

**** PLEASE WEAR A MASK & PRACTICE SOCIAL DISTANCING 6' AWAY FROM OTHERS ****

**** WASH STATIONS AVAILABLE ****

Broome County Real Property Tax Foreclosure Auction

55 Properties Of All Types
Throughout Broome County

Thursday **JULY 30, 2020** 5:30PM

Auction To Be Held @

Manasse Auction Yard

12 Henry Street (Rt. 26S), Whitney Point, NY

ONLINE BIDDING WILL BE AVAILABLE - PLEASE CALL AUCTION CO. FOR TERMS / INFORMATION

**** PLEASE WEAR A MASK & PRACTICE SOCIAL DISTANCING 6' AWAY FROM OTHERS ****

**** WASH STATIONS AVAILABLE ****

Please Note: For The Safety Of Our Amazing Customers & Our Valued Staff - Please Practice The Rules & Regulations Of Social Distancing, To Make This As Safe & As Smooth As Possible - These Rules Are As Follows:

- We Will Be Limiting The Number Of People In The Office At One Time, Please Understand That This Is For Everyone's Safety!;
- Please Be Efficient & Timely In Registering And Paying, So That Others May Too;
- Please DO NOT Enter If You Are Sick Or Feeling ill;
- Please Keep 6' Distance Between Yourself & Other Person(s) – DO NOT Gather In Groups!;
- Please Be Patient, We Will Get Through This Together!



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

In Our 55th Year In Business Conducting all Types of Auctions!!

Broome County Real Property
P.O. Box 2087, Binghamton, NY 13902

Michael T. Decker, Director of Real Property Tax Service

PROCEDURES

1) Maps of each parcel are available for viewing in the office of the Broome County Real Property Tax Department, second floor in the County Office Building, 60 Hawley Street, Binghamton, NY, during regular business hours.

The Auction begins promptly at **5:30PM on Thursday, July 30, 2020 @ The Manasse Auction Yard, 12 Henry Street (Route 26S), Whitney Point, NY 13862.**

2) The auction bidders must register between **4PM and 5:30PM day of auction.** Bidders will be given a number to be used during the auction. To register to bid, you must present a photo ID.

3) All bid deposits must be made day of auction with cash, or personal checks. A receipt will be issued. **Persons are required to have multiple checks for payment purposes.** If paying by personal check, we recommend potential bidders bring with them a ½ dozen checks, for each property.

4) The Broome County Legislature and/or the Director of Real Property have the right to approve or deny any sale; all items may be sold in random order.

RULES, TERMS AND CONDITIONS

1) The County of Broome makes no promises or statements of fact about any parcel that is being offered for sale. No employee or agent of the County of Broome has any authority to make any promises or representations of any nature concerning any of these parcels. It is the responsibility of each bidder to investigate any and all aspects of the status of each parcel that he or she may desire to purchase **PRIOR TO BIDDING ON THE PARCEL.**

2) You are strongly encouraged to go to the property (ies) you are interested in and examine them in person from the sidewalk or street. You are, however, prohibited from trespassing on the property (ies) 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. Broome County will resell any parcels if the successful bidder does not record their deed and pay balance due within 30 business days of County notification, and the bidders deposit monies, repair/maintenance fee and auctioneer's fee will be forfeited by the bidder.

3) Maps and tax information are available for each parcel. Tax maps are only representations and may depict a proposed development or road. The County does not guarantee that a development and/or road actually exists nor does it guarantee the eventual creation of any development and/or road. Tax maps do not represent exact dimensions and are not intended to be used in place of a survey map. Tax maps may not accurately depict the exact location of a property. Bidders are encouraged to obtain the zoning regulations from the municipality where the property is located.

4) No representation is made as to the condition or validity of title for the parcels to be sold. Abstracts of title and land surveys will not be furnished.

5) It is the responsibility of each prospective purchaser to investigate any and all aspects of the status of each parcel that he or she may desire to purchase. **The County makes no representation as to the condition of the property (ies) concerning environmental problems, and the County assumes no responsibility for any environmentally hazardous conditions on the property (ies). Each bidder assumes all responsibility for having previously checked the condition of the property (ies).** Prior to bidding, the bidder or agent should have conducted any investigations he or she may deem necessary, including, but not limited to:

a. The status of the title and description of the property.

b. The existence of any liens, encumbrances or easements affecting the property. To the best of Broome County's knowledge all interested parties and lien holders have been notified.

c. The effect, if any, of any local laws, ordinances, or Department of Environmental Conservation regulations and/or other legal restrictions or conditions which may affect the premises, including any of the following:

1. Zoning;
2. Subdivision regulations;
3. Sewerage or the presence of any possible toxic or harmful wastes;
4. **Water**
5. Any and all other matters pertaining to public health; together with such other matters as the prospective purchaser or his/her agent deems appropriate.

6) Broome County Real Property Tax Service and Broome County Legislature reserves the right to reject any and all bids received, and/or withdraw any parcel at any time. Sub-Surface gas, oil & mineral rights are conveyed with the properties.

7) The day of the Auction each bid must be settled with deposit(s), auctioneer fee(s), and if applicable repair/maintenance cost(s). Successful bidders will receive a receipt of deposit.

Closing will occur after Legislation is approved by Broome County and within 30 business days of notification from the County to the Bidder.

8) It is the successful bidder's responsibility to pay the auctioneer fee of **4.5 % of bid amount** above the bid price on the day of the auction.

9) All Broome County properties are sold "as is". It is the responsibility of the successful bidder to preview properties, prior to the auction and to check zoning and/or building cost, including utility hook-ups. It is also the responsibility of the successful bidder to have an abstract made on their own. All questions regarding zoning & code enforcement on properties must be answered by the appropriate municipality.

BID DEPOSIT REQUIREMENT

a) If the successful bid is under \$1,000.00 the **full amount** of the bid must be paid by the end of the auction. Otherwise, at the end of the auction a deposit of 10% of the bid and the repair/maintenance cost is required to be paid

b) Certain Properties require repair/maintenance costs. This amount is required to be paid in cash, or by personal check in full to the appropriate vendor. This amount becomes part of the purchase price, and is not in addition to the purchase price.

c) In addition to the bid deposit, the successful bidder will be responsible for an administration fee of **\$150.00 (per parcel)** and recording fee for the deed (s). This is due at **closing** which will occur **after legislation is approved.**

DEPOSITS AND PAYMENTS must be cash or personal checks. Checks are to be payable to **BC Director of OMB** for all properties, auctioneer fees are to be payable to **Mel Manasse & Son, Auctioneers**, repair/maintenance fees are to be payable to **Hawk's Haven Inc.**

CLOSINGS will only occur after Broome County Legislature Approval

a) Full payment of bid is required within thirty (30) business days after the **County Notification**, when the deed has been prepared, and ready for recording at the Broome County Clerk's Office. At this time, the balance must be satisfied by **certified funds** payable to BC Director of OMB.

b) In addition to the bid amount the successful bidder will be responsible for an administration fee of \$150.00 (per parcel) and a recording fee for the deed (s).

c) Evictions, if necessary, (**after closing and recording of the deed**), are the sole responsibility of the successful bidder.

d) 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.**

e) No personal property is included in the sale of any of the parcels owned by Broome County. The disposition of any personal property on any parcel sold shall be the sole responsibility of the successful bidder following closing.

DEED DESCRIPTION

The County will issue a Quit Claim Deed consisting of the popular description listed in the auction notice. This information has been obtained from the Real Property Tax Service office inventory file, and is for ease of identification only. A Broome County Employee will assist the purchaser in the recording of their deed. The Deed will be issued after Legislative approval and within 30 business days of written notification from Real Property Tax Department.

DEED RESTRICTIONS

Broome County Real Property Tax Department and/or the Broome County Legislature reserve the right to require that each deed issued will contain a restriction in reference to the prior owner. This restriction shall require an additional payment equal to the accumulated taxes, penalties, and interest due as of the tax foreclosure. It will apply only if the property is sold to the former owner or his/her spouse or children during the seven years following the purchase.

POSSESSION

The purchaser may not take possession of the premises until the deed has been recorded. Possession of the parcel (s) may be subject to the occupancy of previous owner (s) and/or tenant (s). It shall be the responsibility of the purchaser to obtain possession and/or evictions of former occupants.

WHO CAN BID

Anyone is eligible to bid **except** for Broome County employees where a conflict of interest exists; persons who have defaulted on a payment plan for back taxes; and/or anyone who owes delinquent taxes. Successful bids submitted by any public officer or employee of the County will be reviewed by Broome County Real Property Tax Department and/or the Broome County Legislature, to ensure no conflict of interest exists. Acceptance or rejection of the bid will be based on this review.

TAXES

All Successful Bidders will be responsible for paying the 2020-2021 School Tax and any taxes thereafter, regardless of when the closing occurs. **Successful Bidders will not be allowed to enter into a delinquent tax payment on auction property for four (4) years after the closing date.**

NOTICE OF SALE

Notice is hereby given that certain parcels listed below, acquired by the County of Broome, pursuant to Article 11, Title 3, of the Real Property Tax Law of the State of New York, will be sold by public auction. Such auction will be held Thursday, July 30, 2020 @ 5:30PM at the aforementioned location.

Registration will start at 4 PM the day of the Auction and the Auction will start at 5:30 PM. Broome County Real Property reserves the right to remove any parcel at any time up to the day of the Sale.

If bid is \$1,000 or less, the full amount is required the day of the auction. If the bid is over \$1,000, 10% of the bid and repair/ maintenance costs is required the day of the auction. An Auctioneer's fee of **4.5 percent** is payable in full, separate from any other monies the day of the auction, and is in addition to the sale price of the parcel payable to **Mel Manasse & Son Auctioneers**. For certain properties, repair/maintenance costs may apply, separate from any other monies and are payable in full directly to the repair/maintenance vendor the day of the auction.

PLEASE NOTE: Please come prepared. Successful bidders will be required to present several checks for different payments for each property purchased.

The successful bidder will be notified by the Department of Real Property Tax Service that within 30 business days of such notification all remaining monies will be due and payable with certified funds. An appointment will be scheduled at the Real Property Tax Department to complete the transaction, record the deed, and file the New York State Transfer Forms.

Failure to pay the balance of the bid price within the 30 business days of notification to close will result in forfeiture of all deposits and payments made.

Auction conducted by Mel Manasse & Son Auctioneers, Whitney Point, NY.

***All Properties Sold "AS IS" –
Properties Must Be Researched PRIOR To Bidding***

Brochure Is To Be Used Only As A Guide, And Is Subject To Change
Updated Material Will Be Available @ www.manasseauctions.com
Statements Made Day of Sale Take Precedence Over Printed Material.

PLEASE NOTE:

*Brochure Is Continually Being Updated,
Please Keep Track Of Our Website For Updated Information www.manasseauctions.com*

Showing Dates & Times

Saturday, July 25, 2020

10:00AM-11:00AM

Sale/Serial #: 17-523

Town of Lisle

21 Clute Hill Ext.

Sale/Serial #: 17-1213

Town of Union / Endicott

113 S Nanticoke Ave.

11:30AM-12:30PM

Sale/Serial #: 17-660

City of Binghamton

1 Chapel Pl.

Sale/Serial #: 17-330

Town of Conklin

1916 Conklin Rd.

1:00PM-2:30PM

Sale/Serial #: 17-13

City of Binghamton

31 Miles St.

Sale/Serial #: 17-40

City of Binghamton

15.5 Floral Ave.

Sale/Serial #: 17-1259

Town Of Union / JC

61 Massachusetts Ave.

3:00PM-4:30PM

Sale/Serial #: 17-186

City of Binghamton

28 Berlin St.

Sale/Serial #: 17-248

City of Binghamton

19 Meadow St.

Sale/Serial #: 17-252

City of Binghamton

7 Elm St.

Sunday, July 26, 2020

11:00AM-12NOON

Sale/Serial #: 15-873

Town of Union / Endicott

107 Squires Ave.

Sale/Serial #: 17-1267

Town of Union / JC

32 Fowler Ave.

12:30PM-1:30PM

Sale/Serial #: 17-687

City of Binghamton

15 Otseningo St.

Sale/Serial #: 17-857

City of Binghamton

65 Saratoga Ave.

2:00PM-3:30PM

Sale/Serial #: 17-771

City of Binghamton

6 Martha St.

Sale/Serial #: 17-809

City of Binghamton

45 Vine St.

Sale/Serial #: 17-354

City of Binghamton

62 Howard Ave.

4:00PM-5:00PM

Sale/Serial #: 17-1249

Town of Union

3101 Chatham Rd.

Sale/Serial #: 17-405

Town of Fenton

8 Randalls Rd.

City of Binghamton

Sale / Serial #: 17-13

City of Binghamton

Address: 31 Miles St.

Lot Size: 35'FF x 100' Lot

Tax Map #: 143.67-1-24

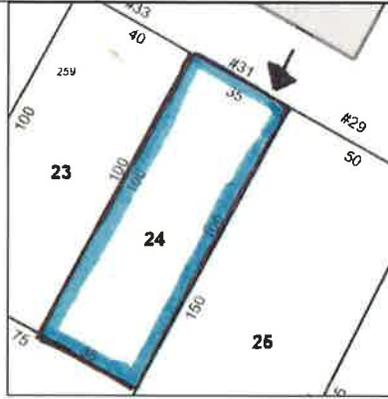
Assessment: \$49,400

Description: 210 – 1 Family Res.,
Gray Sided 2-Sty. Sgl. Family Home.
Vacant.

School: Binghamton

Directions: Downs Ave or Main St. to
Emma St. to Miles St.

Showing: Sat. 7/25/20, 1PM-2:30PM



Inside Photos Of 31 Miles St., City of Binghamton



Sale / Serial #: 17-40

City of Binghamton

Address: 15.5 Floral Ave.

Lot Size: .13 Ac., 56FF x 106' Lot

Tax Map #: 143.75-3-26

Assessment: \$59,900

Description: 411 – Apartment.
Stucco/Blue Sided 2-Sty. 3-Family
Home w/ 2-Car Detached Grg. Vacant,
Stately Home.

School: Binghamton

Directions: Main St. to Floral Ave. –
150 Yards to Home on Left.

Showing: Sat. 7/25/20, 1PM-2:30PM



Inside Photos Of 15.5 Floral Ave., City of Binghamton



Sale / Serial #: 17-9

City of Binghamton

Address: 10 Judson Ave.

Lot Size: .12 Ac., 74FF & 83FF

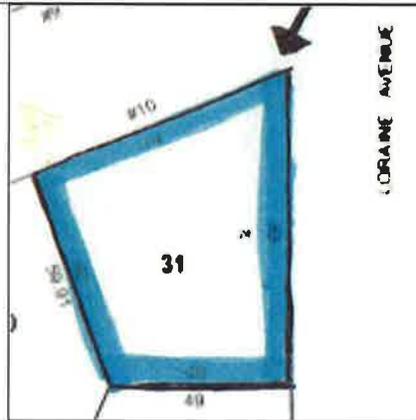
Tax Map #: 143.60-1-31

Assessment: \$6,900

Description: 311 – Res. Va. Land

School: Binghamton

Directions: Corner Of Judson & Lorraine



NO PIC

Sale / Serial #: 17-176

City of Binghamton

Address: 12 Wilson St.

Lot Size: .24 Ac., 58FF x 216' Lot

Tax Map #: 144.69-2-52

Assessment: \$55,400

Description: 411 – Apartment. White Sided 2-Sty. Multi-Family Home. Occupied.

School: Binghamton

Directions: Clinton St. (By Rogers) to Wilson St.



Sale / Serial #: 17-186

City of Binghamton

Address: 28 Berlin St.

Lot Size: 45FF x 80' Lot

Tax Map #: 144.69-5-3

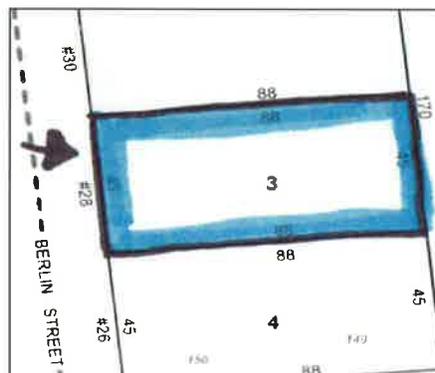
Assessment: \$49,000

Description: 210 – 1 Family Res., 2-Sty. Sgl. Family Home. Stucco Sided w/ White Trim/Enclosed Front Porch. Vacant.

School: Binghamton

Directions: Clinton St. to Grace St. (By Old Union Hotel) to Berlin St.

Showing: Sat. 7/25/20, 3PM-4:30PM



Inside Photos Of 28 Berlin St., City of Binghamton



Sale / Serial #: 17-229

City of Binghamton

Address: 11 St. Cyril Ave.

Lot Size: 129FF x 87' Lot

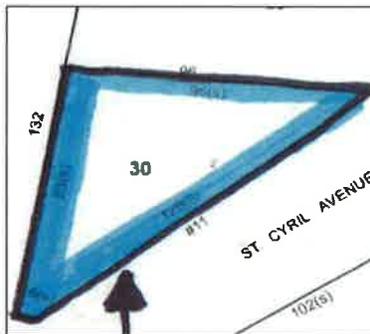
Tax Map #: 144.78-2-30

Assessment: \$50,000

Description: 411 – Apartment. 2-Sty.
3-4 Family Home, White Sided w/ 2-
Car Detached Grg. Occupied.

School: Binghamton

Directions: Clinton St. to St. Cyril
Ave (By St. Cyril Church)



Sale / Serial #: 17-248

City of Binghamton

Address: 19 Meadow St.

Lot Size: 45FF x 167' Lot

Tax Map #: 144.79-5-6

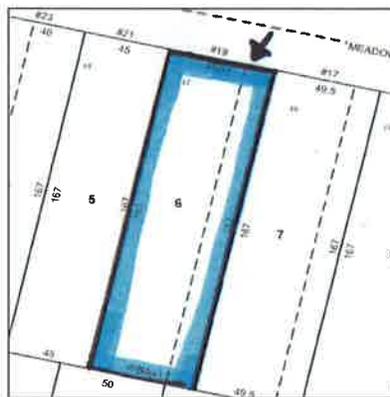
Assessment: \$50,000

Description: 210 – 1 Family Res.,
Green Vinyl Sided 2-Sty. Sgl. Family
Home. Vacant.

School: Binghamton

Directions: Clinton St. to Murray St.
to Meadow St.

Showing: Sat. 7/25/20, 3PM-4:30PM



Sale / Serial #: 17-252

City of Binghamton

Address: 7 Elm St.

Lot Size: 55FF x 166' Lot

Tax Map #: 144.80-1-12

Assessment: \$42,200

Description: 210 – 1 Family Res., Tan Vinyl Sided/Brown Trim. 2-Sty. Sgl. Family Home, Enclosed Front Porch, Vacant.

School: Binghamton

Directions: Oak St. Or Mygatt St. to Elm St.

Showing: Sat. 7/25/20, 3PM-4:30PM



Inside Photos Of 7 Elm St., City of Binghamton



Sale / Serial #: 17-354

City of Binghamton

Address: 62 Howard Ave.

Lot Size: 50FF x 113' Lot

Tax Map #: 145.70-2-28

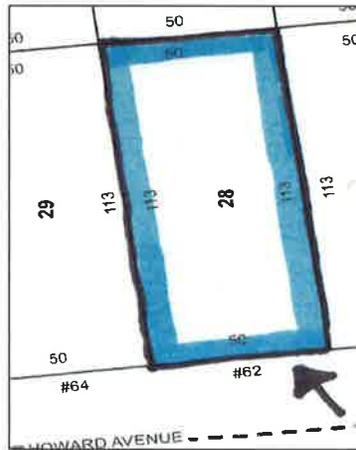
Assessment: \$47,800

Description: 210 – 1 Family Res., Tan Sided/Brown Trim. Sgl. Sty. Sgl. Family 1BR, Home w/ 1-Car Attached Garage. On East Side On Nice St. w/ Nice Homes. Vacant, MOVE-IN CONDITION

School: Binghamton

Directions: Robinson St. or East Frederick St. to Howard Ave.

Showing: Sun. 7/26/20, 2PM-3:30PM



Inside Photos Of 62 Howard Ave., City of Binghamton



Sale / Serial #: 17-452

City of Binghamton

Address: 199 Main St.

Lot Size: 60FF x 188' Lot

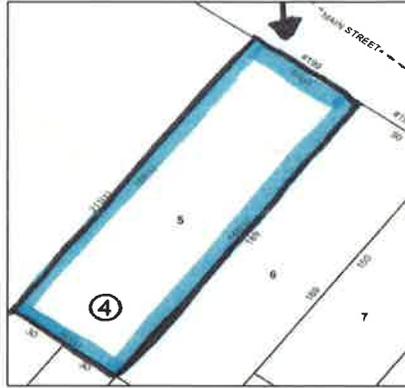
Tax Map #: 160.21-4-5

Assessment: \$100,000

Description: 483 – Converted Res., Light Green Vinyl Sided, 2-3 Sty. Converted Home /Flower Shop Or What You Decide. (Former Johns Flower Shop) Occupied.

School: Binghamton

Directions: Main St. (Next to Aarons Appl.) close to Popeye's & Wendy's.



Sale / Serial #: 17-535

City of Binghamton

Address: 162 Oak St.

Lot Size: 50FF x 84' Corner Lot

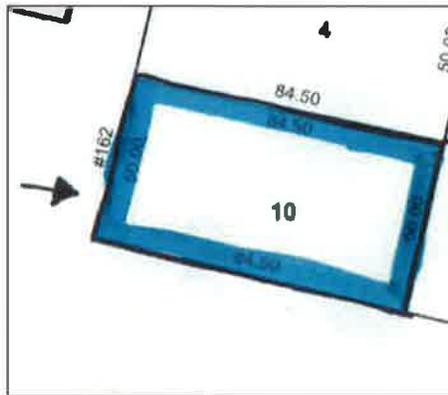
Tax Map #: 160.32-1-10

Assessment: \$30,000

Description: 220 – 2 Family Res., White/Green Sided 2-Sty. 2-Family Home. Occupied.

School: Binghamton

Directions: Front St. (By Botnick Chevy.) to Gerard Ave to Corner Lot of Oak St. & Gerard Ave.



Sale / Serial #: 17-660

City of Binghamton

Address: 1 Chapel Pl.

Lot Size: 42FF x 45' Lot

Tax Map #: 160.47-3-14

Assessment: \$38,000

Description: 210 – 1 Family Res., White Sided/Black Shutters 2-Sty. Sgl. Family Home w/ Wrap Around Porch. Vacant.

School: Binghamton

Directions: Main St. to Oak St. (By Bing. High School) to Chapel Pl.

Showing: Sat. 7/25/20, 11:30AM-12:30PM



Sale / Serial #: 17-687

City of Binghamton

Address: 15 Otsenigo St.

Lot Size: 40FF x 144'

Tax Map #: 160.52-1-32

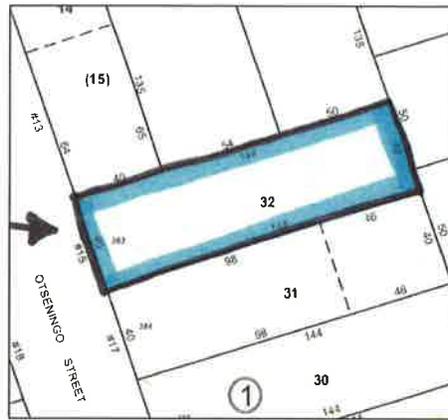
Assessment: \$14,000

Description: 210 – 1 Family Res., Green/White Sided Sgl. Sty. Sgl. Family Home w/ 1-Car Detached Garage In Rear; Vacant;

School: Binghamton

Directions: Tompkins St. To Jackson St. To Otsenigo St. Or Conklin Ave. To Otsenigo St.

Showing: Sun. 7/26/20, 12:30PM-1:30PM



Sale / Serial #: 17-771

City of Binghamton

Address: 6 Martha St.

Lot Size: 40FF x 110'

Tax Map #: 160.72-3-21

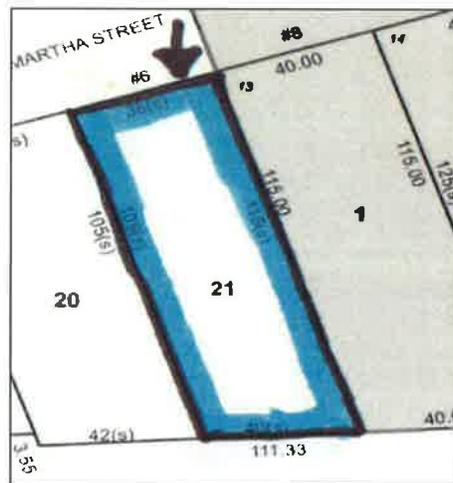
Assessment: \$59,500

Description: 220 – 2 Family Res., Gray Vinyl Sided 2-Sty. 2-Family Home In Nice Southside Location Close To General Hospital, 2BR Downstairs, 3BR Upstairs, NICE CONDITION, Upstairs Needs Finishing, Downstairs is In Move-In Condition, Vacant;

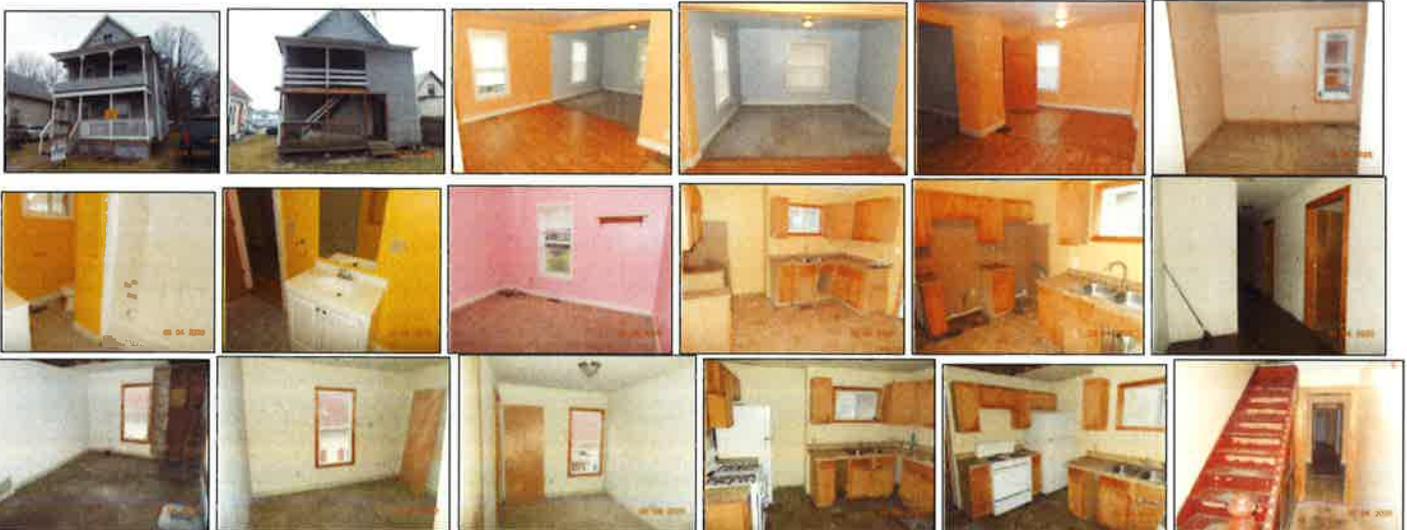
School: Binghamton

Directions: Southside – S. Washington St. Or Mitchell Ave. To Martha St.

Showing: Sun. 7/26/20, 2PM-3:30PM



Inside Photos Of 6 Martha St., City of Binghamton



Sale / Serial #: 17-809

City of Binghamton

Address: 45 Vine St.

Lot Size: 50FF x 145'

Tax Map #: 160.81-4-13

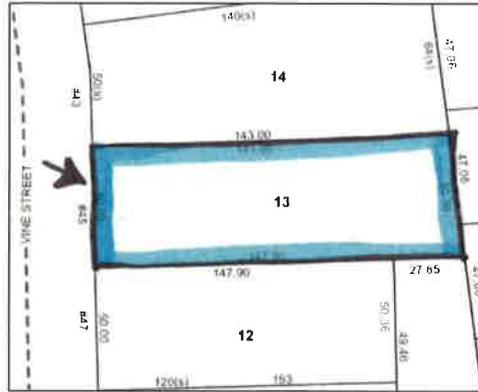
Assessment: \$83,500

Description: 220 Classified –
Sgl. Family Res., Stucco Sided w/
Red Trim 2-Sty. Home w/ Detached
Garage In Rear, Blacktop Driveway,
Great Location & Great Area Of
Homes, Lg. Southside Home,
Hardwood Floors, Big Rooms, MUST
SEE!, Vacant.

School: Binghamton

Directions: Vestal Ave. To Vine St.,
Upper Part

Showing: Sun. 7/26/20, 2PM-3:30PM



Inside Photos Of 45 Vine St., City of Binghamton



The Following 2 Properties Will Be Sold Together:

Sale / Serial #: 17-849

City of Binghamton

Address: 16 Bond St.

Lot Size: 42FF x 140'

Tax Map #: 161.38-3-13

Assessment: \$40,000

Description: 210 – 1 Family Res., White Vinyl Sided Sgl. Sty. Ranch / Bungalow Home, Vacant

School: Binghamton

Sale / Serial #: 17-850

City of Binghamton

Address: 18 Bond St.

Lot Size: 42FF x 140'

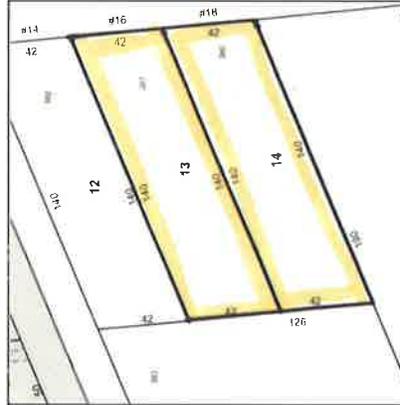
Tax Map #: 161.38-3-14

Assessment: \$3,100

Description: 311 – Res. Vac. Land, Vacant Wooded Lot

School: Binghamton

Directions: Conklin Ave. South, Turn Left On Bond St. Toward River.



Sale / Serial #: 17-857

City of Binghamton

Address: 65 Saratoga Ave.

Lot Size: 50FF x 135'

Tax Map #: 161.39-1-35

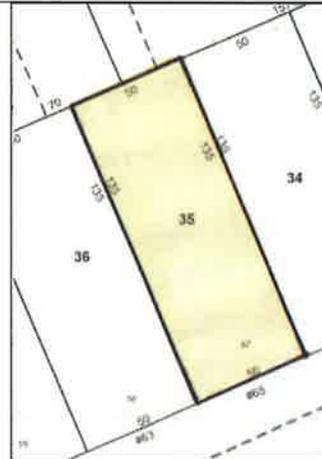
Assessment: \$40,000

Description: 210 – 1 Family Res., Gray Sided Sgl. Sty. Sgl. Fam. Home On Nice Lot

School: Binghamton

Directions: Conklin Ave. To Medford St. To Saratoga Ave.

Showing: Sun. 7/26/20, 12:30PM-1:30PM



Town of Barker

Sale / Serial #: 17-41

Town of Barker

Address: 675 Knapp Hill Rd.

Lot Size: 139FF x 300'

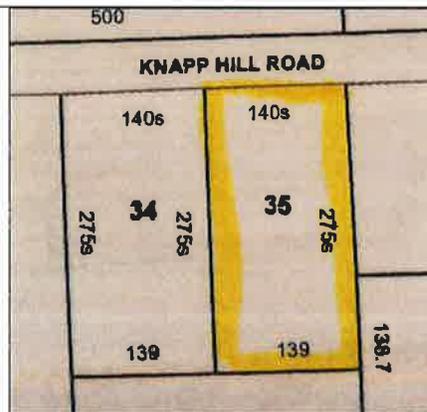
Tax Map #: 055.02-1-35

Assessment: \$39,820

Description: 210 – 1 Family Res. – Former Home/Shed On Lot.

School: Chenango Forks

Directions: From Rt. 12, Take Knapp Hill Rd. Approx. 3Mi. to Place on Left. From Rt. 11 Take Knapp Hill Rd. ¾ Mile to Place on Right.



Town of Colesville

Sale / Serial #: 17-242

Town of Colesville

Address: 8 Prospect Ave.

Lot Size: 50FF x 165'

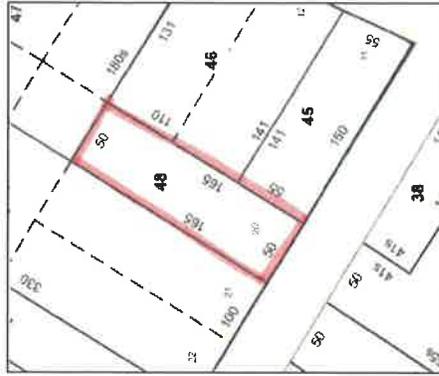
Tax Map #: 114.12-1-48

Assessment: \$2,900

Description: 210 - 1 Family Res.,
Demolition Suggested, Brown Sided
Home on Hill.

School: Chenango Valley

Directions: In Sanitaria Springs Take
Sanitaria Springs Rd Under RR Trestle
To Hancock Rd To Prospect Ave.



Town of Conklin

Sale / Serial #: 17-330

Town of Conklin

Address: 1916 Conklin Rd.

Lot Size: 0.55 Acres, 135FF

Tax Map #: 228.04-1-8

Assessment: \$49,800

Description: 210 - 1 Family Res., Gray
Sided Ranch Style Home w/ 1-Car
Attached Garage, Vacant

School: Susquehanna Valley

Showing: Sat. 7/25/20, 11:30AM-
12:30PM



Town of Dickinson

Sale / Serial #: 17-358

Town of Dickinson

Address: 40 Highland Ave.

Lot Size: 50FF x 131'

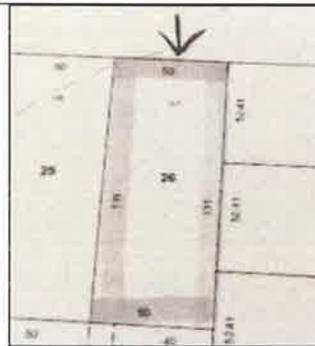
Tax Map #: 129.69-1-26

Assessment: \$800

Description: 311 - Res. Vacant Land,
Landlocked, Paper Street

School: Chenango Valley

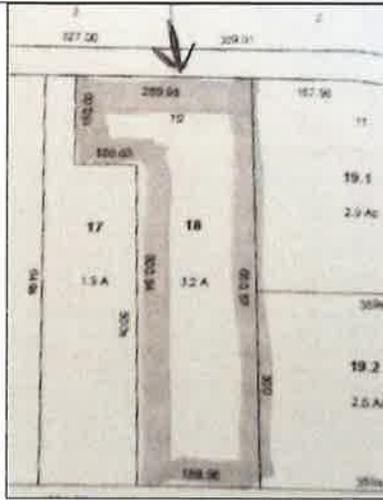
Directions: Old State Rd. to North
Moeller St. to Highland Ave.



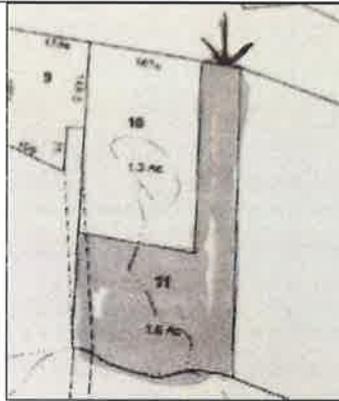
NO PIC

Town of Lisle

Sale / Serial #: 17-523
Town of Lisle
Address: 21 Clute Hill Ext.
Lot Size: 3.20 Acres, 290FF
Tax Map #: 011.03-1-18
Assessment: \$75,900
Description: 270 – Mfg. Housing, Shared Well, Elec., & Driveway, 1,568 Sf., White Double Wide Home w/ 1-Car Garage – Shared DW, Well & Elec. w/ Neighbor, Vacant
School: Whitney Point
Directions: Rt. 79 West to Right on Clute Hill, 1 Mi. to Left on Clute Hill Ext. to Property on Left.
Showing: Sat. 7/25/20, 10AM-11AM



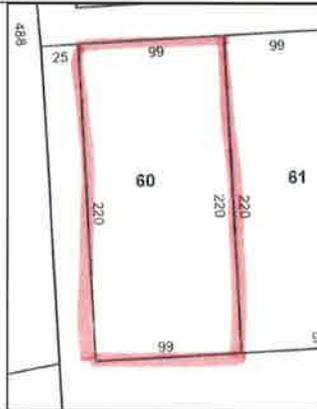
Sale / Serial #: 17-533
Town of Lisle
Address: 10125 NYS Route 79
Lot Size: 1.6 Acres, 62FF
Tax Map #: 018.01-1-11
Assessment: \$35,300
Description: 270 – Mfg. Housing, Vacant Lot That Previously Has Mobile Home On It, Proper Utilities?
School: Whitney Point
Directions: On Rt. 79 West of Center Lisle on Left Just Before 10129 Blue DW.



NO PIC

Town of Sanford

Sale / Serial #: 17-720
Town of Sanford
Address: 14 Billygoat Rd.
Lot Size: .50 Acres, 99FF
Tax Map #: 200.07-1-60
Assessment: \$2,500
Description: 314 – Rural Vac. Land, Vacant Lot.
School: Windsor
Directions: I-86 to Bosket Rd. Exit to Deer Lake to Mt. View Dr. to Right on Billygoat Rd. Take a Hard Left, Place on Right



NO PIC

Sale / Serial #: 17-721

Town of Sanford

Address: 18 Billygoat Rd.

Lot Size: 99FF x 220'

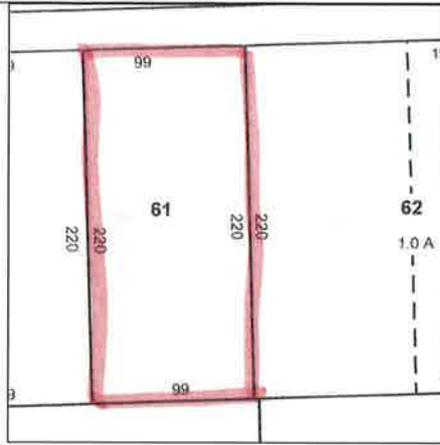
Tax Map #: 200.07-1-61

Assessment: \$43,700

Description: 210 – 1 Family Res., Sfr., 1,073 Sf., Grg., Tan Vinyl Sided DW Mbl. Home Seasonal w/ Gazebo 2-Car White Sided 2-Car Garage Detached., Open & Wooded Lot. Vacant & Private. Home In Uninhabitable.

School: Windsor

Directions: I-86 to Bosket Rd. Exit to Deer Lake to Mt. View Dr. to Right on Billygoat Rd. Take a Hard Left, Place on Right.



Sale / Serial #: 17-722

Town of Sanford

Address: 26 Billygoat Rd.

Lot Size: 1 Acre, 198FF

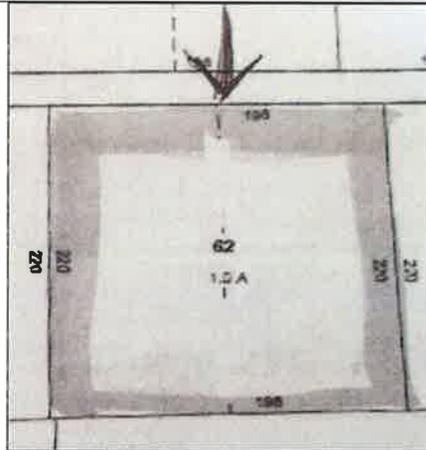
Tax Map #: 200.07-1-62

Assessment: \$15,000

Description: 260 – Lot Only, Nice, Vacant, Mostly Open Lot w/ Some Woods, Nice Lot!

School: Windsor

Directions: I-86 to Bosket Rd. Exit to Deer Lake to Mt. View Dr. to Right on Billygoat Rd. Take a Hard Left, Borders 18 Billygoat Road.



NO PIC

The Following 3 Properties Will Be Offered Both SEPARATELY & TOGETHER, WHICHEVER IS GREATER

Sale / Serial #: 17-655

Town of Sanford

Address: 410 Clark Rd.

Lot Size: 74.80 Ac., 300FF

Tax Map #: 121.00-1-24

Assessment: \$103,400

Description: 311 – Has Long Driveway w/ Gate At End, Grey DW Mobile Home w/ Lg. Deck & Approx. 24' x 40' Pole Barn / Steel Shed w/ Lean-To Storage On Each Side, Open & Wooded Property, Has Some Timber

School: Afton

Sale / Serial #: 17-660

Town of Sanford

Address: 400 Clark Rd.

Lot Size: 114.72 Ac., 300FF

Tax Map #: 121.04-1-1

Assessment: \$40,000

Description: 322 – Rural Vacant Land, Open & Wooded, Has Some Timber

School: Afton

Sale / Serial #: 17-659

Town of Sanford

Address: 417 Clark Rd.

Lot Size: 4.00 Ac., 747FF

Tax Map #: 121.00-1-49

Assessment: \$10,830

Description: 314 – Rural Vacant Land, Open & Wooded, (Across From #410), Lower Side Of Road.

School: Afton

410



400



417



SEE PICS BELOW

NO PIC

NO PIC

ALL 3 PROPERTIES OFFERED TOGETHER

Sale / Serial #: 17-655, 17-660, 17-659

Town of Sanford

Address: 410, 400 & 417 Clark Rd.

Lot Size: 74.80 Ac., 300FF; 114.72 Ac., 300FF; 4.00 Ac, 747FF

Tax Map #: 121.00-1-24; 121.04-1-1; 121.00-1-49

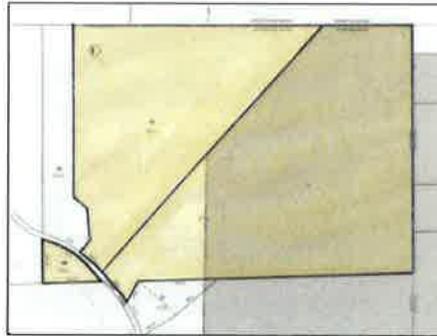
Assessment: \$103,400; \$40,000; \$10,830

Description: 311 – Has Long Driveway w/ Gate At End, Grey DW Mobile Home w/ Lg. Deck & Approx. 24' x 40' Pole Barn / Steel Shed w/ Lean-To Storage On Each Side, Open & Wooded Property, Has Some Timber; 322 – Rural Vacant Land, Open & Wooded, Has Some Timber; 314 – Rural Vacant Land, Open & Wooded, (Across From #410), Lower Side Of Road;

School: Afton

Directions: I-86/I-17 To Exit 11 – Sanford / Mc Clure / Rt. 41N 4 Mi. To N. Sanford Rd., Go 2 Mi. To Clark Rd., Go 1.9 Mi. To Properties On Right & Left (#417)

ALL 3 PARCELS



Photos Of 410 Clark Rd., Town of Sanford



Town of Triangle

Sale / Serial #: 16-751

Town of Triangle

Address: 340 Hemlock Hill Rd.

Lot Size: 50 Acres, 1,221FF

Tax Map #: 008.00-2-6.1

Assessment: \$90,000

Description: 322 – Rural Vac. > 10, Nice Vacant Parcel w/ Lots Of Road Frontage, Lots Of Possibilities

School: Whitney Point

Directions: From Whitney Point, Take Rt. 26N, 5 Mi. To Right On Hemlock Hill Rd., 3 Mi. To Place On Right, Across From Waverly Rd.



NO PIC

Town of Union

Sale / Serial #: 17-1213

Town of Union / Endicott

Address: 113 S Nanticoke Ave.

Lot Size: .11 Acres, 29FF

Tax Map #: 157.09-7-43

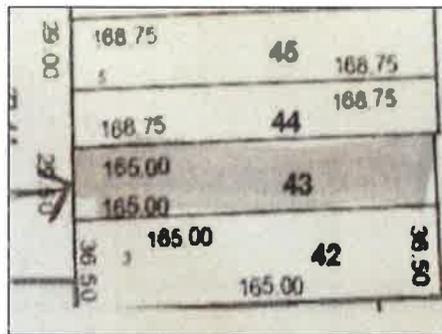
Assessment: \$9,512

Description: 483 – Restaurant, 2 Units, 5,592 Sf., Orange Stucco Sided 2-Sty Restaurant/Commercial Bldg. w/ Full Upstairs, Large Bldg. Vacant.

School: Union Endicott

Directions: Nanticoke Ave 100 Yards From Intersection of Rt. 26 & 17C.

Showing: Sat. 7/25/20, 10AM-11AM



Sale / Serial #: 17-1078

Town of Union / Johnson City

Address: 43 Endicott Ave.

Lot Size: 42FF x 127'

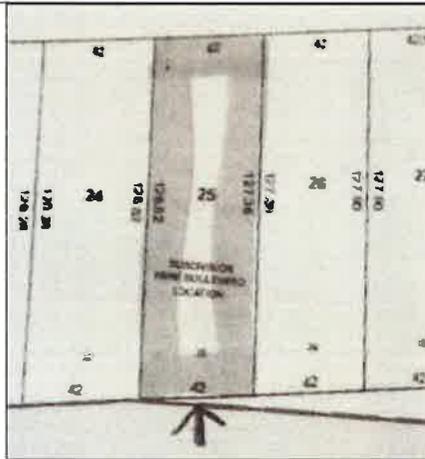
Tax Map #: 143.66-2-25

Assessment: \$2,450

Description: 230 – 3 Units, 1,712 Sf., Tan Sided w/ Green Trim 2-Sty 2 Family Home. Close to New Pharmacy School, Vacant. Property Has Fire Damage, Permits Needed.

School: Johnson City

Directions: Grand Ave to Willow St. to Endicott Ave.



Sale / Serial #: 17-1259
Town of Union / Johnson City

Address: 61 Massachusetts Ave.

Lot Size: .09 Acres

Tax Map #: 159.24-3-48.1

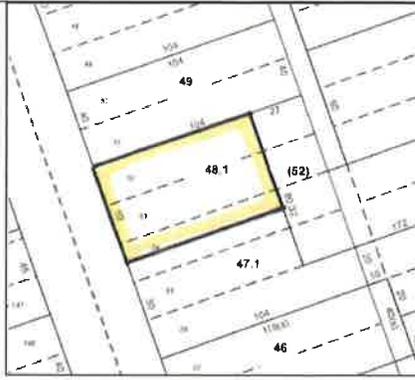
Assessment: \$2,800

Description: 210 – 1 Family Res.,
Yellow Vinyl Sided 2-Sty. Sgl. Family
Home, Vacant

School: Johnson City

Directions: Floral Ave. To
Massachusetts Ave.

Showing: Sat. 7/25/20, 1PM-2:30PM



Inside Photos Of 61 Massachusetts Ave., Town Of Union / Johnson City



Sale / Serial #: 17-1084

Town of Union / Johnson City

Address: 204 Hudson St.

Lot Size: 40FF x 120'

Tax Map #: 143.72-3-14

Assessment: \$2,200

Description: 220 - 2 Family Res., Gray
Sided 2-Family Home In Poor
Condition.

School: Johnson City

Directions: Floral Ave. Or Grand Ave.
To Hudson St.



Sale / Serial #: 16-961

Town of Union

Address: 820 Milan Ave.

Lot Size: 40FF x 118'

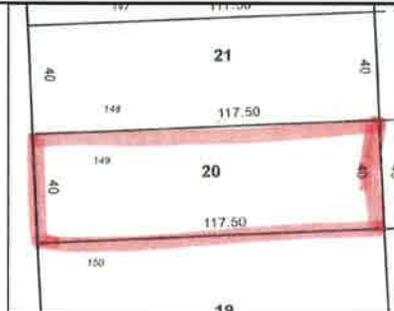
Tax Map #: 141.39-2-20

Assessment: \$300

Description: 311 - Res. Vac. Land,
Vacant Wooded Lot Between House #'s
818 & 824.

School: Union-Endicott

Directions: Oak Hill Ave. To Pine St.
To Milan Ave.



NO PIC

Sale / Serial #: 15-873

Town of Union / Endicott

Address: 107 Squires Ave.

Lot Size: 40FF x 118'

Tax Map #: 141.18-7-13

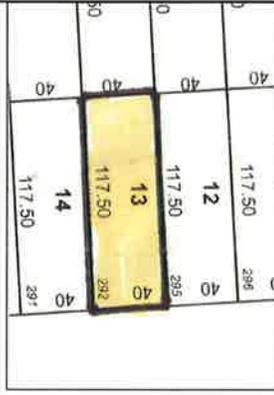
Assessment: \$2,500

Description: 210 - Family Res., Blue Sided 2-Sty. Sgl. Family Home w/ Detached Garage In Rear, Vacant

School: Union-Endicott

Directions: Watson Blvd. To Squires Ave.

Showing: Sun. 7/26/20, 11AM-12Noon



Sale / Serial #: 17-852

Town of Union

Address: 204 Boswell Hill Rd.

Lot Size: 0.17 Ac., 50FF

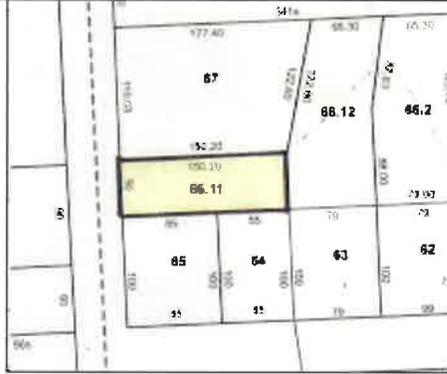
Tax Map #: 140.11-4-66.11

Assessment: \$250

Description: 312 Res. Vacant Lot

School: Union-Endicott

Directions: West Corners / Day Hollow Rd To Boswell Hill Rd, 1/10 Mi. To Lot On Right.



Sale / Serial #: 17-1245

Town of Union

Address: 626 Zimmer Ave.

Lot Size: 132FF x 175'

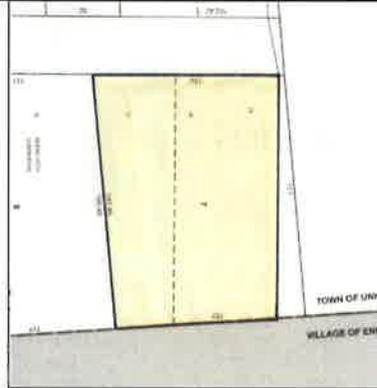
Tax Map #: 157.21-1-7

Assessment: \$200

Description: 311 Wooded Vacant Lot

School: Union-Endicott

Directions: Rt. 26 (Nanticoke Ave.) To Carden St. To Right On Day St., To Left On Zimmer Ac., Lot @ End Of Street On Right.



NO PIC

Sale / Serial #: 17-1219

Town of Union / Endicott

Address: 221 Cleveland Ave.

Lot Size: 50FF x 130'

Tax Map #: 157.10-5-25

Assessment: \$550

Description: 311 Fenced-In Vacant Village Lot

School: Union-Endicott

Directions: Rt. 17C By Arch To Harrison Ave. To 1st Right To Left On Cleveland; Or North St. To Cleveland.



NO PIC

Sale / Serial #: 17-1249

Town of Union

Address: 3101 Chatham Rd.

Lot Size: 55FF x 103'

Tax Map #: 158.05-6-6

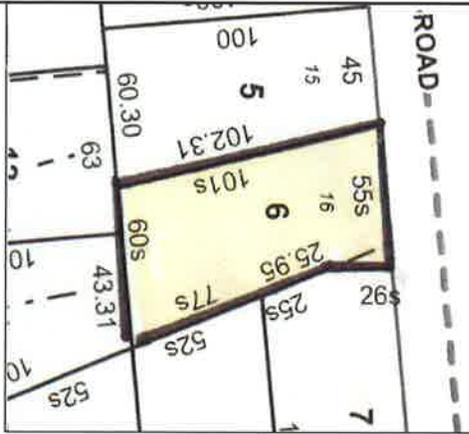
Assessment: \$2,400

Description: 210 1 Fam Res., Green Sided 2-Sty. Sgl. Fam. Home w/ 1-Car Attached Garage, Smaller Home, Vacant

School: Maine-Endwell

Directions: Route 17C By Monro Muffler-Endwell To Shady Dr. To Chatham Rd.

Showing: Sun. 7/26/20, 4PM-5PM



Sale / Serial #: 17-1250

Town of Union

Address: 702 Shady Dr.

Lot Size: 52FF x 120'

Tax Map #: 158.05-6-8

Assessment: \$2,600

Description: 210 1 Fam Res., Stucco Sided Sgl. Fam. Home, 1 1/2 Sty., Cute Little House, Occupied.

School: Maine-Endwell

Directions: Route 17C By Monro Muffler-Endwell To Shady Dr. To Chatham Rd.



Sale / Serial #: 17-1136

Town of Union / Endicott

Address: 527 Davis Ave.

Lot Size: 50FF x 125'

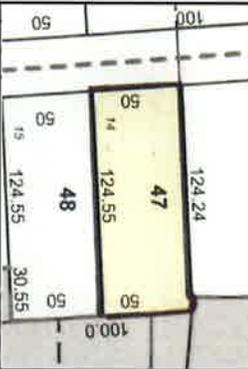
Tax Map #: 156.16-4-47

Assessment: \$150

Description: 311 Res. Vacant Village Lot, Wooded

School: Maine-Endwell

Directions: Just Past Ideal Hospital On Davis Ave.



NO PIC

Sale / Serial #: 17-816

Town of Union

Address: 940 Northwood Ent. W

Lot Size: 19' x 11' x 170' Strip

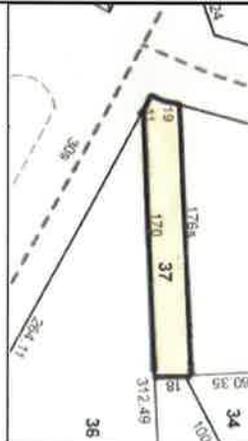
Tax Map #: 125.20-5-37

Assessment: \$200

Description: 330 Vacant Commercial Lot, Mowed, Goes To Corner & Fronts On Northwood – Goes Parallel W/ Brick Apt. Bldg.

School: Union-Endicott

Directions: Hooper Rd. To Northwood Ent. W Rd.



Sale / Serial #: 17-1016

Town of Union / Johnson City

Address: 60 Albany Ave.

Lot Size: 40FF x 134'

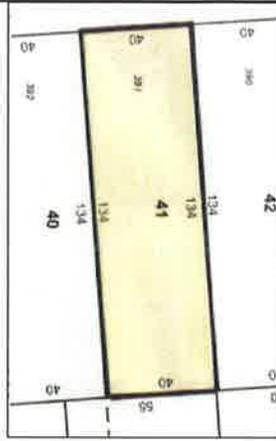
Tax Map #: 143.34-1-41

Assessment: \$3,400

Description: 220 - 2 Family Res., Sided 2-Sty. Home On Village Lot, Occupied.

School: Johnson City

Directions: Harry L Dr. To Albany Ave. (Right Turn By Cacciatore's)



Sale / Serial #: 17-1090

Town of Union / Johnson City

Address: 318 Grand Ave.

Lot Size: 46FF x 125'

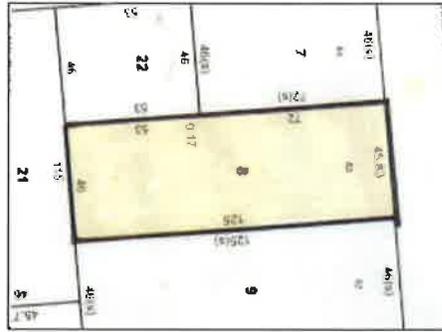
Tax Map #: 143-72-4-8

Assessment: \$4,600

Description: 210 1 Fam. Res., Tan Vinyl Sided 2-Sty. Sgl. Fam. Home w/ Garage In Rear, Occupied

School: Johnson City

Directions: Grand Ave, Parallel w/ Floral Ave.



Sale / Serial #: 17-1267

Town of Union / Johnson City

Address: 32 Fowler Ave.

Lot Size: 42FF x 125'

Tax Map #: 159.33-1-34

Assessment: \$2,900

Description: 210 1 Fam. Res., White Sided w/ Green Trim, 2-Sty. Sgl. Fam. Home w/ 1-Car Garage In Rear, Vacant

School: Johnson City

Directions: Riverside Dr. To Ethel St. To End To Right On Fowler Ave.

Showing: Sun. 7/26/20, 11AM-12Noon



Sale / Serial #: 17-1260

Town of Union / Johnson City

Address: 28 Ackley Ave.- Rear

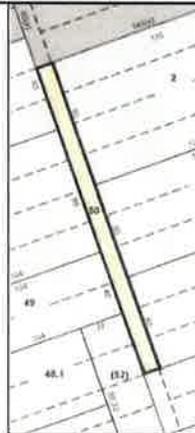
Lot Size: .20 Ac.

Tax Map #: 159.24-3-50

Assessment: \$100

Description: 311 - Res. Vac. Land, Rear Lot, Landlocked

School: Johnson City



NO PIC

The Following 9 Properties Will Be Sold TOGETHER

Sale / Serial #: 17-923
Town of Union / Endicott
Address: 16 Nassau Lane
Lot Size: .32 Acres
Tax Map #: 141.17-2-43
Assessment: \$200
Description: 311 – Paper Street

Sale / Serial #: 17-921
Town of Union / Endicott
Address: 18 Nassau Lane
Lot Size: .30 Acres
Tax Map #: 141.17-2-41
Assessment: \$200
Description: 311 – Paper Street

Sale / Serial #: 17-918
Town of Union / Endicott
Address: 20 Nassau Lane
Lot Size: .30 Acres
Tax Map #: 141.17-2-38
Assessment: \$200
Description: 311 – Paper Street

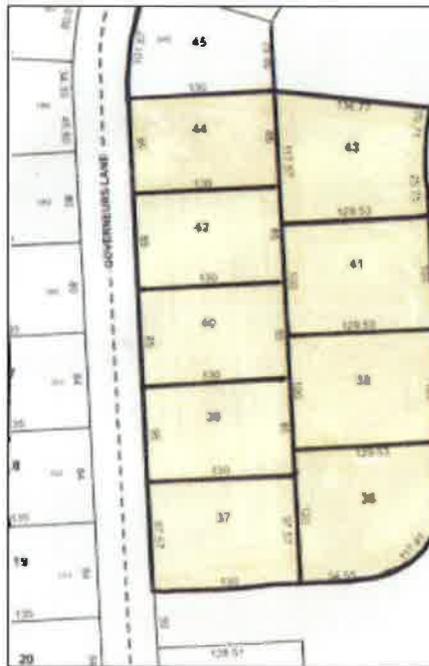
Sale / Serial #: 17-916
Town of Union / Endicott
Address: 22 Nassau Lane
Lot Size: .33 Acres
Tax Map #: 141.17-2-36
Assessment: \$200
Description: 311 – Paper Street
School: Union Endicott

Sale / Serial #: 17-917
Town of Union / Endicott
Address: 48 Gouverneurs Lane
Lot Size: .29 Acres
Tax Map #: 141.17-2-37
Assessment: \$200
Description: 311 – Paper Street

Sale / Serial #: 17-919
Town of Union / Endicott
Address: 50 Gouverneurs Lane
Lot Size: .25 Acres
Tax Map #: 141.17-2-39
Assessment: \$200
Description: 311 – Paper Street

Sale / Serial #: 17-920
Town of Union / Endicott
Address: 52 Gouverneurs Lane
Lot Size: .25 Acres
Tax Map #: 141.17-2-40
Assessment: \$200
Description: 311 – Paper Street

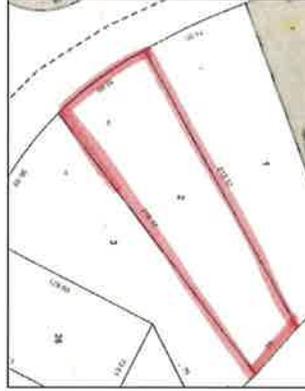
Sale / Serial #: 17-922
Town of Union / Endicott
Address: 54 Gouverneurs Lane
Lot Size: .25 Acres
Tax Map #: 141.17-2-42
Assessment: \$200
Description: 311 – Paper Street



Sale / Serial #: 17-924
Town of Union / Endicott
Address: 56 Gouvereurs Lane
Lot Size: .25 Acres
Tax Map #: 141.17-2-44
Assessment: \$200
Description: 311 – Paper Street
School: Union Endicott

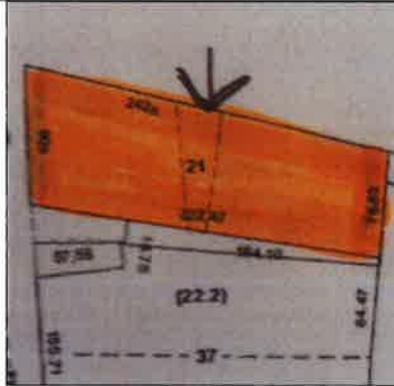
Town of Vestal

Sale / Serial #: 17-1347
Town of Vestal
Address: 317 Virginia Ave.
Lot Size: .027 Acres
Tax Map #: 173.31-2-2
Assessment: \$93,400
Description: 210 - 1 Family Res.,
White Ranch w/ 1-Car Attached Garage,
Occupied.
School: Vestal
Directions: Vestal 5-Corners To Main
St. To Kimble St. To Virginia Ave.



Town of Windsor

Sale / Serial #: 16-1408
Town of Windsor
Address: 218 Frost Rd.
Lot Size: .51 Ac., 90FF
Tax Map #: 163.12-3-21
Assessment: \$300
Description: 314 – Rural Vacant Lot,
Vacant Parcel, Borders Route 17 @ End
Of Street.
School: Windsor
Directions: Take I-86 To Exit 77 To
Right On Fairview Dr., Go ½ Mile To
Right On Front, To End Of Road.



NO PIC

Sale / Serial #: 17-1484
Town of Windsor
Address: 15 Maple Ave.
Lot Size: .23 Ac., 60FF
Tax Map #: 182.11-1-40
Assessment: \$48,900
Description: 210 – 1 Family Res.,
White Sided 2-Sty. Sgl. Family Village
Home w/ 1-Car Detached Garage,
Occupied
School: Windsor
Directions: Take I-86 To Windsor Exit
To Main St. To Left On Chapel St. To
Left On Academy St. To Right On
Maple Ave.



NOTES:

***** PLEASE NOTE CHANGE IN**

AUCTION LOCATION ***

Manasse Auction Yard

12 Henry Street (Route 26S), Whitney Point, NY

ONLINE BIDDING WILL BE AVAILABLE – PLEASE CALL AUCTION CO. FOR TERMS / INFORMATION

Lead Warning Statement

Housing built before 1978 may contain lead based paint. Lead from paint chips and dust can pose health hazards if not managed properly. The Broome County Health Department has information available at each County Auction for prospective bidders to review. Broome County

Department of Real Property Tax

Tax Maps Can Be Viewed On The

Broome County Website @ www.bcgis.com

All Properties Sold "AS IS"

Properties Must Be Researched PRIOR To Bidding

Brochure Is To Be Used Only As A Guide, And Is Subject To Change Updated Material Will Be Available @ www.manasseauctions.com - **Statements Made Day of Sale Take Precedence Over Printed Material.**

Please Note: Brochure Is Continually Being Updated, Please Keep Track Of Our Website @ www.manasseauctions.com For Updated Information.

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