

2017

# Tax Foreclosure Auction

October 4, 11AM

(Registration starting at 9:00AM)



## Dutchess County Real Estate

Homes, Vacant Land, Seasonal & Commercial Properties

Auction location:  
Poughkeepsie Grand Hotel,  
40 Civic Center Plaza  
Poughkeepsie, NY

Online Bidding Available

(800) 243-0061

11% Buyers Premium

Absolute Auctions & Realty, Inc.

#5



#239



#227



#240



#251



#271



#284



#307



# NYS Auctions.com

This auction brochure is subject to errors, omissions, deletions and corrections. Statements made from the auction block supersede any previously printed material or statements made.

**#1 - 677-679 Butts Hollow Rd, Town of Amenia**

One family, 1.5 story, old style, built 1910+/-, 1848+/- sq. ft., 3BR/1BA, porch.

**Tax Map: 7064-00-461758-0000**

Size: 12.4 +/- Acre  
Full Market Value: \$443,400  
Sch. District: Dover Union Free SD  
Inspection: Occupied, Drive by anytime.



**#2 - Route 44, Town of Amenia**

Residential vacant land. Adjacent to Lot #3.

**Tax Map: 7067-16-885292-0000**

Size: 0.11 +/- Acre  
Full Market Value: \$4,000  
Sch. District: Webutuck CSD  
Inspection: Vacant Land. Drive by anytime.



**#3 - Route 44, Town of Amenia**

Residential vacant land. Adjacent to Lot #2.

**Tax Map: 7067-16-888296-0000**

Size: 0.13 +/- Acre  
Full Market Value: \$4,500  
Sch. District: Webutuck CSD  
Inspection: Vacant Land. Drive by anytime.



**#4 - Depot Rd Rear, Town of Amenia**

Residential Vacant land.

**Tax Map: 7166-00-770871-0000**

Size: 5.00 +/- Acre  
Full Market Value: \$84,000  
Sch. District: Webutuck CSD  
Inspection: May not have road frontage.



**#5 - 4971 Route 22, Town of Amenia**

One family, 2 story, old style, built 1900+/-, 2656+/- sq. ft., 4BR/2BA, porch, detached garage.

**Tax Map: 7167-09-147522-0000**

Size: 0.46 +/- Acre  
Full Market Value: \$343,100  
Sch. District: Webutuck CSD  
Inspection: See web for showing schedule.



**#6 - 5 Lango Rd, Town of Amenia**

Three family, 1 story, raised ranch style, built 1975+/-, 2084+/- sq. ft., 3BR/3BA, porch.

**Tax Map: 7167-14-397299-0000**

Size: 0.27 +/- Acre  
Full Market Value: \$194,200  
Sch. District: Webutuck CSD  
Inspection: Drive by anytime.

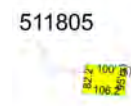


**#7 - Clark Hill Rd rear, Town of Amenia**

Residential vacant land.

**Tax Map: 7265-00-511805-0000**

Size: 0.18 +/- Acre  
Full Market Value: \$10,000  
Sch. District: Webutuck CSD  
Inspection: May not have road frontage.

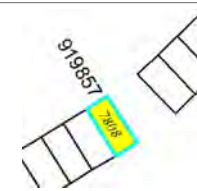


**#8 - 7808 Chelsea Cove Dr N, Town of Beekman**

One family, 2 story, Townhouse style, built 1991+/-, 1298+/- sq. ft., 3BR/1.5BA, porch.

**Tax Map: 6558-08-919857-0000**

Size: 0.01 +/- Acre  
Full Market Value: \$169,100  
Sch. District: Arlington CSD  
Inspection: Occupied, Drive by anytime.



**#9 - Chelsea Cove, Sylvan Lake & Miller Rd, Town of Beekman**

Combined parcel, 49 lots, pond/beach, access road/tennis courts, residential vacant land. See page 3 for details.

**Tax Map: 6558-08-948825-0000 & more**

Size: 32.20 +/- Acre  
Full Market Value: \$694,400  
Sch. District: Arlington CSD  
Inspection: Vacant Land. Drive by anytime.



**#10 - 83 Beaver Rd, Town of Beekman**

One family, 1 story, split level style, built 1983+/-, 1300+/- sq. ft., 3BR/2BA, porch.

**Tax Map: 6559-02-863697-0000**

Size: 0.94 +/- Acre  
Full Market Value: \$242,800  
Sch. District: Arlington CSD  
Inspection: Occupied, Drive by anytime.



**Lot 9. Chelsea Cove, Sylvan Lake & Miller Rd, Town of Beekman.**

Combined parcel, 49 lots, pond/beach, access road/tennis courts, residential vacant land.

**Size:** 32.20+/- Acres. **School District:** Arlington CSD. **Fair market value:** \$694,400.

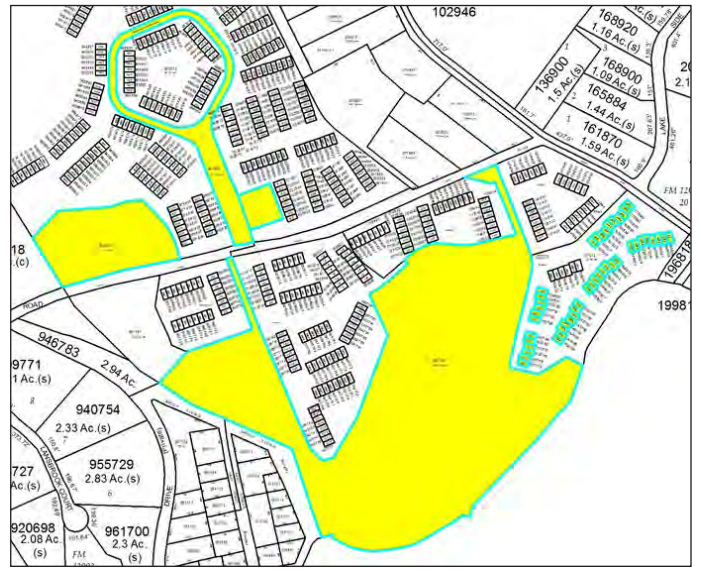
**Inspection:** Drive by anytime.

**Tax Maps:** 6558-08-948825-0000, 6658-05-095798-0000, 6658-05-127773-0000, 6658-05-128776-0000, 6658-05-129778-0000, 6658-05-129783-0000, 6658-05-130781-0000, 6658-05-130786-0000, 6658-05-132792-0000, 6658-05-133795-0000, 6658-05-134797-0000, 6658-05-135799-0000, 6658-05-135801-0000, 6658-05-136803-0000, 6658-05-142784-0000, 6658-05-143786-0000, 6658-05-144789-0000, 6658-05-146791-0000, 6658-05-148792-0000, 6658-05-149794-0000, 6658-05-150797-0000, 6658-05-152799-0000, 6658-05-155805-0000, 6658-05-157807-0000, 6658-05-157825-0000, 6658-05-158809-0000, 6658-05-159827-0000, 6658-05-160811-0000, 6658-05-161828-0000, 6658-05-162813-0000, 6658-05-163815-0000, 6658-05-163830-0000, 6658-05-165832-0000, 6658-05-166816-0000, 6658-05-166834-0000, 6658-05-168818-0000, 6658-05-168835-0000, 6658-05-170838-0000, 6658-05-172840-0000, 6658-05-173842-0000, 6658-05-174823-0000, 6658-05-176824-0000, 6658-05-178825-0000, 6658-05-181826-0000, 6658-05-183826-0000, 6658-05-186827-0000, 6658-05-188828-0000, 6658-05-190828-0000 and 6658-08-991862-0000.

Successful bidder for parcel 6558-08-948825-0000 (pond), 6658-05-095798-0000 (large parcel/beach) & 132200-6558-08-991862-0000 (access road/tennis courts) must enter into agreement with Dutchess County agreeing to the following items;

1. Take title subject to 'Declaration of Covenants, Restrictions, Easements, Charges & Liens' filed at Liber 1734 page 669 in 1987 which outlines liens, assessments, restrictions and fees.
2. Must Abandon 46 undeveloped grid #'s as per list below.
3. Agreement may be subject to Legislative approval

CONGREGATION CHABAD OF,	132200-6658-05-127773-0000	Chelsea Cove 2206
CONGREGATION CHABAD OF,	132200-6658-05-128776-0000	Chelsea Cove 2205
CONGREGATION CHABAD OF,	132200-6658-05-129778-0000	Chelsea Cove 2204
CONGREGATION CHABAD OF,	132200-6658-05-129783-0000	Chelsea Cove 2203
CONGREGATION CHABAD OF,	132200-6658-05-130781-0000	Chelsea Cove 2202
CONGREGATION CHABAD OF,	132200-6658-05-130786-0000	Chelsea Cove 2201
CONGREGATION CHABAD OF,	132200-6658-05-132792-0000	Chelsea Cove 2006
CONGREGATION CHABAD OF,	132200-6658-05-133795-0000	Chelsea Cove 2005
CONGREGATION CHABAD OF,	132200-6658-05-134797-0000	Chelsea Cove 2004
CONGREGATION CHABAD OF,	132200-6658-05-135799-0000	Chelsea Cove 2003
CONGREGATION CHABAD OF,	132200-6658-05-135801-0000	Chelsea Cove 2002
CONGREGATION CHABAD OF,	132200-6658-05-136803-0000	Chelsea Cove 2001
CONGREGATION CHABAD OF,	132200-6658-05-142784-0000	Chelsea Cove 4008
CONGREGATION CHABAD OF,	132200-6658-05-143786-0000	Chelsea Cove 4007
CONGREGATION CHABAD OF,	132200-6658-05-144789-0000	Chelsea Cove 4006
CONGREGATION CHABAD OF,	132200-6658-05-146791-0000	Chelsea Cove 4005
CONGREGATION CHABAD OF,	132200-6658-05-148792-0000	Chelsea Cove 4004
CONGREGATION CHABAD OF,	132200-6658-05-149794-0000	Chelsea Cove 4003
CONGREGATION CHABAD OF,	132200-6658-05-150797-0000	Chelsea Cove 4002
CONGREGATION CHABAD OF,	132200-6658-05-152799-0000	Chelsea Cove 4001
CONGREGATION CHABAD OF,	132200-6658-05-155805-0000	Chelsea Cove 4108
CONGREGATION CHABAD OF,	132200-6658-05-157807-0000	Chelsea Cove 4107
CONGREGATION CHABAD OF,	132200-6658-05-157825-0000	Chelsea Cove 1810
CONGREGATION CHABAD OF,	132200-6658-05-158809-0000	Chelsea Cove 4106
CONGREGATION CHABAD OF,	132200-6658-05-159827-0000	Chelsea Cove 1809
CONGREGATION CHABAD OF,	132200-6658-05-160811-0000	Chelsea Cove 4105
CONGREGATION CHABAD OF,	132200-6658-05-161828-0000	Chelsea Cove 1808
CONGREGATION CHABAD OF,	132200-6658-05-162813-0000	Chelsea Cove 4104
CONGREGATION CHABAD OF,	132200-6658-05-163815-0000	Chelsea Cove 4103
CONGREGATION CHABAD OF,	132200-6658-05-163830-0000	Chelsea Cove 1807
CONGREGATION CHABAD OF,	132200-6658-05-165832-0000	Chelsea Cove 1806
CONGREGATION CHABAD OF,	132200-6658-05-166816-0000	Chelsea Cove 4102
CONGREGATION CHABAD OF,	132200-6658-05-166834-0000	Chelsea Cove 1805
CONGREGATION CHABAD OF,	132200-6658-05-168818-0000	Chelsea Cove 4101
CONGREGATION CHABAD OF,	132200-6658-05-168835-0000	Chelsea Cove 1804
CONGREGATION CHABAD OF,	132200-6658-05-170838-0000	Chelsea Cove 1803
CONGREGATION CHABAD OF,	132200-6658-05-172840-0000	Chelsea Cove 1802
CONGREGATION CHABAD OF,	132200-6658-05-173842-0000	Chelsea Cove 1801
CONGREGATION CHABAD OF,	132200-6658-05-174823-0000	Chelsea Cove 4208
CONGREGATION CHABAD OF,	132200-6658-05-176824-0000	Chelsea Cove 4207
CONGREGATION CHABAD OF,	132200-6658-05-178825-0000	Chelsea Cove 4206
CONGREGATION CHABAD OF,	132200-6658-05-181826-0000	Chelsea Cove 4205
CONGREGATION CHABAD OF,	132200-6658-05-183826-0000	Chelsea Cove 4204
CONGREGATION CHABAD OF,	132200-6658-05-186827-0000	Chelsea Cove 4203
CONGREGATION CHABAD OF,	132200-6658-05-188828-0000	Chelsea Cove 4202
CONGREGATION CHABAD OF,	132200-6658-05-190828-0000	Chelsea Cove 4201



**#11 - 796 Beekman Rd, Town of Beekman**

One family, 1 story, cottage style, built 1947+/-, 600+/- sq. ft., 1BR/1BA.

**Tax Map: 6658-00-466440-0000**

Size: 0.45 +/- Acre

Sch. District: Arlington CSD

Full Market Value: \$144,500

Inspection: See web for showing schedule.



**#59 - Lake Rd, Town of Beekman**

Vacant commercial land.

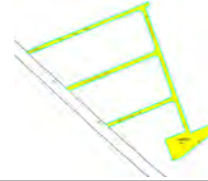
**Tax Map: 6658-10-440573-0000**

Size: 1.00 +/- Acre

Sch. District: Arlington CSD

Full Market Value: \$36,800

Inspection: Vacant Land. Drive by anytime.



**#60 - Lake Rd, Town of Beekman**

Residential vacant land.

**Tax Map: 6658-10-442591-0000**

Size: 50 x 100 +/- Ft

Sch. District: Arlington CSD

Full Market Value: \$9,800

Inspection: Vacant Land. Drive by anytime.



**#61 - 5 Pratt Dr, Town of Beekman**

One family, 1 story, raised ranch style, built 1974+/-, 1530+/- sq. ft., 3BR/1.5BA, porch, attached garage.

**Tax Map: 6758-00-452100-0000**

Size: 1.50 +/- Acre

Sch. District: Arlington CSD

Full Market Value: \$265,100

Inspection: Occupied, Drive by anytime.



**#62 - Corey Rd, Town of Beekman**

Residential vacant land.

**Tax Map: 6758-02-747708-0000**

Size: 0.04 +/- Acre

Sch. District: Arlington CSD

Full Market Value: \$300

Inspection: May not have road frontage.



**#63 - Route 9G, Town of Clinton**

Residential vacant land.

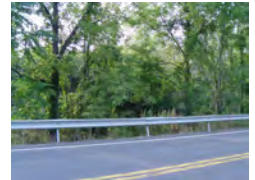
**Tax Map: 6267-00-170583-0000**

Size: 0.35 +/- Acre

Sch. District: Hyde Park CSD

Full Market Value: \$4,800

Inspection: Vacant Land. Drive by anytime.



**#64 - Hollow Rd, Town of Clinton**

Rural vacant land.

**Tax Map: 6467-00-614062-0000**

Size: 1.00 +/- Acre

Sch. District: Hyde Park CSD

Full Market Value: \$17,500

Inspection: Vacant Land. Drive by anytime.



**#65 - 3464 Pleasant Ridge Rd, Town of Dover**

One family, 1 story, raised ranch style, built 1968+/-, 1664+/- sq. ft., 3BR/1.5BA, porch.

**Tax Map: 7059-00-482999-0000**

Size: 0.69 +/- Acre

Sch. District: Dover Union Free SD

Full Market Value: \$176,300

Inspection: Occupied, Drive by anytime.



**#66 - 745 Old Route 22, Town of Dover**

Two family, 1 story, ranch style, built 1972+/-, 1672+/- sq. ft., 6BR/3BA.

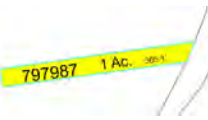
**Tax Map: 7061-00-797987-0000**

Size: 1.00 +/- Acre

Sch. District: Dover Union Free SD

Full Market Value: \$205,400

Inspection: Occupied, Drive by anytime.



**#67 - Johnson Rd, Town of Dover**

Residential vacant land.

**Tax Map: 7159-00-005506-0000**

Size: 0.86 +/- Acre

Sch. District: Dover Union Free SD

Full Market Value: \$28,600

Inspection: Vacant Land. Drive by anytime.



### #68 - Dog Tail Corners Rd, Town of Dover

Rural vacant land.

**Tax Map: 7160-00-883701-0000**

Size: 0.50 +/- Acre

Full Market Value: \$2,300

Sch. District: Dover Union Free SD

Inspection: Vacant Land. Drive by anytime.



### #69 - 39 Webatuck Rd, Town of Dover

One family, 1.5 story, Cape Cod style, built 1950+/-, 936+/- sq. ft., 3BR/1BA, attached garage.

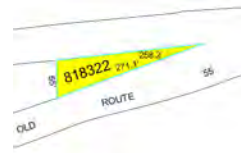
**Tax Map: 7160-04-818322-0000**

Size: 0.15 +/- Acre

Full Market Value: \$122,300

Sch. District: Dover Union Free SD

Inspection: Drive by anytime.



### #70 - 200 Palen Rd, Town of East Fishkill

Residential vacant land.

**Tax Map: 6356-02-835545-0000**

Size: 0.23 +/- Acre

Full Market Value: \$47,500

Sch. District: Wappingers CSD

Inspection: Vacant Land. Drive by anytime.



### #71 - Brown Rd, Town of East Fishkill

Underwater vacant land. Waterfront on Sprout Creek.

**Tax Map: 6357-01-132793-0000**

Size: 0.34 +/- Acre

Full Market Value: \$62,500

Sch. District: Wappingers CSD

Inspection: May not have road frontage.



### #72 - 6 Sunset Blvd, Town of East Fishkill

One family, 1 story, log home style, built 1980+/-, 1210+/- sq. ft., 3BR/1BA, porch.

**Tax Map: 6357-02-537961-0000**

Size: 1.02 +/- Acre

Full Market Value: \$284,700

Sch. District: Wappingers CSD

Inspection: Occupied, Drive by anytime.



### #73 - 452 Shenandoah Rd, Town of East Fishkill

Residential vacant land.

**Tax Map: 6455-02-735845-0000**

Size: 0.40 +/- Acre

Full Market Value: \$62,500

Sch. District: Wappingers CSD

Inspection: Vacant Land. Drive by anytime.



### #74 - 75 Harrigan Rd, Town of East Fishkill

Rural vacant land.

**Tax Map: 6456-01-090908-0000**

Size: 10.90 +/- Acre

Full Market Value: \$40,000

Sch. District: Wappingers CSD

Inspection: Vacant Land. Drive by anytime.



### #217 - Route 376, Town of East Fishkill

Rural vacant land.

**Tax Map: 6457-18-406146-0000**

Size: 78.78 +/- Acre

Full Market Value: \$412,000

Sch. District: Wappingers CSD

Inspection: Vacant Land. Drive by anytime.



### #219 - 53 W Taconic Rd, Town of East Fishkill

Residential vacant land.

**Tax Map: 6459-19-681201-0000**

Size: 0.09 +/- Acre

Full Market Value: \$5,000

Sch. District: Wappingers CSD

Inspection: May not have road frontage.



### #220 - Van Mackey Rd, Town of East Fishkill

Residential vacant land.

**Tax Map: 6459-20-841062-0000**

Size: 0.24 +/- Acre

Full Market Value: \$5,000

Sch. District: Wappingers CSD

Inspection: Vacant Land. Drive by anytime.

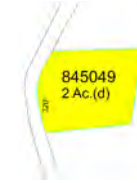


**#221 - 320 Hosner Mountain Rd, Town of East Fishkill**

One family, 1 story, cottage style, built 1930+/-, 1090+/- sq. ft., 3BR/1.5BA.

**Tax Map: 6556-00-845049-0000**

Size: 2.00 +/- Acre  
Full Market Value: \$203,300  
Sch. District: Carmel CSD  
Inspection: Drive by anytime.



**#222 - 384 Hosner Mountain Rd, Town of East Fishkill**

Vacant land with improvement.

**Tax Map: 6556-00-908257-0000**

Size: 1.00 +/- Acre  
Full Market Value: \$78,500  
Sch. District: Wappingers CSD  
Inspection: May not have road frontage.

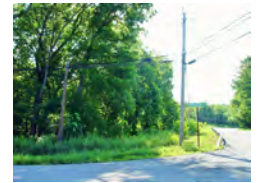


**#223 - 20 Stormville Mountain Rd, Town of East Fishkill**

Rural vacant land.

**Tax Map: 6656-00-536587-0000**

Size: 38.30 +/- Acre  
Full Market Value: \$509,500  
Sch. District: Wappingers CSD  
Inspection: Vacant Land. Drive by anytime.



**#224 - Overhill Rd, Town of East Fishkill**

Residential vacant land.

**Tax Map: 6656-00-557186-0000**

Size: 0.13 +/- Acre  
Full Market Value: \$9,500  
Sch. District: Carmel CSD  
Inspection: May not have road frontage.



**#225 - 3869 Route 52, Town of East Fishkill**

Three family, 2 story, Contemporary style, built 1990+/-, 3383+/- sq. ft., 0BR/3BA.

**Tax Map: 6755-01-175737-0000**

Size: 0.15 +/- Acre  
Full Market Value: \$303,200  
Sch. District: Carmel CSD  
Inspection: See web for showing schedule.



**#226 - Birch Ln, Town of East Fishkill**

Residential vacant land.

**Tax Map: 6755-02-890512-0000**

Size: 0.06 +/- Acre  
Full Market Value: \$2,000  
Sch. District: Pawling CSD  
Inspection: May not have road frontage.



**#227 - 91 Milltown Rd, Town of East Fishkill**

Rural vacant land.

**Tax Map: 6755-03-278242-0000**

Size: 119.38 +/- Acre  
Full Market Value: \$1,134,000  
Sch. District: Carmel CSD  
Inspection: Vacant Land. Drive by anytime.

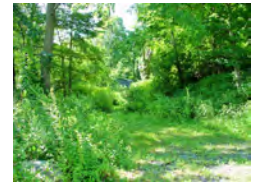


**#228 - 16 Nicholson Rd, Town of East Fishkill**

Residential vacant land.

**Tax Map: 6755-03-461486-0000**

Size: 3.10 +/- Acre  
Full Market Value: \$113,500  
Sch. District: Carmel CSD  
Inspection: Vacant Land. Drive by anytime.



**#229 - 577 Holmes Rd, Town of East Fishkill**

Vacant commercial land.

**Tax Map: 6755-03-480412-0000**

Size: 0.33 +/- Acre  
Full Market Value: \$55,500  
Sch. District: Carmel CSD  
Inspection: Vacant Land. Drive by anytime.



**#230 - 51 Arthur Rd, Town of East Fishkill**

Residential vacant land.

**Tax Map: 6755-04-616152-0000**

Size: 0.72 +/- Acre  
Full Market Value: \$25,000  
Sch. District: Carmel CSD  
Inspection: May not have road frontage.



**#231 - 377 Stormville Mountain Rd, Town of East Fishkill**

Residential vacant land.

**Tax Map: 6756-00-031125-0000**

Size: 0.37 +/- Acre

Full Market Value: \$64,000

Sch. District: Carmel CSD

Inspection: Vacant Land. Drive by anytime.



**#232 - Hideaway Pl, Town of Fishkill**

Residential vacant land.

**Tax Map: 6054-08-971847-0000**

Size: 0.27 +/- Acre

Full Market Value: \$3,500

Sch. District: Beacon City SD

Inspection: May not have road frontage.



**#234 - May Pl, Town of Fishkill**

Residential vacant land.

**Tax Map: 6055-20-951072-0000**

Size: 0.15 +/- Acre

Full Market Value: \$5,000

Sch. District: Beacon City SD

Inspection: Vacant Land. Drive by anytime.



**#235 - Park Ln, Town of Fishkill**

Residential vacant land. In Agricultural District Waterfront on Fishkill Creek.

**Tax Map: 6155-03-186274-0000**

Size: 13.90 +/- Acre

Full Market Value: \$30,000

Sch. District: Beacon City SD

Inspection: May not have road frontage.



**#236 - Sunrise Hill Rd, Town of Fishkill**

Residential vacant land.

**Tax Map: 6156-04-893375-0000**

Size: 0.19 +/- Acre

Full Market Value: \$20,000

Sch. District: Wappingers CSD

Inspection: Vacant Land. Drive by anytime.



**#237 - Cedar Hill Rd, Town of Fishkill**

Residential vacant land.

**Tax Map: 6256-01-021524-0000**

Size: 5.00 +/- Acre

Full Market Value: \$100,000

Sch. District: Wappingers CSD

Inspection: Vacant Land. Drive by anytime.



**#238 - 39 Horseshoe Dr, Town of Hyde Park**

One family, 1.7 story, Cape Cod style, built 1953+/-, 1641+/- sq. ft., 4BR/2BA, porch.

**Tax Map: 6064-12-840705-0000**

Size: 0.23 +/- Acre

Full Market Value: \$181,400

Sch. District: Hyde Park CSD

Inspection: See web for showing schedule.



**#239 - 9 Sherwood Pl, Town of Hyde Park**

One family, 1 story, ranch style, built 1951+/-, 1253+/- sq. ft., 3BR/1BA, porch, attached garage.

**Tax Map: 6065-04-800400-0000**

Size: 0.25 +/- Acre

Full Market Value: \$205,100

Sch. District: Hyde Park CSD

Inspection: Occupied, Drive by anytime.



**#240 - 15 Albertson St, Town of Hyde Park**

One family, 2 story, old style, built 1834+/-, 1600+/- sq. ft., 3BR/1.5BA, porch.

**Tax Map: 6065-20-805220-0000**

Size: 0.34 +/- Acre

Full Market Value: \$155,800

Sch. District: Hyde Park CSD

Inspection: Occupied, Drive by anytime.



**#241 - 11 Cedar St, Town of Hyde Park**

One family, 1.5 story, old style, built 1920+/-, 1248+/- sq. ft., 3BR/1BA, porch.

**Tax Map: 6067-04-896310-0000**

Size: 0.17 +/- Acre

Full Market Value: \$67,800

Sch. District: Hyde Park CSD

Inspection: Drive by anytime.



**#242 - 15 Yates Ave, Town of Hyde Park**

One family, 1.7 story, Cape Cod style, built 1950+/-, 846+/- sq. ft., 2BR/1BA, porch.

**Tax Map: 6163-03-482485-0000**

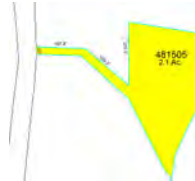
Size: 0.29 +/- Acre Sch. District: Hyde Park CSD  
Full Market Value: \$140,700 Inspection: See web for showing schedule.

**#243 - 1236 Route 9G, Town of Hyde Park**

Residential vacant land.

**Tax Map: 6165-01-481505-0000**

Size: 2.10 +/- Acre Sch. District: Hyde Park CSD  
Full Market Value: \$65,100 Inspection: May not have road frontage.

**#244 - 100 Cardinal Rd, Town of Hyde Park**

Rural vacant land.

**Tax Map: 6165-04-903494-0000**

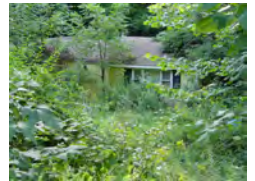
Size: 10.00 +/- Acre Sch. District: Hyde Park CSD  
Full Market Value: \$98,500 Inspection: Vacant Land. Drive by anytime.

**#245 - 114 Reservoir Rd, Town of Hyde Park**

Converted Residence. 2 story, old style, built 1953+/-, 2850+/- sq.ft. 3BR/1BA. Commercial building 1 story, built 1970+/-, 1460 sq.ft.

**Tax Map: 6167-04-715233-0000**

Size: 2.50 +/- Acre Sch. District: Hyde Park CSD  
Full Market Value: \$336,100 Inspection: Drive by anytime.

**#246 - 116 Reservoir Rd, Town of Hyde Park**

Residential vacant land. Adjacent to Lot #247.

**Tax Map: 6167-04-726212-0000**

Size: 0.52 +/- Acre Sch. District: Hyde Park CSD  
Full Market Value: \$48,000 Inspection: Vacant Land. Drive by anytime.

**#247 - 120 Reservoir Rd, Town of Hyde Park**

One family, 1 story, ranch style, built 1955+/-, 1116+/- sq. ft., 3BR/1BA. Adjacent to Lot #246.

**Tax Map: 6167-04-727200-0000**

Size: 0.42 +/- Acre Sch. District: Hyde Park CSD  
Full Market Value: \$105,900 Inspection: Occupied, Drive by anytime.

**#248 - 277 Cream St, Town of Hyde Park**

One family, 2 story, old style, built 1937+/-, 1222+/- sq. ft., 3BR/1BA, porch.

**Tax Map: 6263-01-420559-0000**

Size: 2.40 +/- Acre Sch. District: Hyde Park CSD  
Full Market Value: \$189,800 Inspection: Drive by anytime.

**#249 - 5 Marshall Dr, Town of Hyde Park**

One family, 1 story, ranch style, built 1960+/-, 1637+/- sq. ft., 3BR/2BA.

**Tax Map: 6263-04-515372-0000**

Size: 0.40 +/- Acre Sch. District: Hyde Park CSD  
Full Market Value: \$195,600 Inspection: See web for showing schedule.

**#250 - 33 Willow Cross Rd, Town of Hyde Park**

Manufactured housing.

**Tax Map: 6264-04-702119-0000**

Size: 5.50 +/- Acre Sch. District: Hyde Park CSD  
Full Market Value: \$124,400 Inspection: See web for showing schedule.

**#251 - 184 Cardinal Rd, Town of Hyde Park**

One family, 1.5 story, Cape Cod style, built 1945+/-, 1414+/- sq. ft., 3BR/2BA, porch, attached garage.

**Tax Map: 6265-01-286535-0000**

Size: 4.32 +/- Acre Sch. District: Hyde Park CSD  
Full Market Value: \$186,400 Inspection: Occupied, Drive by anytime.





### #252 - 28 Maloney Dr, Town of La Grange

One family, 1 story, ranch style, built 1981+/-, 875+/- sq. ft., 3BR/1BA, porch.

**Tax Map: 6259-02-947893-0000**

Size: 1.80 +/- Acre

Sch. District: Wappingers CSD

Full Market Value: \$193,100

Inspection: Occupied, Drive by anytime.



### #253 - Robert Rd Rear, Town of La Grange

Residential vacant land.

**Tax Map: 6360-01-147952-0000**

Size: 0.13 +/- Acre

Sch. District: Arlington CSD

Full Market Value: \$1,900

Inspection: May not have road frontage.



### #254 - Manor Dr, Town of La Grange

Residential vacant land. Adjacent to Lot #255.

**Tax Map: 6360-02-674638-0000**

Size: 1.20 +/- Acre

Sch. District: Arlington CSD

Full Market Value: \$76,600

Inspection: May not have road frontage.



### #255 - Arlene Rd, Town of La Grange

Residential vacant land. Adjacent to Lot #254 & 256.

**Tax Map: 6360-02-693639-0000**

Size: 1.10 +/- Acre

Sch. District: Arlington CSD

Full Market Value: \$76,100

Inspection: May not have road frontage.



### #256 - Arlene Rd, Town of La Grange

Residential vacant land. Adjacent to Lot #255.

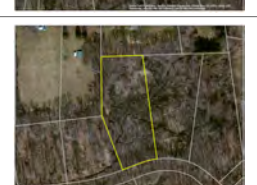
**Tax Map: 6360-02-710654-0000**

Size: 1.70 +/- Acre

Sch. District: Arlington CSD

Full Market Value: \$84,300

Inspection: May not have road frontage.



### #257 - Noxon Rd Rear, Town of La Grange

Residential vacant land.

**Tax Map: 6459-01-317797-0000**

Size: 1.10 +/- Acre

Sch. District: Arlington CSD

Full Market Value: \$9,300

Inspection: May not have road frontage.



### #258 - Overlook Rd, Town of La Grange

Residential vacant land.

**Tax Map: 6461-01-073869-0000**

Size: 0.38 +/- Acre

Sch. District: Arlington CSD

Full Market Value: \$56,700

Inspection: Vacant Land. Drive by anytime.



### #259 - Alley Rd, Town of La Grange

Residential vacant land.

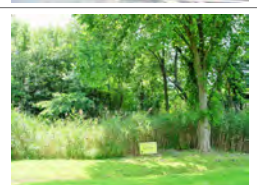
**Tax Map: 6560-03-246461-0000**

Size: 1.00 +/- Acre

Sch. District: Arlington CSD

Full Market Value: \$83,000

Inspection: Vacant Land. Drive by anytime.



### #260 - Rossway Rd, Town of La Grange

Residential vacant land.

**Tax Map: 6562-01-169993-0000**

Size: 1.10 +/- Acre

Sch. District: Arlington CSD

Full Market Value: \$7,000

Inspection: Vacant Land. Drive by anytime.



### #261 - Pond Gut Rd Rear, Town of La Grange

Residential vacant land.

**Tax Map: 6562-02-847900-0000**

Size: 6.00 +/- Acre

Sch. District: Millbrook CSD

Full Market Value: \$118,500

Inspection: May not have road frontage.



### #262 - Gidley Rd Rear, Town of La Grange

Residential vacant land.

**Tax Map: 6562-03-456442-0000**

Size: 3.20 +/- Acre

Sch. District: Arlington CSD

Full Market Value: \$112,100

Inspection: May not have road frontage.



### #263 - Spring Lake Rd Rear, Town of Milan

Rural vacant land.

**Tax Map: 6571-02-707790-0000**

Size: 2.30 +/- Acre

Sch. District: Pine Plains CSD

Full Market Value: \$38,100

Inspection: May not have road frontage.



### #264 - Torre Rock Rd Rear, Town of Milan

Rural vacant land.

**Tax Map: 6573-00-280622-0000**

Size: 2.00 +/- Acre

Sch. District: Pine Plains CSD

Full Market Value: \$30,300

Inspection: Vacant Land. Drive by anytime.



### #265 - 2014 Route 199, Town of Milan

One family, 1 story, ranch style, built 1957+/-, 1682+/- sq. ft., 3BR/2BA, porch.

**Tax Map: 6672-00-504092-0000**

Size: 1.20 +/- Acre

Sch. District: Pine Plains CSD

Full Market Value: \$258,600

Inspection: Occupied, Drive by anytime.



### #266 - 2 Main St, Village of Millerton, Town of Millerton

Detached row building, 1 story, built 1910+/-, 9002+/- sq.ft.

**Tax Map: 7271-18-328242-0000**

Size: 0.63 +/- Acre

Sch. District: Webutuck CSD

Full Market Value: \$478,000

Inspection: Occupied, Drive by anytime.



### #267 - Route 22, Town of Northeast

Residential vacant land.

**Tax Map: 7171-00-950854-0000**

Size: 3.70 +/- Acre

Sch. District: Webutuck CSD

Full Market Value: \$80,500

Inspection: Vacant Land. Drive by anytime.



### #268 - Boston Corners Rd, Town of Northeast

Rural vacant land.

**Tax Map: 7273-00-332040-0000**

Size: 17.00 +/- Acre

Sch. District: Webutuck CSD

Full Market Value: \$17,000

Inspection: May not have road frontage.



### #270 - 84 E Main St, Village of Pawling, Town of Pawling

Two family, 2 story, old style, built 1938+/-, 2380+/- sq. ft., 4BR/3.5BA, porch, detached garage.

**Tax Map: 7056-05-165901-0000**

Size: 0.92 +/- Acre

Sch. District: Pawling CSD

Full Market Value: \$204,800

Inspection: Occupied, Drive by anytime.



### #271 - 1 Taber Knolls Dr, Village of Pawling, Town of Pawling

One family, 1 story, old style, built 1950+/-, 1722+/- sq. ft., 4BR/2BA, porch.

**Tax Map: 7056-05-231956-0000**

Size: 0.30 +/- Acre

Sch. District: Pawling CSD

Full Market Value: \$235,400

Inspection: Occupied, Drive by anytime.



### #272 - 198 N White Rock Rd, Town of Pawling

One family, 1 story, ranch style, built 1972+/-, 1452+/- sq. ft., 3BR/1.5BA, porch, detached garage.

**Tax Map: 6856-00-086396-0000**

Size: 4.43 +/- Acre

Sch. District: Pawling CSD

Full Market Value: \$230,600

Inspection: See web for showing schedule.



### #273 - N White Rock Rd, Town of Pawling

Residential vacant land.

**Tax Map: 6856-13-174494-0000**

Size: 0.37 +/- Acre

Full Market Value: \$18,000

Sch. District: Pawling CSD

Inspection: Vacant Land. Drive by anytime.



### #274 - Route 292, Town of Pawling

Rural vacant land.

**Tax Map: 6857-00-459767-0000**

Size: 16.10 +/- Acre

Full Market Value: \$99,400

Sch. District: Arlington CSD

Inspection: Vacant Land. Drive by anytime.



### #275 - Wilkenson Hollow Rd, Town of Pawling

Residential vacant land. Adjacent to Lot #276.

**Tax Map: 6957-00-180381-0000**

Size: 4.29 +/- Acre

Full Market Value: \$56,100

Sch. District: Pawling CSD

Inspection: Vacant Land. Drive by anytime.



### #276 - Wilkenson Hollow Rd, Town of Pawling

Residential vacant land. Adjacent to Lot #275.

**Tax Map: 6957-00-201353-0000**

Size: 3.08 +/- Acre

Full Market Value: \$51,200

Sch. District: Pawling CSD

Inspection: Vacant Land. Drive by anytime.



### #277 - Pecks Store Rd, Town of Pawling

Residential vacant land.

**Tax Map: 6957-03-221262-0000**

Size: 0.07 +/- Acre

Full Market Value: \$10,100

Sch. District: Pawling CSD

Inspection: Vacant Land. Drive by anytime.



### #278 - 56 Willow St, Town of Pine Plains

One family, 1 story, ranch style, built 1984+/-, 1008+/- sq. ft., 3BR/1BA, porch.

**Tax Map: 6872-09-234619-0000**

Size: 104 x 208 +/- Ft

Full Market Value: \$142,600

Sch. District: Pine Plains CSD

Inspection: See web for showing schedule.



### #279 - Route 199, Town of Pine Plains

Rural vacant land.

**Tax Map: 7072-18-313127-0000**

Size: 0.26 +/- Acre

Full Market Value: \$20,200

Sch. District: Pine Plains CSD

Inspection: Vacant Land. Drive by anytime.



### #280 - 237 Route 9D, Town of Poughkeepsie

Residential vacant land.

**Tax Map: 6158-01-290785-0000**

Size: 23.40 +/- Acre

Full Market Value: \$203,000

Sch. District: Wappingers CSD

Inspection: Vacant Land. Drive by anytime.



### #281 - 477 Haight Ave, Town of Poughkeepsie

One family, 1.5 story, Cape Cod style, built 1950+/-, 1236+/- sq. ft., 2BR/2BA, porch, detached garage.

**Tax Map: 6161-07-748770-0000**

Size: 0.24 +/- Acre

Full Market Value: \$149,000

Sch. District: Arlington CSD

Inspection: Occupied, Drive by anytime.



### #282 - Castillo Ln, Town of Poughkeepsie

Residential vacant land.

**Tax Map: 6162-05-093887-0000**

Size: 0.15 +/- Acre

Full Market Value: \$13,600

Sch. District: Hyde Park CSD

Inspection: Vacant Land. Drive by anytime.



**#283 - 210 Innis Ave, Town of Poughkeepsie**

Residential vacant land.

**Tax Map: 6162-15-737355-0000**

Size: 0.28 +/- Acre

Full Market Value: \$49,000

Sch. District: Hyde Park CSD

Inspection: Vacant Land. Drive by anytime.



**#284 - 5 Caywood Rd, Town of Poughkeepsie**

One family, 1.5 story, Cape Cod style, built 1950+/-, 1773+/- sq. ft., 2BR/1BA.

**Tax Map: 6162-16-794431-0000**

Size: 0.36 +/- Acre

Full Market Value: \$167,000

Sch. District: Hyde Park CSD

Inspection: See web for showing schedule.



**#285 - 4-25 Seabury Ter, Town of Poughkeepsie**

Residential vacant land.

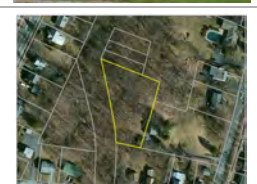
**Tax Map: 6162-19-705069-0000**

Size: 0.69 +/- Acre

Full Market Value: \$46,000

Sch. District: Arlington CSD

Inspection: May not have road frontage.



**#286 - Van Wagner Rd, Town of Poughkeepsie**

Residential vacant land.

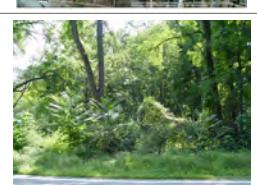
**Tax Map: 6162-20-970167-0000**

Size: 2.50 +/- Acre

Full Market Value: \$60,500

Sch. District: Arlington CSD

Inspection: Vacant Land. Drive by anytime.



**#287 - Van Wagner Rd, Town of Poughkeepsie**

Residential vacant land.

**Tax Map: 6162-20-989205-0000**

Size: 2.10 +/- Acre

Full Market Value: \$43,500

Sch. District: Arlington CSD

Inspection: Vacant Land. Drive by anytime.



**#288 - 317 Violet Ave, Town of Poughkeepsie**

Two family, 2 story, ranch style, built 1930+/-, 1980+/- sq. ft., 3BR/2BA.

**Tax Map: 6163-19-541193-0000**

Size: 0.21 +/- Acre

Full Market Value: \$174,500

Sch. District: Hyde Park CSD

Inspection: See web for showing schedule.



**#289 - Boardman Rd, Town of Poughkeepsie**

Residential vacant land. Waterfront on Casper Creek.

**Tax Map: 6260-01-073995-0000**

Size: 0.85 +/- Acre

Full Market Value: \$23,500

Sch. District: Arlington CSD

Inspection: Vacant Land. Drive by anytime.



**#290 - 2 Conifer Ct, 5 Balmoral Ct & Tamarack Hill Dr, Town of Poughkeepsie**

Combined parcel, 10 adjacent lots incl. residential vacant land & 2, one family homes. Access road/bridge subject to acceptance by T/Po'k. Details pg 13.

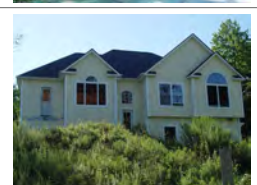
**Tax Map: 6262-02-934714-0000 & more**

Size: 35.96 +/- Acre

Full Market Value: \$716,000

Sch. District: Arlington CSD

Inspection: May not have road frontage.



**#300 - 8 Verven Rd, Town of Poughkeepsie**

One family with accessory apartment, 1.7 story, Cape Cod style, built 1945+/-, 2290+/- sq. ft., 3BR/2BA, porch, attached garage.

**Tax Map: 6262-04-557071-0000**

Size: 0.62 +/- Acre

Full Market Value: \$152,500

Sch. District: Arlington CSD

Inspection: Occupied, Drive by anytime.



**#301 - 614 Cherry Hill Dr, Town of Poughkeepsie**

Townhouse, 1 story, built 1979+/-, 925+/- sq.ft., porch.

**Tax Map: 6262-18-384096-0000**

Size: 8.78 x .926 +/- Ft

Full Market Value: \$53,000

Sch. District: Arlington CSD

Inspection: Occupied, Drive by anytime.

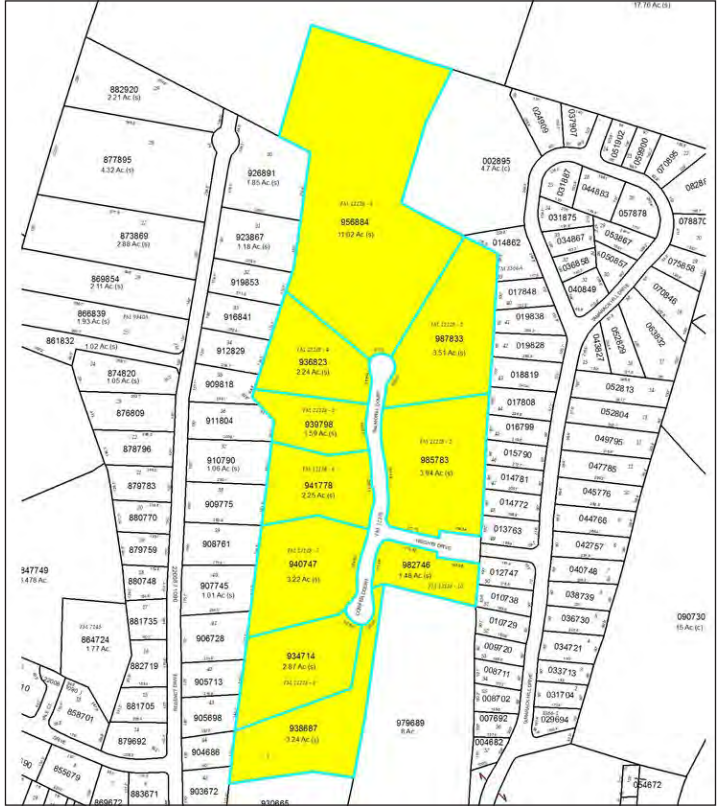


**Lot #290. 2 Conifer Ct, 5 Balmoral Ct & Tamarack Hill Dr, Town of Poughkeepsie.**

Combined parcel, 10 adjacent lots including residential vacant land and 2 one family homes. One family, 2 story, Colonial style, built 2011+/-, 2220+/- sq. ft. 4BD/2.5BA, porch, attached garage. One family, 1 story, raised ranch style, built 2011+/-, 2746+/- sq. ft. 4BD/3.5BA, porch. Access road/bridge subject to acceptance by Town of Poughkeepsie. **Size:** 35.96+/- Acres. **School District:** Arlington CSD. **Fair market value:** \$716,000.

**Inspection:** Drive by anytime/May not have road frontage.

**Tax Map:** 6262-02-934714-0000, 6262-02-936823-0000, 6262-02-938687-0000, 6262-02-939798-0000, 6262-02-940747-0000, 6262-02-941778-0000, 6262-02-956884-0000, 6262-02-982746-0000, 6262-02-985783-0000 and 6262-02-987833-0000.



### #302 - Van Wagner Rd Lot 1, Town of Poughkeepsie

Residential vacant land.

**Tax Map: 6263-04-863087-0000**

Size: 2.86 +/- Acre

Sch. District: Arlington CSD

Full Market Value: \$108,500

Inspection: Vacant Land. Drive by anytime.



### #303 - 168 Rochdale Rd, Town of Poughkeepsie

One family, 2 story, old style, built 1930+/-, 1296+/- sq. ft., 2BR/1.5BA, porch, detached garage.

**Tax Map: 6362-01-233558-0000**

Size: 0.19 +/- Acre

Sch. District: Arlington CSD

Full Market Value: \$160,500

Inspection: See web for showing schedule.



### #304 - 23 Amherst Rd, Village of Red Hook, Town of Red Hook

One family, 1 story, ranch style, built 1983+/-, 1107+/- sq. ft., 2BR/1BA, attached garage.

**Tax Map: 6272-13-148481-0000**

Size: 0.43 +/- Acre

Sch. District: Red Hook CSD

Full Market Value: \$229,500

Inspection: See web for showing schedule.



### #305 - 82 Montgomery St, Village of Tivoli, Town of Tivoli

One family, 2 story, old style, built 1965+/-, 1890+/- sq. ft., 4BR/1BA, porch.

**Tax Map: 6174-06-429813-0000**

Size: 0.54 +/- Acre

Sch. District: Red Hook CSD

Full Market Value: \$237,300

Inspection: Drive by anytime.



### #306 - 99 North Rd, Village of Tivoli, Town of Tivoli

One family, 2 story, old style, built 1930+/-, 1480+/- sq. ft., 2BR/1.5BA, porch, detached garage. Waterfront on Stoney Creek.

**Tax Map: 6175-04-583277-0000**

Size: 1.50 +/- Acre

Sch. District: Red Hook CSD

Full Market Value: \$290,700

Inspection: Occupied, Drive by anytime.



### #307 - 7 Memorial Dr, Village of Tivoli, Town of Tivoli

One family, 1 story, ranch style, built 1987+/-, 1058+/- sq. ft., 3BR/1BA, attached garage.

**Tax Map: 6175-18-422130-0000**

Size: 0.28 +/- Acre

Sch. District: Red Hook CSD

Full Market Value: \$217,300

Inspection: Occupied, Drive by anytime.



### #308 - 20 W Kerley Corners Rd, Town of Red Hook

Vacant commercial land.

**Tax Map: 6174-00-841936-0000**

Size: 0.99 +/- Acre

Sch. District: Red Hook CSD

Full Market Value: \$57,300

Inspection: Vacant Land. Drive by anytime.



### #309 - 282 Middle Rd, Town of Red Hook

Commercial multiple-use buildings.

**Tax Map: 6272-00-084080-0000**

Size: 5.47 +/- Acre

Sch. District: Red Hook CSD

Full Market Value: \$687,100

Inspection: Occupied, Drive by anytime.



### #311 - Route 199, Town of Red Hook

Residential vacant land.

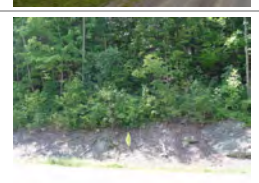
**Tax Map: 6372-00-605424-0000**

Size: 9.28 +/- Acre

Sch. District: Red Hook CSD

Full Market Value: \$245,500

Inspection: Vacant Land. Drive by anytime.



### #312 - 37 Mulberry St, Village of Rhinebeck, Town of Rhinebeck

One family, 2 story, old style, built 1930+/-, 1644+/- sq. ft., 3BR/1BA.

**Tax Map: 6170-15-585354-0000**

Size: 0.53 +/- Acre

Sch. District: Rhinebeck CSD

Full Market Value: \$160,000

Inspection: See web for showing schedule.



**#313 - 55 S Parsonage St, Village of Rhinebeck, Town of Rhinebeck**

One family, 2 story, ranch style, built 1967+/-, 1118+/- sq. ft., 3BR/1BA, porch, attached garage.

**Tax Map: 6170-19-640047-0000**

Size: 0.29 +/- Acre Sch. District: Rhinebeck CSD  
Full Market Value: \$232,900 Inspection: Occupied, Drive by anytime.



**#314 - 431 Willow Brook Rd, Town of Stanford**

Residential vacant land.

**Tax Map: 6568-00-401987-0000**

Size: 6.50 +/- Acre Sch. District: Rhinebeck CSD  
Full Market Value: \$63,500 Inspection: Vacant Land. Drive by anytime.



**#315 - 679 Willow Brook Rd, Town of Stanford**

One family, 1 story, ranch style, built 2007+/-, 1350+/- sq. ft., 3BR/2BA.

**Tax Map: 6569-00-397633-0000**

Size: 0.89 +/- Acre Sch. District: Rhinebeck CSD  
Full Market Value: \$206,100 Inspection: Occupied, Drive by anytime.



**#316 - 57 Trestle Ln, Town of Stanford**

Residential vacant land.

**Tax Map: 6667-00-269383-0000**

Size: 1.70 +/- Acre Sch. District: Pine Plains CSD  
Full Market Value: \$36,300 Inspection: Vacant Land. Drive by anytime.



**#317 - 729 Bangall Amenia Rd, Town of Stanford**

Vacant land with improvement. In Agricultural District.

**Tax Map: 6968-00-026238-0000**

Size: 13.00 +/- Acre Sch. District: Webutuck CSD  
Full Market Value: \$160,500 Inspection: Drive by anytime.



**#318 - S Smith Rd, Town of Union Vale**

Residential vacant land.

**Tax Map: 6661-00-487554-0000**

Size: 6.07 +/- Acre Sch. District: Arlington CSD  
Full Market Value: \$76,000 Inspection: Vacant Land. Drive by anytime.



**#319 - N Parlman Rd Rear, Town of Union Vale**

Residential vacant land.

**Tax Map: 6661-00-525289-0000**

Size: 0.30 +/- Acre Sch. District: Arlington CSD  
Full Market Value: \$46,100 Inspection: May not have road frontage.



**#320 - 1 Fulton St, Village of Wappinger Falls, Town of Wappingers Falls**

Commercial multiple-use building.

**Tax Map: 6158-17-238220-0000**

Size: 0.27 +/- Acre Sch. District: Wappingers CSD  
Full Market Value: \$375,000 Inspection: See web for showing schedule.



**#322 - 2346 Route 9D, Town of Wappinger**

Commercial multiple-use building.

**Tax Map: 6157-01-037608-0000**

Size: 0.09 +/- Acre Sch. District: Wappingers CSD  
Full Market Value: \$120,000 Inspection: See web for showing schedule.



**#323 - 2498 Route 9D, Town of Wappinger**

One family, 2 story, old style, built 1926+/-, 1284+/- sq. ft., 3BR/1.5BA, porch, detached garage.

**Tax Map: 6157-01-268885-0000**

Size: 0.86 +/- Acre Sch. District: Wappingers CSD  
Full Market Value: \$198,000 Inspection: Occupied, Drive by anytime.



### #324 - Middlebush Rd, Town of Wappinger

Residential vacant land.

**Tax Map: 6157-01-296777-0000**

Size: 0.46 +/- Acre

Sch. District: Wappingers CSD

Full Market Value: \$70,100

Inspection: Vacant Land. Drive by anytime.



### #325 - Mac Farlane Rd, Town of Wappinger

Residential vacant land.

**Tax Map: 6157-04-733352-0000**

Size: 0.14 +/- Acre

Sch. District: Wappingers CSD

Full Market Value: \$15,000

Inspection: Vacant Land. Drive by anytime.



### #326 - 12 I White Gate Rd, Town of Wappinger

Townhouse, 1 story, built 1971+/-, 800+/- sq.ft., 1BR/1BA.

**Tax Map: 6157-16-877451-0000**

Size: 0.12 +/- Acre

Sch. District: Wappingers CSD

Full Market Value: \$67,200

Inspection: See web for showing schedule.



### #327 - McKinley St Rear, Town of Wappinger

Residential vacant land. Waterfront on Wappinger Creek.

**Tax Map: 6158-03-100201-0000**

Size: 0.33 +/- Acre

Sch. District: Wappingers CSD

Full Market Value: \$44,400

Inspection: May not have road frontage.



### #328 - 3 Robert Ln, Town of Wappinger

One family, 1 story, ranch style, built 1963+/-, 960+/- sq. ft., 3BR/1BA, porch.

**Tax Map: 6158-04-930017-0000**

Size: 0.38 +/- Acre

Sch. District: Wappingers CSD

Full Market Value: \$200,100

Inspection: Occupied, Drive by anytime.



### #329 - Old Hopewell Rd, Town of Wappinger

Residential vacant land.

**Tax Map: 6257-03-341378-0000**

Size: 1.11 +/- Acre

Sch. District: Wappingers CSD

Full Market Value: \$45,600

Inspection: Vacant Land. Drive by anytime.



### #330 - Route 376, Town of Wappinger

Vacant commercial land. Waterfront on Wappinger Creek.

**Tax Map: 6259-02-554893-0000**

Size: 0.39 +/- Acre

Sch. District: Wappingers CSD

Full Market Value: \$63,400

Inspection: Vacant Land. Drive by anytime.



### #331 - Organ Hill Rd, Town of Wappinger

Residential vacant land.

**Tax Map: 6359-02-539693-0000**

Size: 1.50 +/- Acre

Sch. District: Arlington CSD

Full Market Value: \$3,000

Inspection: May not have road frontage.



### #332 - Diddell Rd Rear, Town of Wappinger

Residential vacant land.

**Tax Map: 6359-04-543283-0000**

Size: 1.50 +/- Acre

Sch. District: Arlington CSD

Full Market Value: \$5,000

Inspection: May not have road frontage.



### #333 - Lakeview Dr Rear, Village of Millbrook, Town of Millbrook

Underwater vacant land.

**Tax Map: 6764-02-911834-0000**

Size: 90 x 70 +/- Ft

Sch. District: Millbrook CSD

Full Market Value: \$1,500

Inspection: Vacant Land. Drive by anytime.





### #334 - 7 County House Rd, Town of Washington

Two family, 2 story, old style, built 1930+/-, 1920+/- sq. ft., 6BR/1BA.

Tax Map: 6764-01-330652-0000

Size: 0.21 +/- Acre

Full Market Value: \$186,900

Sch. District: Millbrook CSD

Inspection: Occupied, Drive by anytime.



### #335 - N Tower Hill Rd, Town of Washington

Rural vacant land.

Tax Map: 6965-00-877791-0000

Size: 7.75 +/- Acre

Full Market Value: \$243,800

Sch. District: Webutuck CSD

Inspection: Vacant Land. Drive by anytime.



## Dutchess County Properties



# TERMS & CONDITIONS

## TERMS AND CONDITIONS OF SALE

TERMS FOR INTERNET BIDDING (in addition to standard terms below):

1. Registration. All bidders are required to register and to provide suitable I.D. Suitable ID includes driver's license, non-driver photo I.D., military I.D. and passport. (photo copy acceptable) prior to the auction. Auctioneer reserves the right to decline registration if I.D. is not sufficient. Notarized copy of bidder's signature on copy of bidder's valid driver's license or passport must be provided to auctioneer. NO EXCEPTIONS.

2. If you are registering as a Corporation you need to additionally enclose a copy of the following:

1. A copy of the FILING NOTICE that you received from the state where your Corporation was recorded.
2. A copy of the notice that you received from the Internal Revenue Service/Treasury Department stating the Federal Identification Number that was assigned to your Corporation.
3. A resolution from the Corporation Board of Directors authorizing whomever to purchase property on behalf of the Corporation.

If you are registering as a Limited Liability Corporation (LLC) you need to additionally enclose a copy of the following:

1. A copy of the FILING NOTICE that you received from the state where your LLC was recorded.
2. A copy of the notice that you received from the Internal Revenue Service/Treasury Department stating the Federal Identification Number that was assigned to your Corporation.

3. Bidder Approval. Download the "Internet Bidder Registration Packet" from the website (<http://www.nysauctions.com/auctions/IbidReg/Dutchess.pdf>). Complete all required information where highlighted by printing or signing legibly and return all completed documents with the funds described in paragraph two below to auctioneer/broker no later than 12:00 PM (noon) on Tuesday October 3, 2017, Eastern Standard Time. NO EXCEPTIONS.

4. No Recourse. Internet bidding through our Provider is offered as a service to our customers, and bidders shall not hold Dutchess County and/or Absolute Auctions & Realty, Inc., responsible for any failure due to the loss of the internet connection supplied to Absolute Auctions & Realty, Inc. by the Provider.

\*\*\*\*\*

## STANDARD TERMS:

1. Registration. All bidders are required to register and to provide suitable I.D. Suitable ID includes driver's license, non-driver photo I.D., military I.D. and passport. (photocopy acceptable) prior to the auction. Auctioneer reserves the right to decline registration if I.D. is not sufficient. Notarized copy of bidder's signature on copy of bidder's valid driver's license or passport must be provided to auctioneer. NO EXCEPTIONS.

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2. A copy of the notice that you received from the Internal Revenue Service/Treasury Department stating the Federal Identification Number that was assigned to your Corporation.
3. A resolution from the Corporation Board of Directors authorizing whomever to purchase property on behalf of the Corporation.

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1. A copy of the FILING NOTICE that you received from the state where your LLC was recorded.
2. A copy of the notice that you received from the Internal Revenue Service/Treasury Department stating the Federal Identification Number that was assigned to your Corporation.

3. Buyer's Premium/Advertising Fee. Purchaser shall pay an eleven percent (11%) buyers premium (a 1% buyer's premium discount will be given for cash or guaranteed funds) in addition to the accepted bid price and an advertising fee of 1.5% of the bid price.

4. Down Payment. \$250 or 20% of the total contract price (contract price is the bid price + buyer's premium), whichever is higher, shall be paid as a down payment upon execution of a contract of sale immediately upon being declared the successful high bidder. ONLY CASH, CREDIT CARD (MASTERCARD, VISA or DISCOVER CARD ONLY), MONEY ORDER OR BANK CHECK (Tellers/Cashiers Check) MADE PAYABLE TO "DUTCHESS COUNTY COMMISSIONER OF FINANCE" WILL BE ACCEPTED. NO EXCEPTIONS.

5. Closing Costs. Purchaser shall pay the following closing costs: Filing Fee for Combined Gains Transfer Tax Affidavit of \$5, Filing Fee of \$5 for Town of Red Hook Transfer Tax, and all recording and other fees required by the Dutchess County Clerk. Fees are subject to change by law without further notice.

6. Balance Due. The balance due, including closing costs and the 2017-2018 School Tax, and Village Tax if any, shall be paid by cash, money order or bank check made payable to "Dutchess County Commissioner of Finance" on or before October 30, 2017. Credit Card payment is NOT acceptable for balance due. TIME IS OF THE ESSENCE. Failure to timely pay balance due shall constitute default and forfeiture of down payment.

7. Recording Information. Purchaser shall provide all information necessary for recording the deed and shall execute all required documents prior to close of auction.

8. Deed. Conveyance shall be by quitclaim deed, with the description of the property to be by tax grid number. The deed shall be recorded by the County after payment in full, and returned to purchaser by the County Clerk's Office. The County will only issue a deed in the name of the successful bidder, no exceptions.

9. No Warranty. (a) All real property, including any buildings thereon, is sold "AS IS", without any representation or warranty whatsoever, and is subject to: 1) any facts a survey or inspection of the parcel would disclose; 2) applicable zoning/land use/building regulations/easements of record or matters of public record; 3) all federal or state taxes, liens, delinquent water and/or sewer rents, other local charges, mortgages or judgments not extinguished from the parcel by foreclosure proceedings.

(b) All informational material such as slides, tax maps, deeds, photos, auction listings, auction catalogs, auction signs, property record cards, and verbal descriptions are for identification purposes only and represent no warranty or guarantee as to accuracy or otherwise.

(c) There is no representation, express or implied, as to condition of parcel, warranty of title, right of access, or suitability for a particular use. RESEARCH BEFORE YOU BID.

10. No Recourse. All sales shall be final and without recourse, and in no event shall Dutchess County and/or Absolute Auction & Realty, Inc., be liable for any defects in title for any cause whatsoever. No claim, demand or suit of any nature shall exist in favor of the purchaser, its heirs, successors or assigns, against Dutchess County and/or Absolute Auction & Realty, Inc., arising from this sale.
11. Right of Withdrawal: By Resolution No. 244 of 1997, the County of Dutchess adopted a Land Disposition Policy which provides that the former landowner has the exclusive opportunity to reacquire his/her property through the payment of all back taxes, fees and incurred interest cost after the conclusion of the in rem proceedings but only until 5:00 P.M. on the day prior to the next county auction of properties, subject to approval by the County Legislature. After that time the County shall not remove any properties from auction absent a direction to do so from a court of competent jurisdiction.
12. Confirmation of Sale. A bid shall be considered an offer to purchase subject to the acceptance of the County. If the bid is accepted, a contract of sale will be forwarded to the bidder for their records. No bid shall be considered unless the bidder fully complies with the Terms and Conditions of Sale. The following criteria will be used to determine the adequacy of the bid: (a) If the high bid on the parcel at auction meets or exceeds the outstanding taxes, costs, fees, due and owing, and the high bid is not substantially less than the assessed value of the parcel, it may be accepted, (b) If the high bid fails to meet this standard it may still be accepted by the county after consideration of past auction history, results of the current auction and state of the housing market in the county. (c) If the high bid fails to meet the standards described above it may be rejected. In all cases, written notice shall be given to the bidder by the Dutchess County Commissioner of Finance. All balances are due on or before October 30, 2017.
13. Personal Property. No personal property is included in the sale of any parcel by Dutchess County. The disposition of any personal property located on any parcel sold shall be the sole responsibility of the purchaser following the recording of the deed.
14. Auctioneer. The auctioneer's decision regarding any disputes is final and the auctioneer reserves the right to reject any bid not considered an appreciable advance over the preceding bid.
15. Evictions. Evictions, if necessary, are the sole responsibility of the purchaser following the recording of the deed.
16. Possession and Entry. The purchaser shall not take possession of nor enter upon the parcel until recording of the deed by Dutchess County.
17. Prohibitions. (a) The owner of a particular parcel immediately prior to the foreclosure action shall not be allowed to bid on that parcel at auction. (b) No person (or spouse) employed in the offices of the County Executive, County Attorney, Finance, Real Property Tax or who is a member of the Dutchess County Legislature or who is an auctioneer, member of his family or his employee shall be allowed to bid upon or purchase a parcel at auction.
18. No Assignment. The successful bidder shall have no right to assign the right to complete the purchase. Any attempted assignment shall be void and given no effect by the County.
19. Risk of Loss Provision. Buyer assumes risk of loss as of the date final payment is made.
20. Right to Maintain Order and Decorum. The auctioneer reserves the right to revoke permission to bid and remove any individual from the auction whose behavior is deemed disruptive to the safe and efficient administration of the auction.
21. Disqualification for Failure to Execute Bid. Any bidder including back-up bidders who refuse to execute their bid for a particular parcel, shall be prohibited from bidding for that same parcel in any subsequent round of bidding for said parcel.

## Agricultural District Disclosure Notice

Notice is hereby given that the premises being sold may lie within an Agricultural District as designated upon the tax map. It is the sole responsibility of any bidder to ascertain which specific parcel(s) is so designated and sold subject to the provisions of law applicable thereto.

"It is the policy of this state and this community to conserve, protect and encourage the development and improvement of the agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but are not limited to, activities that cause noise, dust and odors. Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances."

## Important Disclaimers

Attention prospective bidders: The information set forth in this Bidder's Package is believed to be correct and complete. However, the seller, along with ABSOLUTE AUCTIONS & REALTY, Inc. make no warranties as to the accuracy and completeness of this information.

"Prior to the auction, prospective bidders should make such inspection and investigation as they deem appropriate. If you have not made a prudent inspection and investigation regarding the auction parcel(s), we ask that you DO NOT BID at today's auction."

**COUNTY REAL PROPERTY TAX MAPS:** These maps were prepared for Tax Administration purposes only. They are not intended to be used in the conveyance of property. There is no guarantee of accuracy or completeness. All information on these maps is subject to such variations and corrections as might result from an accurate instrument survey by a licensed surveyor.

**ANNOUNCEMENTS MADE AT THE AUCTION SUPERSEDE ANY PREVIOUSLY PRINTED MATERIAL OR STATEMENTS MADE.**

**Notice:** Upon being declared the successful high bidder, you must immediately go to the contract table, make your deposit, sign your Contract of Sale and closing documents. Please note that you can still bid on additional parcels from the contract table. Thank you.

**The NYSAuctions.com Team**

# AGENCY DISCLOSURE



New York State  
DEPARTMENT OF STATE  
Division of Licensing Services  
P.O. Box 22001  
Albany, NY 12201-2001

Customer Service: (518) 474-4429  
www.dos.state.ny.us

## New York State Disclosure Form for Buyer and Seller

### **THIS IS NOT A CONTRACT**

*New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.*

*Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.*

*If you need legal, tax or other advice, consult with a professional in that field.*

### **Disclosure Regarding Real Estate Agency Relationships**

#### **Seller's Agent**

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

#### **Buyer's Agent**

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interests. The buyer's agent does this by negotiating the purchase of a home at a price and

on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

#### **Broker's Agents**

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller can not provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

#### **Dual Agent**

A real estate broker may represent both the buyer and seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to

both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

### Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller to negotiate the purchase and sale of real estate. A sales agent works under the supervision

Absolute Auction & Realty, Inc.

This form was provided to me by Susan A. Doyle (print name of licensee) of Absolute Auction & Realty, Inc. (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

- Seller as a (check relationship below)
  - Seller's agent
  - Broker's agent
- Buyer as a (check relationship below)
  - Buyer's agent
  - Broker's agent
- Dual agent
- Dual agent with designated sales agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

- Advance informed consent dual agency
- Advance informed consent to dual agency with designated sales agents

If dual agent with designated sales agents is indicated above: \_\_\_\_\_ is appointed to represent the buyer; and \_\_\_\_\_ is appointed to represent the seller in this transaction.

(I) (We) \_\_\_\_\_ acknowledge receipt of a copy of this disclosure

form: signature of {  } Buyer(s) and/or {  } Seller(s):



\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_



Date: \_\_\_\_\_

# LEAD PAINT DISCLOSURE

## Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgment (initial)

(c) \_\_\_\_\_ Purchaser has received copies of all information listed above.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgment (initial)

(f) \_\_\_\_\_ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Heidi Seelbach,

_____ Seller	Commissioner of Finance	_____ Date	_____ Seller	_____ Date
_____ Purchaser	Susan A. Doyle	_____ Date	_____ Purchaser	_____ Date
_____ Agent	Absolute Auction & Realty, Inc.	_____ Date	_____ Agent	_____ Date

# SAMPLE CONTRACT OF SALE



The NYSAuctions.com Team  
 Pleasant Valley, NY 12569  
 800-243-0061

Dutchess County Tax Foreclosure Real Estate Auction

## CONTRACT OF SALE and RECEIPT OF DEPOSIT

Purchaser: John Q. Public  
 Address: 1 Main Street  
 City: Anytown, NY 00000  
 Phone: 800-243-0061

Bidder Number: 1  
 Fed ID Number:  
 Date: 10/4/17

I hereby agree to purchase the property known as Auction Property No: 2 located in the Town of Poughkeepsie, Tax Map No:000000-0000-00-000000-0000 and agree to pay the bid price of \$20,000.00 plus the 11% Buyer's Premium of \$2,200.00 together with closing costs, school tax, and village tax, if applicable, for the said property on the terms contained in the TERMS AND CONDITIONS OF THE SALE, signed by and agreed to by me and made part of this contract.

It is understood and agreed that the conveyance will be by QUIT CLAIM DEED to be executed subsequent to receipt of all money due in accordance with the TERMS AND CONDITIONS OF SALE.

I have deposited with Dutchess County Department of Finance the sum of \$4,440.00 as a down payment, to apply to the purchase price. Said down payment shall be returned to the PURCHASER forthwith upon notice by County of Dutchess that this offer is not accepted. The deposit shall be forfeited as liquidated damages if the PURCHASER fails to comply with the TERMS AND CONDITIONS OF THE SALE as indicated therein.

\_\_\_\_\_  
*Buyer: John Q. Public*

\_\_\_\_\_  
*Buyer:*

\_\_\_\_\_  
 SS #

\_\_\_\_\_  
 SS #

\_\_\_\_\_  
*Buyer:*

Date	Amount	Type
10/4/17	\$4,440.00	Credit Card

\_\_\_\_\_  
 SS #

Receipt of \$4,440.00 deposit is hereby acknowledged.

By: \_\_\_\_\_  
*Dutchess County Department of Finance*

.....

THE FOLLOWING IS FOR OFFICIAL USE ONLY--DO NOT COMPLETE

Seller:

The Foregoing offer is:

1. Accepted on \_\_\_\_\_
2. Rejected on \_\_\_\_\_

Dutchess County Department of Finance  
 22 Market St.  
 Poughkeepsie, NY 12601  
 PHONE: (845) 486-2025  
 By: \_\_\_\_\_,  
 Heidi Seelbach, Commissioner of Finance

Recap:

Bid Price:	\$20,000.00
Buyers Premium:	\$2,200.00
Surcharge:	n/a
1.5% Advertising Fee (Based on Bid Amount):	\$300.00
School/City/Village Tax:	499.09
Town/County Tax:	n/a
NYS Transfer Tax:	n/a
Filing Fee - RP-5217:	\$250.00
County Clerk Fee:	\$5.00
<b>SUB TOTAL:</b>	<b>\$23,254.09</b>
Less Down Payment:	\$4,440.00
Balance Due by: October 30, 2017 in cash or bank check:	<b>\$18,814.09</b>

Payable to Commissioner of Finance. Time is of the essence.

# SAMPLE CALCULATIONS OF DEPOSIT DUE AT AUCTION

**CREDIT CARD, 11% Buyer's Premium:**

**CASH/BANK CHECK, 10% Buyer's Premium:**

Bid amount	\$10,000.00
<b>11% Buyer's Premium</b>	1,100.00
Total contract price:	\$11,100.00
Minimum of 20% or \$250 of total contract price (whichever is greater) due at auction:	<b>\$2,220.00</b>

Bid amount	\$10,000.00
<b>10% Buyer's Premium</b>	1,000.00
Total contract price:	\$11,000.00
Minimum of 20% or \$250 of total contract price (whichever is greater) due at auction:	<b>\$2,200.00</b>

Bid amount	\$800.00
<b>11% Buyer's Premium</b>	88.00
Total contract price:	\$888.00
<b>Minimum of 20% or \$250 of total contract price (whichever is greater) due at auction (see below*):</b>	<b>\$250.00</b>

Bid amount	\$800.00
<b>10% Buyer's Premium</b>	80.00
Total contract price:	\$880.00
<b>Minimum of 20% or \$250 of total contract price (whichever is greater) due at auction (see below*):</b>	<b>\$250.00</b>

\* If your total contract price falls under the minimum due of \$250, full payment at auction which will include closing costs and fees are due up to \$250. Closing costs may or may not include NYS Transfer tax, filing fee for Real Property Transfer Report, filing fee for combined Gains Transfer Tax Affidavit, County Clerk fee, County surcharge, advertising fee, current taxes due. All fees are outlined in the Terms & Conditions of the Auction.



# NYS Auctions.com







# Dutchess County, NY

## Towns & Villages



### Dutchess County Clerk

(845) 486-2120

### Dutchess County Finance

(845) 486-2025

### Dutchess County Real Property

(845) 486-2140

[www.dutchessny.gov](http://www.dutchessny.gov)

Town of Amenia (845) 373-8860

Town of Beekman (845) 724-5300

Town of Clinton (845) 266-3204

Town of Dover (845) 832-6111

Town of East Fishkill (845) 221-9191

Town of Fishkill (845) 831-7800

Town of Hyde Park (845) 229-5111

Town of LaGrange (845) 452-1830

Town of Milan (845) 758-5133

Town of North East (518) 789-3300

Town of Pawling (845) 855-4464

Town of Pine Plains (518) 398-8600

Town of Pleasant Valley (845) 635-3274

Town of Poughkeepsie (845) 485-3600

Town of Red Hook (845) 758-4622

Town of Rhinebeck (845) 876-3409

Town of Stanford (845) 868-2269

Town of Union Vale (845) 724-5600

Town of Wappinger (845) 297-4158

Town of Washington (845) 677-3419

Village of Fishkill (845) 897-4430

Village of Millbrook (845) 677-3939

Village of Millerton (518) 789-4489

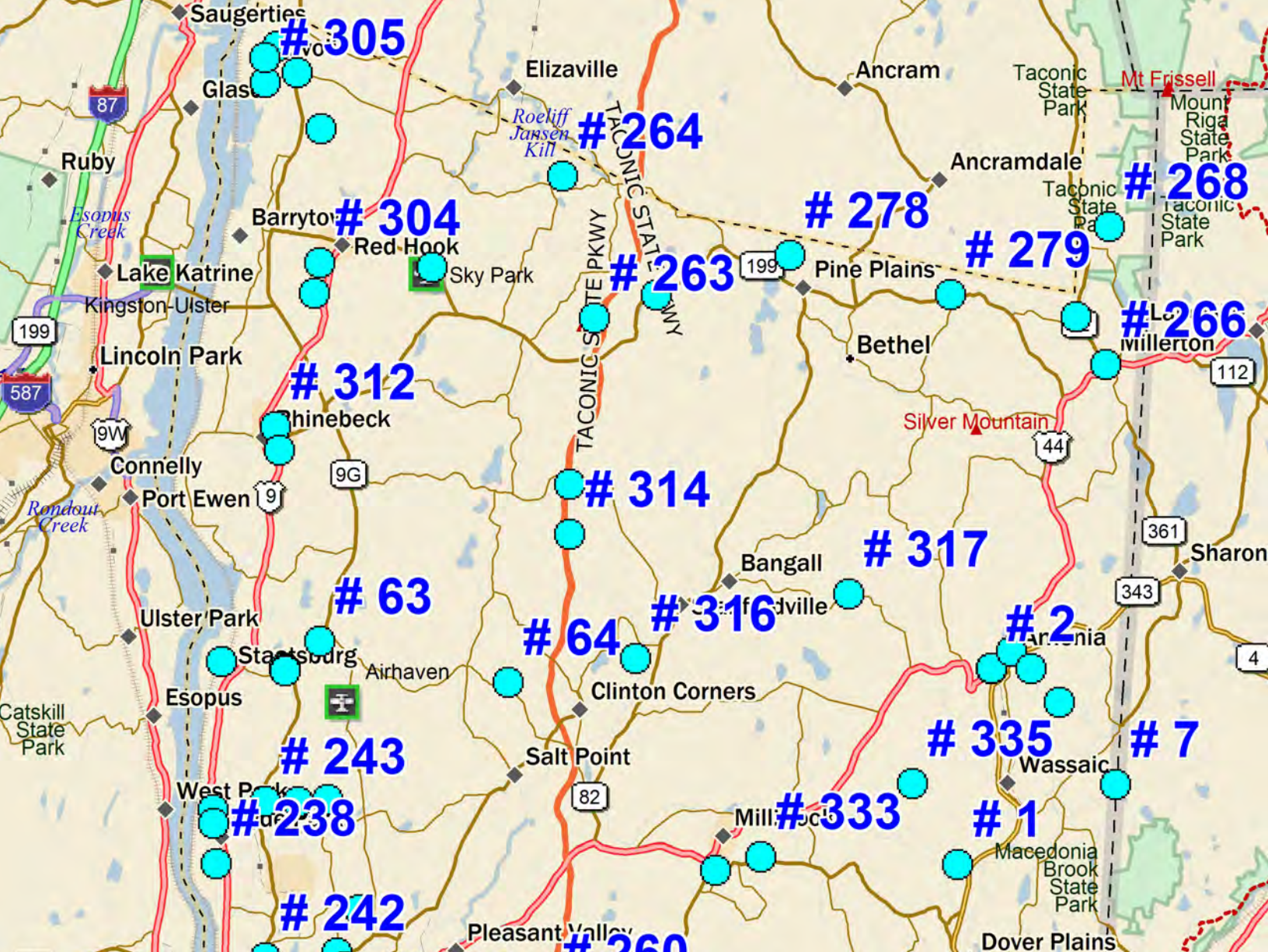
Village of Pawling (845) 855-1122

Village of Red Hook (845) 758-1081

Village of Rhinebeck (845) 876-7015

Village of Tivoli (845) 757-2021

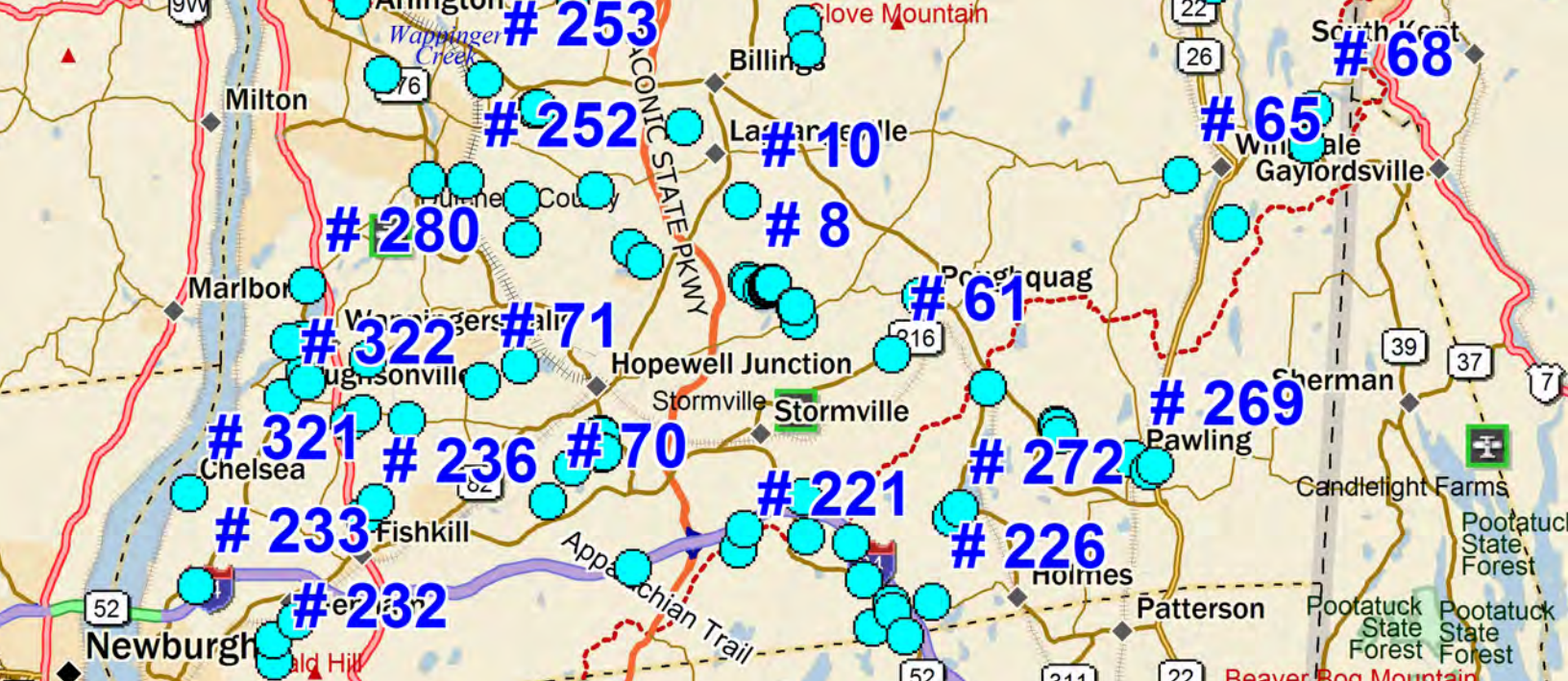
Village of Wappingers (845) 297-8773



# Location of Auction Lots

## County of Dutchess map

Maps show general property locations and may not be to scale.



# Auction Information:

## EARLY REGISTRATION

Monday, October 2 from 6-7:00PM

## BIDDER'S SEMINAR

Monday, October 2 @ 7PM

Absolute Auction Center,

45 South Avenue, Pleasant Valley, NY 12569

This seminar is highly recommended to first time auction attendees.

## SHOWING SCHEDULE

Improved, unoccupied properties are shown before the auction. See showing schedule posted to NYSAuctions.com. You agree by attending that you are "inspecting at your own risk" and will not hold the County or the auction company liable in any way.

**Do not bring small children or pets.**

## Bidding Online?

*Live simulcast - Hear Auctioneer and see bid increments!*

1. Download "Internet Bidding packet" and complete forms as required.
2. Create online account.
3. Visa, MasterCard and Discover downpayment.

## Property Information

All property information; Highway Location Maps, Real Property Tax Service (RPS) Pages, Deed Copies, Extra Photos & more are here *FREE*:

**NYSAuctions.com**

**Going MOBILE?  
Use GOOGLE to  
locate a parcel:**



- Go to [www.NYSAuctions.com](http://www.NYSAuctions.com)
- Click auction parcel number
- A GOOGLE map appears at the bottom of with a location "pin."
- Tap "pin" and GOOGLE Maps will open on your phone or tablet - FREE!

## Selling "Together-as-1"

Sometimes, we sell TWO (2) or more adjoining properties together -- all for one price. If you are the highest bidder, you will get all parcels for one bid amount.

NOTE: When adjoining parcels are in separate towns and we are offering the "Choice" or "Together As-1" buying opportunity, the grouping will be sold at the highest lot number appearing in the catalog for that group. Example: "Lot 21 and Lot 68" will be sold when the auction gets to lot number 68. Watch the auction day slideshow for additional announcements.

## Selling "Choice"

Usually, properties are sold one at a time in numerical order, but sometimes it makes more sense to give people a "choice," especially with adjoining parcels. If so then:

1. Two or more properties are placed on the auction block at the same time.
2. The high-bidder has earned the right of "choice," and selects which parcel they want or even how many they want. (Useful when there are several adjacent lots)
3. If the highest-bidder says, "I want both parcels" then that purchaser would buy both of these separate parcels and pay TWICE their bid amount. (For example, if they bid \$8,000.00, the transaction would be recorded as  $\$8,000 \times 2 = \$16,000$  total).
4. If the highest-bidder only wants 1 of the parcels, they would simply pick which one they wanted and pay \$8,000.
5. We will review "Choice" and "As-1" at the event.



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