

# LIVE PUBLIC AUCTION

CITY OF NORTH TONAWANDA REAL ESTATE



**Saturday December 5, 2015  
at 10:00 AM**

Registration begins at 9:00 AM

HELD AT:

**City Hall Council Chambers  
216 Payne Avenue  
North Tonawanda, NY 14120**

CONDUCTED BY

**Auctions International, Inc.  
Russ Scherrer CAI Auctioneer  
(800) 536-1401  
[www.AuctionsInternational.com](http://www.AuctionsInternational.com)**

# CITY OF NORTH TONAWANDA - REAL ESTATE AUCTION

## TERMS OF SALE

The premises described below will be sold under the directions of Daniel R. Quinn, City of North Tonawanda Clerk-Treasurer, upon the following terms. Sale of the property will be awarded to the qualified person or persons submitting the highest dollar amount, subject to the following provisions:

- 1st A down-payment of at least ten percent (10%) of the high bid price(s) will be required to be paid, by the successful bidders, in cash or a check made payable to the 'City of North Tonawanda Clerk-Treasurer' at the live auction. A ten percent (10%) buyer's premium will be added to the high bid price, and will also be due, in cash, or in the form of a separate check made payable to Auctions International.
- 2nd The balance of said purchase money will be required to be paid by check, payable to 'City of North Tonawanda Clerk-Treasurer' at his office at the City Hall, 216 Payne Avenue, North Tonawanda, NY 14120 within thirty (30) days upon delivery of the Treasurer's Deed. Upon payment, the City Clerk-Treasurer will provide a copy of the Treasurer's Deed and the City Clerk-Treasurer will file the original Deed in the Niagara County Clerk's Office. Said Deed shall be subject to any easements and restrictions of record. Every Deed shall contain a covenant to the effect the City of North Tonawanda shall in no event be or become liable for any defects in the title so conveyed for any cause whatsoever, or that no claim or demand of any nature shall ever be made against the City of North Tonawanda arising from such sale or any proceedings leading thereto.
- 3rd The City Clerk-Treasurer will send notice to the purchaser. The City Clerk-Treasurer, within his/her sole discretion, may deem it proper to extend the time for completion of said purchase. In case any purchaser shall fail to comply with the above terms and conditions of this sale, the purchaser will forfeit their down payment and their right to the property bid upon and has no further claim against the City of North Tonawanda, its agents, servants and employees.
- 4th Purchaser will be responsible for all taxes beginning with the 2016 County tax.
- 5th The purchaser of said premises will, at the time and place of sale, sign a memorandum of their purchase and an agreement to comply with the terms and conditions of sale herein contained, and pay, in addition to the purchase money, the recording fee and transfer tax for each parcel separately sold.
- 6th The original Treasurer's Deed will be returned to the purchaser after it has been duly recorded at the Niagara County Clerk's Office.
- 7th The City will not provide a title search or survey. The property is to be sold without any warranties in "as is" condition and all responsibilities, including the physical condition of the property, become those of the purchaser upon transfer of the Deed.
- 8th The property is being sold subject to:
  - (a) Rights of the public and others in and to any part of the premises that lies within the bounds of any street, alley, or highway; and restrictions and easements of record.
  - (b) Any state of facts that an accurate, currently dated survey might disclose.
  - (c) Rights of tenants, if any. It shall be the responsibility of the purchaser to evict or remove any parties in possession of premises being foreclosed herein. There shall be no adjustment on a pro-rata basis in favor of the purchaser for any rents that are paid for a period after the date of this sale.
- 9th Only qualified purchasers will be allowed to bid on the property. Those persons who owe the City of North Tonawanda real property taxes, or who have outstanding Building/Code violations shall be non-qualified.
- 10th All properties are sold subject to City Council approval.

Detailed information regarding the location of the sale properties may be obtained from the City Assessor.

## Auctioneer's Notes To Bidders:

This book has been designed by Auctions International and approved by the City Attorney of North Tonawanda, NY, as a guide to help you decide which properties you might be interested in bidding on at the auction. The properties will be sold in the order they are listed. Former owners have the right to pay the back taxes and redeem the properties before the auction. We will update the list on our website [www.AuctionsInternational.com](http://www.AuctionsInternational.com) every weekday at 5:00pm until auction day.

Properties are sold subject to North Tonawanda City Council approval. Successful bidders will be required to place a deposit and sign a purchase agreement at the auction, plus a buyer's premium to be paid separately to the auctioneer. See the terms and conditions after this page for complete payment instructions.

At the auction, we will accept cash, money orders, company / personal checks (with valid ID) and any form of certified funds. Deposit monies will be held in escrow until Council approval. Any deposit monies collected at the auction for bids that are declined by the Council will be refunded in full.

We have done our very best to insure that the information contained in this catalog is accurate and up-to-date. HOWEVER, it is completely up to you, the bidder, to inspect the properties for yourself, in person, before the auction! Information contained in this catalog is deemed accurate, but not guaranteed.

Sometimes potential customers at the auction are hesitant to place any bids because they didn't inspect the properties before the sale. Do your homework!

We've compiled some useful contact numbers at the bottom of this page. Pick up the telephone, make some calls, and do good research on the properties that are of interest to you. This could be a great opportunity for you to purchase property at much lower prices than the retail market. But, if you haven't inspected the property, you are taking a chance and may be disappointed after the auction.

Please read the terms and conditions of the auction carefully which are on the following page. They represent the Official Rules of the Sale and you must follow these procedures if you wish to have a successful auction experience.

**Additional Tips, Maps, Color Photos and Updated Sale Information:**

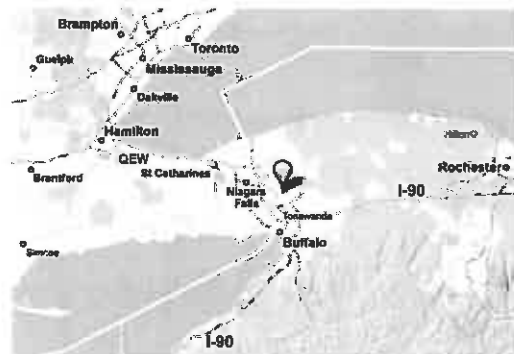
**[www.AuctionsInternational.com](http://www.AuctionsInternational.com)**

**Questions? Call: 1-800-536-1401**

### Helpful Contact Information

City Building Inspector	716-695-8595
City Tax Assessor	716-695-8597
City Treasurer	716-695-8575
City Attorney	716-695-8590
City Code Enforcement	716-695-8596

<http://www.northtonawanda.org>



# CITY OF NORTH TONAWANDA TAX FORECLOSURE AUCTION - December 5, 2015

## Property Information

Property Address: 1694 FORBES ST  
 Municipality: CITY OF NORTH TONAWANDA  
 Tax ID: 176.12-1-61  
 School District: N.TONAWANDA  
 Bldg Sq Feet: 1167  
 Built: 1951 1st Floor: 1167  
 Heat: HOT AIR House Type: RANCH  
 Bedrooms: 3.0 Exterior: ALUM/VINYL  
 Water: PUBLIC Basement: FULL  
 Sewer: PUBLIC Number Stories: 1.0  
 Imprv 1: GAR,1.0 DET 1955  
 Imprv 2: PORCH,OPEN 2000

Acreage: 0.21 Land SqFt: 9148  
 Use Code: R1 - 210  
 Class Name: SINGLE FAMILY RES  
 Lot Size: 60 x 150  
 Longitude: -78.8495091  
 Latitude: 43.0672416

Total Assessment: \$103,200.00  
 Land Assessment: \$20,000.00



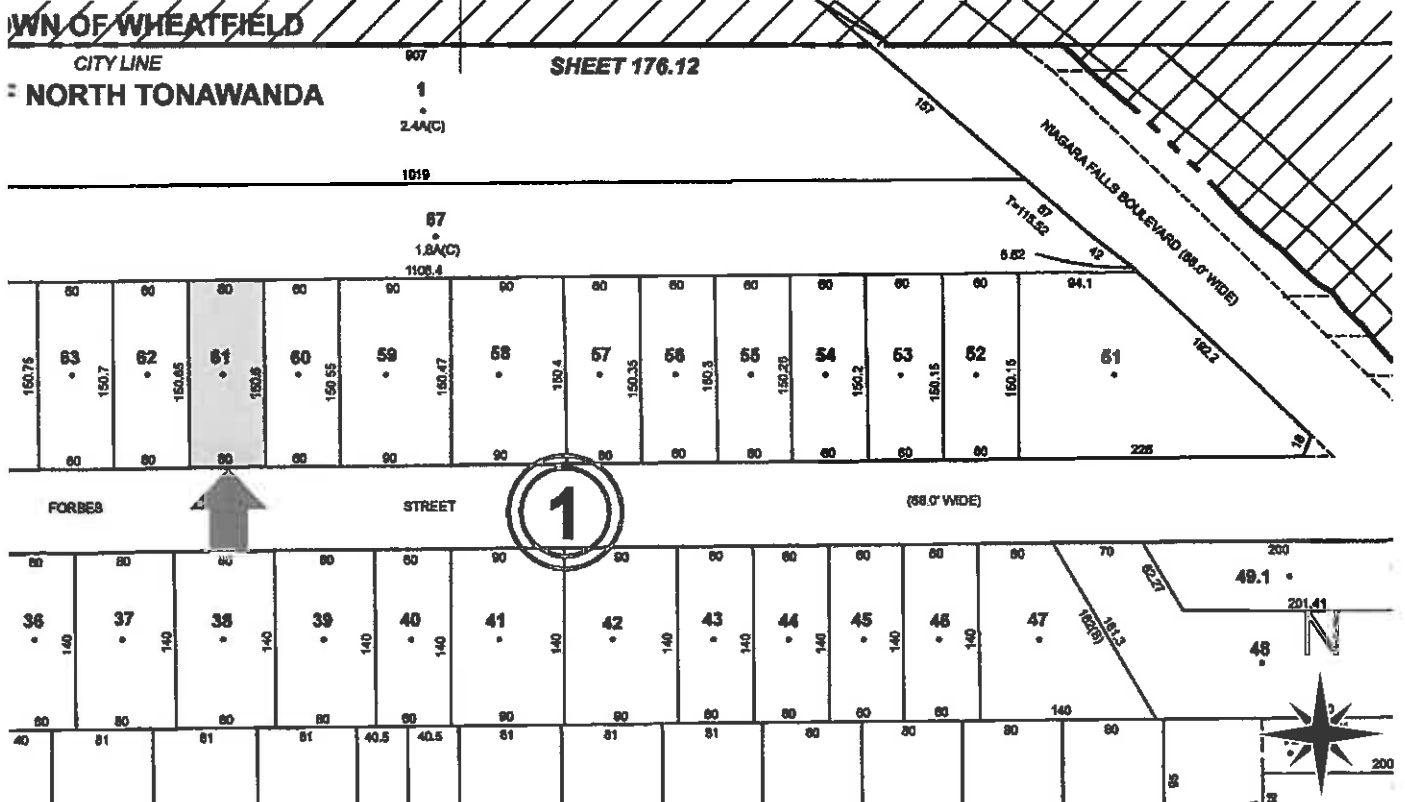
Information Deemed Reliable, but Not Guaranteed. Bidders should rely on their own inspection of each property they are interested in!

## Directions & Description

1 story brick sided home with brown trim and 1 car detached garage.

N 43.04.016  
 W 078.50.972

*\$ 62,500.00*



# CITY OF NORTH TONAWANDA TAX FORECLOSURE AUCTION - December 5, 2015

## Property Information

Property Address: 532 FREDERICKA ST  
Municipality: CITY OF NORTH TONAWANDA  
Tax ID: 176.17-1-15  
School District: N.TONAWANDA  
Water: PUBLIC  
Sewer: PUBLIC

Acreage: 0.13 Land SqFt: 5663  
Use Code: 01 - 311  
Class Name: VACANT RES  
Lot Size: 50 X 111  
Longitude: -78.8783196  
Latitude: 43.0583359

Total Assessment: \$500.00  
Land Assessment: \$500.00



Information Deemed Reliable, but Not Guaranteed. Bidders should rely on their own inspection of each property they are interested in!

## Directions & Description

Vacant wooded lot located on a paper street.  
Also located behind houses 357 and 367 Daniel Dr.

\$100.00



# CITY OF NORTH TONAWANDA TAX FORECLOSURE AUCTION - December 5, 2015

## Property Information

Property Address: 38 FIRST AVE  
Municipality: CITY OF NORTH TONAWANDA  
Tax ID: 182.61-3-35  
School District: N.TONAWANDA  
Bldg Sq Feet: 952  
Built: 1915 1st Floor: 952  
Heat: HOT AIR House Type: BUNGALOW  
Bedrooms: 2.0 Exterior: COMPOSITE  
Bath: 1.0 Water: PUBLIC Basement: CRAWL SPAC  
Sewer: PUBLIC Number Stories: 1.0  
Imprv 1: SHED,MACHINE 1989  
Imprv 2: PORCH,ENCLSD 1915

Acreage: 0.07 Land SqFt: 3049  
Use Code: R - 210  
Class Name: SINGLE FAMILY RES  
Lot Size: 30 x 108  
Longitude: -78.8803097  
Latitude: 43.0365176

Total Assessment: \$42,500.00  
Land Assessment: \$10,100.00



Information Deemed Reliable, but Not Guaranteed. Bidders should rely on their own inspection of each property they are interested in!

## Directions & Description

2 story yellow house with white trim.

N 43.02.178  
W 078.52.809

*PULLED BEFORE  
AUCTION*



# CITY OF NORTH TONAWANDA TAX FORECLOSURE AUCTION - December 5, 2015

## Property Information

Property Address: 71 FIRST AVE  
Municipality: CITY OF NORTH TONAWANDA  
Tax ID: 182.61-3-62  
School District: N.TONAWANDA  
Bldg Sq Feet: 1512  
Built: 1905 1st Floor: 1064 2nd Floor: 448  
Heat: HOT AIR House Type: OLD STYLE  
Bedrooms: 4.0 Exterior: ALUM/VINYL  
Bath: 2.0 Water: PUBLIC Basement: CRAWL SPAC  
Sewer: PUBLIC Number Stories: 2.0  
Imprv 1: PORCH,COVERD 1905

Acreage: 0.10 Land SqFt: 4356  
Use Code: R - 210  
Class Name: SINGLE FAMILY RES  
Lot Size: 30 x 144  
Longitude: -78.8788505  
Latitude: 43.0364391

Total Assessment: \$55,600.00  
Land Assessment: \$11,700.00



Information Deemed Reliable, but Not Guaranteed. Bidders should rely on their own inspection of each property they are interested in!

## Directions & Description

2 story grey and blue house with white trim.

\$ 20,000.00

N 43.02.200  
W 078.52.744



# CITY OF NORTH TONAWANDA TAX FORECLOSURE AUCTION - December 5, 2015

## Property Information

Property Address: 343 ROBINSON ST  
 Municipality: CITY OF NORTH TONAWANDA  
 Tax ID: 182.71-2-2  
 School District: N.TONAWANDA  
 Bldg Sq Feet: 1056  
 Built: 1900 1st Floor: 528 2nd Floor: 528  
 Heat: HOT AIR House Type: OLD STYLE  
 Bedrooms: 3.0 Exterior: ALUM/VINYL  
 Bath: 1.0 Water: PUBLIC Basement: FULL  
 Sewer: PUBLIC Number Stories: 2.0  
 Imprv 1: GAR,1.0 DET 1930  
 Imprv 2: PORCH,ENCLSD 1900

Acreage: 0.06 Land SqFt: 2614  
 Use Code: R - 210  
 Class Name: SINGLE FAMILY RES  
 Lot Size: 57 x 49  
 Longitude: -78.8679174  
 Latitude: 43.0340522

Total Assessment: \$57,900.00  
 Land Assessment: \$10,900.00



Information Deemed Reliable, but Not Guaranteed. Bidders should rely on their own inspection of each property they are interested in!

## Directions & Description

2 story blue house with white trim and 1 car detached garage.

N 43.02.052  
 W 078.52.086

*\$ 36,000.00*





# CITY OF NORTH TONAWANDA TAX FORECLOSURE AUCTION - December 5, 2015

## Property Information

Property Address: 444 SCHENCK ST  
Municipality: CITY OF NORTH TONAWANDA  
Tax ID: 182.72-3-25  
School District: N.TONAWANDA  
Bldg Sq Feet: 2221  
Built: 1880 1st Floor: 1154 2nd Floor: 1067  
Heat: HOT AIR House Type: OLD STYLE  
Bedrooms: 5.0 Exterior: COMPOSITE  
Bath: 2.0 Water: PUBLIC Basement: PARTIAL  
Sewer: PUBLIC Number Stories: 2.0  
Imprv 1: GAR,1.0 ATT 1940

Acreage: 0.19 Land SqFt: 8276  
Use Code: 02 - 280  
Class Name: MULTIPLE RES  
Lot Size: 60 x 140  
Longitude: -78.8643608  
Latitude: 43.0333202

Total Assessment: \$73,500.00  
Land Assessment: \$19,300.00



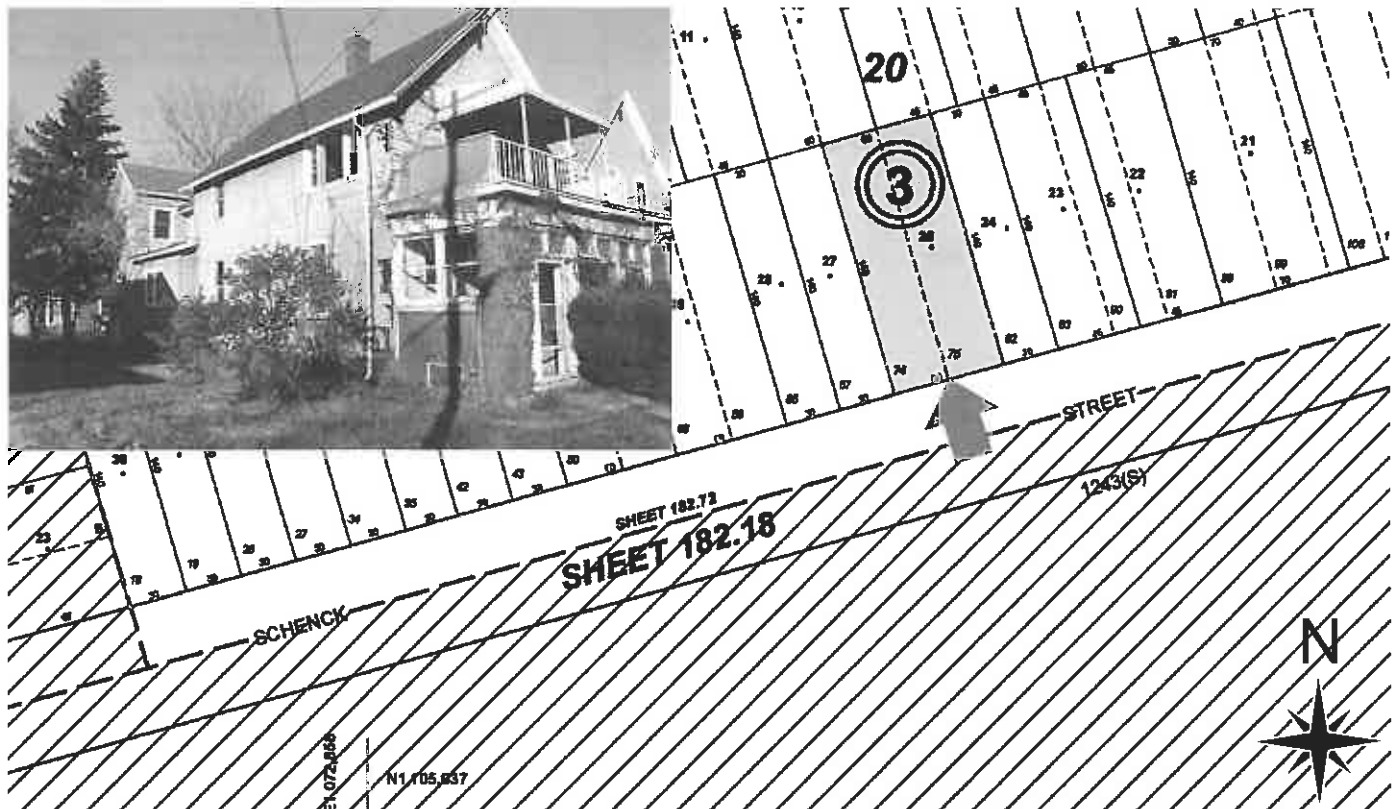
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## Directions & Description

Large 2 story grey house with white trim.

\$ 39,000.00

N 43.01.984  
W 078.51.850



# CITY OF NORTH TONAWANDA TAX FORECLOSURE AUCTION - December 5, 2015

## Property Information

Property Address: 28 HAGEN AVE  
 Municipality: CITY OF NORTH TONAWANDA  
 Tax ID: 182.73-1-11.1  
 School District: N.TONAWANDA  
 Water: PUBLIC  
 Sewer: PUBLIC

Acreage: 0.08 Land SqFt: 3485  
 Use Code: 02 - 311  
 Class Name: VACANT RES  
 Lot Size: 20 x 173  
 Longitude: -78.8587211  
 Latitude: 43.0351174

Total Assessment: \$8,700.00  
 Land Assessment: \$8,700.00



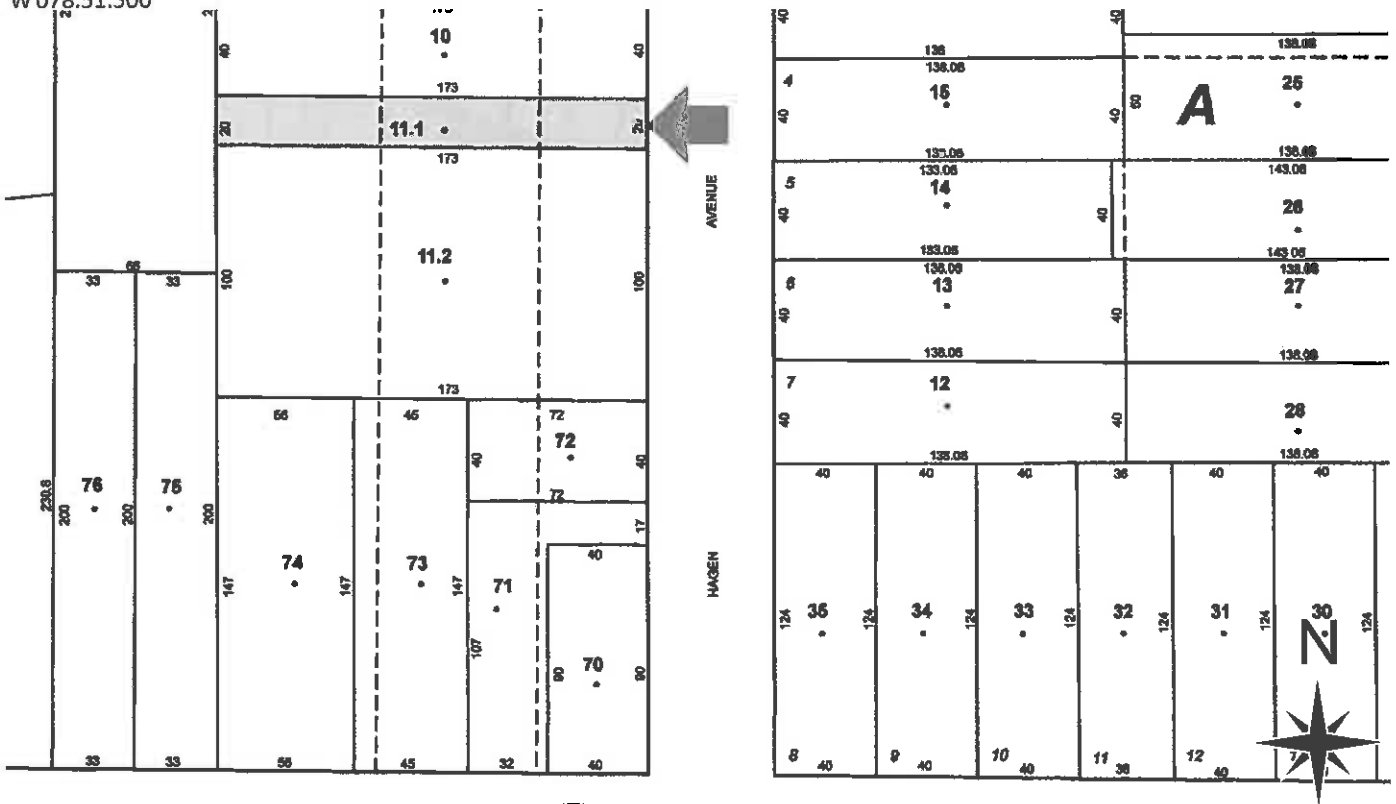
Information Deemed Reliable, but Not Guaranteed. Bidders should rely on their own inspection of each property they are interested in!

## Directions & Description

Small strip of vacant land between house numbers 26 and 30 Hagen Ave.

N 43.02.108  
 W 078.51.500

*\$ 100.00*



# CITY OF NORTH TONAWANDA TAX FORECLOSURE AUCTION - December 5, 2015

## Property Information

Property Address: 169 RUMBOLD AVE  
 Municipality: CITY OF NORTH TONAWANDA  
 Tax ID: 182.74-2-5  
 School District: N.TONAWANDA  
 Bldg Sq Feet: 780  
 Built: 1900 1st Floor: 780  
 Heat: HOT AIR House Type: BUNGALOW  
 Bedrooms: 2.0 Exterior: COMPOSITE  
 Bath: 1.0 Water: PUBLIC Basement: CRAWL SPAC  
 Sewer: PUBLIC Number Stories: 1.0  
 Imprv 1: PORCH,ENCLSD 1900



Acreage: 0.16 Land SqFt: 6970  
 Use Code: R - 210  
 Class Name: SINGLE FAMILY RES  
 Lot Size: 41 x 165  
 Longitude: -78.8550879  
 Latitude: 43.0339736

Total Assessment: \$40,000.00  
 Land Assessment: \$17,400.00

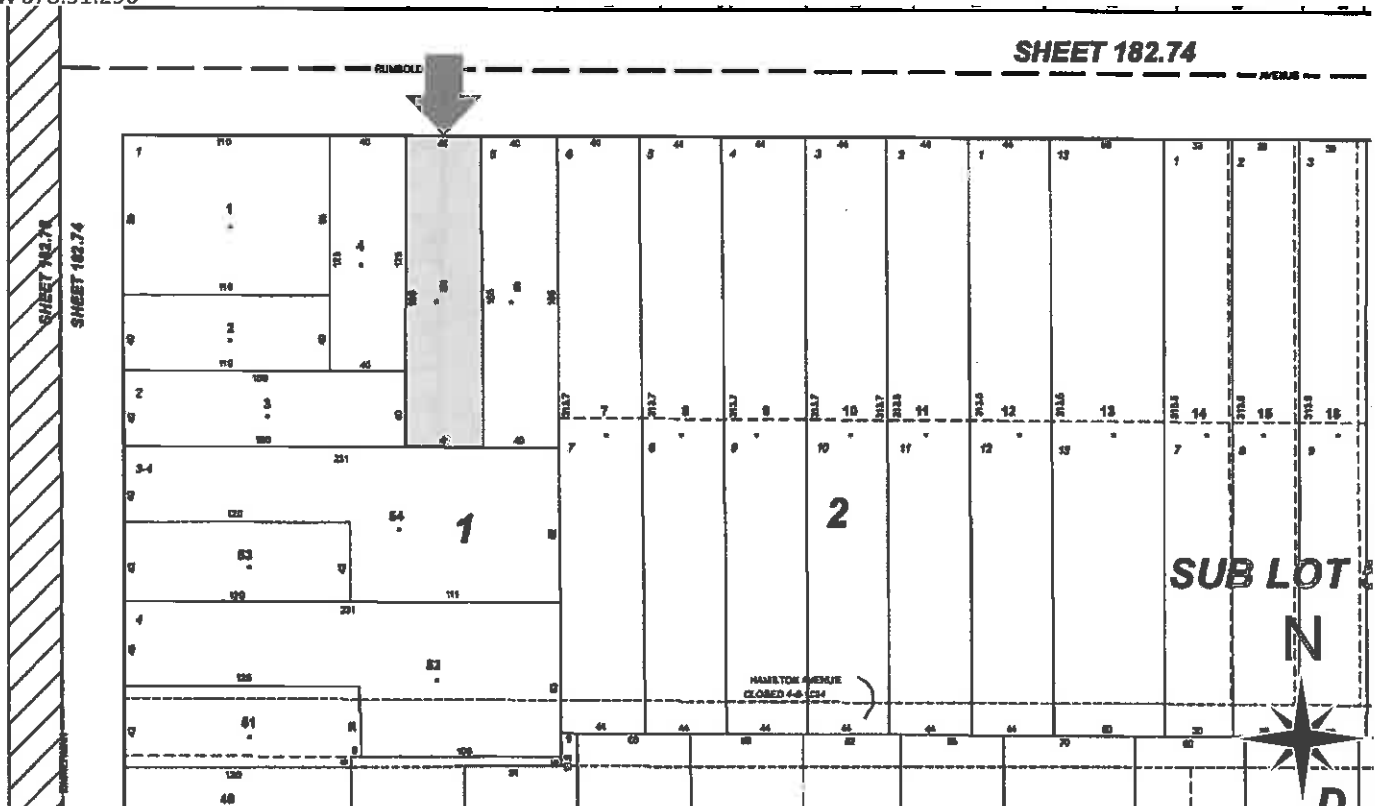
Information Deemed Reliable, but Not Guaranteed. Bidders should rely on their own inspection of each property they are interested in!

## Directions & Description

One story green house with white trim and a shed in the rear.

*PULLED BEFORE  
 AUCTION*

N 43.02.059  
 W 078.51.296



# CITY OF NORTH TONAWANDA TAX FORECLOSURE AUCTION - December 5, 2015

## Property Information

Property Address: 229 RONCROFF DR  
 Municipality: CITY OF NORTH TONAWANDA  
 Tax ID: 185.08-1-41  
 School District: N.TONAWANDA  
 Bldg Sq Feet: 1356  
 Built: 1950 1st Floor: 1356  
 Heat: HOT AIR House Type: RANCH  
 Bedrooms: 3.0 Exterior: ALUM/VINYL  
 Bath: 1.0 Water: PUBLIC Basement: PARTIAL  
 Sewer: PUBLIC Number Stories: 1.0  
 Imprv 1: PORCH,COVERD 1950  
 Imprv 2: GAR,1.0 DET 1980  
 Imprv 3: PORCH,ENCLSD 1950  
 Imprv 4: SHED,MACHINE 2000

Acreage: 0.26 Land SqFt: 11326  
 Use Code: R1 - 210  
 Class Name: SINGLE FAMILY RES  
 Lot Size: 60 x 190  
 Longitude: -78.8493674  
 Latitude: 43.0258105

Total Assessment: \$95,000.00  
 Land Assessment: \$17,200.00



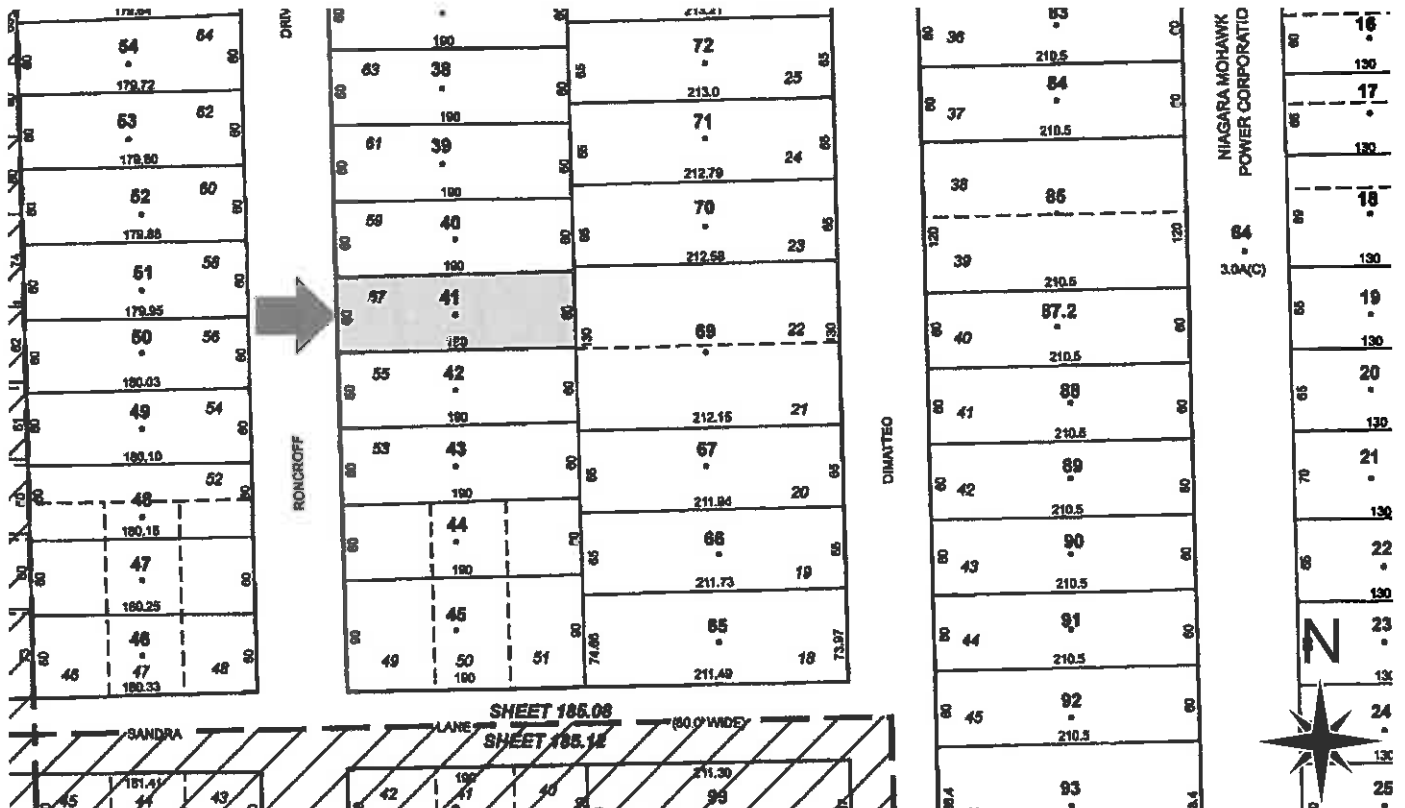
Information Deemed Reliable, but Not Guaranteed. Bidders should rely on their own inspection of each property they are interested in!

### Directions & Description

One story tan house with white trim and 1 1/2 car detached garage.

N 43.01.558  
 W 078.50.994

\$51,000.00



# Notes

# Flea & Farmer's Market

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AUCTION & EXPO CENTER**



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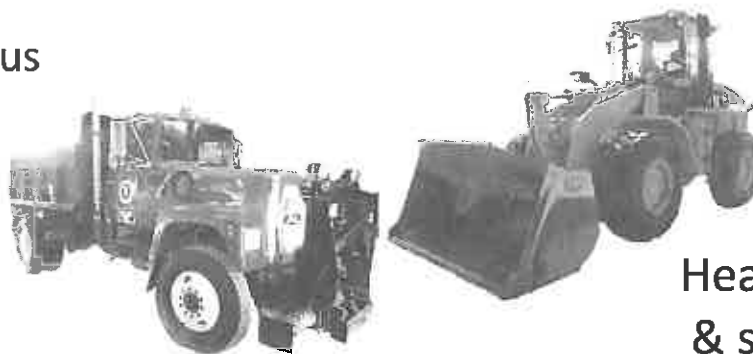


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