: In Middle Of Mt. Upton
On Rt 8

**REMOVED
FROM
AUCTION**

Sale / Serial #: 14

Guilford

Address: 203 Creek-Fred Smith Rd

Lot Size: 5.1 Acres, 200 FF

Tax Map #: 210.-1-19.3

Assessment: \$83,7000

Full Market Value: \$100,843

Description: 210-1 Family Res, White Vinyl Sided Double-Wide Mobile Home, Occupied

School: Gilbertsville-Mt. Upton

Direction: From Rt 8 Take Rockdale Road To Creek Fred Smith Rd, ½ Mile To Place On Left



Sale / Serial #: 15

Guilford

Address: 1123 County Rd 38

Lot Size: 16.66 Acres, 1010 FF

Tax Map #: 221.-1-21.21

Assessment: \$136,300

Full Market Value: \$164,217

Description: 240-Rural Res, Mobile Home On Lot, Down Long Driveway, Brown Sided Double Wide Home On Foundation w/Addition, Also, Red Storage Barn And Older Storage Barn Over Little Walk Bridge, Very Modern Home, Vacant

School: Bainbridge-Guilford

Directions: From Guilford, Take Co. Rd 38 Approx 2 Miles To Place On Right, Driveway Right Next To Guardrails, Goes Back In, Or 5 Miles From Bainbridge

Showing: Tue. 8/1 5:00PM-7:00PM



Sale / Serial #: 18

McDonough

Address: 1725 State Hwy 220

Lot Size: 3.89 Acres , 548 FF On St Rt 220

Tax Map #: 155.-1-7

Assessment: \$38,900

Full Market Value: \$64,340

Description: 210-1 Family Res, Pink Sided, 2 Sty, Sgl Fam Home, Nice Lot, Vacant, Rough Condition

School: Oxford

Directions: Rt 220 East Of McDonough, ½ Mile On Left

Showing: Tue. 8/1 5:00PM-7:00PM



Village of New Berlin

Sale / Serial #: 19

Village of New Berlin

Address: 18 West St

Lot Size: 0.78 Acre , 172 FF On Henry St, 200 FF On West St,

Tax Map #: 88.07-1-46

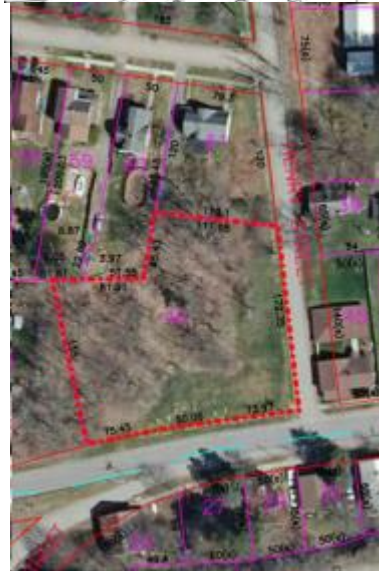
Assessment: \$8,000

Full Market Value: \$10,390

Description: 314-Rural Vac <10

School: Unadilla Valley

Directions: In New Berlin, Take West St 100 Yards To Lot On Right



Sale / Serial #: 20

Village of New Berlin

Address: 41 Genesee St

Lot Size: 0.3 Acre, 47 FF On Academy St, 130FF On Genesee St

Tax Map #: 88.08-1-32

Assessment: \$77,400

Full Market Value: \$100,519

Description: 210-1 Family Res, White Sided w/Red Trim, 2 Sty, Sng Fam Home, Occupied w/Garage-Barn In Rear, Blacktop Driveway

School: Unadilla Valley



Sale / Serial #: 21

Village of New Berlin

Address: 37 Genesee Street

Lot Size: 0.27 Acre, 61 FF

Tax Map #: 88.08-1-34

Assessment: \$61,200

Full Market Value: \$79,481

Description: 210-1 Family Res, Grey Sided, 2 Sty, Sng Fam Home, Barn/Garage In Rear, Vacant

School: Unadilla Valley

Showing: Sun. 7/30 2:00PM-3:00PM



New Berlin

Sale / Serial #: 22

New Berlin

Address: 6341 State Hwy 23

Lot Size: 0.22 Acre, 78 FF

Tax Map #: 139.11-1-9

Assessment: \$17,800

Full Market Value: \$23,117

Description: 331-Com Vac w/imp, Tan & Orange, Sng Sty, Vacant, Comm'l Bldg, Rough Condition, Lg Parking Lot In Front, Vacant

School: Unadilla Valley

Directions: In New Berlin, Take Rt 23 East, Bldg On Right

Showing: Sun. 7/30 2:00PM-3:00PM



North Norwich

Sale / Serial #: 23

North Norwich

Address: 6297 State Hwy 12

Lot Size: 3.54 Acres, 163 FF On Rt 12, 816 FF On Co Rd 44

Tax Map #: 110.-1-12.1

Assessment: \$60,000

Full Market Value: \$131,579

Description: 421 Restaurant, Former Restaurant Building In Corner Lot, In Poor Condition, Vacant

School: Norwich City

Directions: North Of Norwich On Rt 12 On Corner Of Rt 12 And Co Rd 44



Sale / Serial #: 24

North Norwich

Address: 6641 State Hwy 12

Lot Size: 339.4' x Irregular, 339 FF

Tax Map #: 110.-1-29

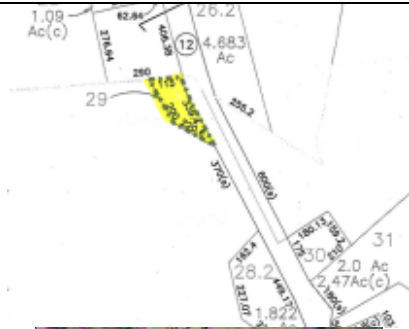
Assessment: \$17,500

Full Market Value: \$38,377

Description: 210-1 Family Res, Tan Sided w/Green Trim, 2 Sty, Sgl Fam Home, Tucked Back In, Hard To See From Rd, Vacant?

School: Sherburne-Earlville

Directions: 2 Miles North Of Norwich On Rt 12



Sale / Serial #: 25

North Norwich

Address: 259 County Rd 29

Lot Size: 1.9 Acres, 233 FF

Tax Map #: 98.-1-41

Assessment: \$20,000

Full Market Value: \$43,860

Description: 210-1 Family Res, White, 2 Sty, Sgl Fam Home w/Garage, In Poor Condition, Vacant, Also, Old Red Barn In Poor Condition

School: Norwich City

Directions: From Rt 12 Take Co Rd 29, 4.5 Miles To Place On Left



Norwich

Sale / Serial #: 26

Norwich

Address: 508-510 Oxford Rd

Lot Size: 0.5 Acre, 110 FF

Tax Map #: 174.-1-3.1

Assessment: \$2,000

Full Market Value: \$5,556

Description: 311-Res Vac Land, Vacant Lot

School: Norwich City

Directions: From Polkville Take Co Rd 33, 4.5 Miles To Right On Oxford Rd, Go 1/10 Mile To Place On Left, Just Past Green Double Wide



Otselic

Sale / Serial #: 27

Otselic

Address: 2920 State Hwy 26

Lot Size: 0.43 Acre, 104 FF

Tax Map #: 11.2-1-26

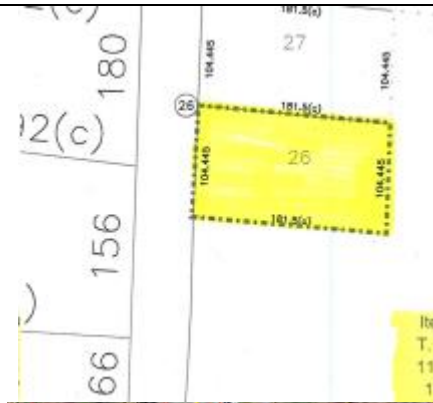
Assessment: \$6,500

Full Market Value: \$18,928

Description: 270-Mfg Housing, Old Single Wide Mobile Home In Poor Condition, Lot Probably Has Utilities, Vacant

School: Otselic Valley

Directions: In Middle Of Otselic On Rt 26



Sale / Serial #: 28

Otselic

Address: 1947 State Hwy 26

Lot Size: 2.48 Acres, 338 FF

Tax Map #: 53.-1-2

Assessment: \$21,000

Full Market Value: \$61,153

Description: 210-1 Family Res, White Sided, Double Wide Mobile Home & Detached 2 Sty Garage, Have Utilities, Vacant

School: Otselic Valley

Directions: Take Rt 26 North Of South Otselic, 1.8 Miles To Place On Left

Showing: Sun. 7/30 2:00PM-3:00PM



Sale / Serial #: 29

Otselic

Address: 301 Reit Rd

Lot Size: 8.06 Acres, 200 FF

Tax Map #: 54.-1-3.43

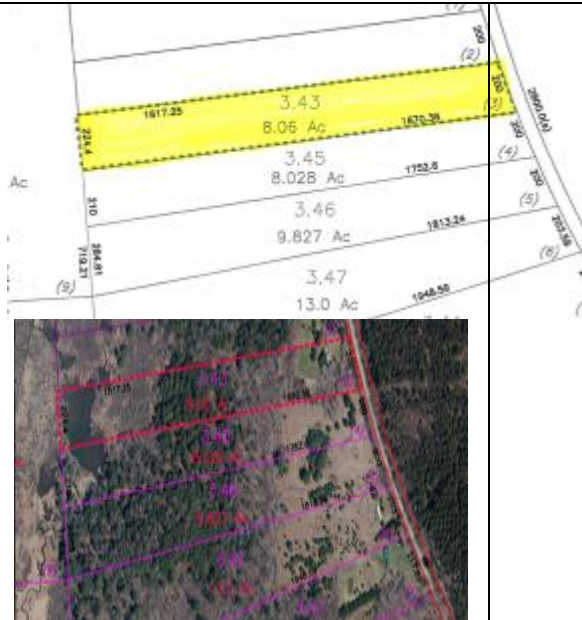
Assessment: \$8,000

Full Market Value: \$23,296

Description: 312-Vac w/imprv,
Vacant Lot, Open & Wooded,
Recreational Land

School: Otselic Valley

Directions: From Otselic, Take Rt 80,
1.7 Miles To Reit Rd, Go 3.7 Miles To
Lot On Right, 2/10 Miles, Past Ivan
Standard Rd On Right



Village of Oxford

Sale / Serial #: 30

Village of Oxford

Address: 13 Butler St

Lot Size: 0.4 Acre, 168 FF

Tax Map #: 182.11-1-15

Assessment: \$20,500

Full Market Value: \$45,882

Description: 210-1 Family Res, Red
w/White Trim, 2 Sty, Sgl Fam Home,
Rough Condition, Vacant

School: Oxford

Directions: State St To Right On
Butler St (Rt 220 W) 1/10 Mile, Place
On Left

Showing: Mon. 7/31 5:00PM-7:00PM



Sale / Serial #: 31

Village of Oxford

Address: 4 State St (Rear)

Lot Size: 0.26Acre, 22 FF

Tax Map #: 182.12-3-44

Assessment: \$39,700

Full Market Value: \$88,854

Description: 230-3 Family Res, White Sided, 2 Sty, 3 Fam Home In Rough Condition, Vacant

School: Oxford

Directions: State St, Just Past Dollar General Parking Lot, Driveway On Right

Showing: Mon. 7/31 5:00PM-7:00PM



Sale / Serial #: 32

Village of Oxford

Address: 11 Taylor St

Lot Size: 0.12Acre, 35 FF

Tax Map #: 182.12-3-48

Assessment: \$22,300

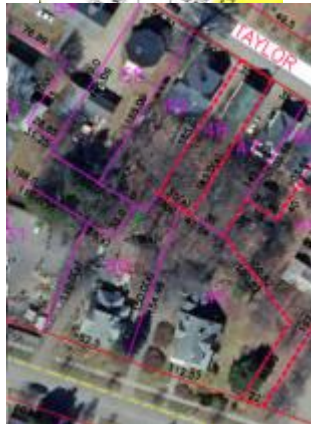
Full Market Value: \$49,910

Description: 210-1 Family Res, Yellow Wood Sided, 2 Sty, Sgl Fam Home, Vacant

School: Oxford

Directions: N. Washington Ave To Taylor St

Showing: Mon. 7/31 5:00PM-7:00PM



Sale / Serial #: 33

Village of Oxford

Address: 36 Albany St

Lot Size: 1.19 Acres, 44 FF

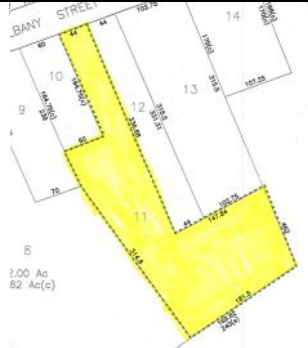
Tax Map #: 183.13-2-11

Assessment: \$25,300

Full Market Value: \$56,625

Description: 210-1 Family Res,
Brown Sided, 2 Sty, Sgl Fam Home,
Occupied

School: Oxford



Oxford

Sale / Serial #: 34

Oxford

Address: 107 Moore Ln

Lot Size: 57.67 Acres, 360 FF And
220 FF On Old Virginia Rd

Tax Map #: 183.-2-30.1

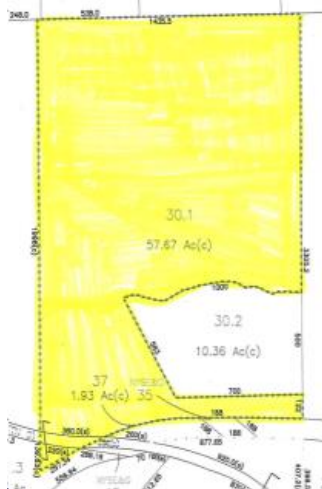
Assessment: \$56,000

Full Market Value: \$125,336

Description: 240-Rural Res, Old
Brown, 2 Sty, Sgl Fam Home In
Rough Condition, Vacant Land Is
Open And Wooded
And Has Pond, Moore Lane Is Not A
Town Maintained Road

School: Oxford

Directions: From Oxford Take Co Rd
35, 1 Mile To Town Barn Road, Go To
Right On Old Virginia Rd, Go 1.1
Miles To Moore Lane On Left



Pitcher

Sale / Serial #: 37

Pitcher

Address: Hakes-Calhoun-Davis Rd

Lot Size: 0.33Acre, 61 FF

Tax Map #: 103.-1-3.13

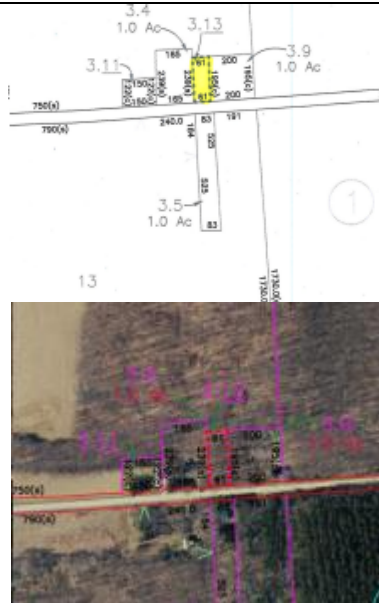
Assessment: \$500

Full Market Value: \$1,393

Description: 314-Rural Vac<10,
Vacant Wooded Lot w/Old Driveway,
Near State Land In Rear, Across From
Brown Ranch Cabin

School: Cincinnati

Directions: From 26 In Pitcher Take
Rt 20 North Of Pitcher, 1 Mile To
Hakes-Calhoun Davis Rd, Go 1 Mile
To Property, Just Past House #303, On
Left



Plymouth

Sale / Serial #: 38

Plymouth

Address: 110 Pike Hill Rd

Lot Size: 1.63 Acres, 265FF

Tax Map #: 95.-1-3

Assessment: \$26,600

Full Market Value: \$67,461

Description: 270-Mfg Housing, White
And Brown Double Wide Mobile
Home And 2 Sty Garage/Barn, Both In
Rough Shape, Vacant, Nice Lot
w/Utilities

School: Norwich

Directions: NY Rt 23, To Pike Hill
Road, Go 100 Ft, Place On Right



Sale / Serial #: 39

Plymouth

Address: Moon Hill Rd

Lot Size: 3.97 Acres, 98 FF

Tax Map #: 95.-1-50.31

Assessment: \$3,500

Full Market Value: \$8,876

Description: 311-Res Vac Land,
Vacant Wooden Lot

School: Norwich

Directions: From NY Rt 23, Take
Moon Hill Road ½ Mile To Lot On
Right, Go Past Plymouth Town Barn,
Up Hill, Lot Is Where Road Becomes
Pavement Again, On Right



Village of Sherburne

Sale / Serial #: 40

Village of Sherburne

Address: 68 North Main Street

Lot Size: 0.4 Acre, 72 FF

Tax Map #: 44.16-1-15

Assessment: \$60,300

Full Market Value: \$109,836

Description: 210-1 Family Res, Tan Sided, 2 Sty, Sgl Fam Home w/Lg Garage/Barn In Rear, Home Is Occupied

School: Sherburne/Earlville

Directions: In Center Of Sherburne



Smithville

Sale / Serial #: 41

Smithville

Address: 1660 County Rd 3

Lot Size: 7.47 Acres, 300 FF

Tax Map #: 193.-1-1.2

Assessment: \$34,800

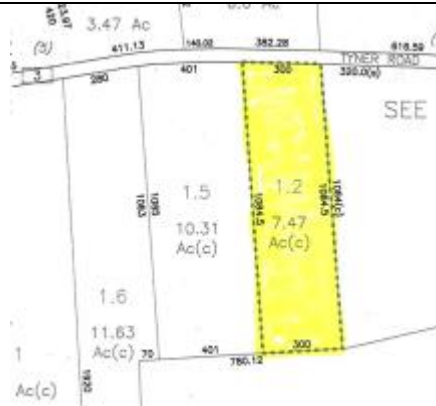
Full Market Value: \$69,600

Description: 270- Mfg Housing, Tan Sided w/Brown Trim, Sgl Wide Mobile Home w/Brown, 2-Car, Detached, Garage On Lot, Vacant

School: Oxford

Directions: From Rt 12 In Oxford, Take Co Rd 3 (Tyner Rd) 2.5 Miles To Place On Left

Showing: Mon. 7/31 5:00PM-7:00PM



Sale / Serial #: 42

Smithville

Address: Marvin Rd

Lot Size: 0.1 Acre, 100 FF, 100'x45'
Lot

Tax Map #: 201.18-1-11

Assessment: \$4,000

Full Market Value: \$8,000

Description: 211-Res Vac Land,
Vacant Lot

School: Greene

Directions: From Smithville Flats
Take Round Pond Rd, To Left On
Marvin Road, Go 1/10 Miles To Lot
On Left, Just Before House #145



Village of Smyrna

Sale / Serial #: 43

Village of Smyrna

Address: 18 E. Main St

Lot Size: 5.94 Acres, 94 FF On E.
Main St (Rt 80), 157 FF On Maple St.

Tax Map #: 43.1-3-21

Assessment: \$54,200

Full Market Value: \$108,205

Description: 210-1 Family Res, Blue
Vinyl Sided, 2 Sty, Sgl Fam Home,
Vacant

School: Sherburne/Earlville

Directions: In Village Of Smyrna On
Corner Of Maple St And E. Main St
(Rt 80)

Showing: Sun. 7/30 11:00AM-1:00PM



