

# **BROOME COUNTY** **REAL PROPERTY** **TAX FORECLOSURE** **AUCTION**

**Thursday, March 24, 2022 @ 5:30PM**

**Auction to be held at:**  
**The Holiday Inn Arena**  
**2-8 Hawley Street, Binghamton, NY**

**ONLINE BIDDING WILL BE AVAILABLE**

**- PLEASE CALL AUCTION CO. FOR TERMS / INFORMATION -**

**PLEASE NOTE: DEADLINE TO REGISTER FOR ONLINE BIDDING IS:**

**TUESDAY, MARCH 22, 2022 @ 12NOON**



Licensed Real Estate Brokers & Auctioneers  
Licensed Real Estate Brokers In NY & PA  
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607-692-4540 / 1-800-MANASSE  
[www.manasseauctions.com](http://www.manasseauctions.com)

**In Our 57th 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 **5:30 PM on Thursday, March 24, 2022, @ The Holiday Inn Binghamton, 2-8 Hawley Street, Binghamton, NY 13901.**
- 2) The auction bidders must register between **4:30 PM and 5:30 PM day of the 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 the day of auction. A receipt will be issued. **Persons are required to have multiple checks for payment purposes.** 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 BEFORE 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 the 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).** Before 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 and outstanding water/sewer bills;
    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) On The day of the Auction each bid must be settled with the deposit(s), auctioneer fee(s), and if applicable repair/maintenance cost(s). Successful bidders will receive a receipt of the 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 the 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, before the auction and to check the 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 – Or a minimum of \$1,000, plus 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 a **recording fee for the deed(s)**. This is due at closing which will occur **after legislation is approved**.

#### **DEPOSITS AND PAYMENTS**

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. At that time, the balance must be satisfied by **certified funds** payable to the **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 required within 30 business days of the notification from the 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 about 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. **If it is determined after the auction that a person owes delinquent taxes, payment in full for monies owed to the County will be due and collectable at time of closing, in addition to the balances owed on bids.**

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 2022 Village Tax and the 2022 City / Town & County 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, according 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, March 24, 2022, @ 5:30 PM** at The Holiday Inn Binghamton, 2-8 Hawley Street, Binghamton, NY 13901.

Registration will start at 4:30PM 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 a bid is \$1,000 or less, the full amount is required the day of the auction. If the bid is over \$1,000, of 10% of the bid – Or a minimum of \$1,000, plus the repair/ maintenance costs are 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.

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

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

*All Properties Sold "AS IS" –*

*Properties Must Be Researched Before Bidding*

Brochure Is to Be Used Only as A Guide, And Is Subject to Change

Updated Material Will Be Available @ [www.manasseauctions.com](http://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](http://www.manasseauctions.com)

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**TUESDAY, MARCH 22, 2022 @ 12NOON**

# Showing Dates & Times

**Saturday, March 19, 2022**

## **10:00AM-11:30AM**

City of Binghamton  
City of Binghamton  
City of Binghamton

Sale / Serial #: 158  
Sale / Serial #: 267  
Sale / Serial #: 270

15 Allen St.  
6 Robert St.  
2 Wales Ave.

## **12:00PM-1:30PM**

City of Binghamton  
City of Binghamton  
City of Binghamton  
City of Binghamton

Sale / Serial #: 657  
Sale / Serial #: 858  
Sale / Serial #: 827  
Sale / Serial #: 894

15 Hancock St.  
113 Sherwood St.  
112 Decatur St.  
73 Morgan Rd.

## **2:00PM-3:00PM**

City of Binghamton  
City of Binghamton  
City of Binghamton

Sale / Serial #: 182  
Sale / Serial #: 425  
Sale / Serial #: 423

64 Mygatt St.  
8 Florence St.  
10 Florence St.

## **3:15PM-4:15PM**

City of Binghamton  
Town of Dickinson

Sale / Serial #: 30  
Sale / Serial #: 399

18 Johnson St.  
51 Pulaski St.

## **4:30PM-6:00PM**

City of Binghamton  
City of Binghamton  
City of Binghamton  
City of Binghamton  
City of Binghamton

Sale / Serial #: 109  
Sale / Serial #: 287  
Sale / Serial #: 297  
Sale / Serial #: 772  
Sale / Serial #: 355

51 Bevier St.  
99 Louisa St.  
122 Moeller St.  
6 Riverside St.  
15 Grandview Ave.

**Sunday, March 20, 2022**

## **11AM-11:30AM**

Town of Union

Sale / Serial #: 1203

111 Dwight Ave.

## **12PM-1:15PM**

Town of Union  
Town of Union  
Town of Union

Sale / Serial #: 1080  
Sale / Serial #: 1081  
Sale / Serial #: 1110

3 Endwell St.  
31 Second St.  
40 Avon St.

## **1:30PM-2:45PM**

Town of Union  
City of Binghamton  
City of Binghamton  
City of Binghamton

Sale / Serial #: 1371  
Sale / Serial #: 652  
Sale / Serial #: 377  
Sale / Serial #: 490

268 Ackley Ave.  
28 Riverside Dr.  
8 Westmoor Place  
10 Mather St.

## **4PM-5PM**

Town of Kirkwood  
Town of Kirkwood

Sale / Serial #: 485  
Sale / Serial #: 487

435 Upper Bevier St.  
457 Upper Bevier St.

# City of Binghamton

**Sale / Serial #: 30**

**City of Binghamton**

**Address: 18 Johnson St**

**Lot Size:** 0.15 Ac. Lot, 80FF, 80FF,  
80FF, Corner Lot on 2 Streets

**Tax Map #:** 143.68-4-32

**Assessment:** \$49,700

**Description:** 220 – 2 Family Res, Blue  
Vinyl Sided 2-Sty, 2-Family Home,  
Vacant

**School:** Binghamton

**Directions:** Glendale Ave to Baxter St,  
Corner of Baxter & Johnson & Cliff  
Ave

**Showing:** Sat., March 19, 3:15PM-  
4:15PM



**Sale / Serial #: 109**

**City of Binghamton**

**Address: 51 Bevier St**

**Lot Size:** 40FF x 146

**Tax Map #:** 144.51-2-29

**Assessment:** \$59,000

**Description:** 210 – 1 Family Res,  
Blue, Vinyl Sided 2-Family Home, 2-  
Sty, Vacant

**School:** Binghamton

**Directions:** Glendale Ave to Baxter St,  
Corner of Baxter & Johnson & Cliff  
Ave

**Showing:** Sat., March 19, 4:30PM-  
6PM



**Sale / Serial #: 158**

**City of Binghamton**

**Address: 15 Allen St.**

**Lot Size:** 53FF x 160

**Tax Map #:** 144.67-2-23

**Assessment:** \$32,900

**Description:** 210 – 1 Family Res,  
Brown Vinyl Sided, 2-Sty, Sgl-Fam  
Home w/ 1 Car Garage in Rear, Vacant

**School:** Binghamton

**Directions:** Frederick St to Right onto  
Brandywine St to left onto State St to  
Right onto Allen St, Go 50Ft to  
Property on Right

**Showing:** Sat., March 19, 10AM-  
11:30AM



**Sale / Serial #:** 179  
**City of Binghamton**  
**Address:** 32 Cypress St  
**Lot Size:** 45FF x 150  
**Tax Map #:** 144.71-1-20  
**Assessment:** \$7,300

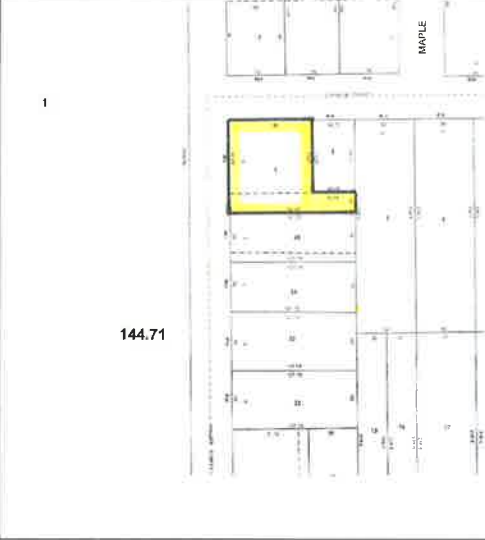
**Description:** 311 – Res Vac Land  
**School:** Binghamton  
**Directions:** Mygatt St to Cypress St  
1/10 to Lot on Left, Next to Blue  
House #34



**NO  
PICTURE**

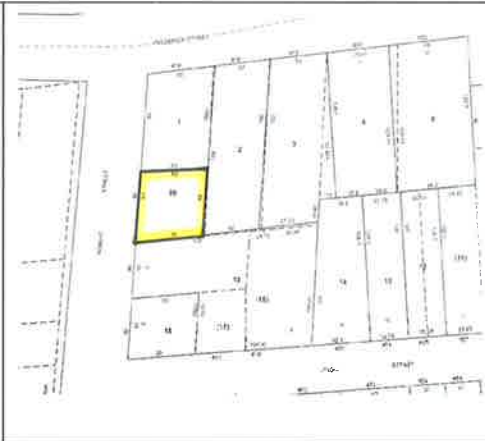
**Sale / Serial #:** 182  
**City of Binghamton**  
**Address:** 64 Mygatt St  
**Lot Size:** 0.20, 92FF & 85FF, Corner  
Lot  
**Tax Map #:** 144.71-2-1  
**Assessment:** \$57,000

**Description:** 220 – 2 Family Res, Lt  
Green Vinyl Sided, 2-Sty, 2-Family  
Home on Corner Lot, Blacktop DW,  
w/ 1 Car Detached Garage in Rear,  
Appears to Be Nice!  
**School:** Binghamton  
**Directions:** Clinton St or Prospect St  
to Mygatt St  
**Showing:** Sat., March 19, 2PM-3PM



**Sale / Serial #:** 199  
**City of Binghamton**  
**Address:** 6 Robert St  
**Lot Size:** 63FF x 60  
**Tax Map #:** 144.75-2-20  
**Assessment:** \$49,700

**Description:** 230 – 3 Family Res,  
Peach Colored Sided 2-Sty, 2-Family  
Home, Vacant  
**School:** Binghamton  
**Directions:** Frederick St to Robert St  
**Showing:** Sat., March 19, 10AM-  
11:30AM



**Sale / Serial #:** 267  
**City of Binghamton**  
**Address:** 38 Robinson St  
**Lot Size:** 0.12, 40FF  
**Tax Map #:** 144.83-3-15  
**Assessment:** \$7,100

**Description:** 311 – Res Vac Land,  
Vacant Lot, West End, Robinson St  
**School:** Binghamton



**NO  
PICTURE**

**Sale / Serial #: 270**

**City of Binghamton**

**Address: 2 Wales Ave**

**Lot Size: 50FF x 100**

**Tax Map #: 144.83-3-38**

**Assessment: \$57,500**

**Description:** 210 – 1 Family Res, White Vinyl Sided, 2-Sty, Sgl-Family Home, White/Black Shutters, Blacktop Driveway, 1 Car Garage in Rear, Fence in Front, Vacant

**School:** Binghamton

**Directions:** Robinson St by 363 Overpass & By Prince Deli to Wales Ave

**Showing: Sat., March 19, 10AM-11:30AM**



**Sale / Serial #: 287**

**City of Binghamton**

**Address: 99 Louisa St**

**Lot Size: 50FF x 135**

**Tax Map #: 145.53-1-19**

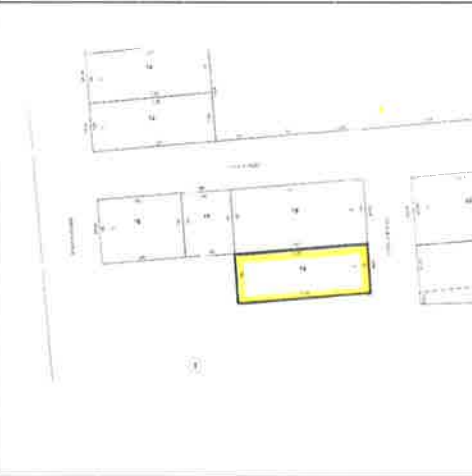
**Assessment: \$43,300**

**Description:** 210 – 1 Family Res, Tan Sided, Sgl-Sty Sgl-Fam Home, Very Nice Appearance, Vacant

**School:** Binghamton

**Directions:** Broad Ave to Hill St to Right on Louisa St, Borders Hwy

**Showing: Sat., March 19, 4:30PM-6PM**



**Sale / Serial #: 288**

**City of Binghamton**

**Address: 32 Bingham St**

**Lot Size: 50FF x 100**

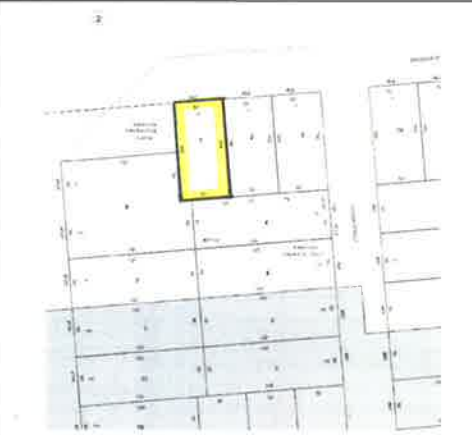
**Tax Map #: 145.53-2-1**

**Assessment: \$10,600**

**Description:** 311 – Res Vac Land, Vacant Open Lot Behind Tsha's Kitchen Rest

**School:** Binghamton

**Directions:** Broad Ave to Abbott to Louisa St, to Left on Bingham St, Go 100Ft to Prop on Left



**NO  
PICTURE**



**Sale / Serial #: 291**

**City of Binghamton**

**Address: 148 Gaylord St**

**Lot Size: 68 x 33**

**Tax Map #: 145.54-2-14**

**Assessment: \$400**

**Description:** 311 – Res Vac Land,  
Vacant Parcel

**School:** Binghamton

**Directions:** Gaylord St to Very End,  
Along Hwy



**NO  
PICTURE**

**Sale / Serial #: 297**

**City of Binghamton**

**Address: 122 Moeller St**

**Lot Size: 50FF x 115**

**Tax Map #: 145.61-3-27**

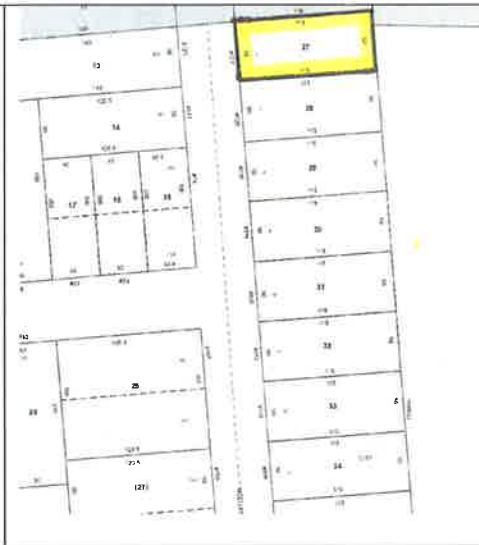
**Assessment: \$73,300**

**Description:** 220 – 2 Family Res, Tan  
Vinyl Sided, 2 Family Home, In Good  
Area, Vacant, Garage in Rear, Backs  
Up To East Middle School

**School:** Binghamton

**Directions:** From Robinson St, Take  
Moeller St, 5 Blocks to Close to End  
By Hwy

**Showing: Sat., March 19, 4:30PM-  
6PM**



**Sale / Serial #: 355**

**City of Binghamton**

**Address: 15 Grandview Ave**

**Lot Size: 50FF x 112**

**Tax Map #: 145.80-1-26**

**Assessment: \$47,500**

**Description:** 210 – 1 Family Res, Gray  
Sgl Family Home, w/ Red Shutters, w/  
Small 1 Car Garage, Real Cute Place,  
In Nice Area, Vacant

**School:** Binghamton

**Directions:** Robinson St to Grandview  
Ave Across from Fairview Park

**Showing: Sat., March 19, 4:30PM-  
6PM**



**Sale / Serial #: 377**

**City of Binghamton**

**Address: 8 Westmoor Place**

**Lot Size: 50FF x 125**

**Tax Map #: 159.34-1-38**

**Assessment: \$67,500**

**Description:** 210 – 1 Family Res, Tan Sided/Br Cedar Shake Sided, Sgl-Sty, Sgl-Fam Home, w/ 1 Car Garage in Rear, Nice Westside Neighborhood

**School:** Binghamton

**Directions:** Main St to Left on Floral Ave to Left on West End Ave to Right on Armory Lane to Right on Westmoor Place, Go 200Ft to Property on Right

**Showing: Sun., March 20, 1:30PM-2:45PM**



**Sale / Serial #: 423**

**City of Binghamton**

**Address: 10 Florence St**

**Lot Size: 32FF x 56, 50FF Corner Lot**

**Tax Map #: 160.21-3-1**

**Assessment: \$34,900**

**Description:** 220 – 2 Family Res, Brown Vinyl Sided w/ Dk Brown Trim, 2-Family Home, On Corner Lot, w/ Own Driveway, Occupied

**School:** Binghamton

**Directions:** From Downtown Binghamton Take Main St to Right on Florence St., Property on the Right, Corner of Florence & Charlotte, By Tom's Cards & Gifts

**Showing: Sat., March 19, 2PM-3PM**



**Sale / Serial #: 425**

**City of Binghamton**

**Address: 8 Florence St**

**Lot Size: 48FF x 87**

**Tax Map #: 160.21-3-20**

**Assessment: \$46,400**

**Description:** 220 – 2 Family Res,  
Green Sided, 2-Sty, 2-Family Home  
with Own Driveway, Garage in Rear,  
Occupied

**School:** Binghamton

**Directions:** From Downtown  
Binghamton Take Main St to Right on  
Florence St., Property on Right, By  
Tom's Cards & Gifts

**Showing: Sat., March 19, 2PM-3PM**



**THE FOLLOWING (2)  
PROPERTIES WILL BE SOLD  
TOGETHER:**

**Sale / Serial #: 429**

**City of Binghamton**

**Address: 5 Hudson St**

**Lot Size: 30FF x 64**

**Tax Map #: 160.22-1-6**

**Assessment: \$1,500**

**Description:** 330 – Vacant Comm,  
Vacant Comm'l Lot, Close to RR  
Tracks

**Sale / Serial #: 430**

**City of Binghamton**

**Address: 3 Hudson St**

**Lot Size: 50FF x 65**

**Tax Map #: 160.22-1-7**

**Assessment: \$1,000**

**Description:** 330 – Vacant Comm,  
Vacant Comm'l Lot, Close to RR  
Tracks

**School:** Binghamton

**Directions:** Clinton St to Hudson St,  
Go to End, and Go Straight to Lots on  
Right



**NO  
PICTURE**

**Sale / Serial #: 482**

**City of Binghamton**

**Address: 100 ½ Main St**

**Lot Size: 17FF x 110**

**Tax Map #: 160.30-3-30**

**Assessment: \$30,000**

**Description:** 438 – Parking Lot, Blacktop Parking Lot, 17FF For Driveway, Believed to Convey ROW to #98, Office Building

**School:** Binghamton

**Directions:** From Downtown Binghamton Take Main St



**Sale / Serial #: 485**

**City of Binghamton**

**Address: 109 Walnut St**

**Lot Size: 49FF x 165**

**Tax Map #: 160.31-1-16**

**Assessment: \$7,500**

**Description:** 311 – Res Vac Land, Vacant Lot with Wooded Barn in Rear

**School:** Binghamton

**Directions:** Front St to North St to Walnut or Main St to Walnut St



**Sale / Serial #: 490**

**City of Binghamton**

**Address: 10 Mather St**

**Lot Size: 54FF x 130**

**Tax Map #: 160.31-1-43**

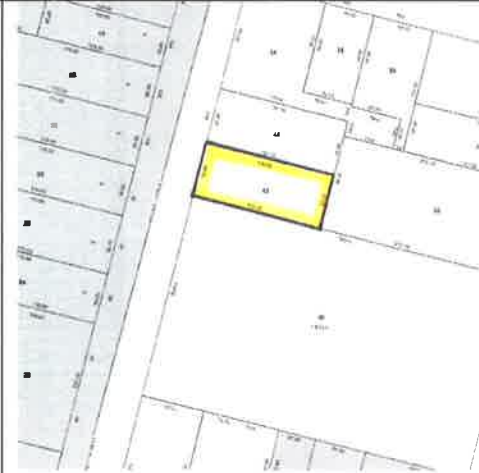
**Assessment: \$58,600**

**Description:** 210 – 1 Family Res, Blue Vinyl Sided, 2-Sty, Sgl-Family Home, in Area of Many New Remodels, Vacant

**School:** Binghamton

**Directions:** Main St to Mather St (One Way, Have to go to Walnut to North to Mather)

**Showing: Sun., March 20, 1:30PM-2:45PM**



**Sale / Serial #: 652**  
**City of Binghamton**  
**Address: 28 Riverside Dr.**  
**Lot Size: 60FF x 75**  
**Tax Map #: 160.55-2-30**

**Assessment: \$76,300**  
**Description:** 483 – Converted Res, Green Sided, White Trim, 2-Sty, Converted Home, Professional Offices, Good Location, Professional Area, Vacant

**School:** Binghamton  
**Directions:** From Downtown Binghamton, Take Riverside Dr. to Property on Right, Corner of Riverside & Oak, Across from Temple Concord  
**Showing: Sun., March 20, 1:30PM-2:45PM**



**Sale / Serial #: 657**  
**City of Binghamton**  
**Address: 15 Hancock St**  
**Lot Size: 50FF x 150**  
**Tax Map #: 160.58-2-21**

**Assessment: \$55,000**  
**Description:** 220 – 2 Family Res, White Sided/Green Trim 2-Sty, 2-Family Home w/ Chain Link Fence, One Way Street, Vacant

**School:** Binghamton  
**Directions:** Conklin Ave to Birch St to Hancock St  
**Showing: Sat., March 19, 12PM-1:30PM**



**Sale / Serial #: 676**  
**City of Binghamton**  
**Address: 214 Conklin Ave**  
**Lot Size: 50FF x 120**  
**Tax Map #: 160.60-1-13**

**Assessment: \$25,000**  
**Description:** 220 – 2 Family Res, White Sided, 2 Sty, 2 Family Home, In Rough Condition, Vacant

**School:** Binghamton  
**Directions:** Tompkins St to Right On Conklin Ave, 1/10 Mile On Left



**THE FOLLOWING (2)  
PROPERTIES WILL BE SOLD  
TOGETHER:**

**Sale / Serial #:** 772  
**City of Binghamton**  
**Address:** 6 Riverside St  
**Lot Size:** 50FF x 134  
**Tax Map #:** 161.23-1-23  
**Assessment:** \$48,000  
**Description:** 210 – 1 Family Res,  
Yellow Sided, 2-Sty, Sgl-Fam House,  
Vacant  
**Showing:** Sat., March 19, 4:30PM-  
6PM

**Sale / Serial #:** 773  
**City of Binghamton**  
**Address:** 8 Riverside St  
**Lot Size:** 50FF x 134  
**Tax Map #:** 161.23-1-24  
**Assessment:** \$10,500  
**Description:** 311 – Res Vac Land  
**School:** Binghamton  
**Directions:** Court St (Across From  
Burger King, to Riverside St, 3rd Place  
on Right

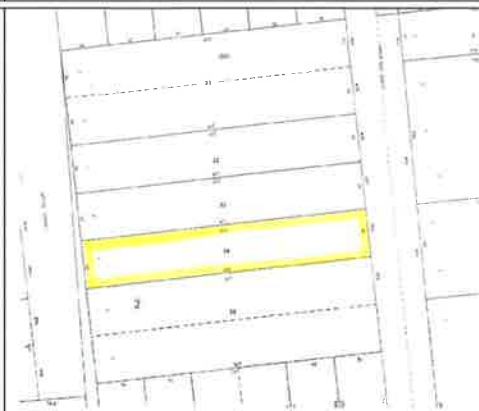


**Sale / Serial #:** 818  
**City of Binghamton**  
**Address:** 47 Harding Ave  
**Lot Size:** 60FF x 212  
**Tax Map #:** 161.47-2-14  
**Assessment:** \$3,500  
**Description:** 311 – Res Vac Land,  
Vacant Wooded Lot, Next to House  
#45  
**School:** Binghamton  
**Directions:** Conklin Ave to Right on  
Burr Ave, To Left on Iva St, To Right  
on Decatur St, To Left onto Harding  
Ave, 0.2 Miles to Property on Left



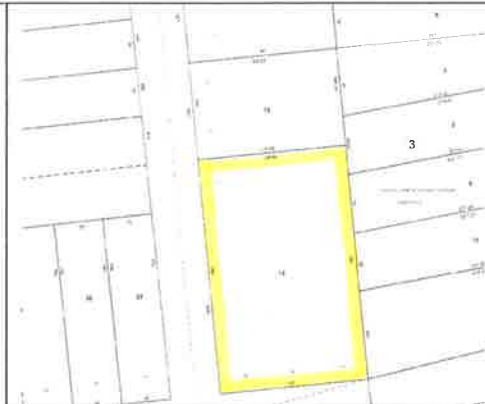
**NO  
PICTURE**

**Sale / Serial #:** 820  
**City of Binghamton**  
**Address:** 32 Overland Dr.  
**Lot Size:** 50FF x 300  
**Tax Map #:** 161.47-2-34  
**Assessment:** \$3,800  
**Description:** 311 – Res Vac Land,  
Vacant Wooded Lot  
**School:** Binghamton  
**Directions:** Conklin Ave to Felters Rd  
to Right on Dewey Ave to Left on  
Overland Dr to Lot on Right



**NO  
PICTURE**

**Sale / Serial #:** 821  
**City of Binghamton**  
**Address:** 35 Overland Dr  
**Lot Size:** 240FF x 150  
**Tax Map #:** 161.47-3-12  
**Assessment:** \$12,600  
**Description:** 311 – Res Vac Land,  
Vacant, Wooded Lot  
**School:** Binghamton  
**Directions:** Conklin Ave to Felters Rd  
to Right on Dewey Ave to Left on  
Overland Dr to Lot on Left

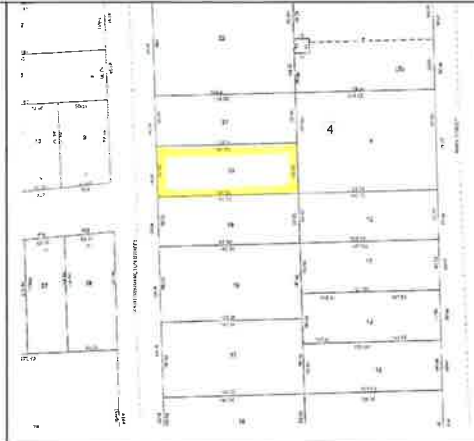


**NO  
PICTURE**

**Sale / Serial #:** 827  
**City of Binghamton**  
**Address:** 112 Decatur St  
**Lot Size:** 60FF x 145  
**Tax Map #:** 161.54-2-33  
**Assessment:** \$28,000  
**Description:** 210 – 1 Family Res,  
Brown Cedar Sided Raised Ranch  
Home, w/ 1 Car Garage Underneath,  
Vacant, Driveway, Nice Looking Place  
**School:** Binghamton  
**Directions:** Conklin Ave to Right onto  
Burr Ave, to Left onto Iva St, Turn  
Right onto Decatur St, Go 0.3 Miles to  
Place on Right  
**Showing:** Sat., March 19, 12PM-  
1:30PM



**Sale / Serial #:** 852  
**City of Binghamton**  
**Address:** 141 S Washington St  
**Lot Size:** 50FF x 140  
**Tax Map #:** 176.25-4-20  
**Assessment:** \$7,000  
**Description:** 311 – Res Vac Land,  
Vestal Ave to S. Washington St, Has  
'Lean To' on property  
**School:** Binghamton  
**Directions:** 434W/State St to Left onto  
S. Washington St. Go 0.6 Miles to  
Prop on Left



**Sale / Serial #: 858**

**City of Binghamton**

**Address: 113 Sherwood Ave**

**Lot Size: 70FF x 114**

**Tax Map #: 176.26-2-27**

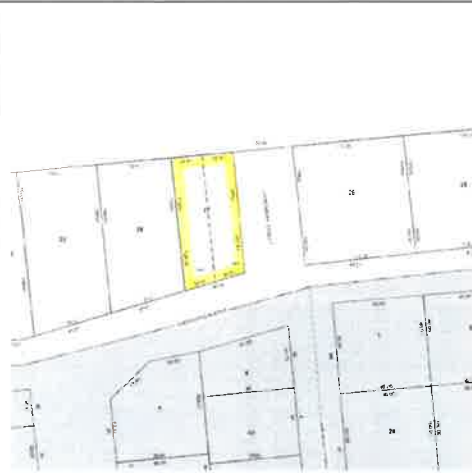
**Assessment: \$38,000**

**Description:** 210 – 1 Family Res,  
Yellow Vinyl Sided, Sgl-Sty Raised  
Ranch Type Home, Real Nice  
Appearance, Vacant?

**School:** Binghamton

**Directions:** Vestal Ave to let on S.  
Washington St to Left onto Woodland  
Ave, to Left onto Indiana St, Go 0.2  
Miles to Property

**Showing: Sat., March 19, 12PM-  
1:30PM**



**Sale / Serial #: 894**

**City of Binghamton**

**Address: 73 Morgan Rd**

**Lot Size: 65FF x 124**

**Tax Map #: 176.50-1-16**

**Assessment: \$51,000**

**Description:** 210 – 1 Family Res,  
White Sided/Tan Brick, Sgl Sty, Sgl  
Fam Home, Vacant

**School:** Binghamton

**Directions:** Southside: Park Ave to  
Morgan Rd, 4/10 Mile to House on  
Left

**Showing: Sat., March 19, 12PM-  
1:30PM**



## ***Town of Binghamton***

**Sale / Serial #: 77**

**Town of Binghamton**

**Address: 39 Forest Hill Rd**

**Lot Size: 0.73 Acre Lot, 47FF**

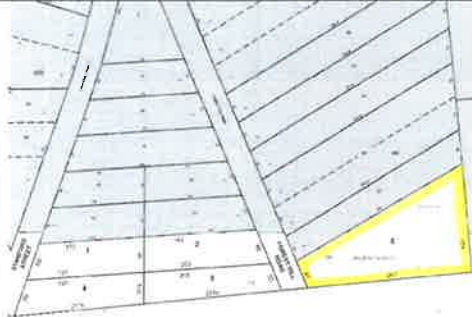
**Tax Map #: 161.14-1-5**

**Assessment: \$9,500**

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

**School:** Susquehanna Valley

**Directions:** Conklin Ave to Right on  
Burr Ave to Left on Iva St to Right on  
Decatur St to Right onto Harding Ave to  
Right on Forest Hill Rd, Go 0.1 Mile to  
End of Road to Property on Left



**NO  
PICTURE**



**Sale / Serial #: 79**

**Town of Binghamton**

**Address: 34 Forest Hill Rd**

**Lot Size: 0.22 Ac. Lot, 60FF**

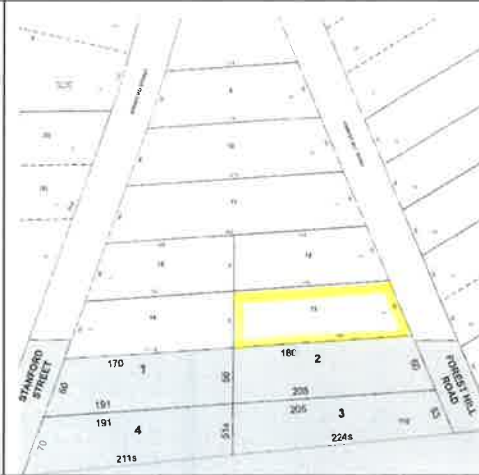
**Tax Map #: 161.55-1-13**

**Assessment: \$1000**

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

**School: Susquehanna Valley**

**Directions: Conklin Ave to Right on  
Burr Ave to Left on Iva St to Right on  
Decatur St to Right onto Harding Ave  
to Right on Forest Hill Rd, Go 0.1 Mile  
to End of Road to Property on Right**



**NO  
PICTURE**

**Sale / Serial #: 80**

**Town of Binghamton**

**Address: 6 Stanford Rd**

**Lot Size: 0.21Acre Lot, 60FF**

**Tax Map #: 161.55-1-14**

**Assessment: \$1,000**

**Description: 311 – Res Vac Land,  
Vacant, Open Lot**

**School: Susquehanna Valley**

**Directions: Conklin Ave to Right onto  
Burr Ave to left onto Iva St to Right  
onto Decatur St to Right onto Harding,  
Go 0.2 Miles to Property on Right**



**NO  
PICTURE**

**Sale / Serial #: 81**

**Town of Binghamton**

**Address: 17 Stanford Rd**

**Lot Size: 0.20 Acre Lot, 60FF**

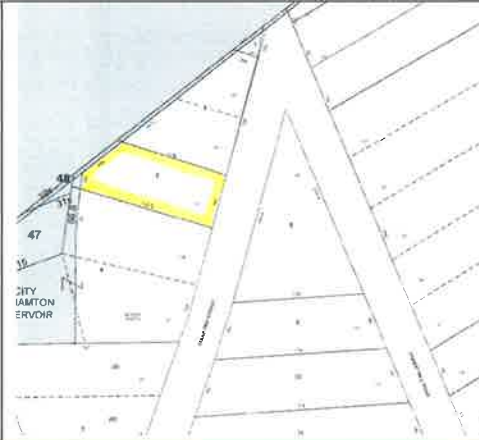
**Tax Map #: 161.55-1-3**

**Assessment: \$1,500**

**Description: 311 – Res Vac Land,  
Vacant Open Lot Over Bank**

**School: Susquehanna Valley**

**Directions: Conklin Ave to Right onto  
Burr Ave to left onto Iva St to Right  
onto Decatur St to Right onto Harding,  
Go 0.2 Miles to Property on Left**

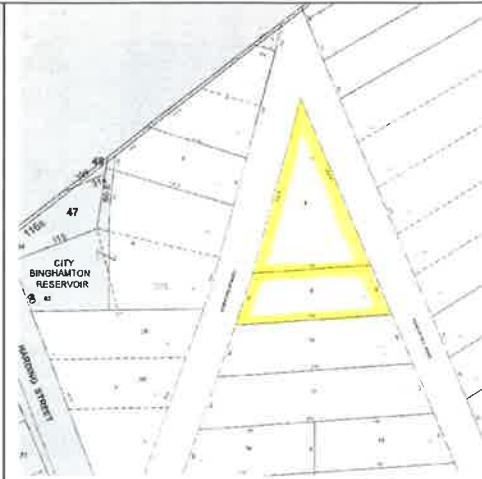


**NO  
PICTURE**

**THE FOLLOWING (2)  
PROPERTIES WILL BE SOLD  
TOGETHER:**

**Sale / Serial #:** 82  
**Town of Binghamton**  
**Address:** 16 Stanford Rd  
**Lot Size:** 0.29 Ac. Lot, 203FF & 60FF  
**Tax Map #:** 161.55-1-8  
**Assessment:** \$6,300  
**Description:** 311 – Res Vac Land

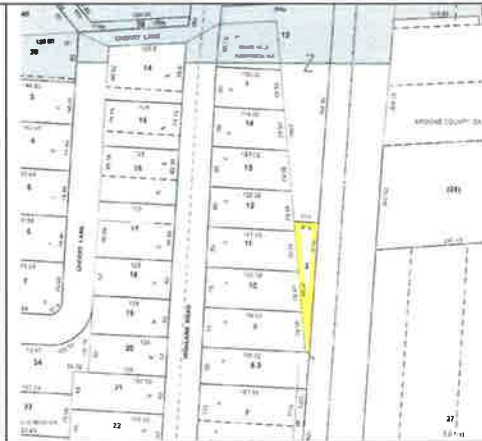
**Sale / Serial #:** 83  
**Town of Binghamton**  
**Address:** 14 Stanford Rd  
**Lot Size:** 0.21 Ac. Lot, 60FF & 203FF  
**Tax Map #:** 161.55-1-9  
**Assessment:** \$5,500  
**Description:** 311 – Res Vac Land,  
Vacant Wooded Lots, w/ Frontage on  
Stanford Rd & Forest Hill Rd  
**School:** Susquehanna Valley  
**Directions:** Conklin Ave to Right onto  
Burr Ave to left onto Iva St to Right onto  
Decatur St to Right onto Harding, Go 0.2  
Miles to End of Road to Lots on Right



**NO  
PICTURE**

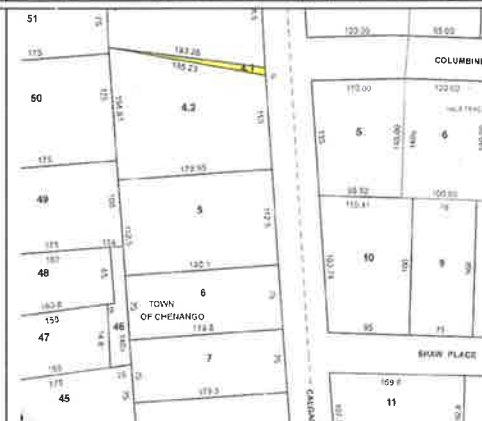
***Town of Chenango***

**Sale / Serial #:** 173  
**Town of Chenango**  
**Address:** 24 Highland Rd Rear  
**Lot Size:** 0.11 Ac. Lot  
**Tax Map #:** 112.06-2-2  
**Assessment:** \$100  
**Description:** 311 – Res Vac Land  
**School:** Chenango Valley



**NO  
PICTURE**

**Sale / Serial #:** 176  
**Town of Chenango**  
**Address:** 17 1/2 Calgary Ln  
**Lot Size:** 0.02, 6FF  
**Tax Map #:** 112.07-2-4.1  
**Assessment:** \$100  
**Description:** 311 – Res Vac Land  
**School:** Chenango Valley



**NO  
PICTURE**

**Sale / Serial #:** 172

**Town of Chenango**

**Address:** 134 Wilson Hill Rd

**Lot Size:** 1.00 Ac. Lot, 150FF

**Tax Map #:** 111.05-1-18

**Assessment:** \$1,000

**Description:** 311 – Res Vac Land,  
Landlocked, Fronts on Paper St (Road  
Was Never Developed)

**School:** Johnson City



**NO  
PICTURE**

## Town of Colesville

**Sale / Serial #:** 216

**Town of Colesville**

**Address:** 182 Bates Rd Rear

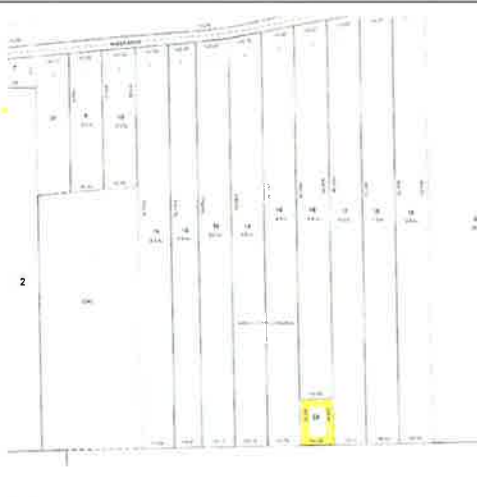
**Lot Size:** 0.66 Ac. Lot,

**Tax Map #:** 100.01-2-23

**Assessment:** \$1000

**Description:** 311 – Res Vac Land

**School:** Harpursville



**NO  
PICTURE**

## Town of Conklin

**Sale / Serial #:** 332

**Town of Conklin**

**Address:** 65 Alta Rd

**Lot Size:** 50 x 180

**Tax Map #:** 162.18-1-26

**Assessment:** \$83

**Description:** 311 – Res Vacant Land,  
Borders River, Landlocked because  
Street Never Developed/Paper St

**School:** Susquehanna Valley

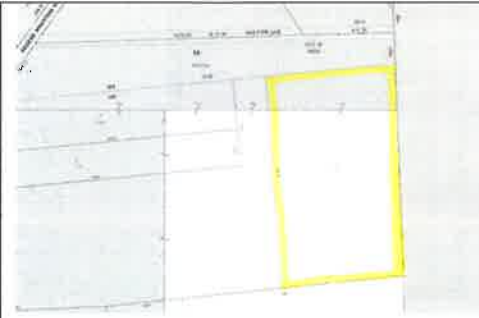
**Directions:** Conklin Rd/Route 7 to  
Lawrence Ave, Alta Rd is a Paper  
St/Never Developed



**NO  
PICTURE**

# Town of Dickinson

**Sale / Serial #:** 357  
**Town of Dickinson**  
**Address:** 20 Rogers Mountain Way  
**Lot Size:** 10.00 Ac. Lot  
**Tax Map #:** 129.14-1-1  
**Assessment:** \$5,000  
**Description:** 311 – Res Vac Land.,  
Property on Left Across From #38,  
Landlocked  
**School:** Chenango Valley  
**Directions:** Phelps St to Rogers  
Mountain Way



**NO  
PICTURE**

**Sale / Serial #:** 399  
**Town of Dickinson**  
**Address:** 51 Pulaski St.  
**Lot Size:** 0.10 Acre Lot, 120FF  
**Tax Map #:** 143.52-1-22  
**Assessment:** \$51,800  
**Description:** 270 – Mfg Housing,  
Gray Sided/Red Shutters, Double  
Wide Mobile Home on Concrete  
Foundation, Vacant  
**School:** Chenango Valley  
**Directions:** Glenwood to Sunset to  
Pulaski  
**Showing:** Sat., March 19, 3:15PM-  
4:15PM



# Town of Fenton

**Sale / Serial #:** 439  
**Town of Fenton**  
**Address:** 164 Dumas Hill Rd  
**Lot Size:** 1.60 Ac. Lot, 46FF  
**Tax Map #:** 096.16-1-11  
**Assessment:** \$800  
**Description:** 314 – Rural Vac<10,  
Vacant Parcel, Paper St (Road Never  
Developed)  
**School:** Harpursville  
**Directions:** Rte 369 to Ballyhack Rd  
to Pleasant Hill Rd, 1.5 Miles to Left  
on Youngs Rd, Becomes Dumas Hill  
Rd, Paper St, (Road Never Developed)



**NO  
PICTURE**

# Town of Kirkwood

**THE FOLLOWING (2)  
PROPERTIES SELL TOGETHER:**

**Sale / Serial #: 484**

**Town of Kirkwood**

**Address: 451 Upper Bevier St**

**Lot Size: 1.23 Ac. Lot, 50FF**

**Tax Map #: 145.02-1-6**

**Assessment: \$6,100**

**Description: 314 – Rural Vac<10,  
Open & Wooded, Next to & Behind  
House #453**

**Sale / Serial #: 485**

**Town of Kirkwood**

**Address: 453 Upper Bevier St**

**Lot Size: 0.44 Ac. Lot, 80FF**

**Tax Map #: 145.02-1-7**

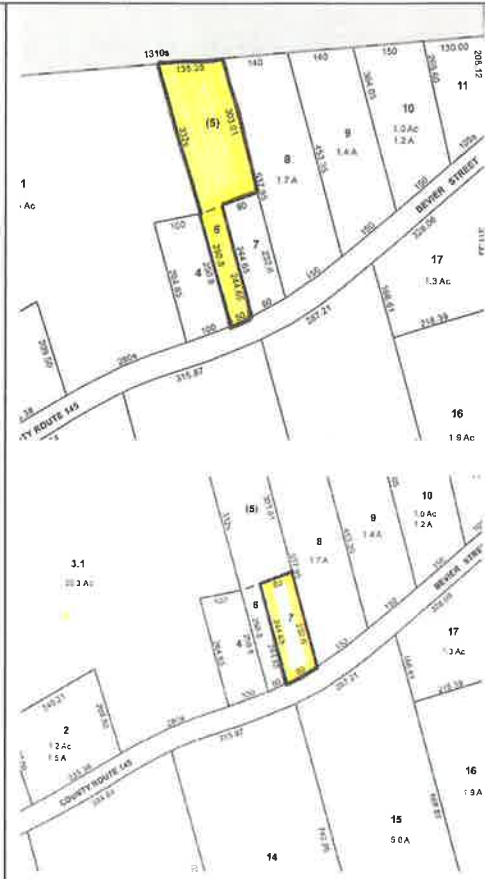
**Assessment: \$62,600**

**Description: 210 – 1 Family Res,  
Gray/White Sided Home, Mfg?,  
Garage on Side, Vacant**

**School: Chenango Valley**

**Directions: Bevier St becomes Upper  
Bevier St, Approx. 1 Mile South of Int.  
of Old State Rd**

**Showing: Sun., March 20, 4PM-5PM**



**Sale / Serial #: 487**

**Town of Kirkwood**

**Address: 457 Upper Bevier St**

**Lot Size: 1.70 Acre Lot, 150FF**

**Tax Map #: 145.02-1-8**

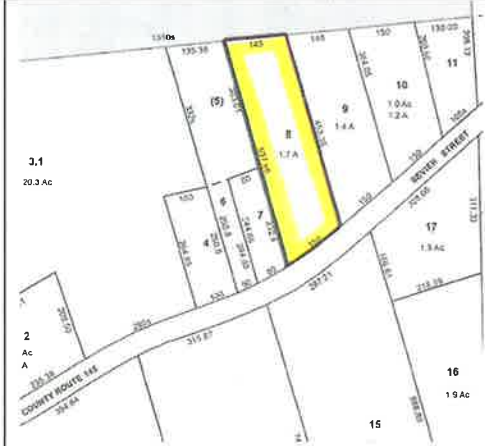
**Assessment: \$70,300**

**Description: 210 – 1 Family Res,  
White Vinyl Sided, Sgl Sty, Sgl Fam  
Home, w/ 2 Car Attached Garage, Nice  
Lot, Nice Area, Vacant**

**School: Chenango Valley**

**Directions:**

**Showing: Sun., March 20, 4PM-5PM**



**Sale / Serial #:** 546

**Town of Kirkwood**

**Address:** 1593 Route 11

**Lot Size:** 0.48 Ac. Lot, 120FF on  
Route 11 & 200FF on School Rd

**Tax Map #:** 195.13-1-19

**Assessment:** \$47,100

**Description:** 210 – 1 Family Res,  
White Sided w/ Pink Shutters, Sgl-Fam  
Home on Corner Lot, w/ Det 2-Car  
Garage, Occupied

**School:** Susquehanna Valley

**Directions:** On Rte 11 @ Corner of  
Rte 11 & School Rd



## Town of Lisle

**Sale / Serial #:** 566

**Town of Lisle**

**Address:** 135 Jennings Rd

**Lot Size:** 0.45 Ac. Lot, 293FF & 413FF

**Tax Map #:** 018.02-1-7.12

**Assessment:** \$3,500

**Description:** 314 – Rural Vac<10,  
Vacant Side Hill, “Y”, Wooded

**School:** Whitney Point

**Directions:** Located at “Y” of Jennings  
Rd/Hunts Corners Rd and Briggs Hill  
Rd



**NO  
PICTURE**

**Sale / Serial #:** 596

**Town of Lisle**

**Address:** 140 Jennings Rd

**Lot Size:** 0.05 Ac. Lot

**Tax Map #:** 011.04-1-15

**Assessment:** \$1,000

**Description:** 311 – Res Vac Land,  
Landlocked, No Frontage, Sits Behind  
House #146

**School:** Whitney Point

**Directions:** Rte 79 to Hunts Corners  
Rd, Which Becomes Jennings Rd,  
Approx. 1 ¼ Miles from Rte 79



**NO  
PICTURE**

# Town of Maine

**Sale / Serial #:** 658

**Town of Maine**

**Address:** 208 Pollard Hill Rd

**Lot Size:** 0.29 Ac. Lot, 105FF

**Tax Map #:** 091.02-1-3

**Assessment:** \$900

**Description:** 312 – Vac w/ Imprv,  
Vacant Wooded & Open Lot, Rough  
Terrain

**School:** Maine-Endwell

**Directions:** Rte 26 to Pollard Hill Rd,  
Approx. 9/10 Miles to Prop on Right,  
Just Past House #204



**NO  
PICTURE**

**Sale / Serial #:** 684

**Town of Maine**

**Address:** 671 Fredericks Rd

**Lot Size:** 0.12 Ac. Lot, 165FF

**Tax Map #:** 109.09-1-11.1

**Assessment:** \$100

**Description:** 314 – Rural Vac<10, Sm  
Vacant Wooded Lot

**School:** Maine-Endwell

**Directions:** Farm to Mkt Rd to Oak  
Tree Lane/Fredericks Rd to Prop on  
Right



**NO  
PICTURE**

# Town of Sanford

**Sale / Serial #:** 784

**Town of Sanford**

**Address:** 2418 Old Route 17

**Lot Size:** 4.90 Ac. Lot, 287FF

**Tax Map #:** 217.01-1-22

**Assessment:** \$14,100

**Description:** 320 – Rural Vacant,  
Vacant Wooded Lot w/ Power lines  
Running Through, Sits Down in From  
Road/Very Deep Cliff, Steep Terrain

**School:** Deposit

**Directions:** On Old Rte 12, Approx.  
2/10 Mile From Intersection of Old Rte  
17 and Gulf Summit Rd



**NO  
PICTURE**

**Sale / Serial #:** 786

**Town of Sanford**

**Address:** 794 Oquaga Lake Rd

**Lot Size:** 0.26, 78FF

**Tax Map #:** 218.12-1-19.1

**Assessment:** \$100

**Description:** 314 – Rural Vac<10,  
Vacant Wooded Steep Lot

**School:** Deposit

**Directions:** From Int. of SR 41 and Old  
Rte 17, Take Old Rte 17 Approx. 1/3  
Mile to Right on Oquaga Lake Rd, Go 2  
Miles to Left on Hanson Rd, Go Approx.  
½ Mile to Right on Oquaga Lake Rd,  
Just Past (2) White Houses on Left



**NO  
PICTURE**

## Town of Triangle

**Sale / Serial #:** 811

**Town of Triangle**

**Address:** 166 Ticknor Brook Rd

**Lot Size:** 6.56 Ac. Lot, 330FF

**Tax Map #:** 022.00-2-11

**Assessment:** \$20,800

**Description:** 314 – Rural Vac<10,  
Mostly Wooded Lot, Has Creek  
Running Throughout

**School:** Whitney Point

**Directions:** Rte 206 to Ticknor Brook  
Rd, Property Ahead on Right, Just  
Past House #146



**NO  
PICTURE**

**Sale / Serial #:** 817

**Town of Triangle**

**Address:** 2769 NYS Rte 206

**Lot Size:** 6.45 Ac. Lot

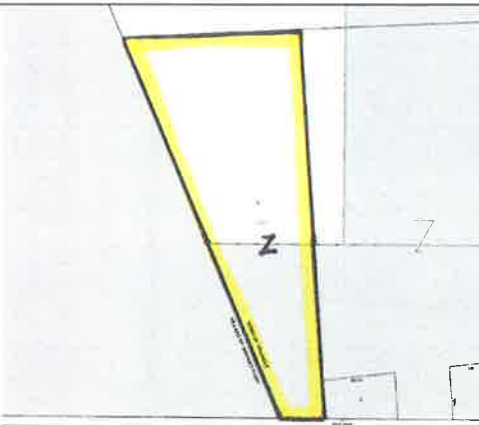
**Tax Map #:** 028.14-2-3

**Assessment:** \$9,800

**Description:** 314 – Rural Vac <10,  
Wooded Lot, Goes Up On Hill

**School:** Whitney Point

**Directions:** In WP, Go Across  
Bridge, Straight to Rte 206, Approx.  
3/10 Mile Ahead On Left, Just before  
the House # 2773

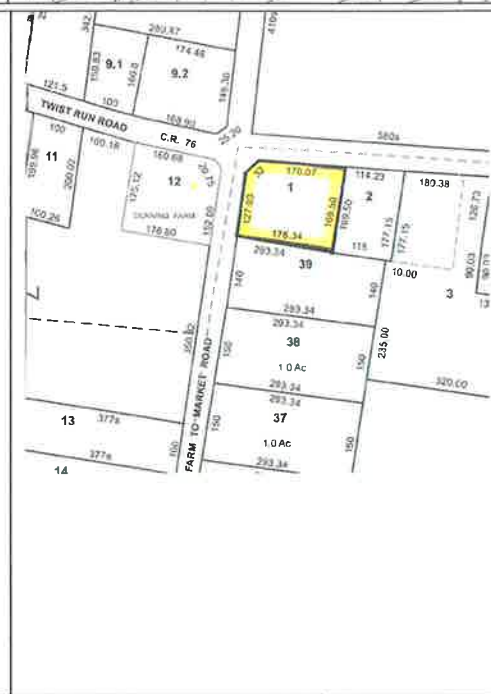
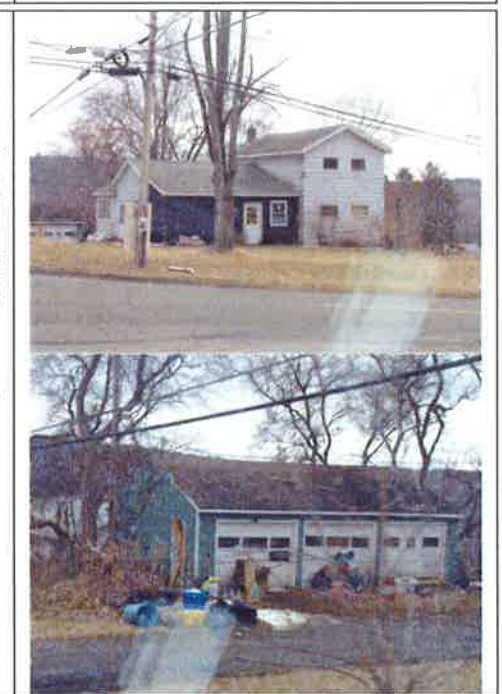


**NO  
PICTURE**



# Town of Union

<p><b>Sale / Serial #:</b> 1260 <b>Town of Union</b> <b>Address:</b> 28 Ackley Ave Rear <b>Lot Size:</b> 0.20 Ac. Lot <b>Tax Map #:</b> 159.24-3-50 <b>Assessment:</b> \$100 <b>Description:</b> 311 – Res Vac Land, Long, Landlocked Lot, Behind Several Homes <b>School:</b> Johnson City</p>		<p style="text-align: center;"><b>NO PICTURE</b></p>
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<p><b>Sale / Serial #:</b> 866 <b>Town of Union</b> <b>Address:</b> 1526 Farm To Market Rd <b>Lot Size:</b> 127FF, 170FF, Corner Lot <b>Tax Map #:</b> 126.01-2-1 <b>Assessment:</b> \$3,400 <b>Description:</b> 210 – 1 Family Res, Gray Sided, 2-Sty, Sgl-Fam Home with Lg. 3 Car Detached Garage, Occupied <b>School:</b> Maine-Endwell <b>Directions:</b> From Hooper Rd, Take Farm to Mkt Rd, 1.5 Miles to Home on Right, Corner of Farm to Mkt &amp; Sally Piper Rd</p>		
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<p><b>Sale / Serial #:</b> 905 <b>Town of Union</b> <b>Address:</b> 1552 Nanticoke Dr <b>Lot Size:</b> 1.30 Ac. Lot, 160FF <b>Tax Map #:</b> 141.05-1-15 <b>Assessment:</b> \$500 <b>Description:</b> 312 – Vac w/ Imprv, Vacant Wooded Lot with Driveway, No Buildings, Utilities?? <b>School:</b> Maine-Endwell <b>Directions:</b> From Rte 26, Nanticoke Ave, Take Nanticoke Dr 1.6 Miles to Lot on Right, Before House #1562</p>		<p style="text-align: center;"><b>NO PICTURE</b></p>
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**Sale / Serial #: 937**

**Town of Union**

**Address: 214 Arthur Ave N**

**Lot Size: 40FF x 121**

**Tax Map #: 141.15-5-10**

**Assessment: \$200**

**Description:** 311 – Res Vac Land,  
Paper St/Never Developed

**School:** Union-Endicott

**Directions:** NY017C W to Right onto  
Arthur Ave, Go 50Ft to Property on  
Left



**NO  
PICTURE**

**THE FOLLOWING (2)  
PROPERTIES WILL BE SOLD  
TOGETHER:**

**Sale / Serial #: 948**

**Town of Union**

**Address: 108 Skye Island Dr**

**Lot Size: 0.23 Ac. Lot, 87FF**

**Tax Map #: 141.17-3-15**

**Assessment: \$500**

**Description:** 311 – Res Vac Land,  
Vacant Wooded Lot, in Nice Area

**Sale / Serial #: 949**

**Town of Union**

**Address: 106 Skye Island Dr**

**Lot Size: 0.24 Ac. Lot, 100FF**

**Tax Map #: 141.17-3-16**

**Assessment: \$500**

**Description:** 311 – Res Vac Land,  
Vacant Wooded Lot, in Nice Area

**School:** Union-Endicott

**Directions:** Franklin St to Skye Island,  
Go 3/10 Miles to Place on Right, Just  
Past House # 104 and Across from 107  
& 109



**NO  
PICTURE**

**Sale / Serial #: 989**

**Town of Union**

**Address: 912 Milan Ave**

**Lot Size: 40FF x 117**

**Tax Map #: 141.31-2-42**

**Assessment: \$300**

**Description:** 311 – Res Vac Land,  
Vacant Wooded Lot, Just Past House  
#908

**School:** Union-Endicott

**Directions:** Pine St to Milan Ave,  
Almost to Top on Right



**Sale / Serial #: 991**

**Town of Union**

**Address: 922 Milan Ave**

**Lot Size: 75FF & 80FF x 117**

**Tax Map #: 141.31-2-45**

**Assessment: \$600**

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

**School: Union-Endicott**

**Directions: Pine St to Milan Ave,  
Almost to Top, Between Houses #918  
and #926, Lot on Right**



**NO  
PICTURE**

**Sale / Serial #: 1080**

**Town of Union**

**Address: 3 Endwell St**

**Lot Size: 0.11 Acre Lot, 52FF**

**Tax Map #: 143.55-1-12**

**Assessment: \$3,500**

**Description: 220 – 2 Family Res,  
Blue Cedar Sided, 2-3-Sty, Sgl Family  
Home, Up On Hill, w/ 1 Car Detached  
Garage, Vacant**

**School: Johnson City**

**Directions: Rte 17C (Main St) By  
201 Exits to Third St to Endwell St,  
Go To End, Last Place on Left, Up On  
Hill**

**Showing: Sun., March 20, 12PM-  
1:15PM**



**Sale / Serial #: 1081**

**Town of Union**

**Address: 31 Second St**

**Lot Size: 46FF x 129**

**Tax Map #: 143.55-1-34**

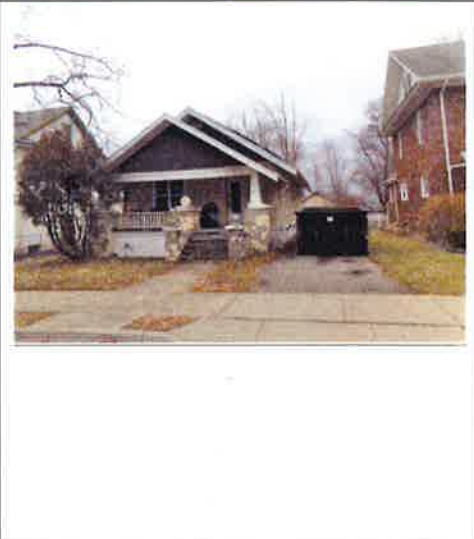
**Assessment: \$2,800**

**Description: 210 – 1 Family Res, Tan  
Block Sided Sgl-Sty, Sgl-Fam Home  
with 1 Car Detached Garage in Rear,  
Blacktop Driveway, Nice Homes on  
Street, Vacant**

**School: Johnson City**

**Directions: Rte 17C/Main St, By 201  
Exits to Second St**

**Showing: Sun., March 20, 12PM-  
1:15PM**



**THE FOLLOWING (2)  
PROPERTIES WILL BE SOLD  
TOGETHER:**

**Sale / Serial #:** 1091

**Town of Union**

**Address:** 15 Broad St N

**Lot Size:** 43FF x 55

**Tax Map #:** 143.57-2-5

**Assessment:** \$400

**Description:** 330 – Res Vac Land,  
Open, Vacant Comm'l Lot

**Sale / Serial #:** 1092

**Town of Union**

**Address:** 19 Broad St N

**Lot Size:** 85FF x 55

**Tax Map #:** 143.57-2-59

**Assessment:** \$400

**Description:** 330 – Vacant Comm,  
Open, Vacant Comm'l Lot

**School:** Johnson City

**Directions:** Rte 17C – Main St – to  
Broad St, Turn Across From Red  
Robin Diner



**Sale / Serial #:** 1110

**Town of Union**

**Address:** 40 Avon St

**Lot Size:** 50FF x 108

**Tax Map #:** 143.61-2-29

**Assessment:** \$3,200

**Description:** 210 – 1 Family Res,  
White, Vinyl Sided/Black Shutters, 2-  
Sty, Single Family Home, w/ 3 Car  
Detached Garage in Rear, Vacant

**School:** Johnson City

**Directions:** In Westover Rte 17C to  
Main St turn to Avon St By Star Auto

**Showing:** Sun., March 20, 12PM-  
1:15PM



**Sale / Serial #: 1203**

**Town of Union**

**Address: 111 Dwight Ave**

**Lot Size: 66FF x 69FF, Corner Lot**

**Tax Map #: 156.12-3-18**

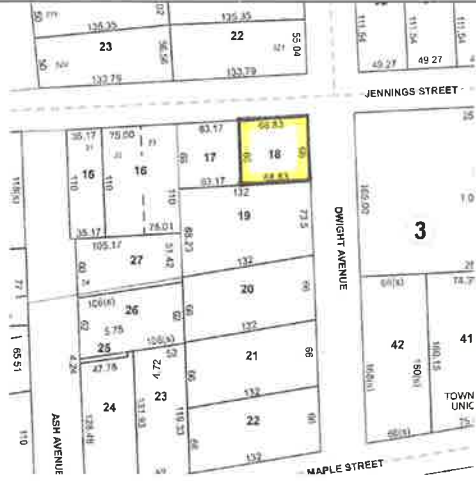
**Assessment: \$3,400**

**Description:** 220 – 2 Family Res,  
Yellow Vinyl Sided, 2-Sty, 2-Family  
Home on Corner Lot, Paved Driveway,  
Vacant

**School:** Union-Endicott

**Directions:** Corner of Dwight Ave &  
Jennings St, Take Nanticoke (Rte 26N)  
to Jennings St

**Showing: Sun., March 20, 11AM-  
11:30AM**



**THE FOLLOWING (2)  
PROPERTIES WILL BE SOLD  
TOGETHER:**

**Sale / Serial #: 1242**

**Town of Union**

**Address: 90 Skye Island Dr**

**Lot Size: 0.67 Ac. Lot, 175FF**

**Tax Map #: 157.06-1-7**

**Assessment: \$200**

**Description:** 311 – Res Vac Land,  
Vacant, Open & Wooded Lot, Nice Area

**Sale / Serial #: 1243**

**Town of Union**

**Address: 92 Skye Island Dr**

**Lot Size: 0.38 Ac. Lot, 110FF**

**Tax Map #: 157.06-1-8**

**Assessment: \$200**

**Description:** 311 – Res Vac Land,  
Vacant, Open & Wooded Lot, Nice Area

**School:** Union-Endicott

**Directions:** Franklin St to Skye Island,  
Go 2/10 Mile to Properties on Right,  
Just Past Ellis Ave, Across From  
House #99 & North



**NO  
PICTURE**

**Sale / Serial #: 1371**

**Town of Union**

**Address: 268 Ackley Ave**

**Lot Size: 0.10 Ac. Lot, 71FF**

**Tax Map #: 159.41-1-6**

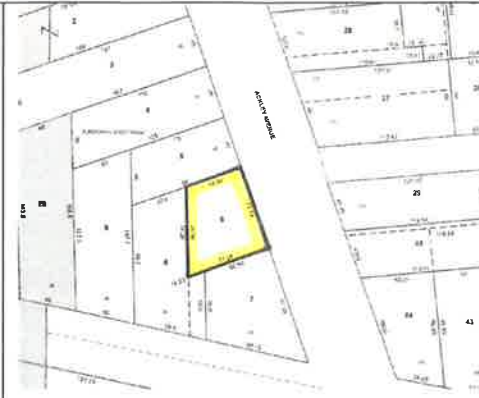
**Assessment: \$2,800**

**Description:** 210 – 1 Family Res,  
White, Sgl-Sty, Sgl-Family Wood  
Frame House, w/ 1 Car Detached  
Garage, Vacant

**School:** Johnson City

**Directions:** Riverside Dr to Ackley  
Ave, 2nd House on the Left

**Showing: Sun., March 20, 1:30PM-  
2:45PM**



*Town of Windsor*

**THE FOLLOWING (2)  
PROPERTIES WILL BE SOLD  
TOGETHER:**

**Sale / Serial #:** 1536

**Town of Windsor**

**Address:** 752 Trim St

**Lot Size:** 1.10 Acre Lot, 100FF

**Tax Map #:** 180.01-1-13

**Assessment:** \$2,600

**Description:** 314 – Rural Vac <10,  
Open Lot

**Sale / Serial #:** 1537

**Town of Windsor**

**Address:** 756 Trim St

**Lot Size:** 1.90 Acre Lot, 355FF

**Tax Map #:** 180.01-1-14

**Assessment:** \$4,500

**Description:** 314 – Rural Vac <10,  
Open & Wooded Lot

**School:** Windsor

**Directions:** On Trim St, Just Past  
Intersection of Trim St & Brown Rd



**NO  
PICTURE**

**Sale / Serial #:** 1541

**Town of Windsor**

**Address:** 147 Dickinson Rd

**Lot Size:** 1.40 Acre Lot, 145FF

**Tax Map #:** 180.02-1-14

**Assessment:** \$11,400

**Description:** 314 – Rural Vac<10,  
Wooded Lot

**School:** Windsor

**Directions:** Trim St to Dickinson Rd,  
Approx. ¾ Mile to Property on Left,  
Just Past House #167 or Hoadley Hill  
Rd, 2/10 Mile to Prop on Right, Just  
After House #167



**NO  
PICTURE**

**Sale / Serial #:** 1572

**Town of Windsor**

**Address:** 30 Perch Rd

**Lot Size:** 0.45 Acre Lot

**Tax Map #:** 184.19-1-17

**Assessment:** \$31,800

**Description:** 260 – Seasonal Res,  
Yellow Vinyl Sided, Sgl-Sty Cabin in  
Very Poor Condition, Has Tree Fallen  
on Cabin & Damaged More Than ½ of  
the Cabin

**School:** Windsor

**Directions:** From In of Bosket Rd &  
Old Rte 17, Approx. ¾ Mile to Left on  
Deer Lake Rd Continue Straight onto  
Aspen to Left on Perch, Single Lane  
Private Rd to Prop on Right



**ONLINE BIDDING WILL BE AVAILABLE**

**- PLEASE CALL AUCTION CO. FOR TERMS / INFORMATION -**

**PLEASE NOTE: DEADLINE TO REGISTER FOR ONLINE BIDDING IS:**

**TUESDAY, MARCH 22, 2022 @ 12NOON**

**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](http://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](http://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](http://www.manasseauctions.com)  
For Updated Information.*

\* \* \* \* \*

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