

**Broome County**  
**Real Property**  
**Tax Foreclosure**  
**Auction**

**50+ Properties Of All Types 50+**

**Throughout Broome County & The City Of  
Binghamton**

***Saturday***  
***February 20, 2016***  
***10:00AM***

*Auction To Be Held @ The Holiday Inn Binghamton  
2-8 Hawley Street, Binghamton, NY*

**Broome County Real Property**

**P.O. Box 1766, Binghamton, NY 13902**

## **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, 44 Hawley Street, Binghamton, NY, during regular business hours.

The Auction begins promptly at **10:00 AM** on **Saturday, February 20, 2016 @ The Holiday Inn Binghamton, 2-8 Hawley Street, Binghamton, NY 13901.**

- 2) The auction bidders must register between **8:30 AM and 10:00 AM** 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 with cash, personal checks or certified funds, day of the auction, and a receipt will be issued. Persons are required to have multiple checks for payment purposes. If paying by personal check or certified funds, please keep this in mind. We recommend potential buyers, paying by check or certified funds, to bring with them a ½ dozen checks, for each property, in order to pay all moneys due day of Auction, in separate checks.
- 4) The Broome County Legislature, 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), if applicable. 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 days of County notification, and the bidders deposit monies and auctioneers' 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 exist, 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 also 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 and is the responsibility of the bidder.
- 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. Each bidder assumes all responsibility for having previously checked the condition of the property (ies) and the County assumes no responsibility for any environmentally hazardous conditions on 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 holds 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) Successful bidders will receive a receipt of deposit by the end of the sale. Each purchase must be settled the day of the auction with deposit(s), auctioneer fee(s), and any repair and maintenance Cost(s), If Applicable. Closing will occur after Legislation is approved by Broome County and / or City Council and within 30 days of County notification.
  - 8) It is the successful bidder's responsibility to pay the auctioneer **4.5 %** 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, prior to the auction. 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 REQUIRED:**

- a) If the successful bid is under \$500.00 the **full amount** of the bid must be paid by the end of the sale.
- b) **Otherwise**, the end of the sale requires a deposit of 10% of the bid or the maintenance cost, **WHICHEVER IS GREATER**.
- c) In addition to the bid deposit, the successful bidder will be responsible for an administration fee of **\$150.00 (per parcel)**, recording fee for the deed (s).
- d) Certain Properties require maintenance costs. This amount must be paid in full, by the end of the auction. This amount must be paid by cash, personal check or certified check to the appropriate vendor. This amount becomes part of the purchase price, and is not in addition to the purchase price.
- e) **DEPOSITS AND PAYMENTS** must be cash, personal checks or certified funds. Checks are to be made payable to the **BC Director Of OMB for all properties, as well as a check made payable to Mel Manasse & Son, Auctioneers regarding the auctioneer fee.**
- f) *Full payment of bid is required within thirty (30) business days after the County notification, that the deed has been prepared, and ready for pick-up. At this time, the balance must be satisfied by cash or certified funds, and made payable to the BC Director Of OMB for all properties.*
- g) Evictions, if necessary, are solely the responsibility of the successful bidder after closing and recording of the deed.
- h) The purchaser may not assign his/her right to complete the sale. **ALL DEEDS SHALL BE EXECUTED SOLELY IN THE NAME OF THE BIDDER (AND SPOUSE, IF REQUESTED PRIOR TO LEGISLATION APPROVAL) AS REGISTERED AT THE AUCTION.**
- i) 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 days of written notification from Real Property tax Department. All Successful bidders will be responsible for the 2016 July City Tax bill and 2015-2016 March City School Tax Payment. Purchaser(s) will be responsible for all tax bills thereafter. Additionally if the July City tax payment is not paid by the end of July, any all relieves on that tax bill will now be due, and not removed from the bill.

## **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.

## **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.

## **WHO CAN BID:** Anyone

### **Except:**

Broome County employees where a conflict of interest exists; anyone that has defaulted on a payment plan for back taxes; and/or anyone who owes taxes. Including, but not limited to, former owner (s) and their spouse on the parcel of land being auctioned for tax sale.

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 the 2016 July City Tax bill and 2015-2016 March City School Tax Payment. Purchaser(s) will be responsible for all tax bills thereafter. Additionally if the July City tax payment is not paid by the end of July, any all relievis on that tax bill will now be due, and not removed from the bill.

## **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 Saturday, February 20, 2016 @ 10:00 AM at the aforementioned location.

Registration will start at 8:30 AM the day of the Auction and the Auction will start at 10:00 AM. Broome County Real Property reserves the right to remove any parcel at any time up to the day of the Sale.

If bid is \$500 or less, the full amount is required the day of sale. If the bid is over \$500, either 10% of the bid or the maintenance costs, whichever is greater/higher, is required the day of the sale. A **4.5 percent** fee is added to the sale price of the parcel, which represents the Auctioneers Fee. This fee will be paid separately from the monies due for the parcel directly to the Auctioneer, make check(s) payable to **Mel Manasse & Son Auctioneers**. Also,

maintenance & repair fees apply to certain properties. These amounts will be conveyed the day of Auction, and are to be paid in full, separate from any other monies, for each property (where applicable), by the end of the Auction. These monies are to be made payable directly to the maintenance vendor's. PLEASE NOTE: Successful bidders will be required to present several checks, for different payments, for each property purchased, Please come prepared. These deposits and payments are forfeited if the successful bidder fails to pay the balance of bid price after being notified by the Department of Real Property Tax Service at which time all monies will be due and payable within thirty (30) days, at this time the successful bidder is required to come into the Real Property Tax Department and complete the transaction as well as the recording of the deed and required New York State Forms.

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](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.*

# Tax Maps Can Be Viewed On The Broome County Website @ [www.bcgis.com](http://www.bcgis.com)

## Showing Dates & Times

### Saturday, February 13, 2016

#### 10AM to 11:30AM

Sale/Serial #: <u>13-1123</u>	E-Union	117 Jefferson Ave
Sale/Serial# <u>13-124</u>	C-Binghamton	494 ½ Chenango
St		
Sale/Serial# <u>13-179</u>	C-Binghamton	7 Valley St
Sale/Serial# <u>13-178</u>	C-Binghamton	9 Valley St

#### 12PM to 2PM

Sale/Serial #: <u>13-212</u>	C-Binghamton	17 Mygatt St
Sale/Serial #: <u>13-213</u>	C-Binghamton	15 Mygatt St
Sale/Serial #: <u>13-229</u>	C-Binghamton	20 Mygatt St
Sale/Serial #: <u>13-223</u>	C-Binghamton	16 Meadow St

#### 2:30PM to 4:30PM

Sale/Serial #: <u>13-640</u>	C-Binghamton	52 Leroy St
Sale/Serial #: <u>13-632</u>	C-Binghamton	60 Leroy St
Sale/Serial #: <u>13-639</u>	C-Binghamton	38 Seminary St

#### 3PM to 4:30PM

Sale/Serial #: <u>13-707</u>	C-Binghamton	218 Conklin Ave
Sale/Serial #: <u>13-818</u>	C-Binghamton	39 Saratoga Ave

### Sunday, February 14, 2016

#### 10AM to 11:30AM

Sale/Serial #: <u>13-97</u>	C-Binghamton	25 Travis Ave
Sale/Serial #: <u>13-24</u>	C-Binghamton	60 Floral Ave

## 12PM to 2PM

Sale/Serial #: 13-590  
Sale/Serial #: 13-531  
Sale/Serial #: 13-517  
Sale/Serial #: 13-519

C-Binghamton  
C-Binghamton  
C-Binghamton  
C-Binghamton

109 Oak St  
154 Oak St  
100 Walnut St  
116 Walnut St

## 2:30 PM to 4:30 PM

Sale/Serial #: 13-334  
Sale/Serial #: 13-352  
Sale/Serial #: 13-666  
Sale/Serial #: 13-349

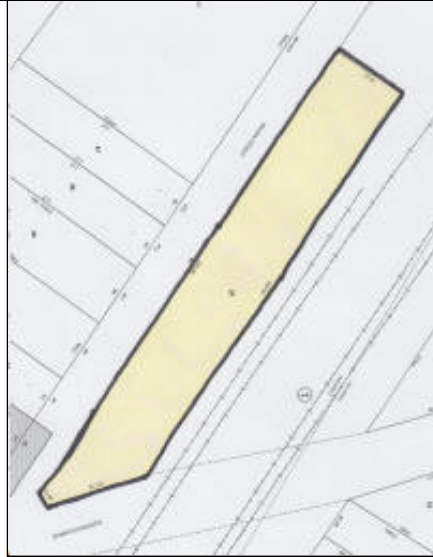
C-Binghamton  
C-Binghamton  
C-Binghamton  
T-Dickinson

70 Mason Ave  
46 William  
23 ½ Tudor St  
270 Lower Stella

Ireland

# City of Binghamton

**Sale / Serial #:** 13-42  
**City of Binghamton**  
**Address:** 2 Brown St  
**Lot Size:** .90 Acre, 529FF on Brown St, 115FF on Glenwood  
**Tax Map #:** 143.76-1-39  
**Assessment:** \$66,000.00  
**Description:** Shed On Lot, 1375sf, Tan, Storage Bldg On Almost 1 Ac Lot, Partly Fenced, All Open, Nice Yard!  
**School:** Binghamton  
**Directions:** Glenwood Ave By Price Chopper to Brown By Overpass, On Corner of Glenwood & Brown



**Sale / Serial #:** 13-124  
**City of Binghamton**  
**Address:** 494 ½ Chenango St (Has #496 On It)  
**Lot Size:** 44FF x 137'  
**Tax Map #:** 144.59-2-33  
**Assessment:** \$115,000.00  
**Description:** Retail, 4602sf, White/Blue Sided, Sgl Sty Comm'l Row Bldg, Offices & Open Area  
**School:** Binghamton  
**Directions:** Chenango St Across





From Deforest St  
**Showing:** Sat. 2/13 From 10AM-11:30AM

**Sale / Serial #:** 13-576  
**City of Binghamton**  
**Address:** 6 College St  
**Lot Size:** 55FF x 113'  
**Tax Map #:** 160.38-1-36  
**Assessment:** \$65,700.00  
**Description:** Sfr, 1456sf, Grg, Blue Vinyl Sided Home, Sgl Fam w/Lg 2-Car Detached Garage, Nice Place, Good Location, Occupied  
**School:** Binghamton  
**Directions:** Laurel Ave to College St



**Sale / Serial #:** 13-707  
**City of Binghamton**  
**Address:** 218 Conklin Ave  
**Lot Size:** 50FF x 120'  
**Tax Map #:** 160.60-1-15  
**Assessment:** \$58,000.00  
**Description:** Apts, Retail, 3308sf, Blue Vinyl Sided 2-Sty, 2-Fam Home w/Lg 2-Car Garage in Rear, Vacant  
**School:** Binghamton  
**Directions:** Conklin Ave, Across From Otsiningo St, Close to Tompkins St  
**Showing:** Sat. 2/13 From 3PM-4:30PM



**Sale / Serial #:** 13-482  
**City of Binghamton**  
**Address:** 23 Eldredge St  
**Lot Size:** 43FF x 95', 44FF on Way St, 42FF On Eldredge  
**Tax Map #:** 160.26-1-11  
**Assessment:** \$25,750.00  
**Description:** Comm'l Lot  
**School:** Binghamton  
**Directions:** State St or Chenango St to Eldredge St, Across From City of Bing. Parks Dept.



**NO  
PIC**

**Sale / Serial #:** 13-24  
**City of Binghamton**  
**Address:** 60 Floral Ave  
**Lot Size:** 56FF x 250'  
**Tax Map #:** 143.74-1-28  
**Assessment:** \$75,900.00

**Description:** 2 Units, 2592sf, White/Gray Vinyl Sided, 2-Sty, 2-Fam Home w/Own Driveway, Between 2 Lg Apt Bldgs, Vacant  
**School:** Binghamton  
**Directions:** Main St to Floral Ave, 1 Hse From JC/Bing Line  
**Showing:** Sun. 2/14 From 10AM-11:30AM



## Next Two Sold Separate Then Together

**SALE/SERIAL #'s 13-202 & 13-203**  
**SELL SEPARATE, THEN TOGETHER**

**Sale / Serial #:** 13-202

**City of Binghamton**

**Address:** 17 George St

**Lot Size:** 50FF x 150'

**Tax Map #:** 144.76-2-6

**Assessment:** \$7,500.00

**Description:** Nice, Vacant Open Lot



**Sale / Serial #:** 13-203

**City of Binghamton**

**Address:** 15 George St

**Lot Size:** 50FF x 150'

**Tax Map #:** 144.76-2-7

**Assessment:** \$7,500.00

**Description:** Nice, Vacant Open Lot

**School:** Binghamton

**Directions:** East Side, Broad Ave to George St, Lots on Right



**Sale / Serial #:** 13-323

**City of Binghamton**

**Address:** 32 George St

**Lot Size:** 60FF x 90FF, 60FF on George St, 90FF on Ely St

**Tax Map #:** 145.69-3-13

**Assessment:** \$55,000.00

**Description:** Sfr, 1398sf, Yellow Vinyl Sided, 2-Sty Home on Corner Lot, Nice Area, Occupied!

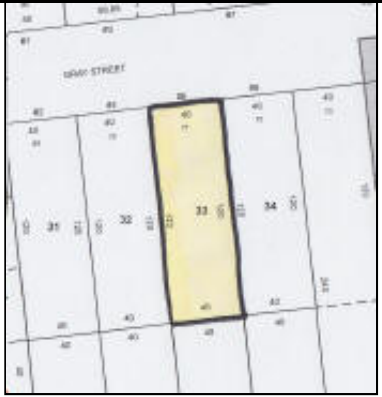
**School:** Binghamton

**Directions:** East Side, Broad Ave to George St, On Corner of Ely &

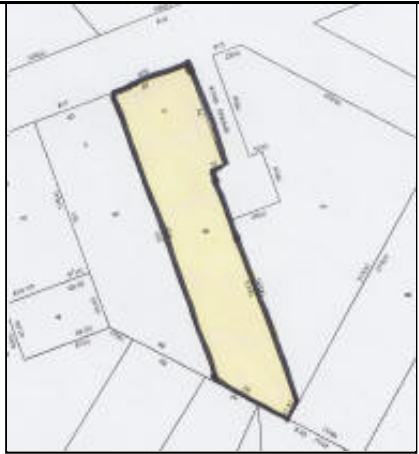


George

**Sale / Serial #:** 13-310  
**City of Binghamton**  
**Address:** 6 Gray St  
**Lot Size:** 40FF x 120'  
**Tax Map #:** 145.62-4-33  
**Assessment:** \$32,500.00  
**Description:** Cottage, 568sf, White Vinyl, Sided, Sgl Fam Home w/Attached Carport  
**School:** Binghamton  
**Directions:** East Side, Robinson St to Bigelow St, North to Gray St



**Sale / Serial #:** 13-859  
**City of Binghamton**  
**Address:** 15 Harding Ave  
**Lot Size:** 60FF x 250'  
**Tax Map #:** 161.54-2-6  
**Assessment:** \$12,300.00  
**Description:** Vacant Lot, Open In Front, Wooded in Rear Lot  
**School:** Binghamton  
**Directions:** Conklin Ave to Macon Ave, L on to Saratoga Ave, to Decatur to Harding Ave, Lot 100' on L, Just Before Corner



**NO  
PIC**

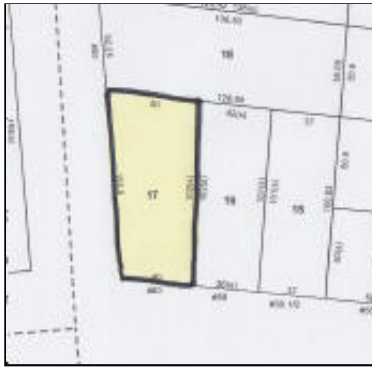
**Sale / Serial #:** 13-640  
**City of Binghamton**  
**Address:** 52 Leroy St  
**Lot Size:** 50FF x 128'  
**Tax Map #:** 160.47-1-29  
**Assessment:** \$77,100.00  
**Description:** 2 Units, 2044sf  
**School:** Binghamton  
**Directions:** 2 Units, 2044sf, Yellow Wood Sided Home w/Green Trim, w/Lg Garage in Rear, Nice West Side Location, Vacant  
**School:** Binghamton  
**Directions:** Leroy St Close to The Beef  
**Showing:** Sat. 2/13 From 2:30PM-4:30PM



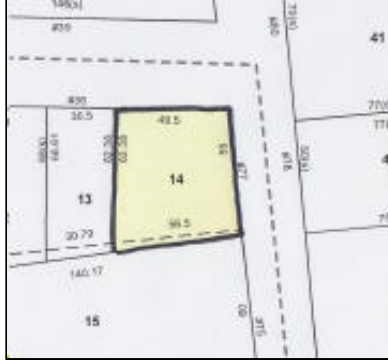
**Sale / Serial #:** 13-632  
**City of Binghamton**  
**Address:** 60 Leroy St  
**Lot Size:** 40FF x 104FF, 40FF on Leroy, 104FF on St John Avenue  
**Tax Map #:** 160.46-3-17  
**Assessment:** \$62,200.00  
**Description:** 2 Units, 1534sf, Brown



**Vinyl Sided, 2-Sty, 2-Fam Home on Corner Lot w/Garage In Rear, Nice West Side Area**  
**School:** Binghamton  
**Directions:** Corner of Leroy & St John Ave, Close to The Beef  
**Showing:** Sat. 2/13 From 2:30PM-4:30PM



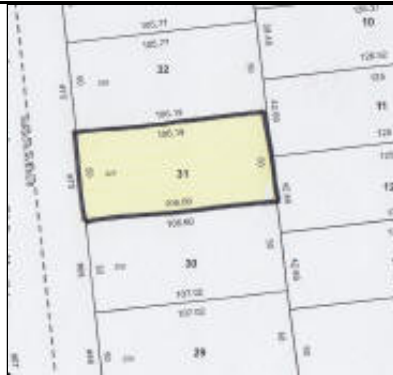
**Sale / Serial #: 13-260**  
**City of Binghamton**  
**Address:** 77 Liberty St  
**Lot Size:** 55FF x 50FF, 50FF on Munsell, 55FF on Liberty St  
**Tax Map #:** 144.83-2-14  
**Assessment:** \$500.00  
**Description:** Vacant Lot  
**School:** Binghamton  
**Directions:** Corner of Munsell & Liberty



**Sale / Serial #: 13-919**  
**City of Binghamton**  
**Address:** 22 Marilyn Ave  
**Lot Size:** 65FF x 120'  
**Tax Map #:** 176.51-1-15  
**Assessment:** \$38,000.00  
**Description:** Ranch, 800sf, White Sided Ranch Home In Nice Area of Homes, Occupied  
**School:** Binghamton  
**Directions:** Southside, Par Ave to Morgan Rd, 1/2 Mile to L on Spring St to L on Marilyn Ave



**Sale / Serial #: 13-334**  
**City of Binghamton**  
**Address:** 70 Mason Ave  
**Lot Size:** 50FF x 107'  
**Tax Map #:** 145.70-3-31  
**Assessment:** \$47,000.00  
**Description:** Sfr, 816sf, Grg, Yellow Wood Sided Sgl Sty Home, Nice Area, Vacant  
**School:** Binghamton  
**Directions:** East Side, Robinson St to Mason Ave, North  
**Showing:** Sun. 2/14 From 2:30PM-4:30PM



**Sale / Serial #:** 13-223

**City of Binghamton**

**Address:** 16 Meadow St

**Lot Size:** 50FF x 117

**Tax Map #:** 144.79-4-28

**Assessment:** \$53,800.00

**Description:**

Sfr, 1035sf, Grg, Gray Sided, Sgl Family Home in Middle of Renovations

**School:** Binghamton

**Directions:** Mygatt St or Murray St to Meadow

**Showing:** Sat. 2/13 From 12PM-2PM



**Sale / Serial #:** 13-833

**City of Binghamton**

**Address:** 40 Medford St

**Lot Size:** 100FF x 131'

**Tax Map #:** 161.46-3-45

**Assessment:** \$24,000.00

**Description:** Sfr, 1014sf, 2-Sty White Sgl Fam Home, Vacant

**School:** Binghamton

**Directions:** Conklin Ave to Medford



**Sale / Serial #:** 13-529

**City of Binghamton**

**Address:** 158 Murray

**Lot Size:** 51FF x 100'

**Tax Map #:** 160.31-4-25

**Assessment:** \$55,000.00

**Description:** 2 Units, 2154sf, Green Sided, 2-Sty, 2-Fam Home w/Carport

**School:** Binghamton

**Directions:** Clinton St to Murray St



**Sale / Serial #:** 13-222

**City of Binghamton**

**Address:** 199 Murray St

**Lot Size:** 40FF x 130'

**Tax Map #:** 144.79-4-19

**Assessment:** \$55,300.00

**Description:** Demolish Suggested, 2-Sty, Sgl Fam Home, Vacant

**School:** Binghamton

**Directions:** Clinton St to Murray St



# Next Two Sold Separate Then Together

**SALE/SERIAL #'s 13-212 & 13-213  
SELL SEPARATE, THEN  
TOGETHER**

**Sale / Serial #: 13-212**

**City of Binghamton**

**Address: 17 Mygatt St**

**Lot Size: 47FF x 132'**

**Tax Map #: 144.79-1-32**

**Assessment: \$40,000.00**

**Description: 6 Units, 6285sf, Grg,  
Yellow Vinyl Sided, 3-Sty 6-Unit  
Bldg, Vacant**

**Showing: Sat. 2/13 From 12PM-  
2PM**

**Sale / Serial #: 13-213**

**City of Binghamton**

**Address: 15 Mygatt St**

**Lot Size: 50FF x 132'**

**Tax Map #: 144.79-1-33**

**Assessment: \$87,000.00**

**Description: 6 Units, 6285sf, Grg,  
Green Sided, 3-Sty 6-Unit Bldg,  
Vacant**

**School: Binghamton**

**Directions: Clinton St or  
Prospect St to Mygatt St**

**Showing: Sat. 2/13 From 12PM-  
2PM**



**Sale / Serial #: 13-229 & #13-230  
SELL TOGETHER**

**Sale / Serial #: 13-229**

**City of Binghamton**

**Address: 20 Mygatt St**

**Lot Size: 46FF x 121'**

**Tax Map #: 144.79-5-30**

**Assessment: \$65,000.00**

**Description: 4 Units, 1872sf,  
White Sided, 2-Sty 4-Fam Home,  
Vacant**

**Showing: Sat. 2/13 From 12PM-  
2PM**

**Sale / Serial #: 13-230**

**City of Binghamton**

**Address: 20 1/2 Mygatt St**

**Lot Size: 40' x 40'**

**Tax Map #: 144.79-5-31**

**Assessment: \$500.00**

**Description: Vacant Lot**

**School: Binghamton**

**Directions: Clinton St or  
Prospect St to Mygatt St**





<p><b>Sale / Serial #:</b> <u>13-590</u>  <b>City of Binghamton</b>  <b>Address:</b> 109 Oak St  <b>Lot Size:</b> 60FF x 84'  <b>Tax Map #:</b> 160.39-3-35  <b>Assessment:</b> \$165,000.00  <b>Description:</b>  18 Units, 14140sf, Red Wood Sided w/White Brick, 4-Sty 18-Unit Complex, Vacant  <b>School:</b> Binghamton  <b>Directions:</b> Main St to Oak St, Right Across From High School  <b>Showing:</b> Sun. 2/14 From 12PM-2PM</p>		
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<p><b>Sale / Serial #:</b> <u>13-531</u>  <b>City of Binghamton</b>  <b>Address:</b> 154 Oak St  <b>Lot Size:</b> 70FF x 130'  <b>Tax Map #:</b> 160.32-1-27  <b>Assessment:</b> \$91,300.00  <b>Description:</b> 5 Units, 3190sf, Brown Wood Sided, 2-Sty 5-Family Home, Vacant, Nice Area  <b>School:</b> Binghamton  <b>Directions:</b> Gerard Ave to Oak or Main St to Oak  <b>Showing:</b> Sun. 2/14 From 12PM-2PM</p>		
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<p><b>Sale / Serial #:</b> <u>13-896</u>  <b>City of Binghamton</b>  <b>Address:</b> 110 Park Ave  <b>Lot Size:</b> 50FF x 180'  <b>Tax Map #:</b> 176.32-3-7  <b>Assessment:</b> \$32,000.00  <b>Description:</b> Fire Damage, Green Sided 2-Sty Home w/Detached Garage in Rear, Vacant  <b>School:</b> Binghamton  <b>Directions:</b> Southside Vestal Ave to Park Ave</p>		
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<p><b>Sale / Serial #:</b> <u>13-126</u>  <b>City of Binghamton</b>  <b>Address:</b> 231 Prospect St  <b>Lot Size:</b> 48FF x 151'  <b>Tax Map #:</b> 144.61-2-22  <b>Assessment:</b> \$2,000.00  <b>Description:</b> Vacant Lot, Goes Over Bank  <b>School:</b> Binghamton  <b>Directions:</b> Prospect St Past Mygatt St</p>		<p style="text-align: center; font-size: 2em; font-weight: bold;">NO PIC</p>
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**Sale / Serial #:** 13-818  
**City of Binghamton**  
**Address:** 39 Saratoga Ave  
**Lot Size:** 53FF x 90'  
**Tax Map #:** 161.38-4-12  
**Assessment:** \$49,300.00  
**Description:** Cape, 2101sf, Purple Stucco Sided Cape Cod, 2-Sty Home w/Fence Around, Blacktop Driveway, Vacant  
**School:** Binghamton  
**Directions:** Conklin Ave to Macon to Saratoga  
**Showing:** Sat. 2/13 From 3PM-4:30PM



**Sale / Serial #:** 13-639  
**City of Binghamton**  
**Address:** 38 Seminary Ave  
**Lot Size:** 51FF x 91'  
**Tax Map #:** 160.47-1-2  
**Assessment:** \$69,000.00  
**Description:** 4 Units, 1946sf, Blue Vinyl Sided, 4-Unit Home, In Good West Side Area, On Corner Lot, Vacant  
**School:** Binghamton  
**Directions:** Leroy St to Walnut to Seminary, On Corner of Walnut & Seminary  
**Showing:** Sat. 2/13 From 2:30PM-4:30PM



**Sale / Serial #:** 13-149  
**City of Binghamton**  
**Address:** 558 State St  
**Lot Size:** 45FF x 140'  
**Tax Map #:** 144.67-3-26  
**Assessment:** \$9,100.00  
**Description:** Vacant Open Lot, Frontage on State & Brandywine  
**School:** Binghamton  
**Directions:** Brandywine St to State St

**NO  
PIC**



or Chenango St (By Bing Plaza) to State



**Sale / Serial #:** 13-150  
**City of Binghamton**  
**Address:** 560 State St  
**Lot Size:** 45FF x 105'  
**Tax Map #:** 160.32-1-27  
**Assessment:** \$8,900.00  
**Description:** Vacant Open Lot, Frontage on State & Brandywine  
**School:** Binghamton  
**Directions:** Brandywine St to State St or Chenango St (By Bing Plaza) to State

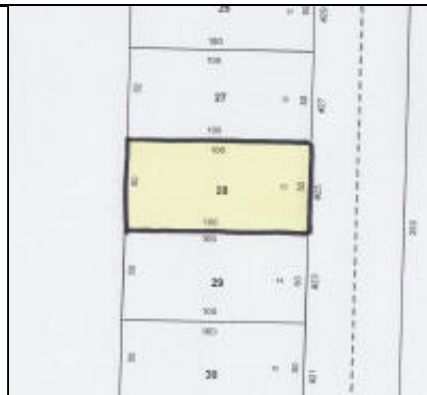


**NO  
PIC**

**Sale / Serial #:** 13-610  
**City of Binghamton**  
**Address:** 175 Susquehanna St  
**Lot Size:** 50FF x 67FF, 50FF on Susquehanna St, 67FF on Stuyvesant St  
**Tax Map #:** 160.42-3-25  
**Assessment:** \$10,500.00  
**Description:** Comm'l Corner Lot, Vacant, Level Fenced on 2 Sides  
**School:** Binghamton  
**Directions:** Corner of Susquehanna & Stuyvesant, Close to Hwy



**Sale / Serial #:** 13-97  
**City of Binghamton**  
**Address:** 25 Travis Ave  
**Lot Size:** 50FF x 100'  
**Tax Map #:** 144.44-2-28  
**Assessment:** \$42,000.00  
**Description:** Sfr, 1125sf, Garage, Green Sided Sgl Fam Home w/Garage In Rear  
**School:** Binghamton  
**Directions:** Bevier St to Travis  
**Showing:** Sun. 2/14 From 10AM-11:30AM



**Sale / Serial #:** 13-666

**City of Binghamton**

**Address:** 23 1/2 Tudor St

**Lot Size:** 38FF x 119'

**Tax Map #:** 160.50-2-9

**Assessment:** \$50,000.00

**Description:** 3 Units, 4295sf, Grg, Gray Sided, 3-Sty 3-Fam Home w/Attached Garage

**School:** Binghamton

**Directions:** Susquehanna St to Tudor St

**Showing:** Sun. 2/14 From 2:30PM-4:30PM



**Sale / Serial #:** 13-178

**City of Binghamton**

**Address:** 9 Valley St

**Lot Size:** 40FF x 117'

**Tax Map #:** 144.72-3-12

**Assessment:** \$51,900.00

**Description:** 2 Units, 1776sf, Yellow Vinyl Sided 2-Sty 2 Fam Home, Vacant

**School:** Binghamton

**Directions:** Front St By Red Oak Rest to Valley St

**Showing:** Sat. 2/13 From 10AM-11:30AM



**Sale / Serial #:** 13-179

**City of Binghamton**

**Address:** 7 Valley St

**Lot Size:** 40FF x 117'

**Tax Map #:** 144.72-3-13

**Assessment:** \$53,800.00

**Description:** 2 Units, 1776sf, Brown Wood Sided, 2-Sty 2-Fam Home, Previous Water Damage, Vacant

**School:** Binghamton

**Directions:** Front St By Red Oak Rest to Valley St

**Showing:** Sat. 2/13 From 10AM-11:30AM



**Sale / Serial #:** 13-187

**City of Binghamton**

**Address:** 29 Virgil St

**Lot Size:** 58FF x 108'

**Tax Map #:** 144.75-2-10

**Assessment:** \$27,500.00

**Description:**

Has Had Fire 6/9/2015, 2-Sty Wood Frame Home, Fire



**Damage, 1-Car Garage In Rear**  
**School:** Binghamton  
**Directions:** Robert St or Liberty St to Virgil St



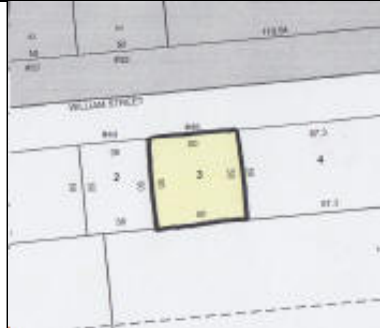
**Sale / Serial #: 13-517**  
**City of Binghamton**  
**Address:** 100 Walnut St  
**Lot Size:** 50FF x 71FF, 50FF on Walnut St, 71FF on North St  
**Tax Map #:** 160.31-2-14  
**Assessment:** \$30,000.00  
**Description:**  
3 Units, 2033sf, Gray Sided 2-Sty 3-Unit Home On Corner Lot, Vacant, Has Fire Damage  
**School:** Binghamton  
**Directions:** Corner of Walnut St & North  
**Showing:** Sun. 2/14 From 12PM-2PM



**Sale / Serial #: 13-519**  
**City of Binghamton**  
**Address:** 116 Walnut St  
**Lot Size:** 45FF x 160'  
**Tax Map #:** 160.31-2-22  
**Assessment:** \$49,200.00  
**Description:** Sfr, 1431sf, Grg, White Sided Sgl Fam Home, w/Red Garage In Rear, Shared Driveway, Vacant  
**School:** Binghamton  
**Directions:** Gerard Ave to Walnut St to Hse Across From Thorp St  
**Showing:** Sun. 2/14 From 12PM-2PM



**Sale / Serial #: 13-352**  
**City of Binghamton**  
**Address:** 46 William St  
**Lot Size:** 50FF x 50'  
**Tax Map #:** 145.77-2-3  
**Assessment:** \$61,000.00  
**Description:** Sfr, 1610sf, Green Sided 2-Sty Sgl Fam Home w/White 1-Car Attached Carport  
**School:** Binghamton  
**Directions:** Eastside Broad Ave By CVS to Williams





**Showing:** Sun. 2/14 From 2:30PM-4:30PM

**Sale / Serial #:** 12-50  
**City of Binghamton**  
**Address:** 8 Janette Ave  
**Lot Size:** 40FF x 92'  
**Tax Map #:** 143.76-2-50  
**Assessment:** \$33,000.00  
**Description:** Sfr, 1144sf, Red Sided, Sgl Fam Home, 2-Sty, Front Deck, Occupied  
**School:** Binghamton  
**Directions:** Glenwood Ave to Clinton St to Janette Ave



**Sale / Serial #:** 12-51  
**City of Binghamton**  
**Address:** 10 Janette Ave  
**Lot Size:** 40FF x 91'  
**Tax Map #:** 143.76-2-51  
**Assessment:** \$47,000.00  
**Description:** Sfr, 960sf, Stucco Sided, 2-Sty, Sgl Fam Home, Very Stately, Occupied  
**School:** Binghamton  
**Directions:** Glenwood Ave to Clinton St to Janette Ave



## **Town of Dickinson**

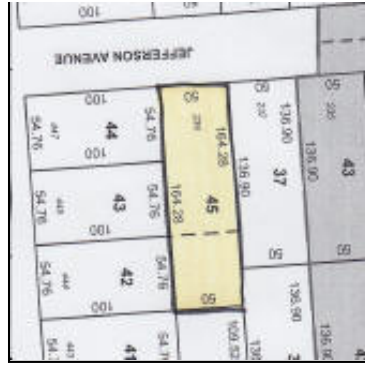
**Sale / Serial #:** 13-349  
**Town of Dickinson**  
**Address:** 270 Lower Stella Ireland Rd  
**Lot Size:** .38 Acre, 81FF  
**Tax Map #:** 127.75-1-19  
**Assessment:** \$10,000.00  
**Description:** Cape, 1350sf, Grg, Green 2-Sty Cape Cod Style Home, Vacant, Sits Back Off Rd  
**School:** Johnson City  
**Directions:** Airport Rd – North to Lower Stella Ireland, Go ½ Mile On R  
**Showing:** Sun. 2/14 From 2:30PM-4:30PM



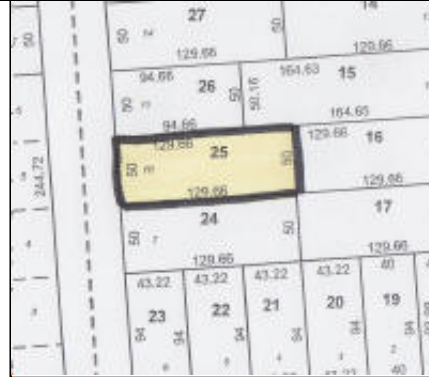
## **Town of Union**

**Sale / Serial #:** 12-879  
**Village of Endicott - Town of Union**  
**Address:** 117 Jefferson Ave

**Lot Size:** 50FF x 164'  
**Tax Map #:** 157.10-2-45  
**Assessment:** \$7,800.00  
**Description:** Former Church, 4080sf, Brick/Block, 2-Sty Church Bldg, w/2-Driveways  
**School:** Union-Endicott  
**Directions:** Rt 17C Main St to Jefferson By Village Office Bldg to Place on R  
**Showing:** Sat. 2/13 From 10AM-11:30AM

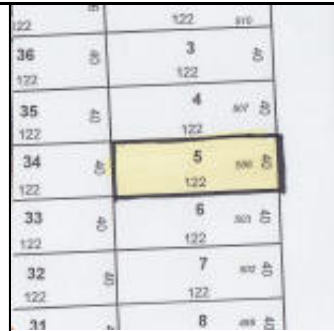


**Sale / Serial #:** 13-1129  
**Village of Endicott – Town of Union**  
**Address:** 221 Cleveland Ave  
**Lot Size:** 50FF x 130'  
**Tax Map #:** 157.10-5-25  
**Assessment:** \$550.00  
**Description:** Vacant Land, Chain Link Fenced In Lot Next to #219  
**School:** Union Endicott  
**Directions:** North St or Park St to Cleveland St



**NO  
PIC**

**Sale / Serial #:** 11-822  
**Village of Endicott – Town of Union**  
**Address:** 329 N Rogers Ave  
**Lot Size:** 40FF x 120'  
**Tax Map #:** 141.14-6-5  
**Assessment:** \$1,900.00  
**Description:** Sfr, 960sf, Stucco Sided Sgl Fam Home, 1 ½ Sty, Occupied  
**School:** Union Endicott  
**Directions:** North Side Endicott, Parallel w/McKinley. Close to Pine St Intersection



## Town of Union/Vestal

**Sale / Serial #:** 12-879, 13-762, 13-1152, 13-919, 13-1201, 13-1189 **SELL TOGETHER**

**Sale / Serial #:** 12-879  
**Town of Union**  
**Address:** 3901 Watson Blvd Rear  
**Lot Size:** .17 Acre  
**Tax Map #:** 142.14-2-25.11  
**Assessment:** \$500.00  
**Description:** Landlocked  
**School:** Maine-Endwell

**NO  
PIC**

**Directions:**

**Sale / Serial #: 13-762**

**Town of Union**

**Address: 940 W Northwood Ent**

**Lot Size: .10 Acre, 19FF on**

**Northwood, 11FF on Hooper**

**Tax Map #: 125.20-5-37**

**Assessment: \$200.00**

**Description: Comm'l Lot, Small Strip  
of Land Just Before St Regis Arms  
Apts & Barrett Accountants**

**School: Union-Endicott**

**Directions: Hooper Rd to Corner of  
Northwood & Hooper, By Delta  
Engineers**



**Sale / Serial #: 13-1152**

**Village of JC – Town of Union**

**Address: 28 Ackley Ave Rear**

**Lot Size: .20 Acre**

**Tax Map #: 159.24-3-50**

**Assessment: \$100.00**

**Description: Landlocked**

**School: Johnson City**

**Directions:**



**Sale / Serial #: 13-919**

**Village of JC – Town of Union**

**Address: 144 N Baldwin**

**Lot Size: 40' x 130'**

**Tax Map #: 143.32-4-34**

**Assessment: \$325.00**

**Description: Vacant Land, Open  
Vacant Land Just Before Tan House  
#148**

**School: Johnson City**

**Directions: Harry L Drive to N  
Baldwin St By CVS**



**Sale / Serial #: 13-1201**

**Town of Vestal**

**Address: 2101 Vestal Rd**

**Lot Size: 34FF x 170'**

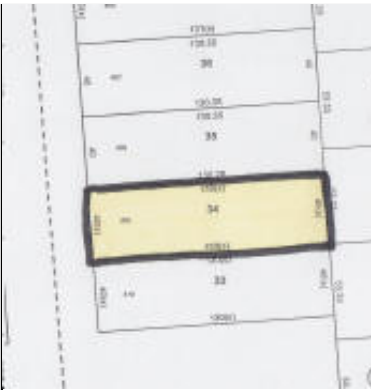
**Tax Map #: 158.45-1-17**

**Assessment: \$100.00**

**Description: Vacant Land Next to  
Brown Brick Home**

**School: Vestal**

**Directions: Just Past Orchard St on  
Other Side of Rd**



**NO  
PIC**

**NO  
PIC**

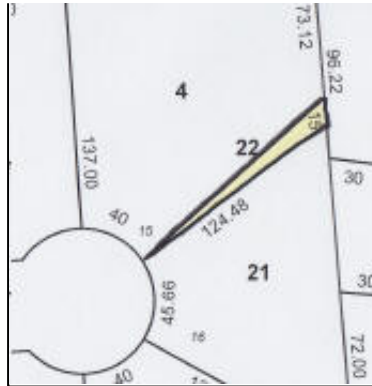
**NO  
PIC**

**NO**

**Sale / Serial #:** 13-1189  
**Town of Vestal**  
**Address:** 3515 Brentwood Pl  
**Lot Size:** .01 Acre  
**Tax Map #:** 158.12-1-22  
**Assessment:** \$100.00  
**Description:** Vacant Land  
**School:** Vestal  
**Directions:**



**PIC**



**NO  
PIC**

## **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.**

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