

LIVE PUBLIC AUCTION NIAGARA COUNTY TAX FORECLOSED REAL ESTATE



**Saturday August 10, 2019
at 10:00 AM
Registration begins at 8:00 AM**

HELD AT:

**Shawnee Fire Hall
3747 Lockport Rd
Sanborn, NY 14132**

**CONDUCTED BY
Auctions International, Inc.
Russ Scherrer CAI Auctioneer
(800) 536-1401**

**NIAGARA COUNTY IN REM TAX FORECLOSURE NOTICE OF SALE
AND
TERMS OF SALE
OF PROPERTIES PURSUANT TO ORDER OF THE
NEW YORK STATE SUPREME COURT
(NIAGARA COUNTY INDEX NO.: 163020 AND OTHER PROCEEDINGS)**

PLEASE TAKE NOTICE that I, KYLE R. ANDREWS, Niagara County Treasurer, will sell the following properties at a public auction on August 10, 2019 at the Shawnee Fire Hall, 3747 Lockport Road, Sanborn, New York 14132. Auction to begin at 10:00 a.m. Eastern Daylight Savings Time with registration to begin at 8:00 a.m. Eastern Daylight Saving Time:

<u>Serial No.</u>	<u>SBL#</u>	<u>Property Location</u>	<u>Owner(s) Name(s)</u>
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1. Twenty percent (20%) of the bid price or \$1,000.00, whichever is greater, plus all filing and auctioneer's fees referenced in Paragraph Eleven contained in the Terms of Sale, or the entire amount if the bid is less than \$1,000.00 will be immediately paid in cash or check to the County Treasurer within 30 minutes as a deposit on account at the time of sale.

2. All deposits must be made in **U.S. Funds**. Checks must be drawn on **U.S. banks**.

3. Each purchaser shall sign a memorandum of his/her purchase agreeing to comply with terms and conditions herein contained immediately after the property is struck down to the purchaser by the County Treasurer or his agent. The Niagara County Treasurer shall submit all successful bids to the Niagara County Legislature no later than its first meeting following the date of this auction for its acceptance and confirmation. Any and all successful bidder(s) whose bid (s) is/are not accepted and confirmed by the Niagara County Legislature shall be notified of such rejection and the bid deposit returned to such bidder. The balance of the bid price for all accepted and confirmed bids must be paid in cash or certified check (in US funds drawn in US banks) to the Niagara County Treasurer at his office located at 59 Park Avenue, Lockport, New York. **THE BALANCE OF THE BID PRICE MUST BE PAID ON OR BEFORE September 11, 2019, TIME BEING OF THE ESSENCE ON THESE TRANSACTIONS.** No notice to the purchaser to complete the purchase will be sent by the County Treasurer; if purchaser neglects to call at the time provided above to receive his/her deed, he/she will be charged interest at six (6%) percent per annum thereafter on the balance of the bid price.

4. By making payment of the balance due, the purchaser will be deemed to have accepted delivery of the deed to the property and consented to its recording by the County Treasurer in the office of the Niagara County Clerk. A quitclaim deed will be recorded in the office of the Niagara County Clerk by the Niagara County Treasurer and the recorded, date-stamped original deed will be mailed to the purchaser. The County of Niagara and the Niagara County Treasurer expressly disclaim any responsibility with regard to the recording of the deed; it is the sole responsibility of the purchaser to verify with the Niagara County Clerk's Office that recordation has been completed.

5. Any bidder that fails or neglects to pay the balance of the bid price by September 11, 2019 shall be deemed to have forfeited his/her deposit and the Niagara County Treasurer shall resell without any further notice to the forfeiting bidder, provided however that the Niagara County Treasurer reserves the right, in the exercise of his discretion and judgment, to extend the September 11, 2019 deadline based on extenuating circumstances.

6. The bidding will be kept open after the property is struck down and, in any case where a bidder shall have failed to comply with any of these terms of sale, the property so struck down will be put up for sale under the direction of the Niagara County Treasurer and without notice to the defaulting bidder; such defaulting bidder will be held liable for any deficiency between the sum for which said property was struck down upon the first sale and that for which it was purchased on the re-sale, and also for all costs and expenses.

7. The Niagara County Treasurer and the County of Niagara make no expressed or implied warranties, covenants or promises with regard to the legal title of the properties including, but not limited to, the insurability of title. It is the responsibility of the purchasers to determine the marketability of title. The properties will be sold subject to, among any and all other rights, claims and liens, any and all recorded easements and rights of way, federal liens, and rights of redemption of the federal government.

8. The properties will be sold "as is." The County of Niagara makes no representations as to the condition of the properties or their compliance with governmental standards, including but not limited to, federal, state and local building, zoning, and environmental laws, codes, ordinances, or regulations. It is the responsibility of all bidders to determine, in advance of the sale, whether the location, size and condition of any property in which a bidder is interested is acceptable to such bidder and also to determine whether or not such property is occupied. No refund will be given by the County of Niagara for any reason in regard to sale of any properties. The absolute unconditional right to withdraw any of the properties covered by these terms of sale from this sale at any time up to the striking down of a property is expressly reserved by the Niagara County Treasurer.

9. If any person or party occupies any of the properties, it is the purchaser's responsibility to remove said person or party and the County of Niagara has no responsibility in connection therewith.

10. The purchaser, regardless of the date of delivery of the deed, will be responsible for the 2019-2020 School Tax Bill and, the 2019-2020 Village Tax Bill (if applicable), and all taxes, special ad valorem levies and special assessments which become liens against the property after the date of the auction, and utility charges and service fees.

11. Successful purchasers will not be given any title documents (for example, an abstract of title or search, survey or tax search). The Niagara County Treasurer shall record the deed on behalf of the purchaser, with the cost of filing (**\$161** or **\$286** depending on classification code), New York State transfer tax and auctioneer's fee of 10% buyer premium to be added to the successful purchasers' bid.

12. Risk or loss or damage by fire, vandalism or other cause (except taking under power of eminent domain) between the time the property is struck down and the time of delivery of the deed and recording (as defined herein) of the deed for the properties is assumed by the purchaser.

13. The terms and conditions contained herein expressly survive the delivery of title of the properties listed above to their respective purchasers.

Please take further notice that the list of properties will be available for inspection in the Office of the Niagara County Treasurer at the Brooks Building, 59 Park Avenue, Lockport, New York 14094 (439-7007). A list will also be available on the Auctioneers website, **auctionsinternational.com** for your convenience.

KYLE R. ANDREWS
NIAGARA COUNTY TREASURER

Dated: July 20, 2019
Lockport, New York 14094

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 productions 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.”

The execution of the following shall also act as an acceptance of the terms and conditions set forth regarding this auction.

Date: _____

Date: _____

Printed Name: _____ **Printed Name:** _____

Signature: _____ **Signature:** _____

Corporation name (if applicable): _____



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.

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

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.

This form was provided to me by Richard Klisiewicz III (print name of licensee) of Auctions International (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

- Seller as a (check relationship below)
- Buyer as a (check relationship below)
- Seller's agent
- Buyer's agent
- Broker'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: _____

About Niagara County

Niagara County is located in the north-west corner of New York State. It is bordered on three sides by water, Lake Ontario to the North, Tonawanda Creek to the South and the Niagara River to the West.

As of the 2010 census, the population was 216,469. The county seat is Lockport. The county name is from the Iroquois word *Onguiaahra*; meaning *the strait or thunder of waters*.

Niagara County is part of the Buffalo-Cheektowaga-Niagara Falls, NY Metropolitan Statistical Area. Its Canadian border is the province of Ontario.

It is the location of Niagara Falls and Fort Niagara, and has many parks and lake shore recreation communities. In the Summer of 2008 Niagara County celebrated its 200th Birthday with the first town of the county, Town of Cambria.

According to the U.S. Census Bureau, the county has a total area of 1,140 square miles, of which 522 square miles is land and 617 square miles (54%) is water.

Cities, Towns and Villages:

City of Lockport
City of North Tonawanda
City of Niagara Falls
Town of Cambria
Town of Hartland
Town of Lewiston
Town of Lockport
Town of Newfane
Town of Niagara
Town of Pendleton
Town of Porter
Town of Royalton
Town of Somerset
Town of Wheatfield
Town of Wilson
Village of Barker
Village of Lewiston
Village of Middleport
Village of Wilson
Village of Youngstown



County Buildings:

Niagara Falls Municipal Center

1925 Main Street

Niagara Falls, NY 14305

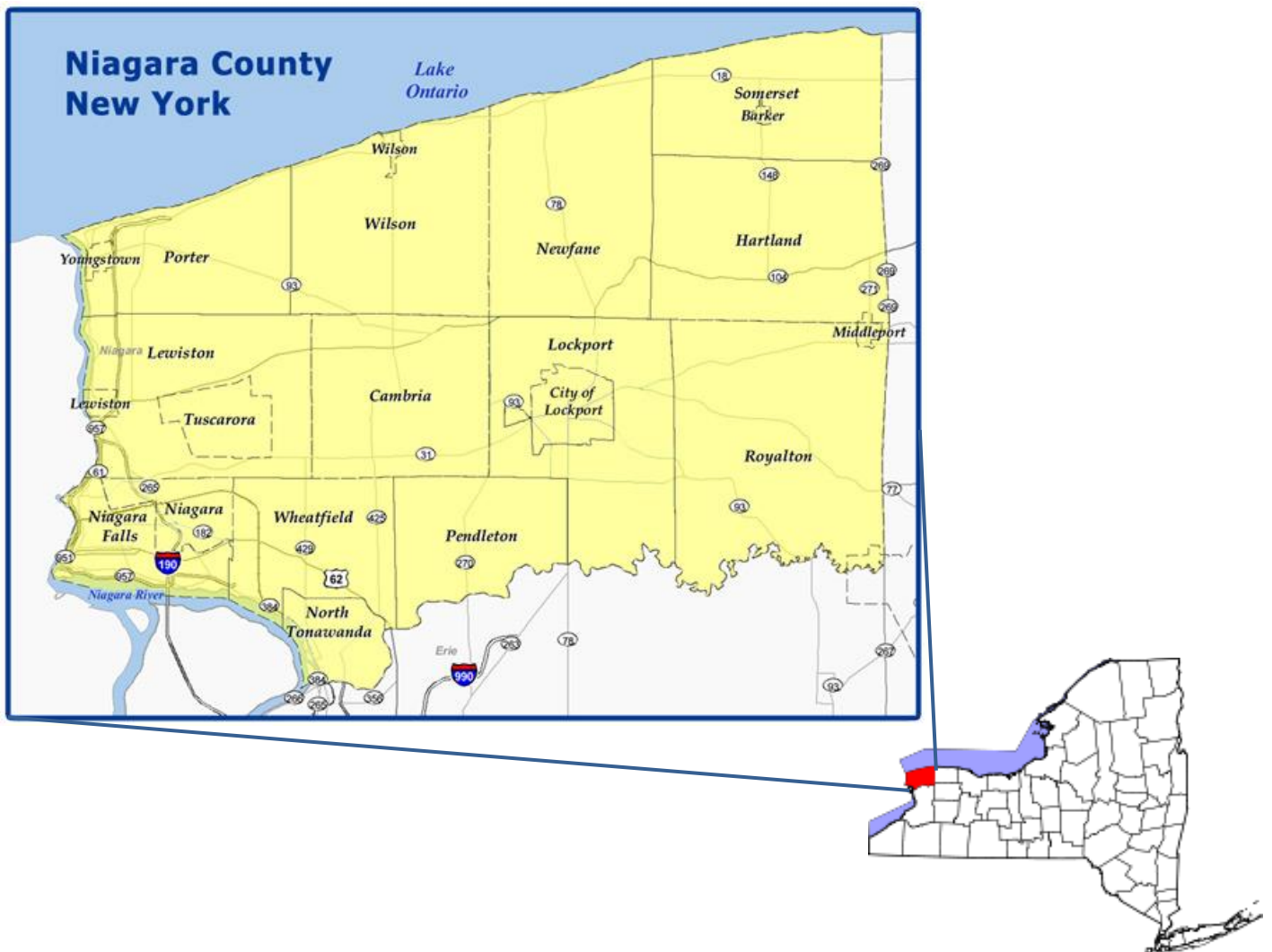
- Courtrooms
- District Attorney
- Public Defender

Philo J Brooks Building

59 Park Avenue

Lockport, NY 14094

- Audit
- County Manager
- Engineering
- Public Works
- Purchasing
- Real Property Tax Services** (Phone: 716-439-7077)
- Treasurer** (Phone: 716-439-7018)



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 4437 NO RIDGE RD
 Municipality: Town of CAMBRIA
 Tax ID: 79.00-1-5
 School District: WILSON
 Bldg Sq Feet: 1224
 Built: 1970
 Heat: HOT AIR
 Bedrooms: 3.0
 Exterior: COMPOSITE
 Bathrooms (Full - Half): 2.0
 Basement: PARTIAL
 Sewer: NONE
 Number Stories: 1.0

Acreage: 0.46
 Land SqFt: 20038
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 101 X 200
 Longitude: 1090908 / -78.7985923
 Latitude: 1169937 / 43.2106826
 Total Assessment: \$132,100.00
 Land Assessment: \$18,300.00
 Full Market Value: \$132,100.00



Lot # 1

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Single story white house with single car attached garage.
 House is clearly marked 4437. Vegetation in the front yard is overgrown.
 N 43.12.621
 W 078.47.908



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 3894 SAUNDERS SETT RD
 Municipality: Town of CAMBRIA
 Tax ID: 120.00-1-25.12
 School District: STARPOINT
 Bldg Sq Feet: 4724
 Sewer: NONE
 Number Stories: 1.0

Acreage: 2.34
 Land SqFt: 101930
 Property Type: 449 - STORAGE, WAREHOUSE
 Lot Size: 200 X 509
 Longitude: 1081758 / -78.8326397
 Latitude: 1145347 / 43.1431449
 Total Assessment: \$185,000.00
 Land Assessment: \$44,000.00
 Full Market Value: \$185,000.00

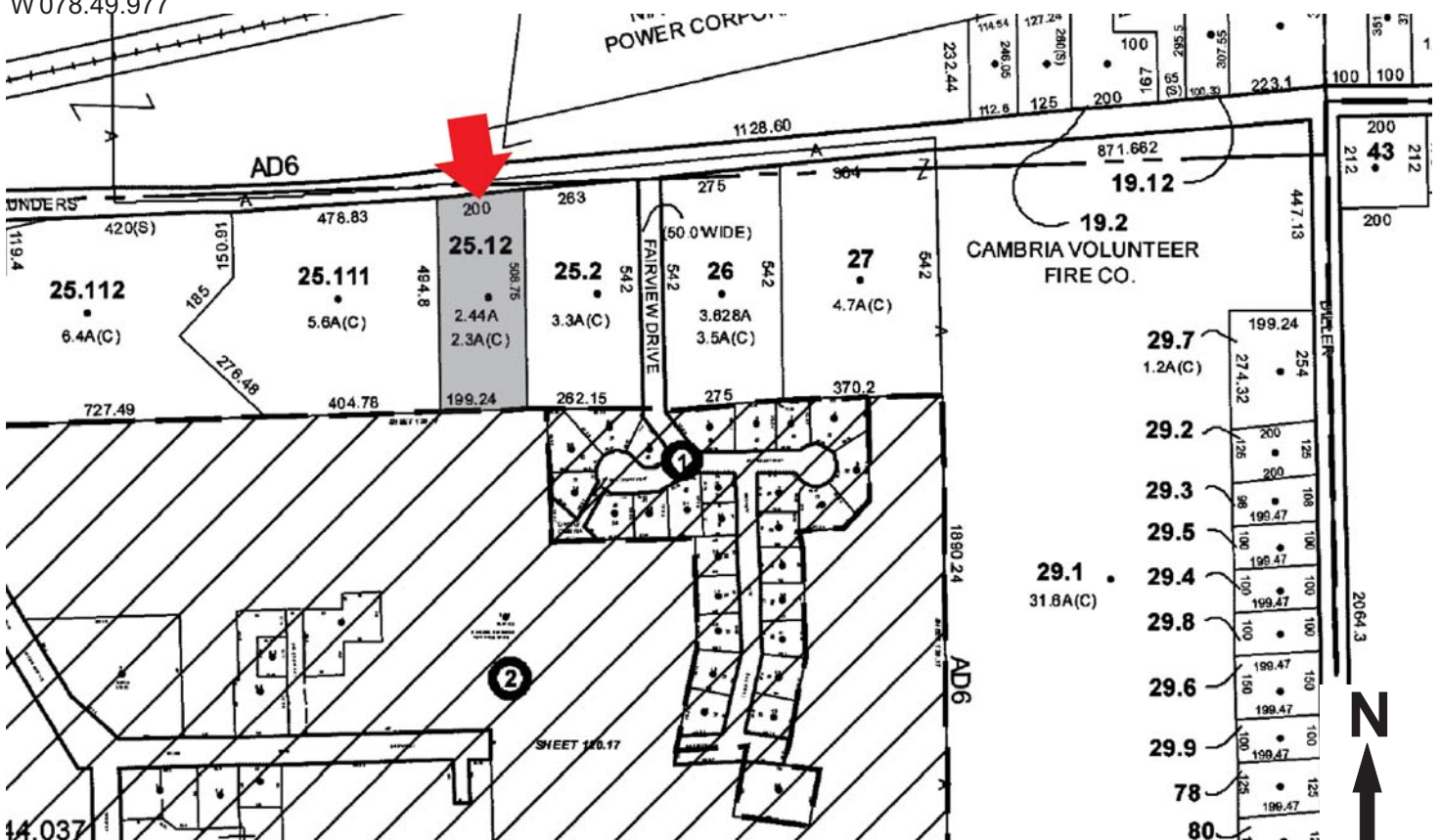


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Directions & Description

Large block building. Mailbox is clearly marked 3894. Lot is located to the left of the Niagara Professional Park.

N 43.08.633
 W 078.49.977



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 5516 COMSTOCK RD
 Municipality: Town of CAMBRIA
 Tax ID: 121.00-1-18.1
 School District: STARPOINT
 Bldg Sq Feet: 1080
 Built: 1945
 Heat: HOT AIR
 Bedrooms: 2.0
 Exterior: WOOD
 Bathrooms (Full - Half): 1.0
 Basement: FULL
 Sewer: NONE
 Number Stories: 1.5

Acreage: 0.41
 Land SqFt: 17860
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 122 X 145
 Longitude: 1094978 / -78.7831118
 Latitude: 1146057 / 43.1451902
 Total Assessment: \$76,900.00
 Land Assessment: \$15,300.00
 Full Market Value: \$76,900.00

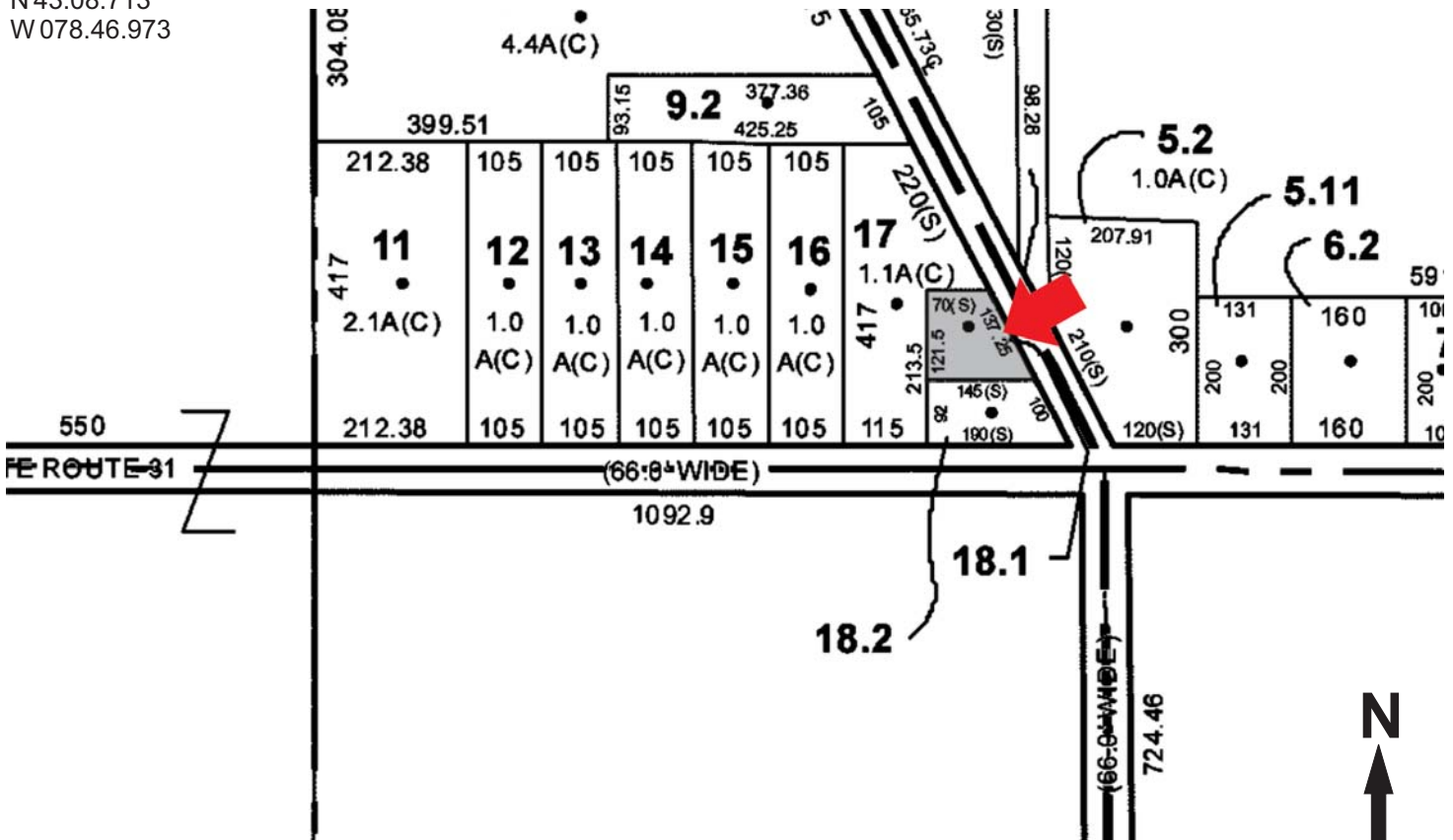


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Directions & Description

1 1/2 story white house with black shutters. Second house on the left off of Route 31 (Sauders Settlement Rd).

N 43.08.713
 W 078.46.973



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: HARTLAND RD
 Municipality: Town of HARTLAND
 Tax ID: 41.00-1-32
 School District: BARKER
 Sewer: NONE

Acreage: 0.84
 Land SqFt: 36590
 Property Type: 311 - VACANT RES
 Lot Size: 100 x 367
 Longitude: 1150178 / -78.576258
 Latitude: 1195658 / 43.2814557
 Total Assessment: \$8,200.00
 Land Assessment: \$8,200.00
 Full Market Value: \$9,400.00

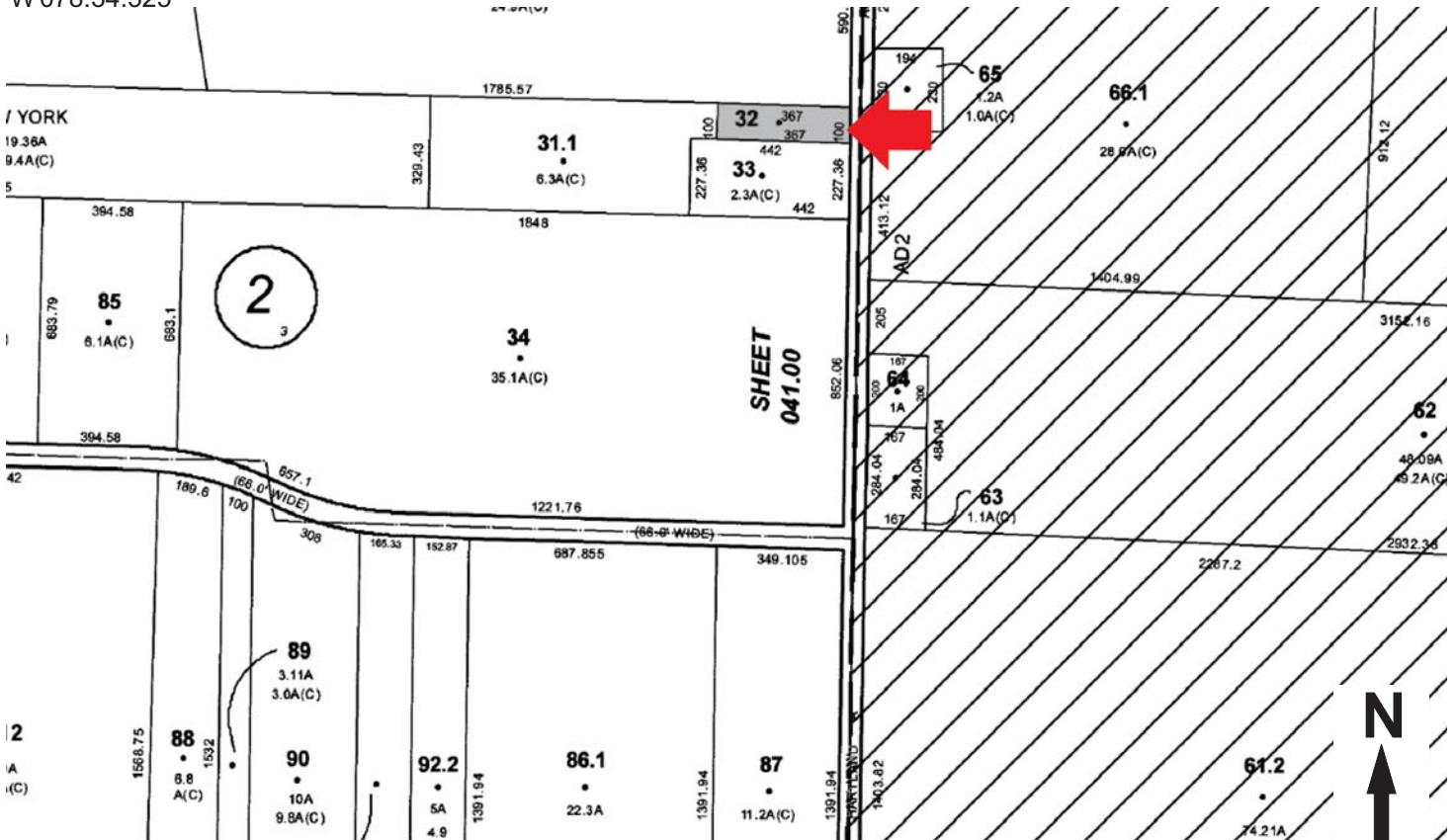


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Directions & Description

Vacant overgrown lot located to the right of house number 2718.

N 43.16.879
 W 078.34.525



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: BISHOP RD
 Municipality: Town of HARTLAND
 Tax ID: 54.00-3-7
 School District: BARKER

Acreage: 1.20
 Land SqFt: 52272
 Property Type: 311 - VACANT RES
 Longitude: 1139201 / -78.6172596
 Latitude: 1190675 / 43.2679245
 Total Assessment: \$10,900.00
 Land Assessment: \$10,900.00
 Full Market Value: \$12,500.00

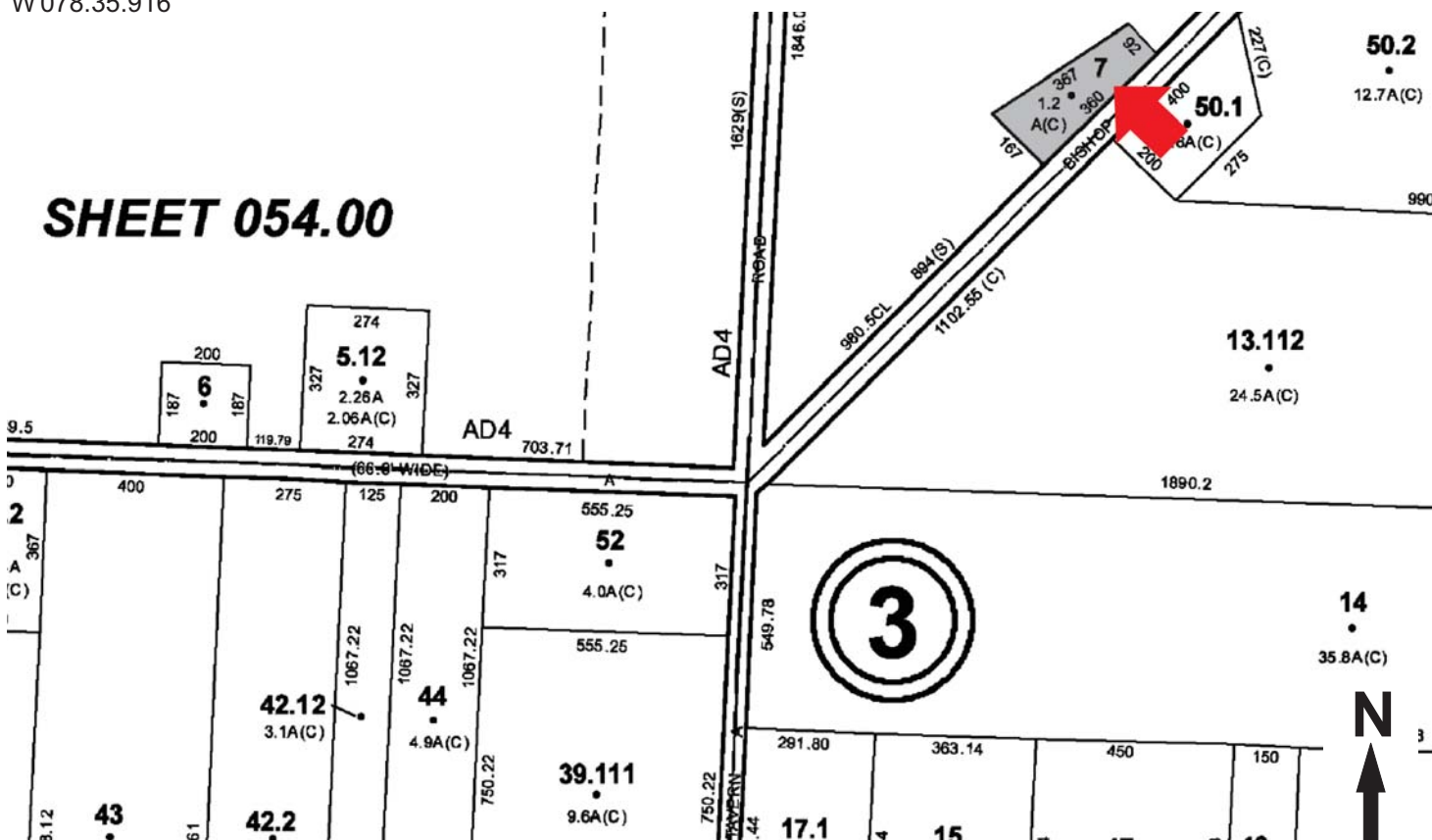


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Overgrown vacant lot located across the street from house 3101.

N 43.17.687
 W 078.35.916



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 3210 CHECKERED TAVERN RD
 Municipality: Town of HARTLAND
 Tax ID: 54.00-3-40
 School District: BARKER
 Sewer: NONE

Acreage: 2.60
 Land SqFt: 113256
 Property Type: 270 - MOBILE HOME
 Longitude: 1138244 / -78.6210845
 Latitude: 1187878 / 43.2600489
 Total Assessment: \$20,700.00
 Land Assessment: \$13,700.00
 Full Market Value: \$23,800.00



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Tan mobile home that sits back from the road. Mailbox is clearly marked 3210.

N 43.17.687
 W 078.35.916



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 7366 RIDGE RD
 Municipality: Town of HARTLAND
 Tax ID: 68.00-3-13.121
 School District: ROY-HART
 Bldg Sq Feet: 1192
 Built: 1941
 Heat: HOT AIR
 Bedrooms: 4.0
 Exterior: WOOD
 Bathrooms (Full - Half): 1.0
 Basement: FULL
 Sewer: NONE
 Number Stories: 1.5

Acreage: 53.50
 Land SqFt: 2330460
 Property Type: 240 - RURAL RES
 Longitude: 1135798 / -78.6302316
 Latitude: 1181738 / 43.243254
 Total Assessment: \$137,800.00
 Land Assessment: \$90,400.00
 Full Market Value: \$158,400.00

Directions & Description

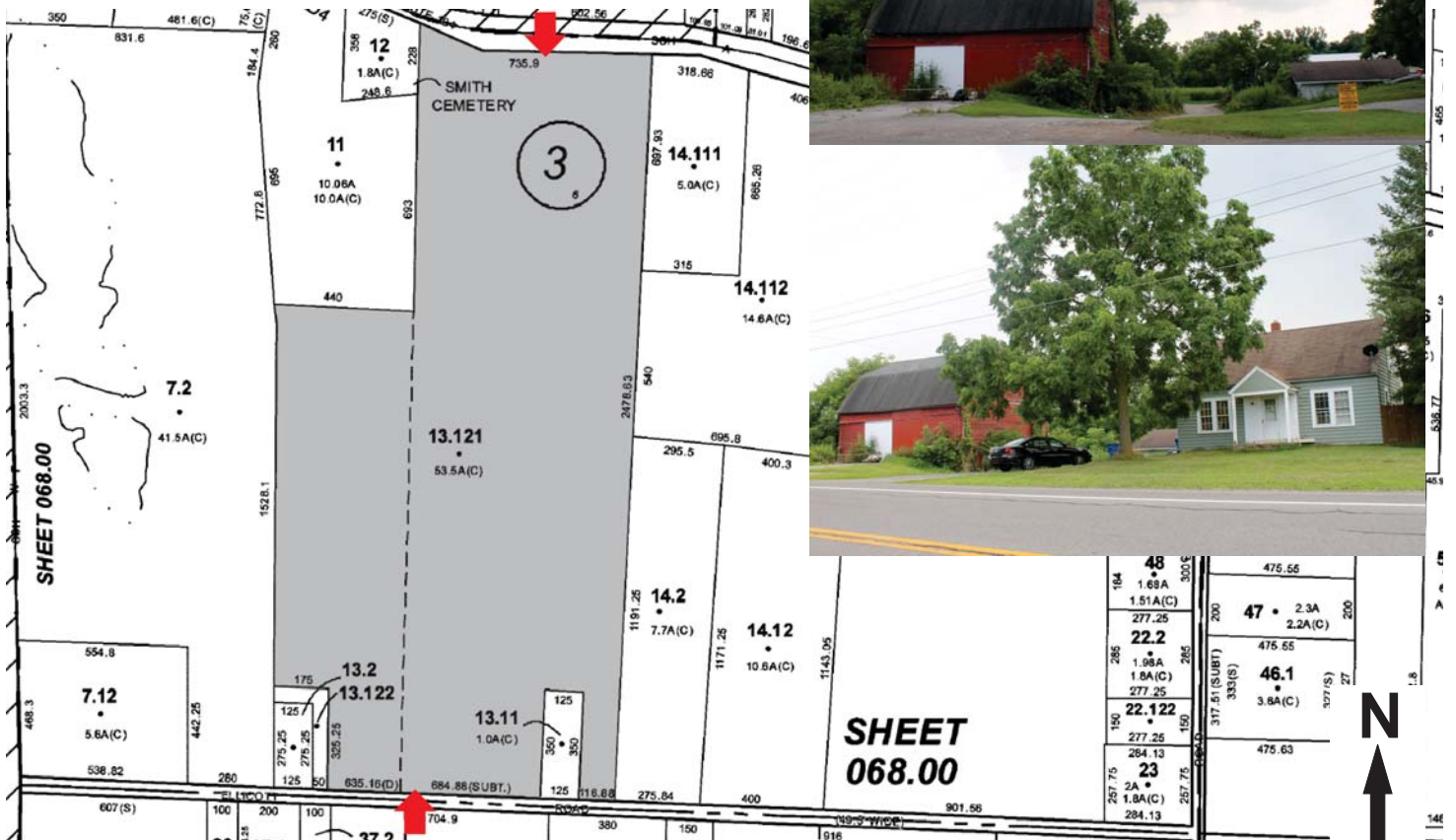
1 1/2 story gray cape with white trim clearly marked 7366. Also has a large red barn by the road and several additional buildings including a large barn in the rear. Property has frontage on Ridge and Ellicott Rd.

****Parcel May Have Potential Wetlands****

N 43.17.687
 W 078.35.916



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 3052 JOHNSON CREEK RD
 Municipality: Town of HARTLAND
 Tax ID: 70.00-2-15
 School District: ROY-HART
 Bldg Sq Feet: 1152
 Built: 1993
 Heat: HOT AIR
 Bedrooms: 2.0
 Exterior: COMPOSITE
 Bathrooms (Full - Half): 1.0
 Basement: CRAWL SPAC
 Sewer: NONE
 Number Stories: 1.0

Acreage: 0.46
 Land SqFt: 20038
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 100 x 200
 Longitude: 1164958 / -78.5207796
 Latitude: 1186158 / 43.2553737
 Total Assessment: \$71,900.00
 Land Assessment: \$7,900.00
 Full Market Value: \$82,600.00

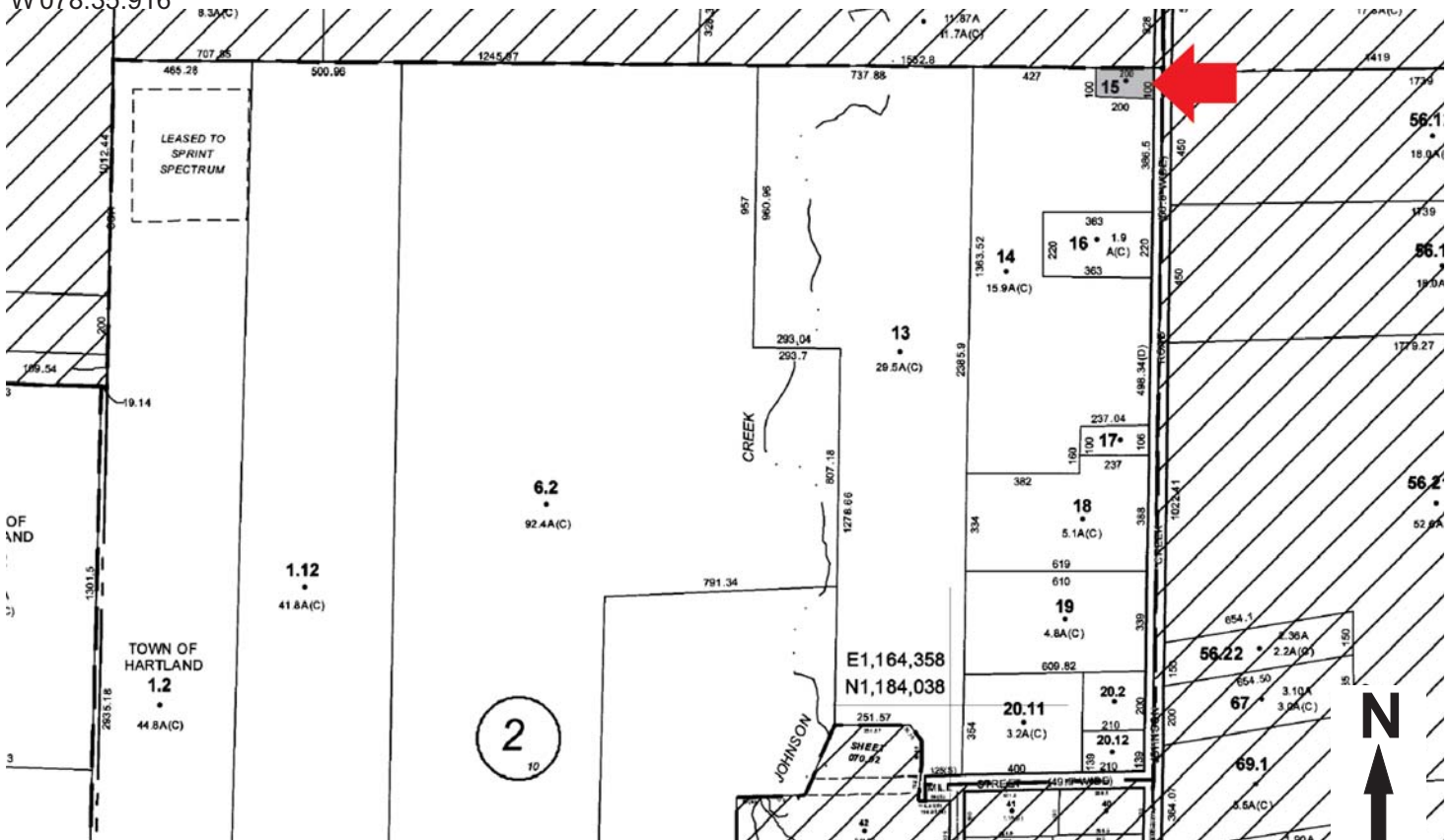


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Single story wooded sided house. Clearly marked 3052 at the road.

N 43.17.687
 W 078.35.916



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 7501 HUMPHREY RD
 Municipality: Town of HARTLAND
 Tax ID: 82.00-3-27
 School District: ROY-HART
 Bldg Sq Feet: 1248
 Built: 1986
 Heat: HOT AIR
 Bedrooms: 3.0
 Exterior: ALUM/VINYL
 Bathrooms (Full - Half): 1.0
 Basement: PIER/SLAB
 Sewer: NONE
 Number Stories: 1.5

Acreage: 2.20
 Land SqFt: 95832
 Property Type: 210 - SINGLE FAMILY RES
 Longitude: 1139628 / -78.6158465
 Latitude: 1174298 / 43.2228458
 Total Assessment: \$76,600.00
 Land Assessment: \$12,900.00
 Full Market Value: \$88,000.00

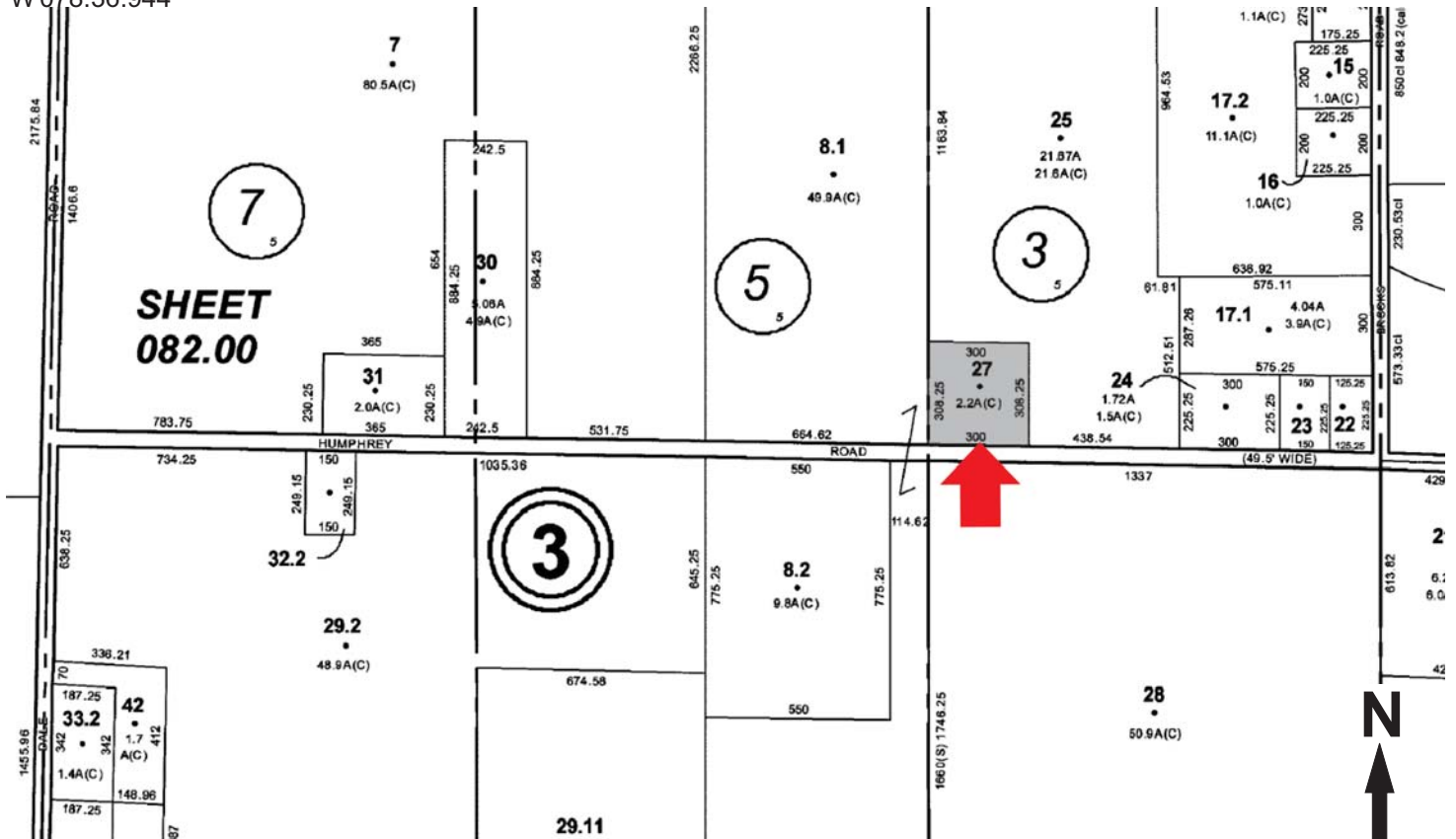


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

White house with black shutters and a single car attached garage. House is clearly marked 7501.

N 43.13.339
 W 078.36.944



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 300 KERR ST
 Municipality: V. LEWISTON
 Tax ID: 101.06-5-27
 School District: LEWISTON
 Bldg Sq Feet: 1152
 Built: 1941
 Heat: HOT AIR
 Bedrooms: 3.0
 Exterior: ALUM/VINYL
 Bathrooms (Full - Half): 1.0
 Basement: FULL
 Sewer: NONE
 Number Stories: 1.5

Acreage: 0.16
 Land SqFt: 6970
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 60 X 113
 Longitude: 1026637 / -79.0394185
 Latitude: 1157537 / 43.1759537
 Total Assessment: \$70,200.00
 Land Assessment: \$16,500.00
 Full Market Value: \$104,776.00

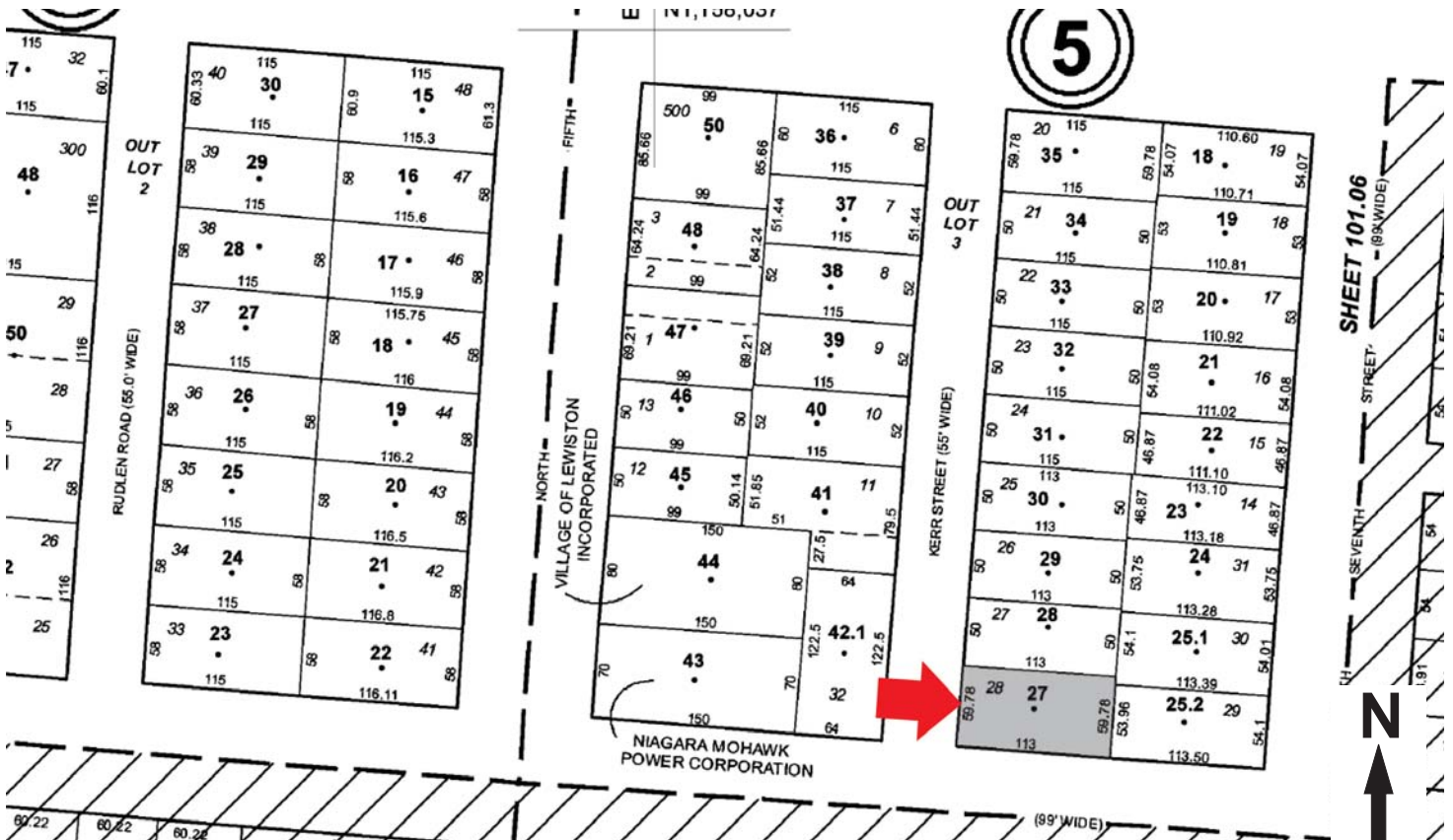


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

1 1/2 story yellow cape with white trim. Also has a 1 car garage. House is located at the corner of Oneida and Kerr St.

N 43.10.570
 W 079.02.388



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 840 SENECA ST
 Municipality: V. LEWISTON
 Tax ID: 101.15-1-26
 School District: LEWISTON
 Bldg Sq Feet: 3900
 Built: 1980
 Sewer: NONE
 Number Stories: 1.0

Acreage: 0.46
 Land SqFt: 20038
 Property Type: 449 - STORAGE, WAREHOUSE
 Lot Size: 100 X 200
 Longitude: 1027887 / -79.0346872
 Latitude: 1155297 / 43.1698265
 Total Assessment: \$125,000.00
 Land Assessment: \$50,600.00
 Full Market Value: \$186,567.00

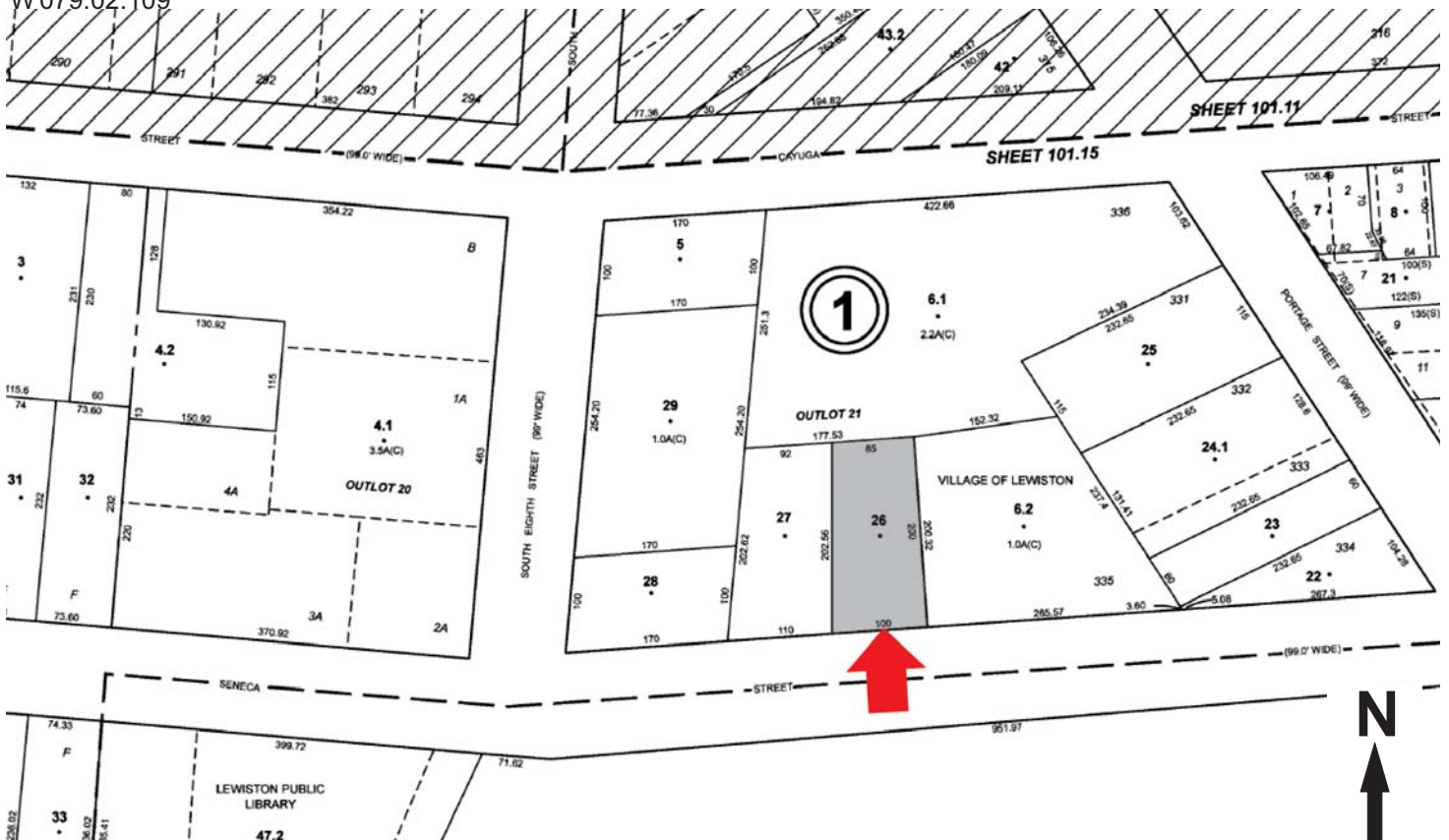


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Single story brick building clearly marked 840. Building is located next door to the DPW.

N 43.10.160
 W 079.02.109



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 820 SENECA ST
 Municipality: V. LEWISTON
 Tax ID: 101.15-1-27
 School District: LEWISTON
 Bldg Sq Feet: 1368
 Built: 1988
 Sewer: NONE
 Number Stories: 1.0

Acreage: 0.51
 Land SqFt: 22216
 Property Type: 484 - ONE STORY SMALL COML
 Lot Size: 110 X 201
 Longitude: 1027787 / -79.0350621
 Latitude: 1155297 / 43.1698251
 Total Assessment: \$75,000.00
 Land Assessment: \$32,000.00
 Full Market Value: \$111,940.00



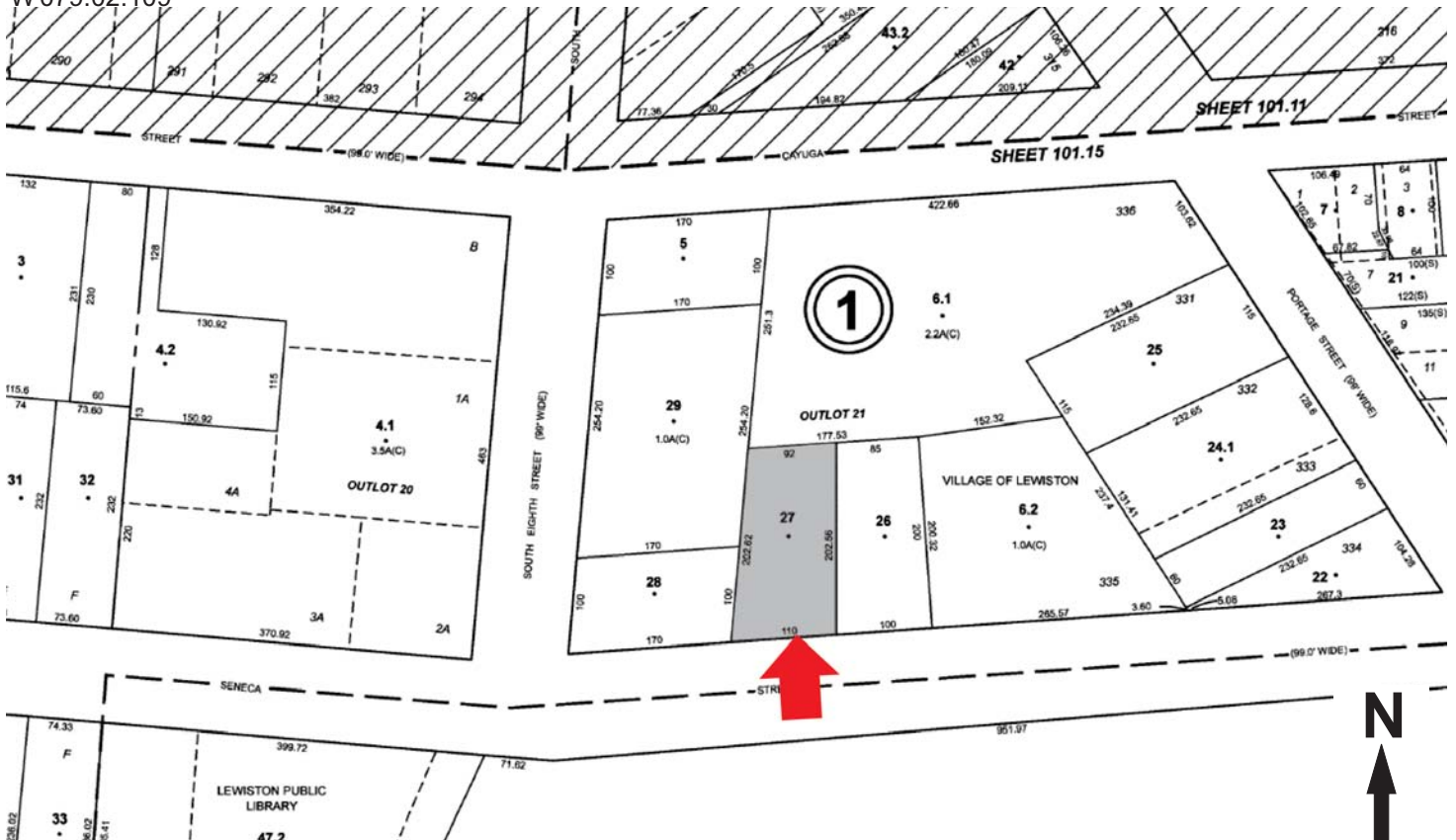
Lot # 12

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Single story building to the right of telephone pole number 802R. Appears to currently be used as a redemption center.

N 43.10.160
 W 079.02.109

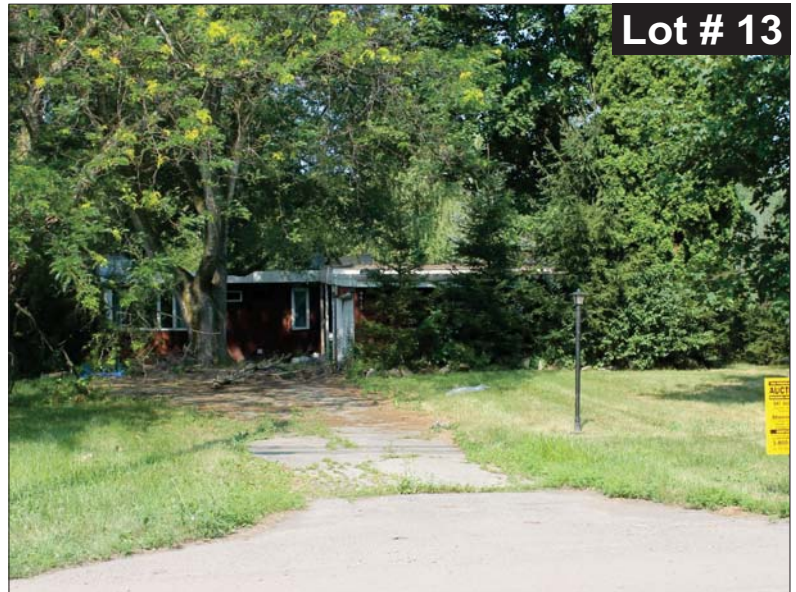


NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 4612 MODEL CITY RD
 Municipality: Town of LEWISTON
 Tax ID: 88.00-1-29
 School District: LEWISTON
 Bldg Sq Feet: 1300
 Built: 1959
 Heat: HOT AIR
 Bedrooms: 3.0
 Exterior: WOOD
 Bathrooms (Full - Half): 1.0
 Basement: CRAWL SPAC
 Sewer: NONE
 Number Stories: 1.0

Acreage: 2.40
 Land SqFt: 104544
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 83 X 0
 Longitude: 1040917 / -78.9859733
 Latitude: 1162437 / 43.1895986
 Total Assessment: \$67,600.00
 Land Assessment: \$17,000.00
 Full Market Value: \$100,896.00



Lot # 13

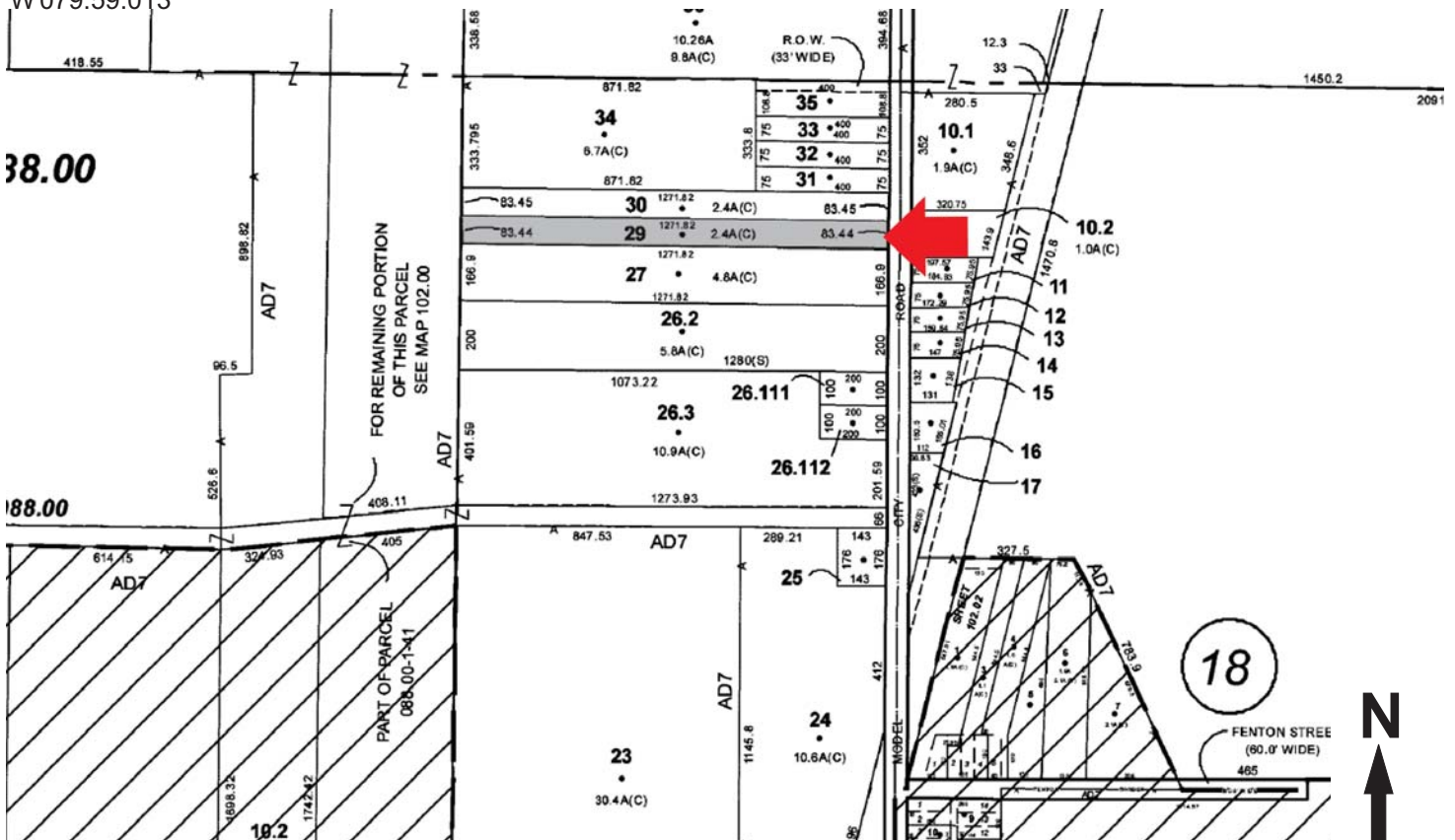
Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Single story red house with white trim and a 1 1/2 car attached garage. House is clearly marked 4612.

****Parcel May Have Potential Wetlands****

N 43.11.379
 W 079.59.013



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 2548 RIDGE RD
 Municipality: Town of LEWISTON
 Tax ID: 90.00-2-21
 School District: LEWISTON
 Bldg Sq Feet: 1143
 Built: 1942
 Heat: HOT WATER
 Bedrooms: 1.0
 Exterior: ALUM/VINYL
 Bathrooms (Full - Half): 1.0
 Basement: PARTIAL
 Sewer: NONE
 Number Stories: 1.0

Acreage: 1.00
 Land SqFt: 43560
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 132 X 330
 Longitude: 1060787 / -78.9115102
 Latitude: 1165407 / 43.1979853
 Total Assessment: \$76,500.00
 Land Assessment: \$16,000.00
 Full Market Value: \$114,179.00

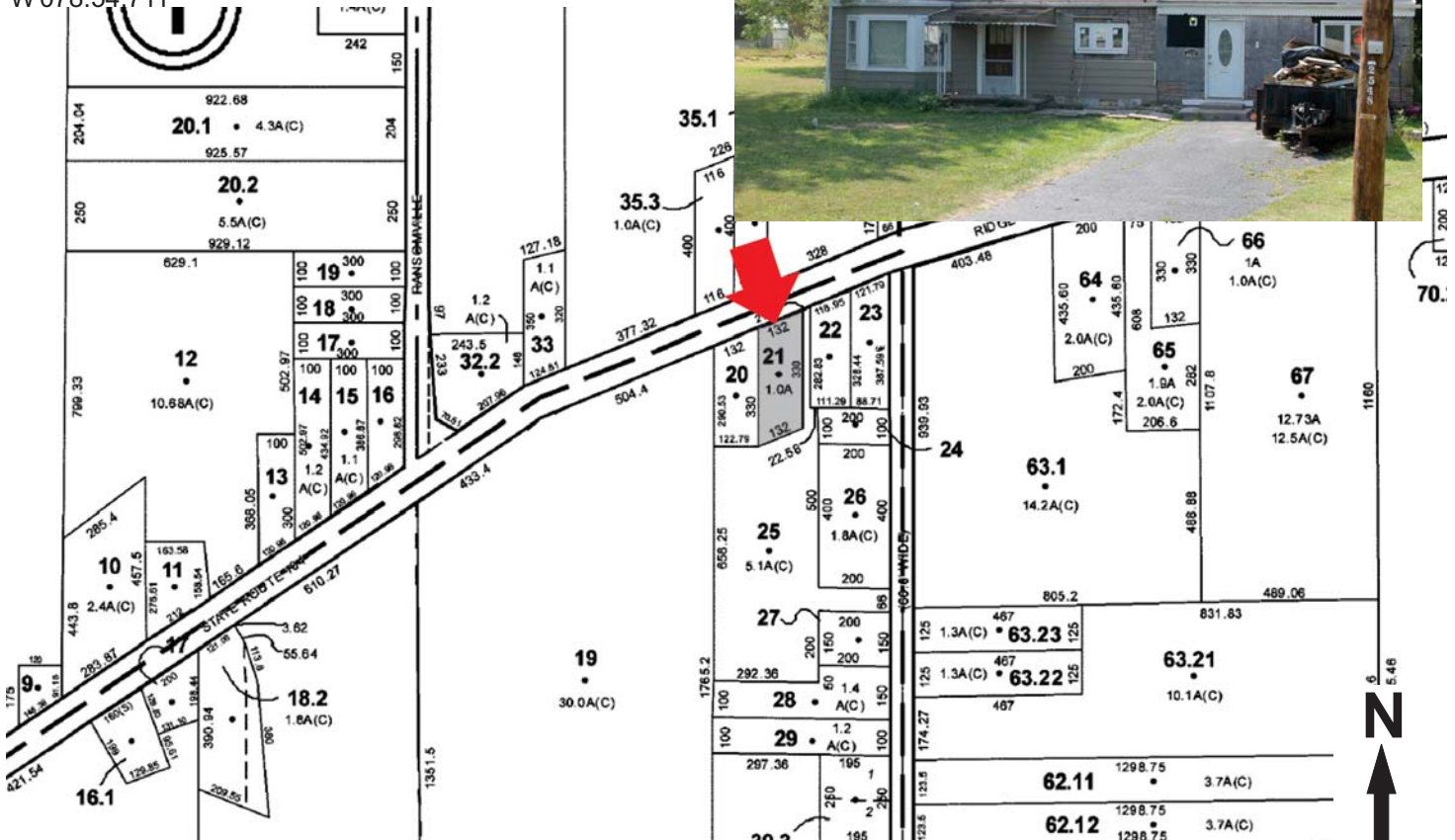


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Single story tan house with white trim. House is clearly marked 2548.

N 43.11.907
 W 078.54.711



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: SAUNDERS SETT RD
Municipality: Town of LEWISTON
Tax ID: 117.17-1-22
School District: NI-WHEAT
Sewer: NONE

Acreage: 4.40
Land SqFt: 191664
Property Type: 311 - VACANT RES
Longitude: 1047128 / -78.9623777
Latitude: 1144387 / 43.1401547
Total Assessment: \$20,900.00
Land Assessment: \$20,900.00
Full Market Value: \$31,194.00



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

4.4 acres of vacant land, located between house numbers 1731 and 1745.

N 43.08.285
W 078.57.738



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 1679 WAYSIDE DR
 Municipality: Town of LEWISTON
 Tax ID: 117.17-1-49
 School District: NI-WHEAT
 Bldg Sq Feet: 2416
 Built: 1954
 Heat: HOT AIR
 Bedrooms: 3.0
 Exterior: WOOD
 Bathrooms (Full - Half): 2.0
 Basement: PIER/SLAB
 Sewer: NONE
 Number Stories: 1.0

Acreage: 0.51
 Land SqFt: 22216
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 110 X 200
 Longitude: 1046008 / -78.9665799
 Latitude: 1144737 / 43.141101
 Total Assessment: \$125,800.00
 Land Assessment: \$17,200.00
 Full Market Value: \$187,761.00



Lot # 16

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Single story tan house with brown shutters. Located at the corner of North Kline Rd and Wayside Drive. Has a single car attached garage. Mailbox is marked 1679.

N 43.08.452
 W 078.57.965



SHEET 117.17

①

⑧

LEWISTON FIRE CO
 NO. 2 INC
 19
 11.09A(C)



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 5779 WEST ST
 Municipality: Town of LEWISTON
 Tax ID: 118.20-1-40
 School District: NI-WHEAT
 Bldg Sq Feet: 1024
 Built: 1958
 Heat: HOT AIR
 Bedrooms: 3.0
 Exterior: WOOD
 Bathrooms (Full - Half): 1.0
 Basement: FULL
 Sewer: NONE
 Number Stories: 1.0

Acreage: 0.32
 Land SqFt: 13939
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 60 X 234
 Longitude: 1066208 / -78.8908986
 Latitude: 1144967 / 43.1419605
 Total Assessment: \$75,400.00
 Land Assessment: \$13,200.00
 Full Market Value: \$112,537.00

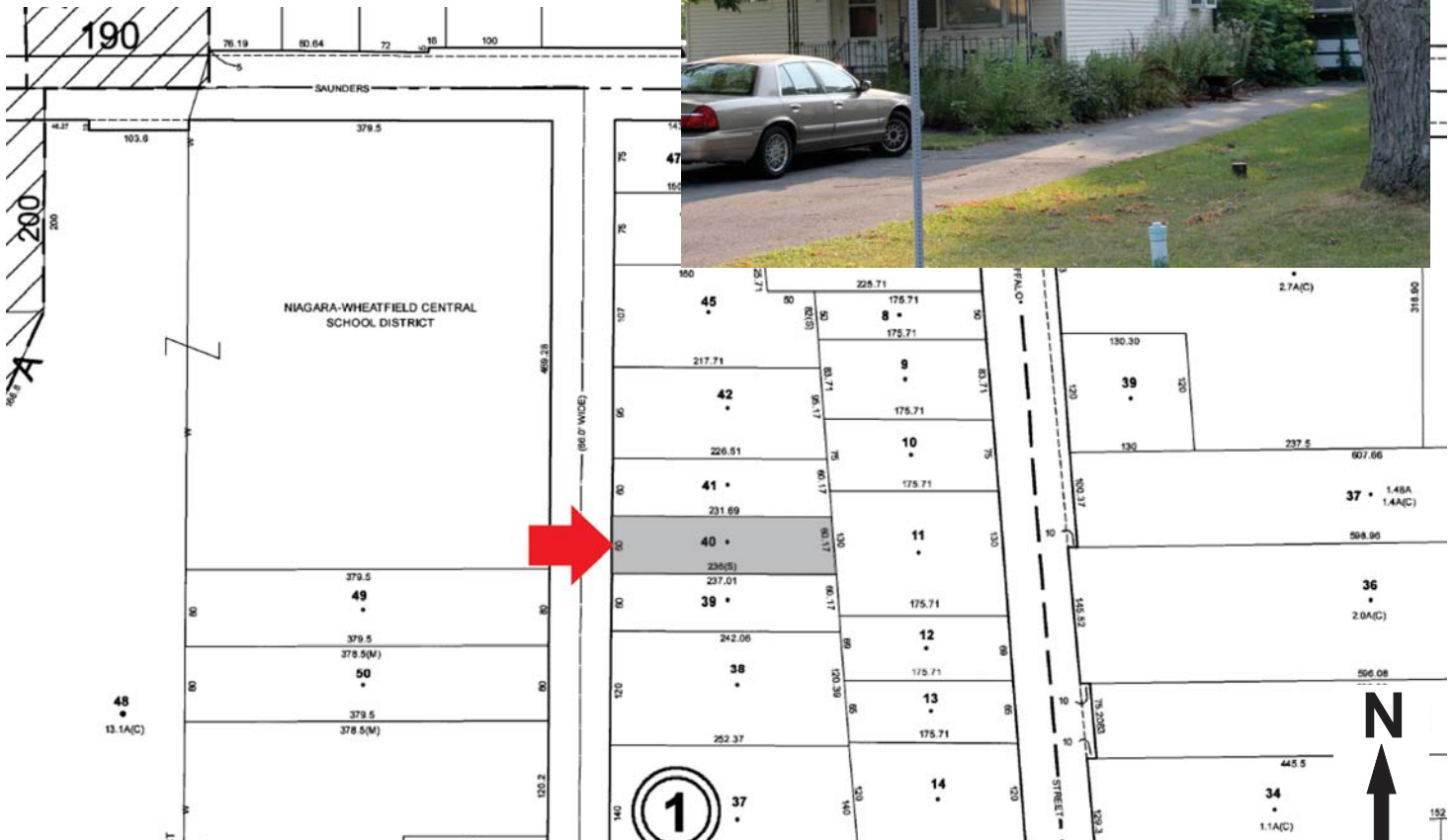


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Single story tan house with white trim and a 1 car detached garage in the rear. Front door clearly marked 5779. House is less than a mile from NCCC.

N 43.08.514
 W 078.53.491



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 5781 BUFFALO ST
 Municipality: Town of LEWISTON
 Tax ID: 118.20-2-36
 School District: NI-WHEAT
 Sewer: NONE

Acreage: 2.00
 Land SqFt: 87120
 Property Type: 210 - SINGLE FAMILY RES
 Longitude: 1066878 / -78.8883874
 Latitude: 1144907 / 43.1418026
 Total Assessment: \$53,700.00
 Land Assessment: \$24,500.00
 Full Market Value: \$80,149.00



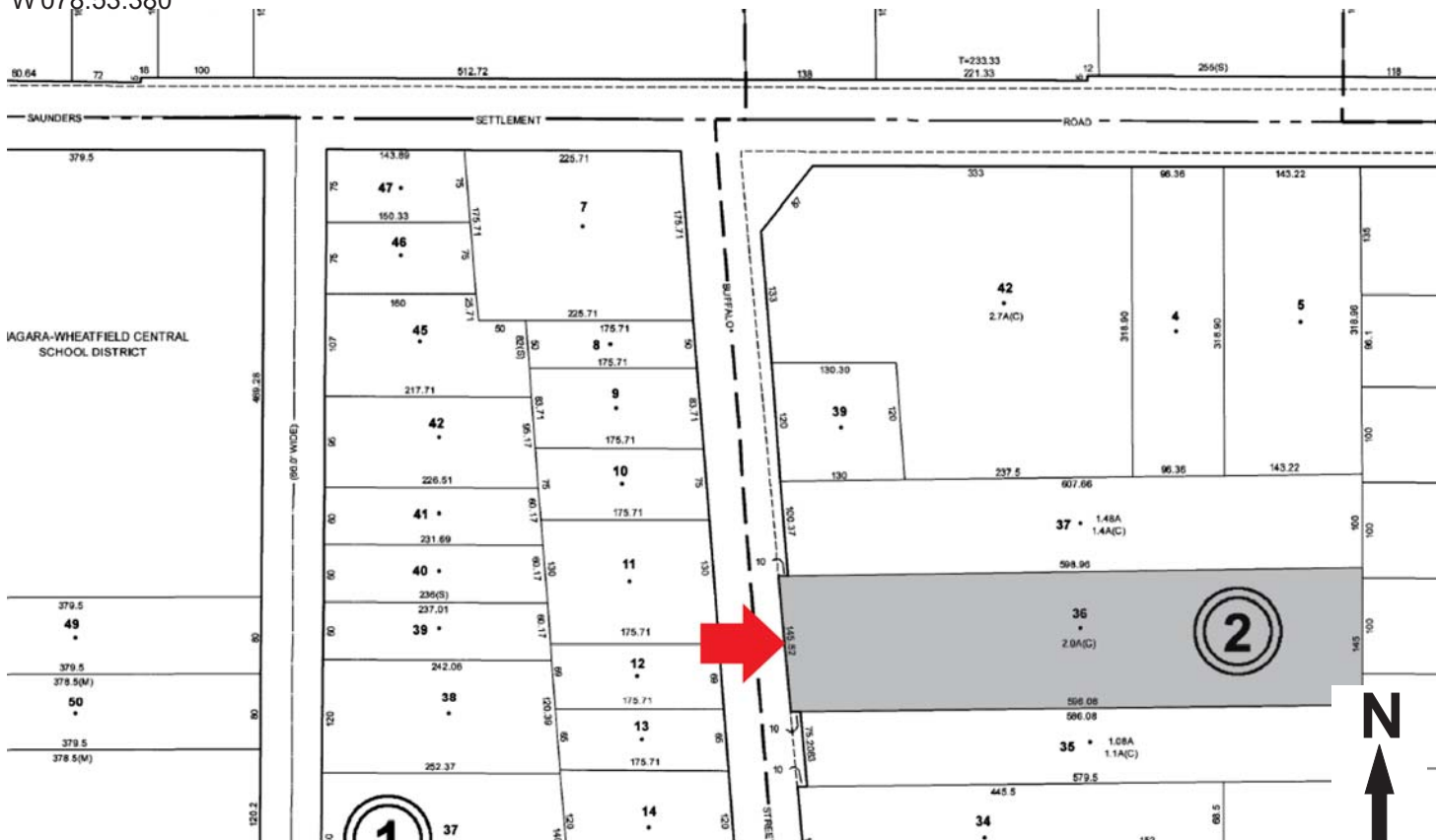
Lot # 18

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Vacant lot between 5787 and 5775. House appears to have been removed.

N 43.08.508
 W 078.53.380



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 1128 SAUNDERS SETT RD
 Municipality: Town of LEWISTON
 Tax ID: 131.06-3-37
 School District: NI-WHEAT
 Bldg Sq Feet: 1550
 Built: 1950
 Heat: HOT AIR
 Bedrooms: 2.0
 Exterior: ALUM/VINYL
 Bathrooms (Full - Half): 2.0
 Basement: FULL
 Sewer: NONE
 Number Stories: 2.0

Acreage: 0.49
 Land SqFt: 21344
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 100 X 212
 Longitude: 1038098 / -78.9961726
 Latitude: 1142357 / 43.1344679
 Total Assessment: \$87,500.00
 Land Assessment: \$14,300.00
 Full Market Value: \$130,597.00



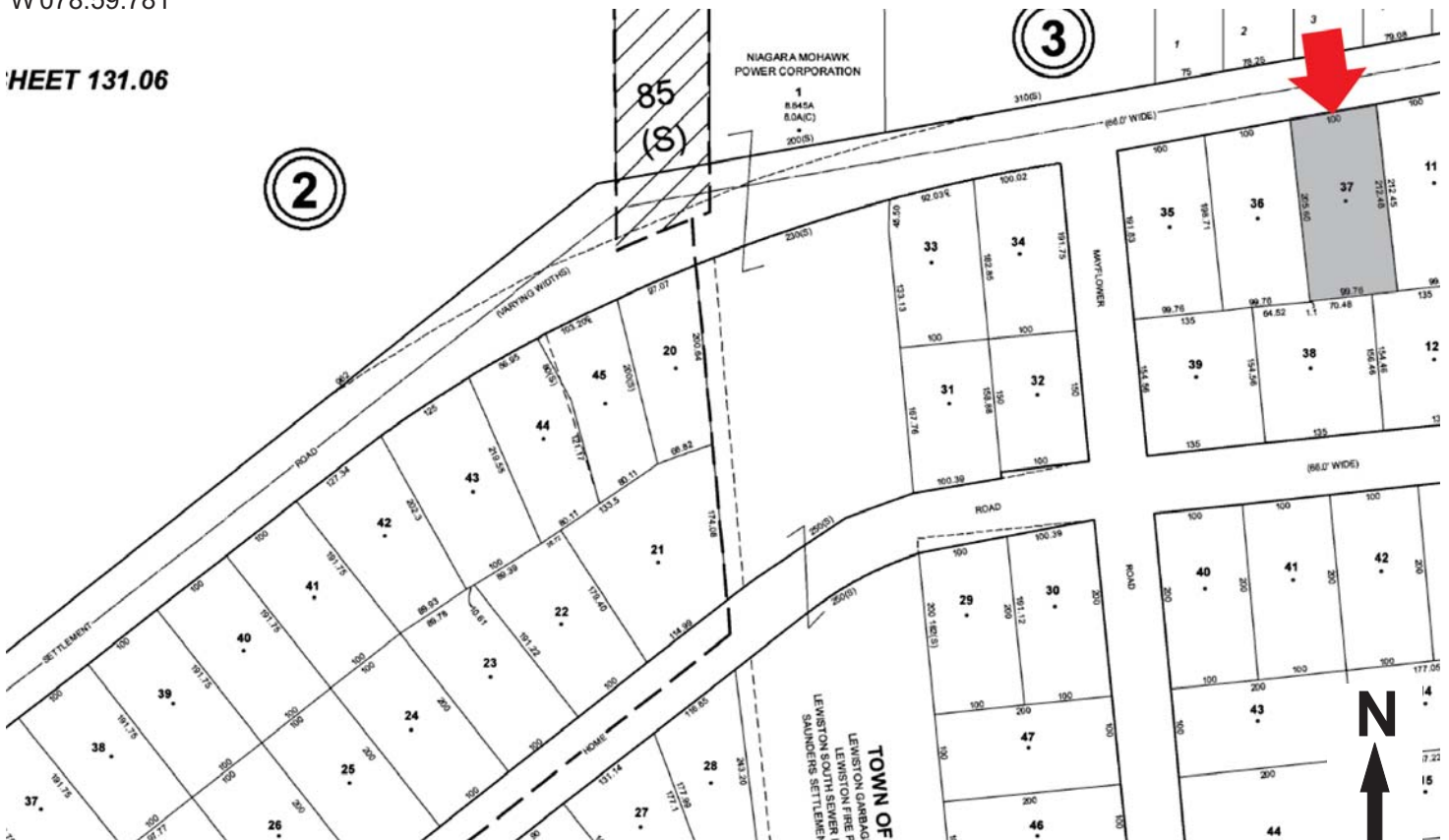
Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

2 story white house with a covered front porch and a 1 1/2 story 2 car barn style garage.

N 43.08.091
 W 078.59.781

HEET 131.06

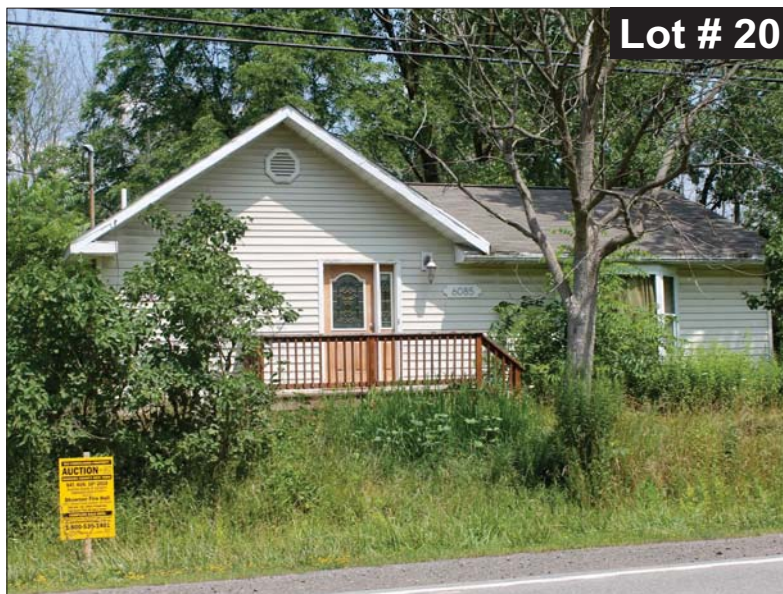


NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 6085 OLD NIAGARA RD
 Municipality: Town of LOCKPORT
 Tax ID: 94.02-1-35
 School District: LOCKPORT
 Bldg Sq Feet: 1162
 Built: 1911
 Heat: NONE
 Bedrooms: 2.0
 Exterior: ALUM/VINYL
 Bathrooms (Full - Half): 1.0
 Basement: PARTIAL
 Sewer: NONE
 Number Stories: 1.0

Acreage: 4.95
 Land SqFt: 215622
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 396 X 561
 Longitude: 1115818 / -78.705121
 Latitude: 1164018 / 43.1945801
 Total Assessment: \$70,000.00
 Land Assessment: \$30,300.00
 Full Market Value: \$70,000.00



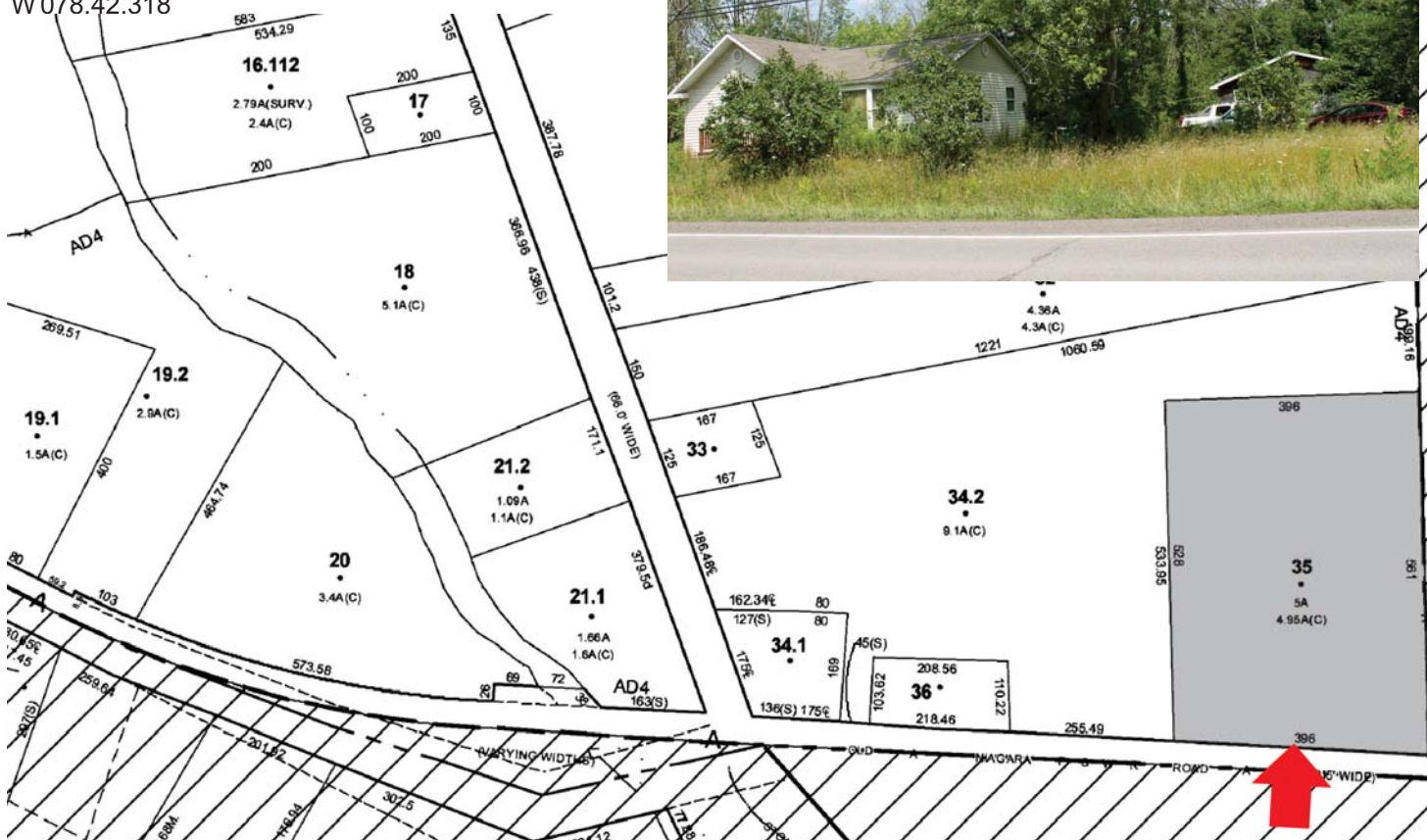
Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Single story tan house with white trim and a 2 car detached garage. House is clearly marked 6085.

****Parcel May Have Potential Wetlands****

N 43.11.629
 W 078.42.318



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 6580 SLAYTON SETT RD
 Municipality: Town of LOCKPORT
 Tax ID: 95.02-1-43
 School District: NEWFANE
 Sewer: NONE

Acreage: 5.10
 Land SqFt: 222156
 Property Type: 311 - VACANT RES
 Lot Size: 244 X 0
 Longitude: 1125228 / -78.6698417
 Latitude: 1166328 / 43.2009503
 Total Assessment: \$30,600.00
 Land Assessment: \$30,600.00
 Full Market Value: \$30,600.00

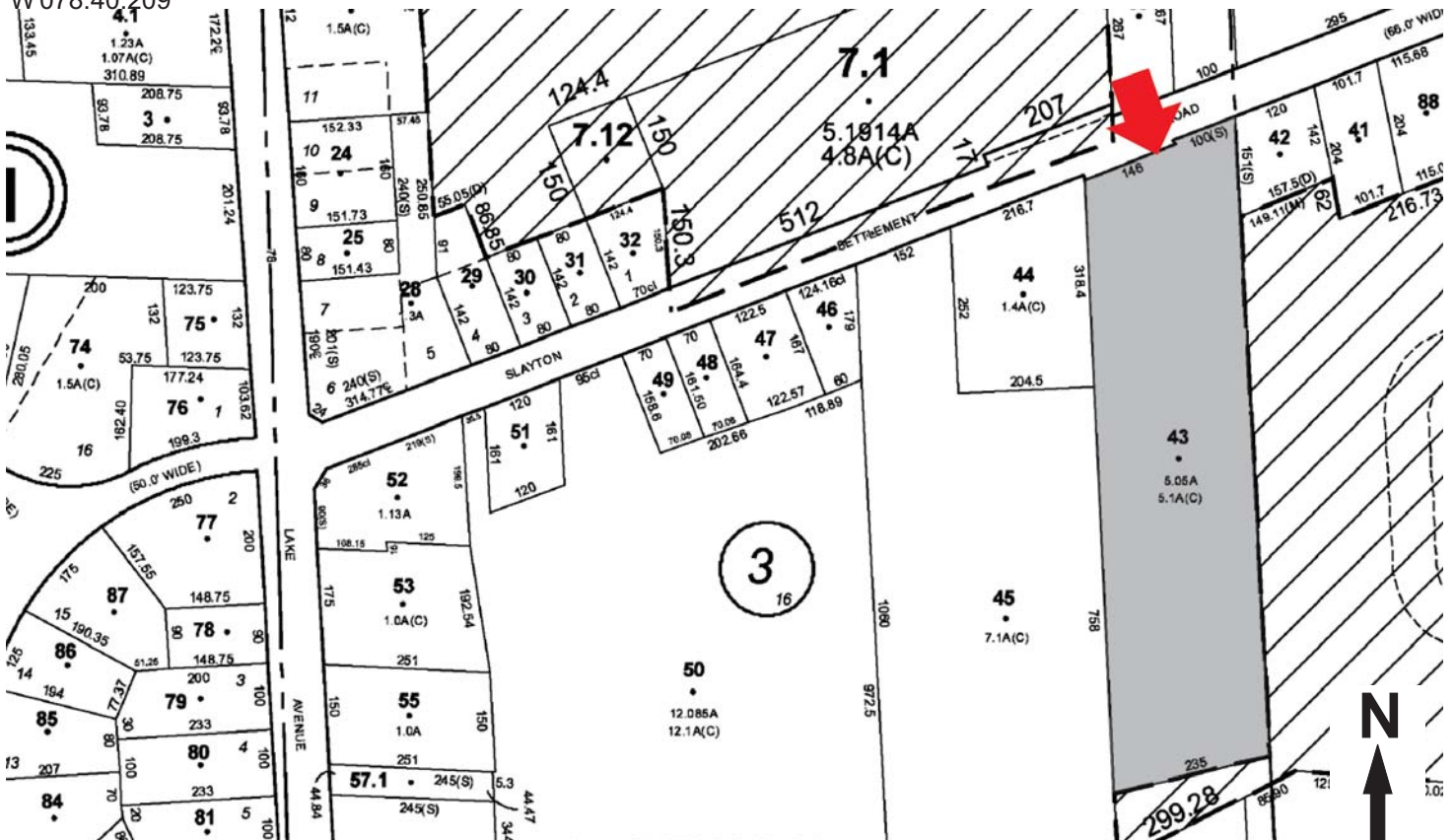


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

5.1 acres of vacant wooded land. Lot is located across from house number 6581.

N 43.12.135
 W 078.40.209



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 5091 DAY RD
 Municipality: Town of LOCKPORT
 Tax ID: 110.00-1-29.112
 School District: LOCKPORT
 Bldg Sq Feet: 2090
 Sewer: NONE
 Number Stories: 1.0

Acreage: 0.92
 Land SqFt: 40075
 Property Type: 421 - RESTAURANT
 Lot Size: 165 x 217
 Longitude: 1130882 / -78.6485974
 Latitude: 1152949 / 43.1642559
 Total Assessment: \$100,000.00
 Land Assessment: \$19,400.00
 Full Market Value: \$100,000.00

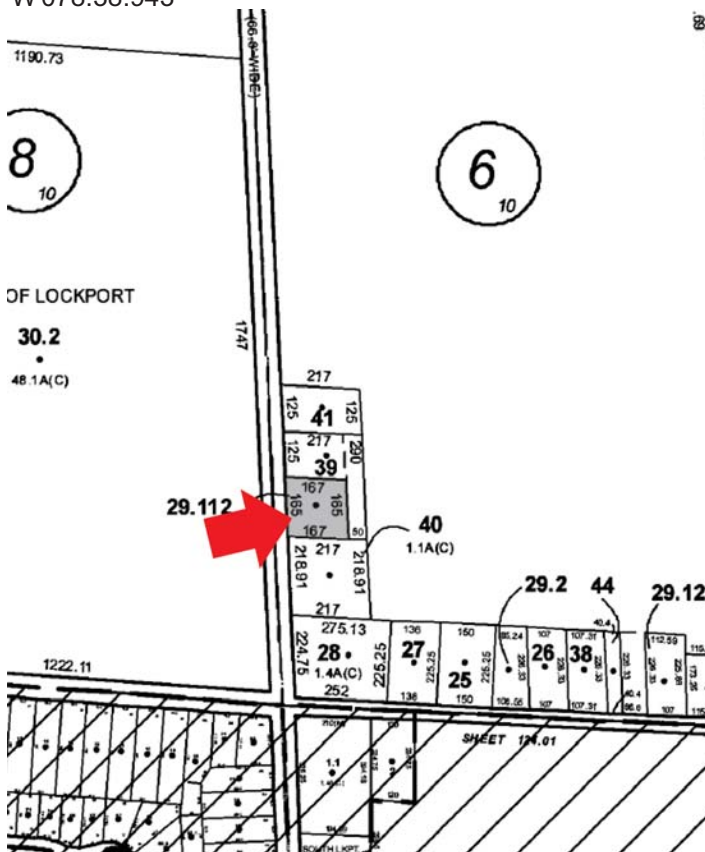


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Former restaurant located directly across the street from the park. Has a paved parking lot with 20+ spaces. Building is clearly marked 5091.

N 43.09.865
 W 078.38.943



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 1080 DAY RD
 Municipality: Town of LOCKPORT
 Tax ID: 110.00-1-41
 School District: LOCKPORT
 Sewer: NONE

Acreage: 0.62
 Land SqFt: 27007
 Property Type: 314 - RURAL VACANT
 Lot Size: 125 x 217
 Longitude: 1130898 / -78.6485382
 Latitude: 1153218 / 43.164994
 Total Assessment: \$8,900.00
 Land Assessment: \$8,900.00
 Full Market Value: \$8,900.00



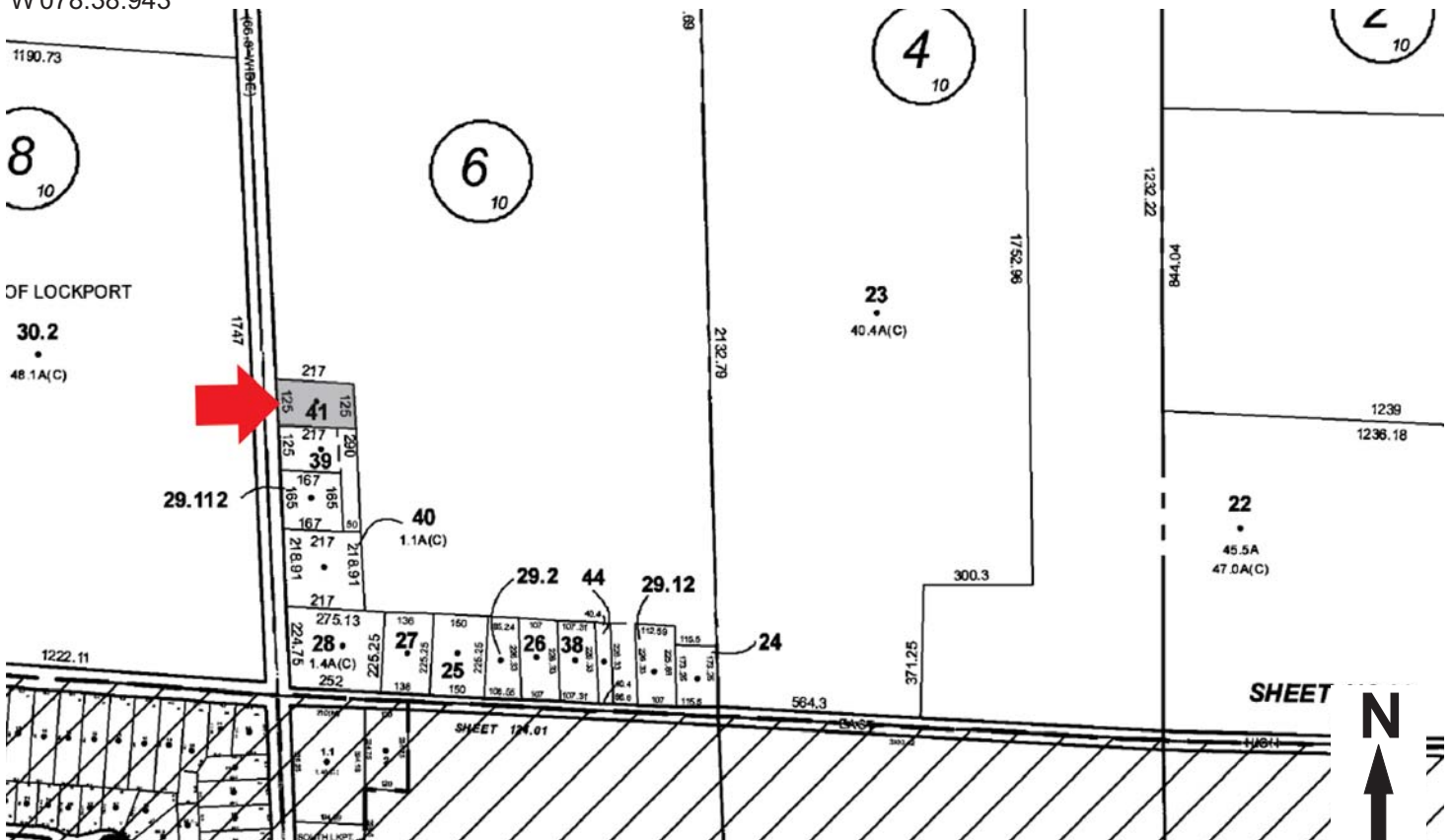
Lot # 23

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Vacant overgrown lot located to the right of telephone pole number 28 and across from the park.

N 43.09.865
 W 078.38.943



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 1030 LINCOLN AVE
 Municipality: Town of LOCKPORT
 Tax ID: 123.02-1-36.112
 School District: LOCKPORT
 Sewer: NONE

Acreage: 6.35
 Land SqFt: 276606
 Property Type: 311 - VACANT RES
 Lot Size: 206 X 0
 Longitude: 1127757 /
 Latitude: 1149110 /
 Total Assessment: \$20,000.00
 Land Assessment: \$20,000.00
 Full Market Value: \$20,000.00

Directions & Description

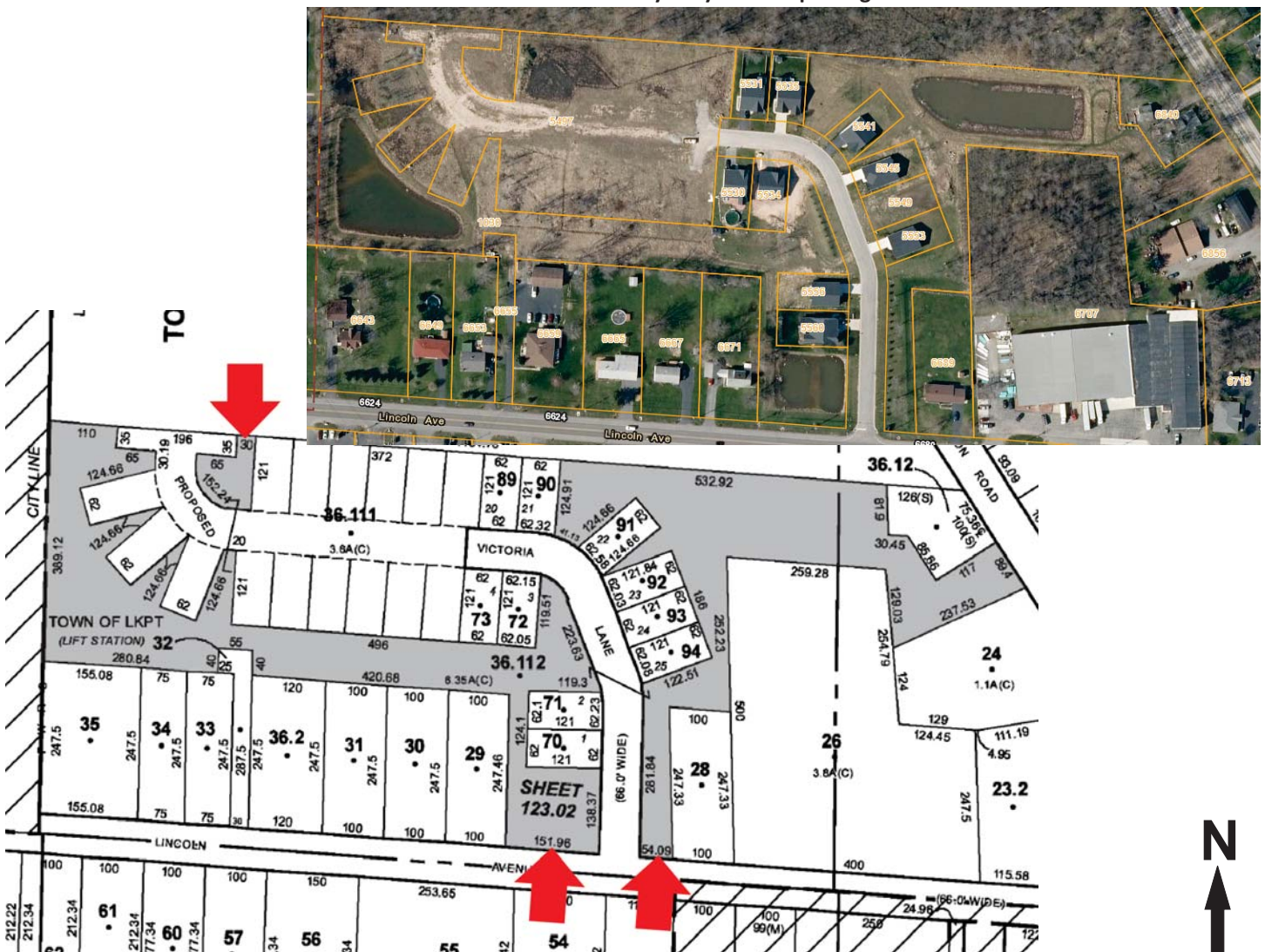
6+ acres of vacant land surrounding numerous homes in a newly developed area. Has frontage on both sides of Victoria Ln.

N 43.09.172
 W 078.39.583



Lot # 24

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 6325 ROBINSON RD EXT
 Municipality: Town of LOCKPORT
 Tax ID: 138.00-1-52
 School District: LOCKPORT
 Sewer: NONE

Acreage: 0.51
 Land SqFt: 22216
 Property Type: 330 - COML VACANT
 Lot Size: 85 X 265
 Longitude: 1120398 / -78.6878399
 Latitude: 1141418 / 43.1325886
 Total Assessment: \$69,000.00
 Land Assessment: \$69,000.00
 Full Market Value: \$69,000.00



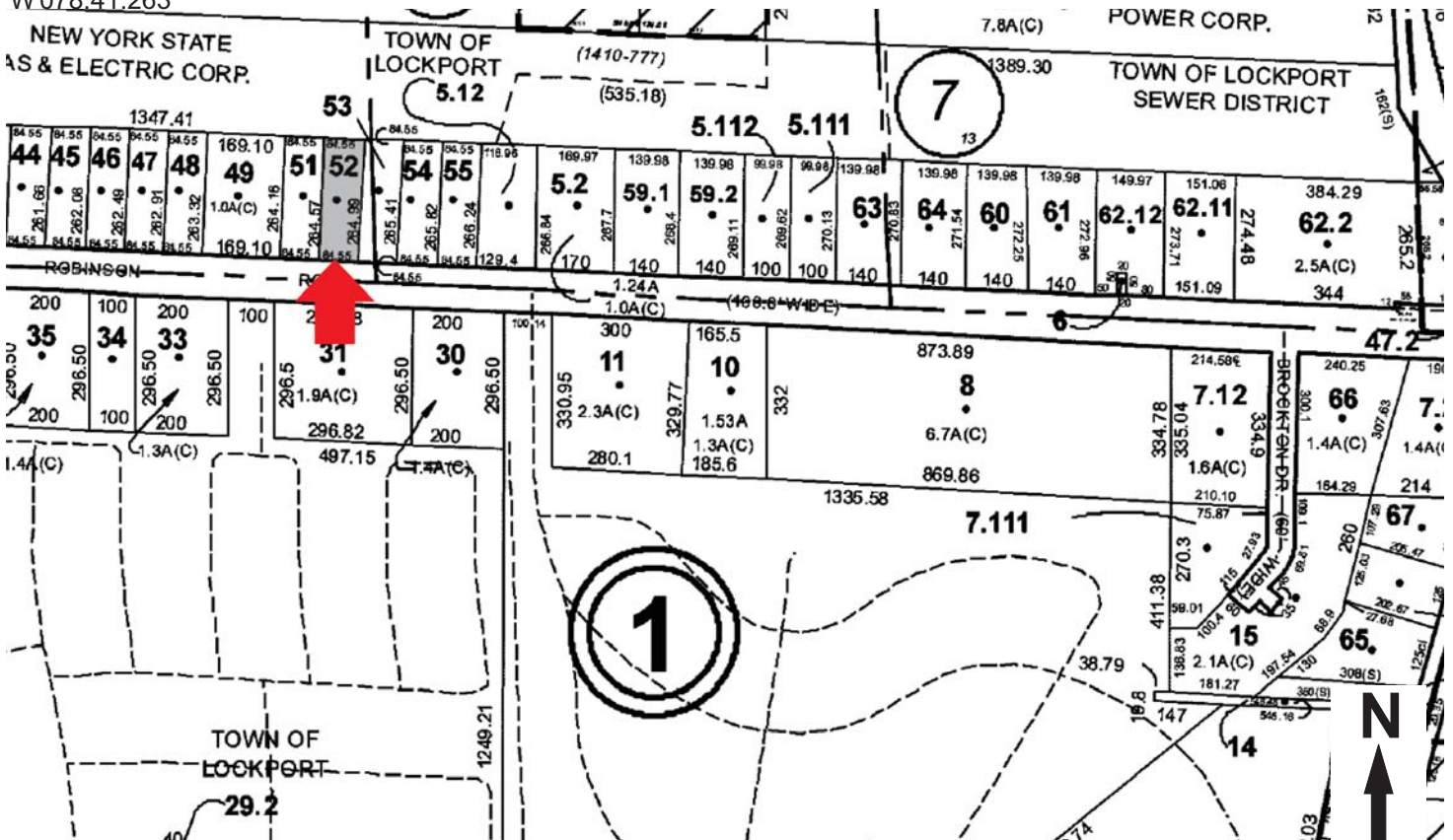
Lot # 25

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Small vacant wooded lot located between house numbers 6321 and 6331 and across from the plaza.

N 43.07.926
 W 078.41.263



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 5874 BOWMILLER RD
 Municipality: Town of LOCKPORT
 Tax ID: 138.00-2-7
 School District: LOCKPORT
 Bldg Sq Feet: 1008
 Built: 1935
 Heat: HOT AIR
 Bedrooms: 3.0
 Exterior: WOOD
 Bathrooms (Full - Half): 1.0
 Basement: FULL
 Sewer: NONE
 Number Stories: 1.7

Acreage: 19.80
 Land SqFt: 862488
 Property Type: 241 - RESIDENTIAL W/ AGRI
 Longitude: 1128878 / -78.6560768
 Latitude: 1143098 / 43.1372227
 Total Assessment: \$78,000.00
 Land Assessment: \$39,200.00
 Full Market Value: \$78,000.00



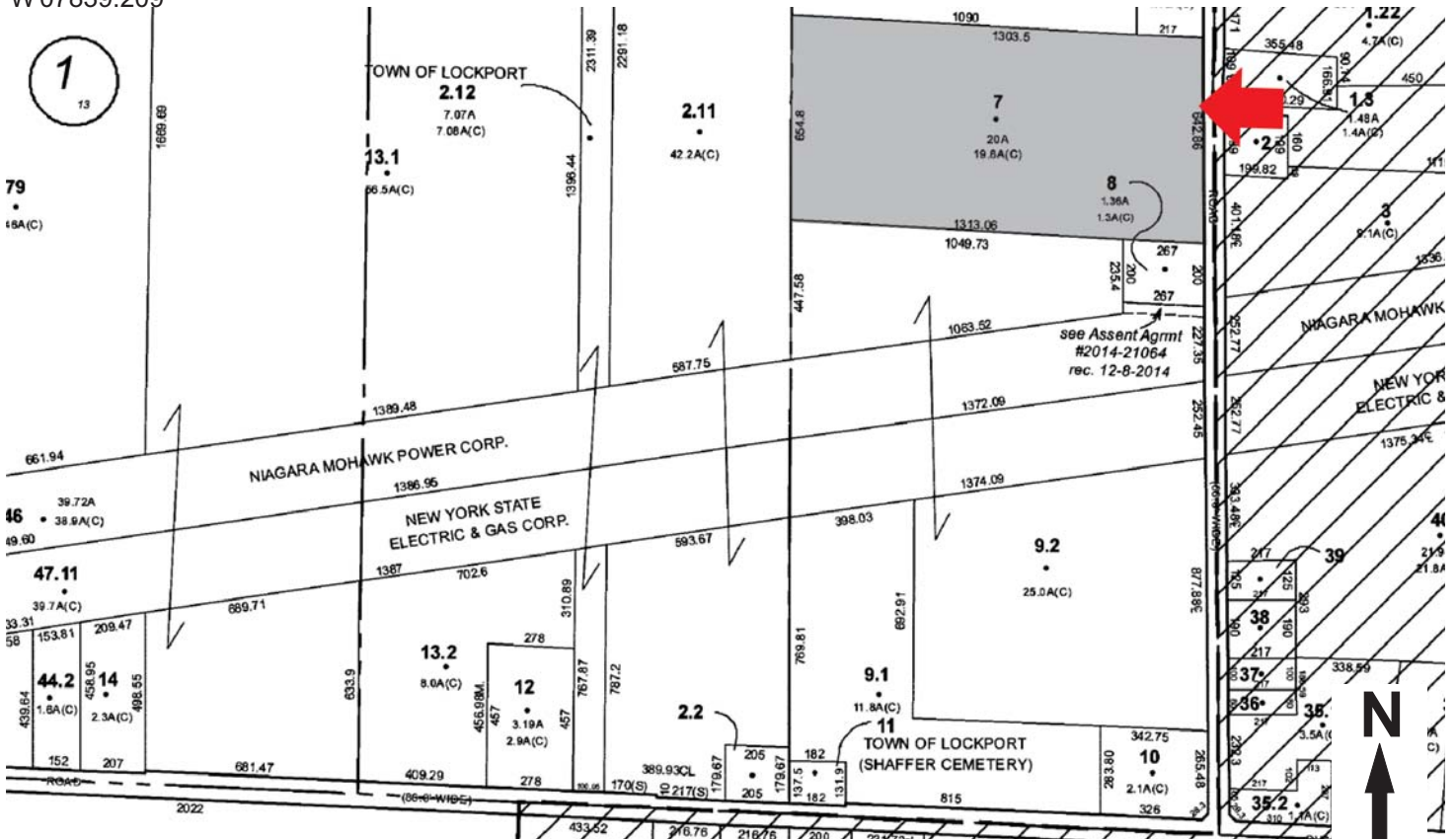
Lot # 26

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

2 story red house with white trim. Sits on 19+ acres of land.

N 43.08.201
 W 07839.209



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 5913 MARION AVE
 Municipality: Town of LOCKPORT
 Tax ID: 138.07-2-26.2
 School District: LOCKPORT
 Sewer: NONE

Acreage: 0.16
 Land SqFt: 6970
 Property Type: 311 - VACANT RES
 Lot Size: 40 X 170
 Longitude: 1123208 / -78.6773185
 Latitude: 1142778 / 43.1363292
 Total Assessment: \$300.00
 Land Assessment: \$300.00
 Full Market Value: \$300.00



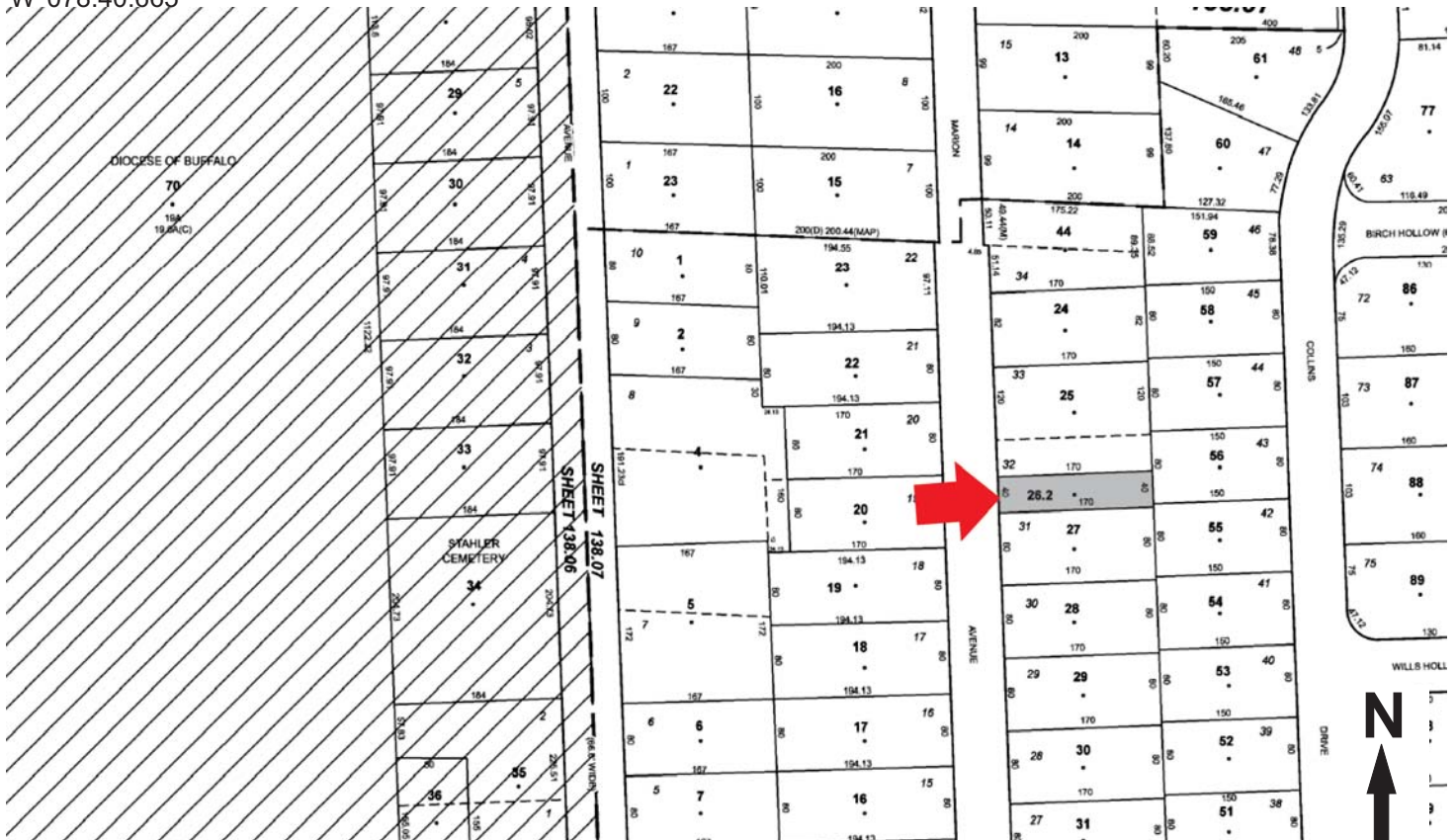
Lot # 27

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Small vacant lot located between house numbers 5911 and 5915.

N 43.08.180
 W 078.40.665



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Lot#28

Property Address: 1100 TONAWANDA CREEK RD
 Municipality: Town of LOCKPORT
 Tax ID: 168.00-2-9
 School District: STARPOINT
 Sewer: NONE
 Acreage: 0.13
 Property Type: 314 - RURAL VACANT
 Lot Size: 35 X 160
 Total Assessment: \$400.00
 Land Assessment: \$400.00
 Full Market Value: \$400.00

Lot#84

Property Address: 7526 TONAWANDA CREEK RD
 Municipality: Town of ROYAL
 Tax ID: 169.00-1-50
 School District: STARPOINT
 Bldg Sq Feet: 5954
 Built: 1870
 Heat: HOT AIR
 Bedrooms: 5.0
 Exterior: ALUM/VINYL
 Bathrooms (Full - Half): 1.0
 Basement: PARTIAL
 Sewer: NONE
 Number Stories: 1.0
 Acreage: 3.25
 Property Type: 449 - STORAGE, WAREHOUSE
 Total Assessment: \$167,000.00
 Land Assessment: \$13,700.00
 Full Market Value: \$192,000.00



Lot # 28&84

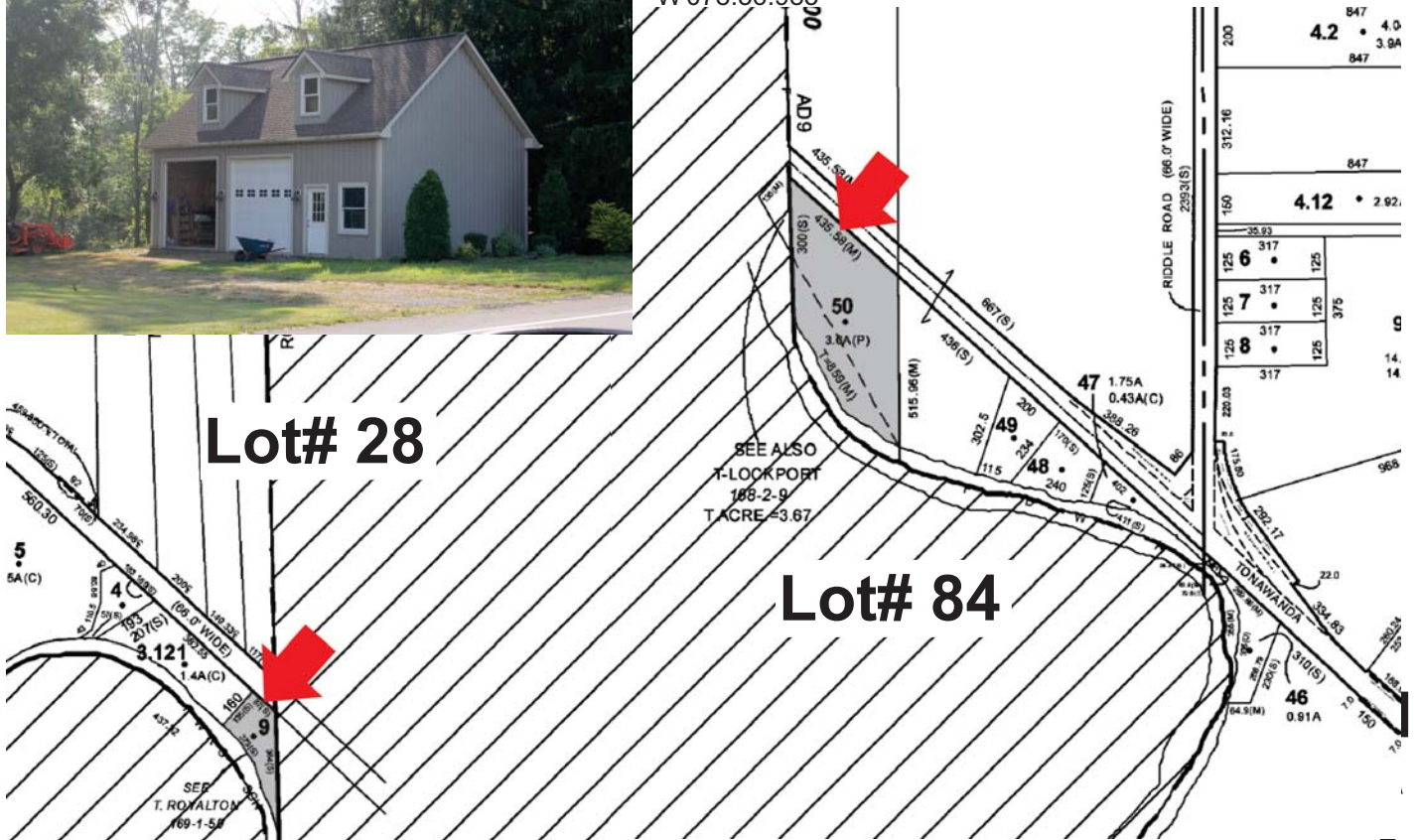
Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

2 parcels will be sold together for one bid price. Includes a large building with a loading dock and additional garage doors. A 2 story gray house with white trim and the smaller parcel has a 1 1/2 story 2 car detached garage.



N 43.05.198
 W 078.36.983



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 1650 LOCKPORT ST
 Municipality: Town of NEWFANE
 Tax ID: 14.07-1-59
 School District: NEWFANE
 Bldg Sq Feet: 648
 Built: 1951
 Heat: HOT AIR
 Bedrooms: 1.0
 Exterior: ALUM/VINYL
 Bathrooms (Full - Half): 1.0
 Basement: FULL
 Sewer: NONE
 Number Stories: 1.0

Acreage: 0.20
 Land SqFt: 8712
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 55 x 156
 Longitude: 1113417 / -78.714421
 Latitude: 1214368 / 43.332715
 Total Assessment: \$43,400.00
 Land Assessment: \$6,900.00
 Full Market Value: \$55,641.00

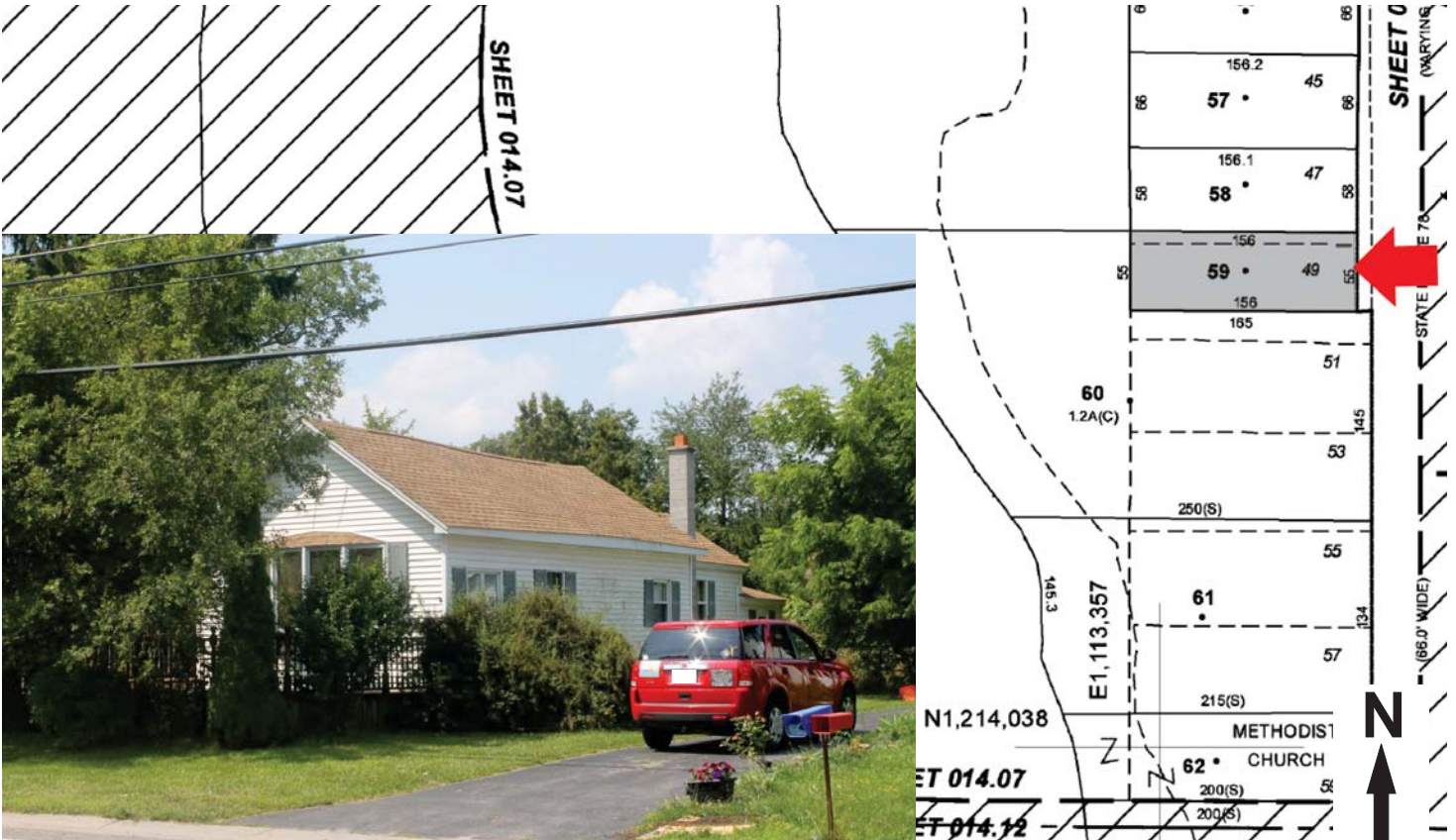


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Single story white house with gray shutters on an overgrown lot. Address is marked on the front corner of the house.

N 43.19.960
 W 078.42.838



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 1573 FRANKLIN ST
 Municipality: Town of NEWFANE
 Tax ID: 14.27-1-24
 School District: NEWFANE
 Bldg Sq Feet: 720
 Built: 1930
 Heat: HOT AIR
 Bedrooms: 2.0
 Exterior: ALUM/VINYL
 Bathrooms (Full - Half): 1.0
 Basement: CRAWL SPAC
 Sewer: NONE
 Number Stories: 1.0

Acreage: 0.15
 Land SqFt: 6534
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 40 x 70
 Longitude: 1114007 / -78.7122122
 Latitude: 1215868 / 43.336833
 Total Assessment: \$35,800.00
 Land Assessment: \$3,500.00
 Full Market Value: \$45,897.00

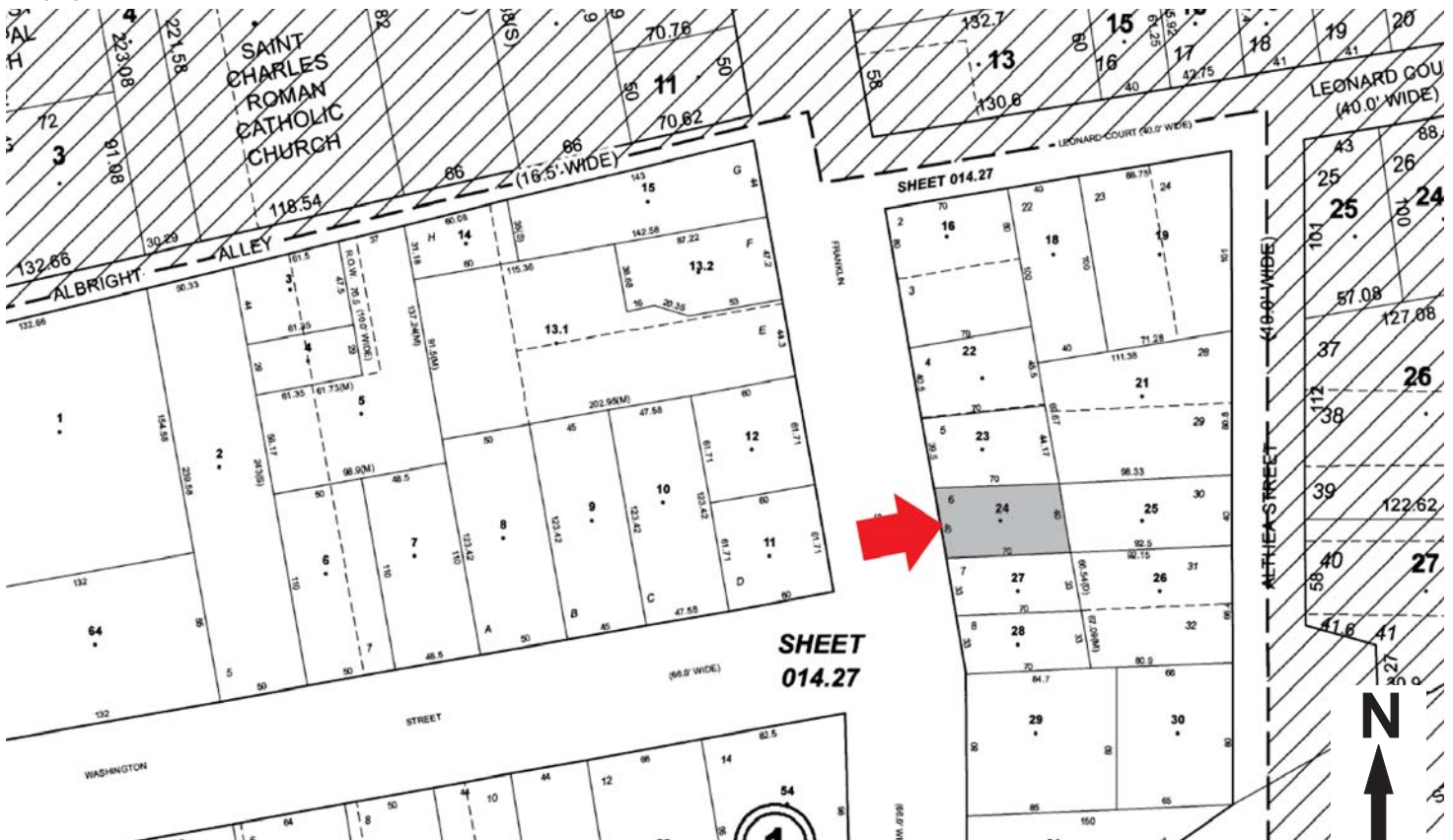


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Single story white house clearly marked 1573. House is within walking distance to Olcott Beach. Auction lot#31 is located behind the house.

N 43.20.201
 W 078.42.747



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: ALTHEA ST
 Municipality: Town of NEWFANE
 Tax ID: 14.27-1-25
 School District: NEWFANE
 Sewer: NONE

Acreage: 0.09
 Land SqFt: 3920
 Property Type: 311 - VACANT RES
 Lot Size: 40 x 93
 Longitude: 1114087 / -78.7119115
 Latitude: 1215868 / 43.3368334
 Total Assessment: \$4,100.00
 Land Assessment: \$4,100.00
 Full Market Value: \$5,256.00

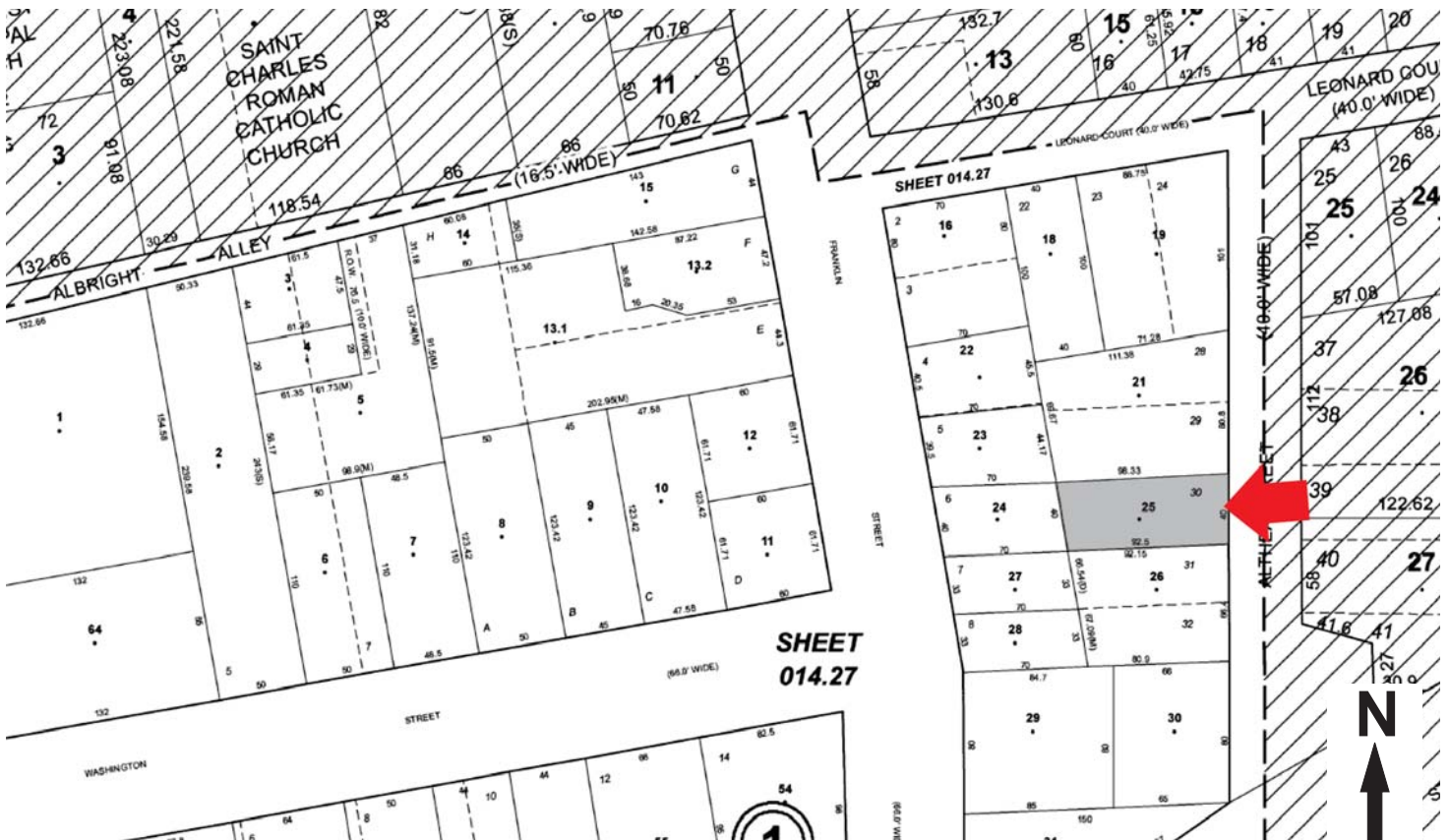


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Vacant lot located to the left of house number 1566 Althea St. and behind auction lot#30. Lot is within walking distance to Olcott Beach.

N 43.20.208
 W 078.42.698



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: MCCLEW RD
Municipality: Town of NEWFANE
Tax ID: 25.00-1-28.1
School District: NEWFANE
Sewer: NONE

Acreage: 1.10
Land SqFt: 47916
Property Type: 311 - VACANT RES
Lot Size: 127 X 379
Longitude: 1110437 / -78.72554
Latitude: 1201630 / 43.2977474
Total Assessment: \$12,700.00
Land Assessment: \$12,700.00
Full Market Value: \$16,282.00

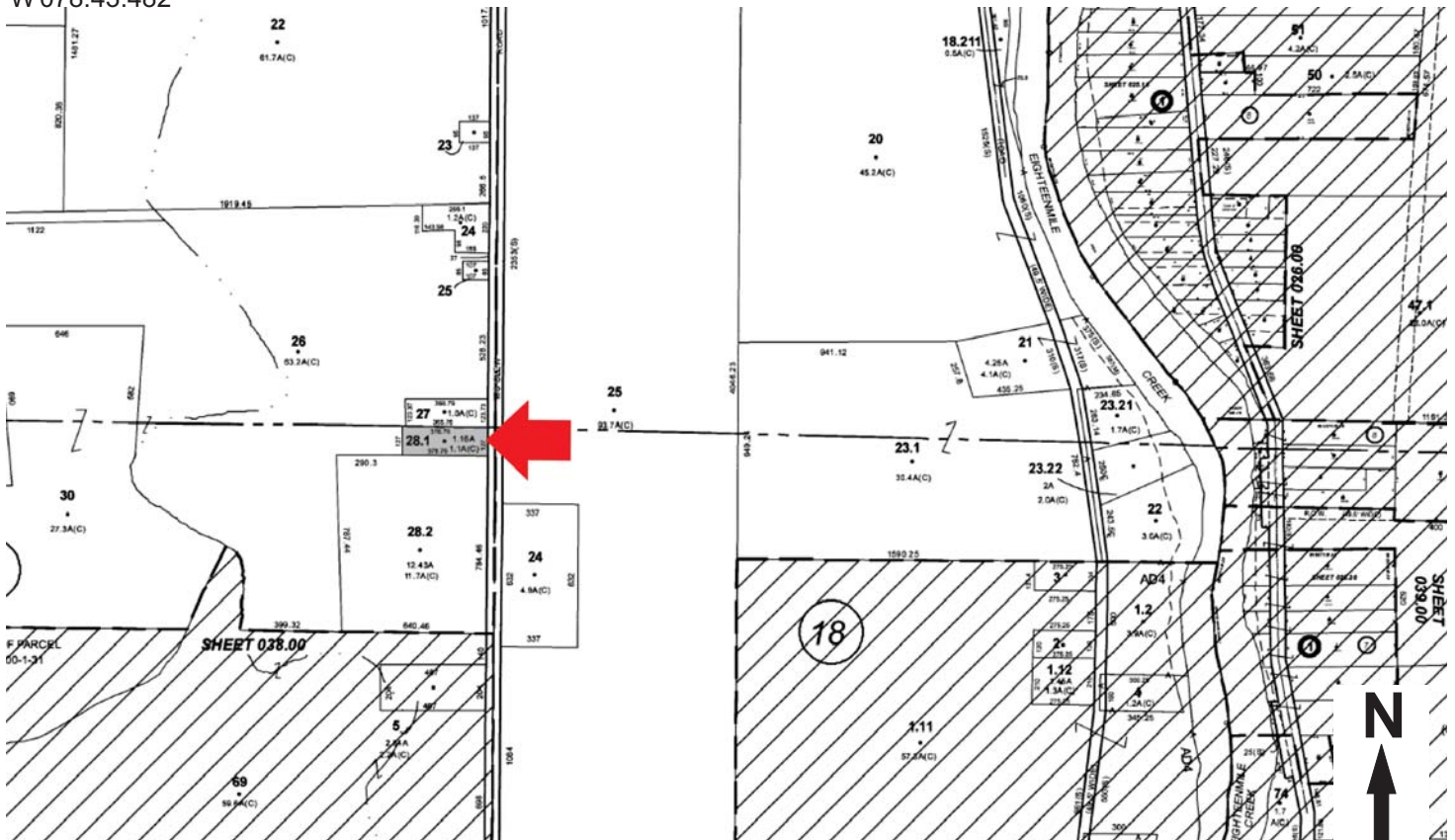


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Vacant fenced lot located behind telephone pole number 18.

N 43.17.868
W 078.43.482



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 6237 DRAKE STMT RD
 Municipality: Town of NEWFANE
 Tax ID: 26.00-1-3.2
 School District: NEWFANE
 Bldg Sq Feet: 1493
 Built: 2000
 Heat: HOT AIR
 Bedrooms: 3.0
 Exterior: ALUM/VINYL
 Bathrooms (Full - Half): 2.0
 Basement: CRAWL SPAC
 Sewer: NONE
 Number Stories: 1.0

Acreage: 7.50
 Land SqFt: 326700
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 615 X 0
 Longitude: 1119157 / -78.6928024
 Latitude: 1205348 / 43.3079899
 Total Assessment: \$113,300.00
 Land Assessment: \$16,400.00
 Full Market Value: \$145,256.00



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Single story white house with green shutters. Has a green barn in the rear.

N 43.18.431
 W 078.41.630



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 6593 DRAKE STMT RD
Municipality: Town of NEWFANE
Tax ID: 26.00-1-16.12
School District: NEWFANE
Bldg Sq Feet: 1032
Built: 1979
Heat: HOT AIR
Bedrooms: 3.0
Exterior: WOOD
Bathrooms (Full - Half): 1.0
Basement: FULL
Sewer: NONE
Number Stories: 1.0

Acreage: 1.60
Land SqFt: 69696
Property Type: 210 - SINGLE FAMILY RES
Lot Size: 287 X 505
Longitude: 1125993 / -78.6670994
Latitude: 1205121 / 43.3072433
Total Assessment: \$44,600.00
Land Assessment: \$13,700.00
Full Market Value: \$57,179.00

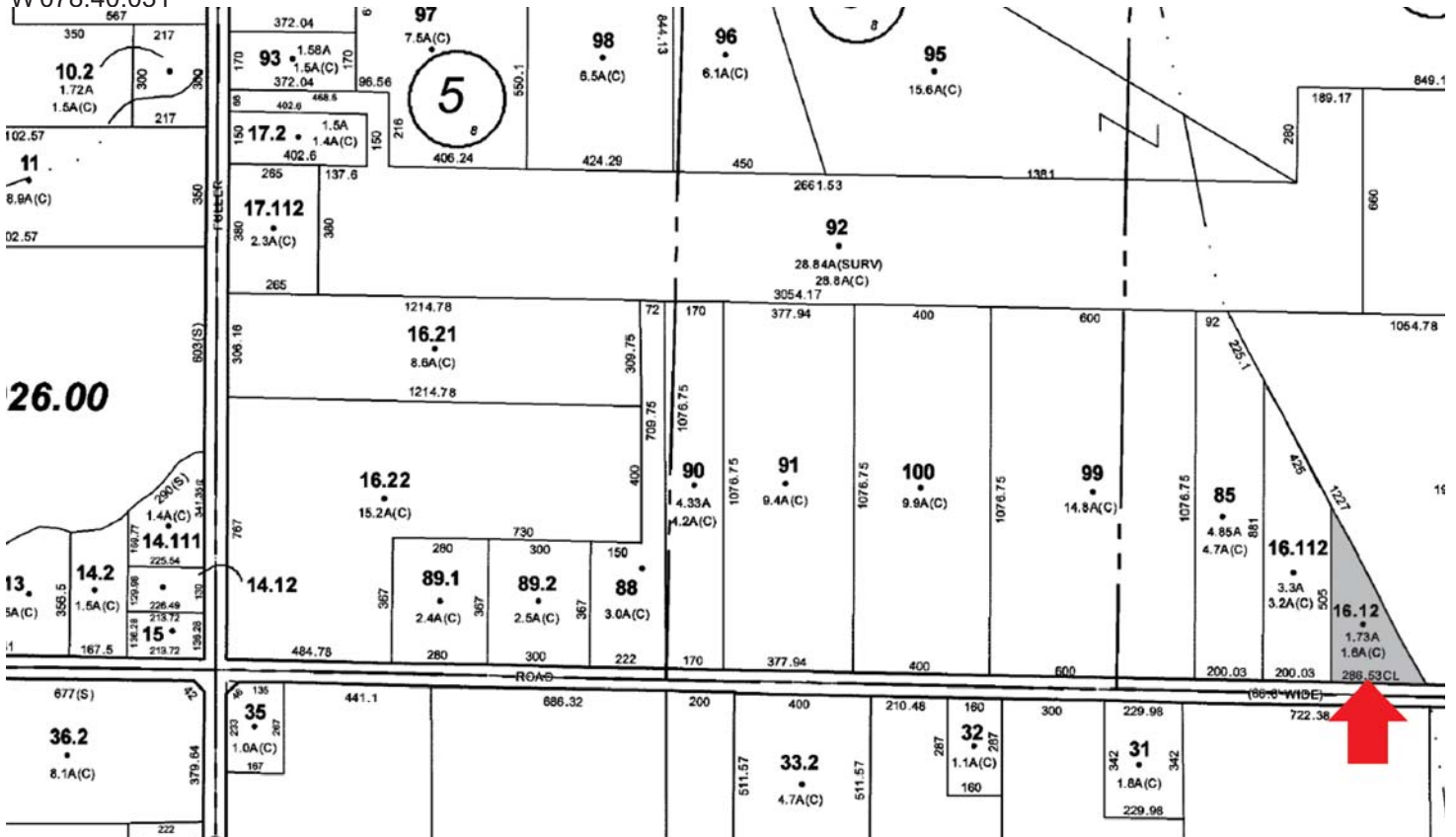


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Single story yellow house with gray shutters and a 2 car detached garage.

N 43.18.411
W 078.40.031



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 2694 N MAIN ST
Municipality: Town of NEWFANE
Tax ID: 38.12-1-45
School District: NEWFANE
Bldg Sq Feet: 1157
Built: 1805
Heat: HOT WATER
Bedrooms: 3.0
Exterior: WOOD
Bathrooms (Full - Half): 1.0
Basement: FULL
Sewer: NONE
Number Stories: 1.5

Acreage: 0.26
Land SqFt: 11326
Property Type: 210 - SINGLE FAMILY RES
Lot Size: 67 x 166
Longitude: 1114668 / -78.7096184
Latitude: 1196658 / 43.2841299
Total Assessment: \$64,300.00
Land Assessment: \$9,100.00
Full Market Value: \$82,436.00



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

2 story white house with a covered front porch and a single car detached garage. House is clearly marked 2694 at the front door.

N 43.17.059
W 078.42.554



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 6144 CORWIN AVE
 Municipality: Town of NEWFANE
 Tax ID: 39.05-1-30
 School District: NEWFANE
 Bldg Sq Feet: 1967
 Built: 1968
 Heat: HOT AIR
 Bedrooms: 3.0
 Exterior: ALUM/VINYL
 Bathrooms (Full - Half): 2.0
 Basement: PARTIAL
 Sewer: NONE
 Number Stories: 1.0

Acreage: 0.30
 Land SqFt: 13068
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 100 x 132
 Longitude: 1117082 / -78.7005754
 Latitude: 1198154 / 43.2882551
 Total Assessment: \$113,500.00
 Land Assessment: \$10,300.00
 Full Market Value: \$145,513.00



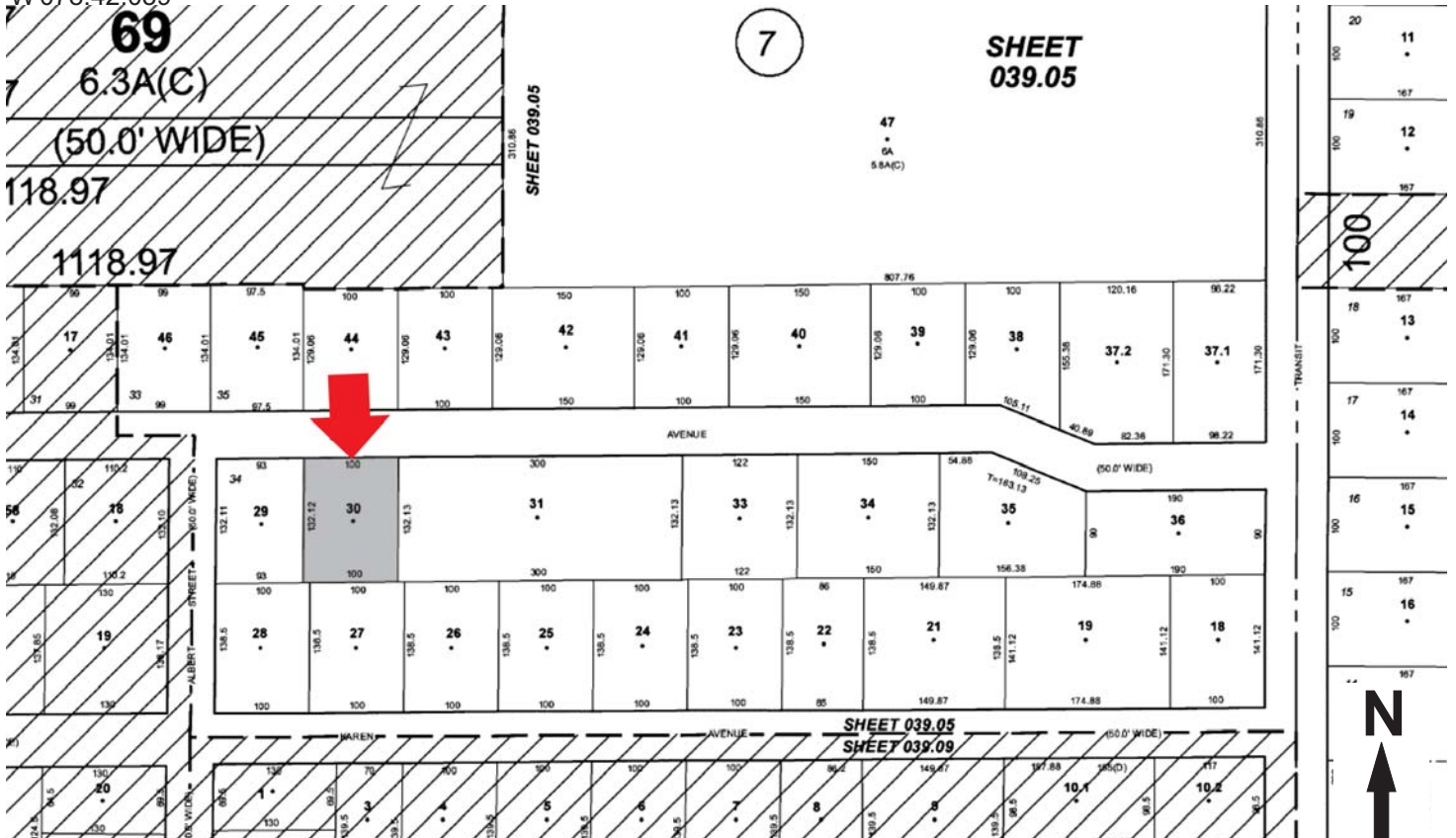
Lot # 36

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Yellow split level with red shutters and a single car attached garage. Clearly marked 6144.

N 43.17.311
 W 078.42.039



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: TRANSIT RD
 Municipality: Town of NEWFANE
 Tax ID: 39.13-1-28
 School District: NEWFANE
 Sewer: NONE

Acreage: 17.90
 Land SqFt: 779724
 Property Type: 170 - NURSERY
 Longitude: 1117508 / -78.6989412
 Latitude: 1194458 / 43.2781051
 Total Assessment: \$17,900.00
 Land Assessment: \$17,900.00
 Full Market Value: \$22,949.00

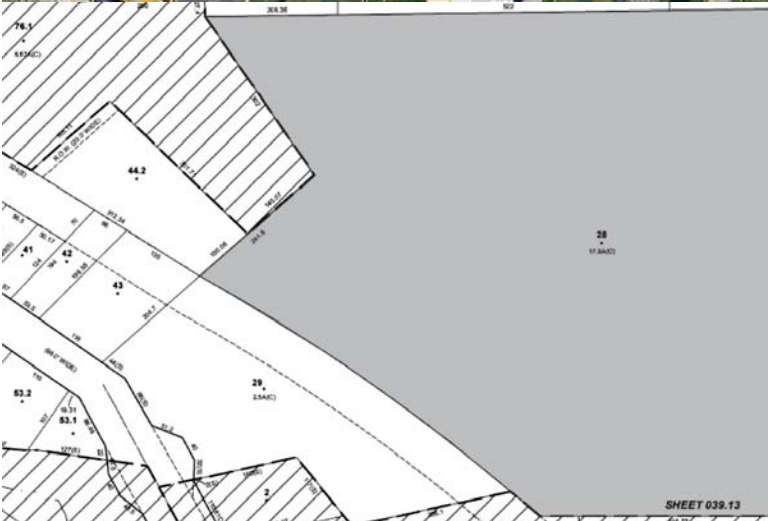
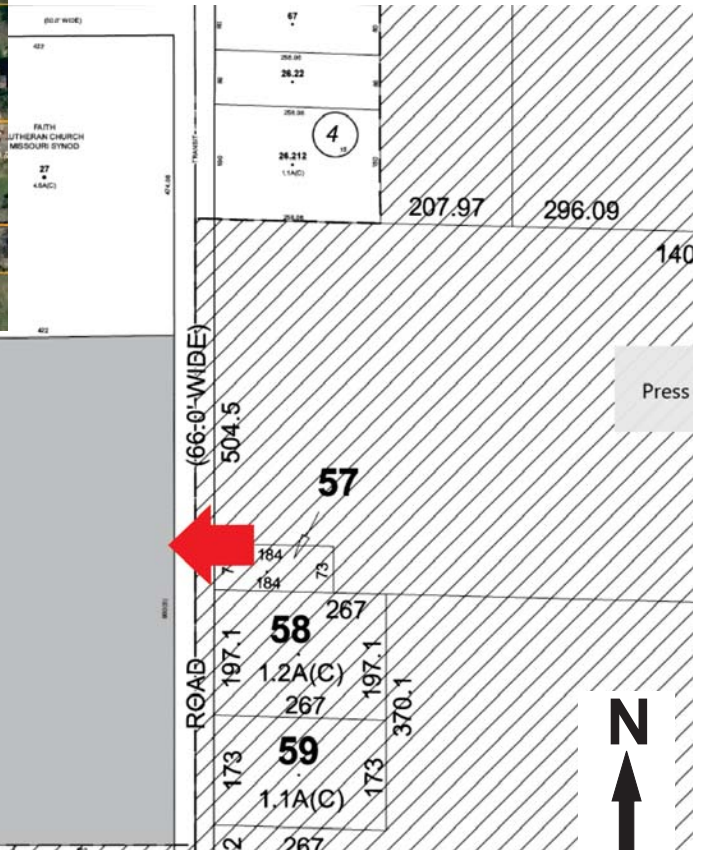
Directions & Description

17.9 acres of land. Appears to have been used as a Nursery.

N 43.16.711
 W 078.41.809



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 2904 S MAIN ST
 Municipality: Town of NEWFANE
 Tax ID: 39.17-1-61
 School District: NEWFANE
 Bldg Sq Feet: 1365
 Built: 1920
 Heat: HOT AIR
 Bedrooms: 5.0
 Exterior: COMPOSITE
 Bathrooms (Full - Half): 2.0
 Basement: PARTIAL
 Sewer: NONE
 Number Stories: 1.7

Acreage: 0.17
 Land SqFt: 7405
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 100 x 75
 Longitude: 1116948 / -78.7010381
 Latitude: 1193336 / 43.2750026
 Total Assessment: \$27,800.00
 Land Assessment: \$9,600.00
 Full Market Value: \$35,641.00

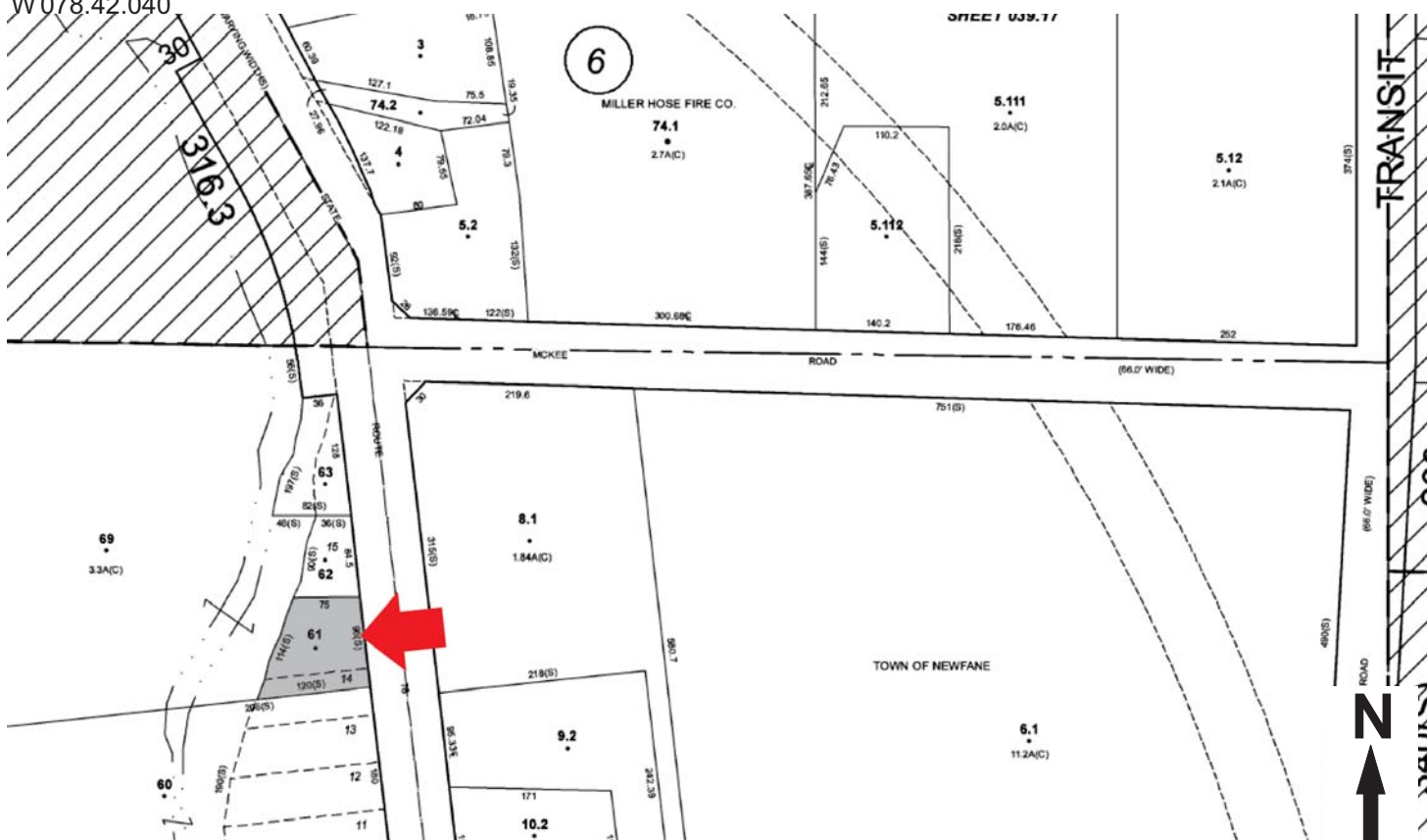


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

2 story brown house in need of repair. Located to the left of house number 2900.

N 43.16.504
 W 078.42.040



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 3609 LKPT-OLCOTT RD
 Municipality: Town of NEWFANE
 Tax ID: 67.04-1-1
 School District: NEWFANE
 Bldg Sq Feet: 1188
 Built: 1956
 Heat: HOT WATER
 Bedrooms: 1.0
 Exterior: ALUM/VINYL
 Bathrooms (Full - Half): 1.0
 Basement: CRAWL SPAC
 Sewer: NONE
 Number Stories: 1.0

Acreage: 0.91
 Land SqFt: 39640
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 134 x 296
 Longitude: 1121088 / -78.6854328
 Latitude: 1180348 / 43.2394043
 Total Assessment: \$47,600.00
 Land Assessment: \$14,300.00
 Full Market Value: \$61,026.00



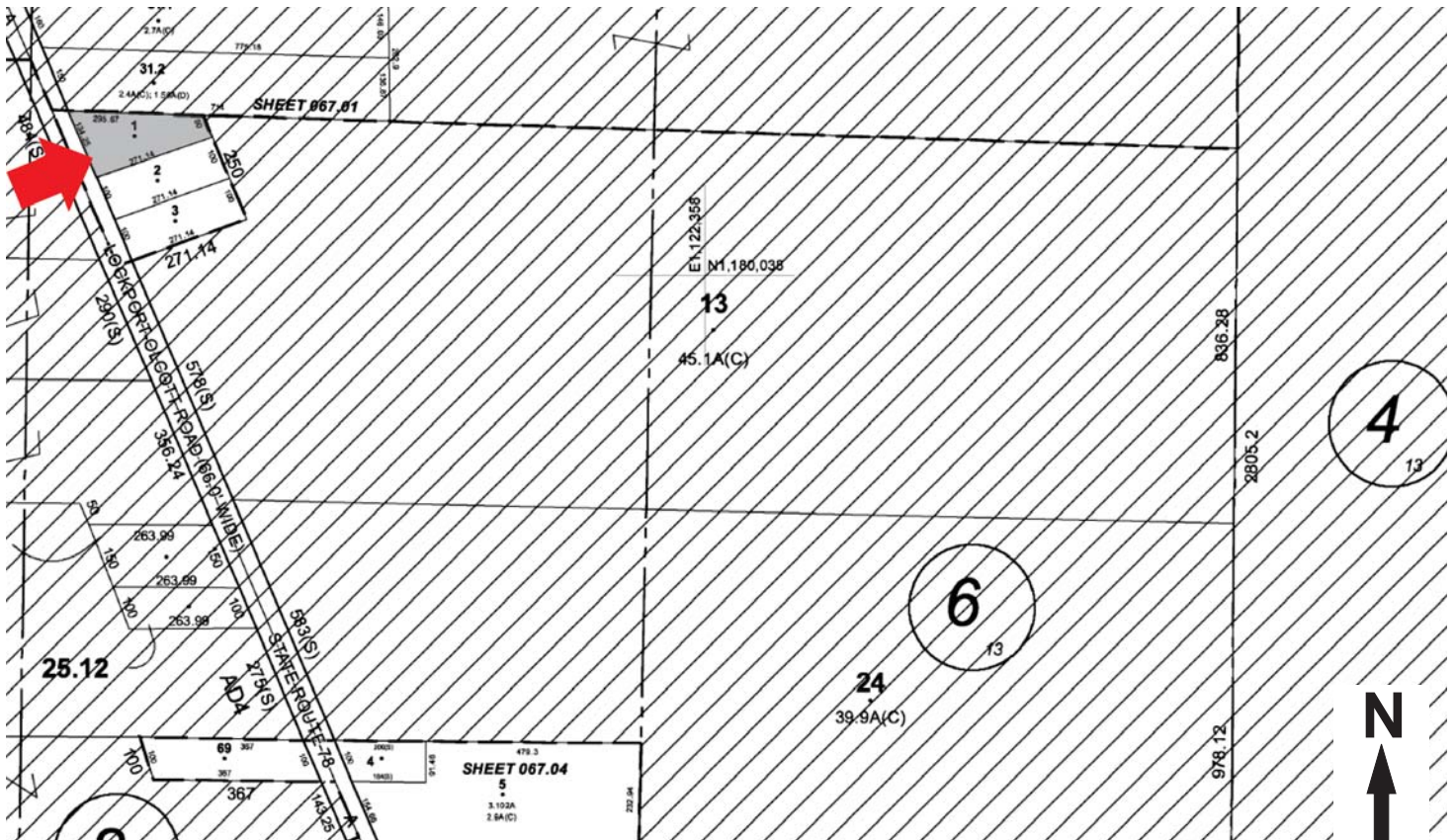
Lot # 39

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Single story yellow house with white trim.

N 43.14.369
 W 078.41.164



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 2118 MAPLE AVE
 Municipality: Town of NIAGARA
 Tax ID: 130.15-3-19
 School District: NI-WHEAT
 Bldg Sq Feet: 1087
 Built: 1941
 Heat: HOT AIR
 Bedrooms: 4.0
 Exterior: COMPOSITE
 Bathrooms (Full - Half): 1.0
 Basement: FULL
 Sewer: NONE
 Number Stories: 1.5

Acreage: 0.17
 Land SqFt: 7405
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 60 x 125
 Longitude: 1027457 / -79.0359616
 Latitude: 1138816 / 43.1246045
 Total Assessment: \$12,500.00
 Land Assessment: \$2,500.00
 Full Market Value: \$22,321.00



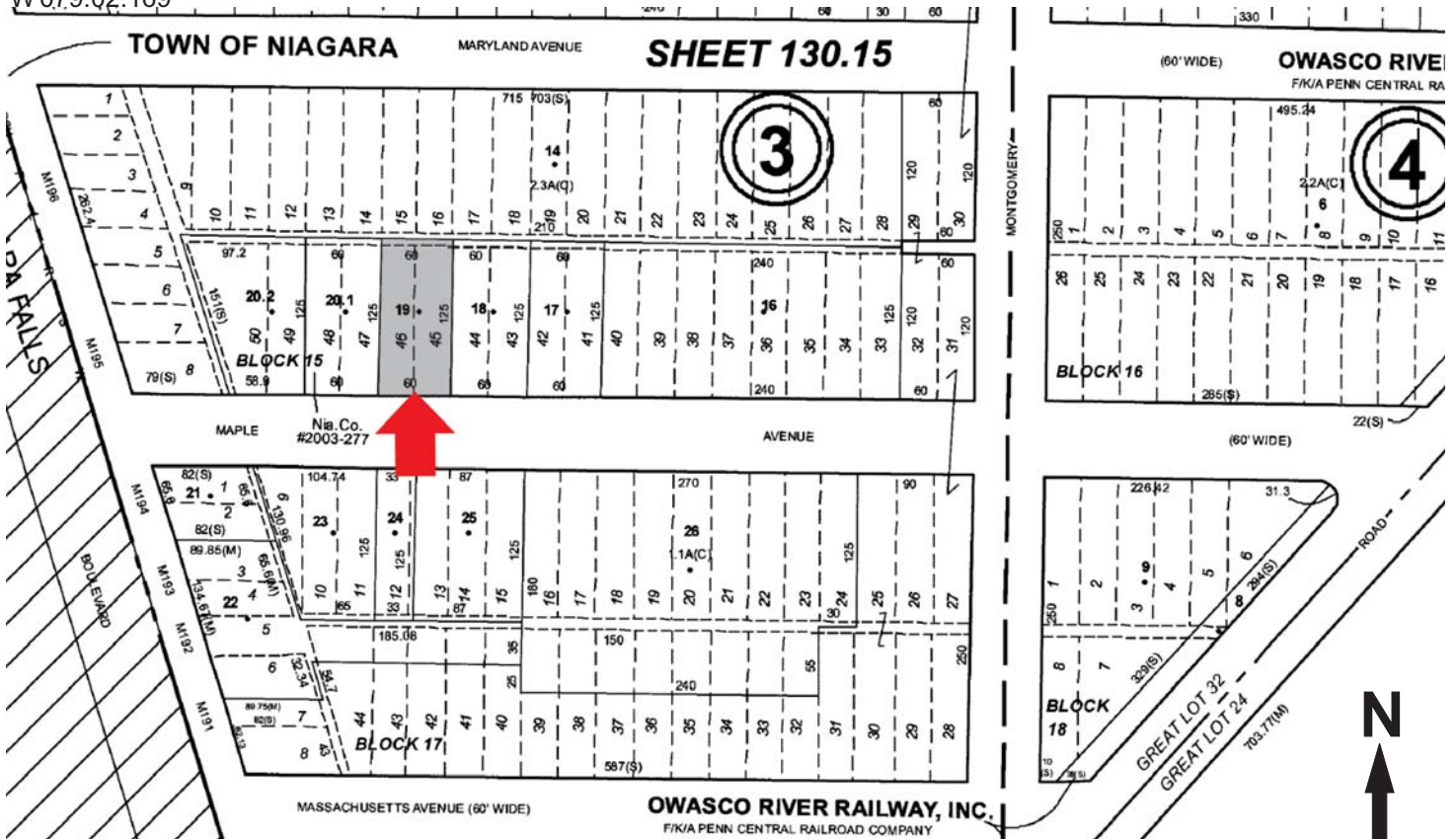
Lot # 40

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Dilapidated house located across from house number 2117.

N 43.07.460
 W 079.02.169



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 6202 KAY ELLEN DR
 Municipality: Town of NIAGARA
 Tax ID: 131.11-1-37
 School District: NI-WHEAT
 Bldg Sq Feet: 1090
 Built: 1960
 Heat: HOT AIR
 Bedrooms: 3.0
 Exterior: ALUM/VINYL
 Bathrooms (Full - Half): 1.0
 Basement: FULL
 Sewer: NONE
 Number Stories: 1.0

Acreage: 0.24
 Land SqFt: 10454
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 85 x 123
 Longitude: 1038987 / -78.9928191
 Latitude: 1141306 / 43.131599
 Total Assessment: \$74,700.00
 Land Assessment: \$8,500.00
 Full Market Value: \$133,393.00

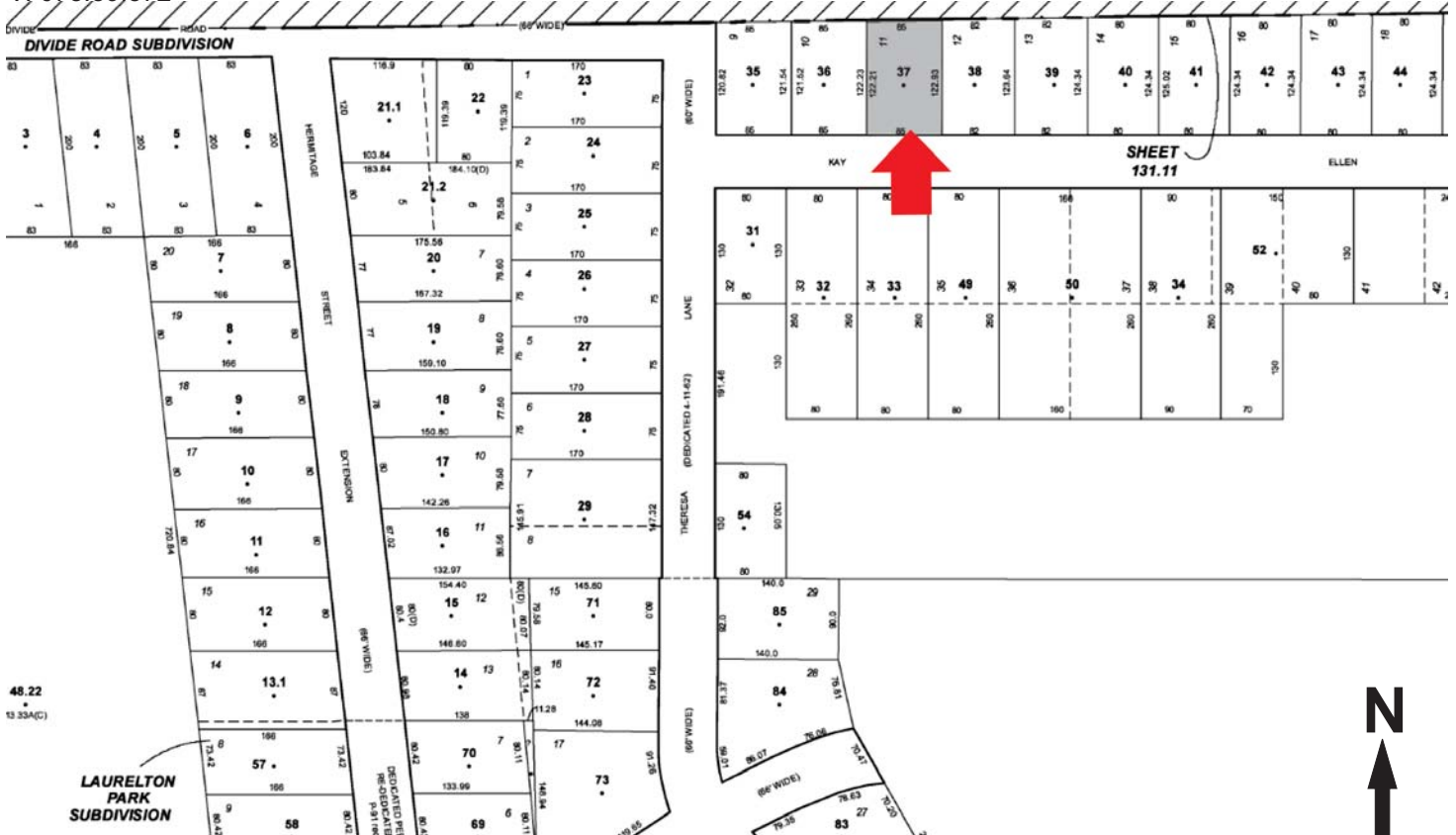


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Single story yellow house with white trim. Has a 1 car attached garage and is marked 6202.

N 43.07.878
 W 078.59.572



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 4717 FOX AVE
 Municipality: Town of NIAGARA
 Tax ID: 131.46-2-19
 School District: NI-WHEAT
 Bldg Sq Feet: 1312
 Built: 1939
 Heat: HOT AIR
 Bedrooms: 4.0
 Exterior: WOOD
 Bathrooms (Full - Half): 1.0
 Basement: CRAWL SPAC
 Sewer: NONE
 Number Stories: 1.5

Acreage: 0.22
 Land SqFt: 9583
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 80 x 120
 Longitude: 1035077 / -79.0074483
 Latitude: 1140346 / 43.1289117
 Total Assessment: \$40,200.00
 Land Assessment: \$5,200.00
 Full Market Value: \$71,786.00

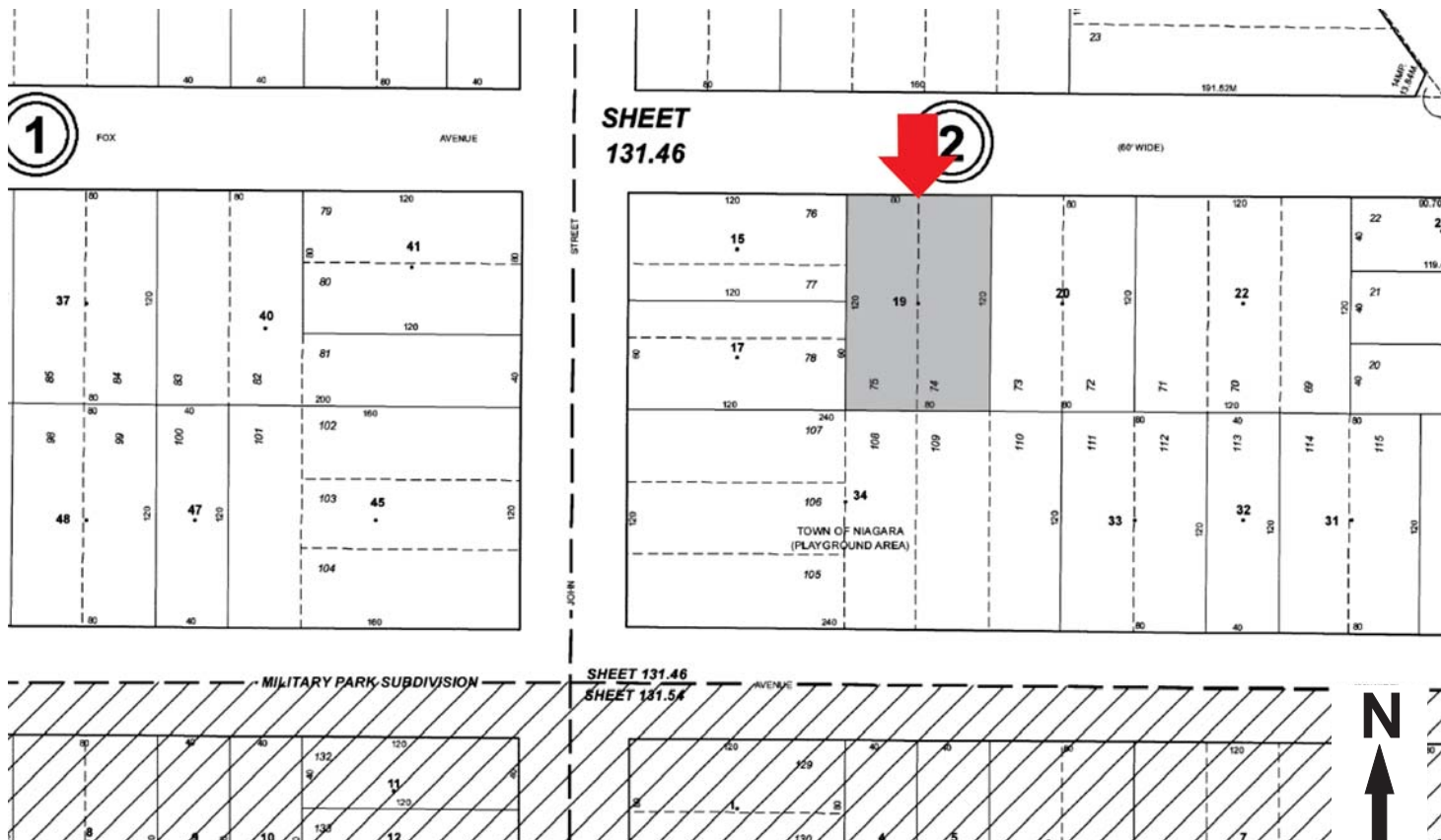


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

1 1/2 story green house.

N 43.07.748
 W 079.00.450



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: MILLER RD
Municipality: Town of NIAGARA
Tax ID: 132.13-1-14
School District: NI-WHEAT
Sewer: NONE

Acreage: 15.40
Land SqFt: 670824
Property Type: 882 - OUTSIDE PLANT
Longitude: 1044517 / -78.9720652
Latitude: 1139136 / 43.1257174
Total Assessment: \$6,000.00
Land Assessment: \$6,000.00
Full Market Value: \$10,714.00

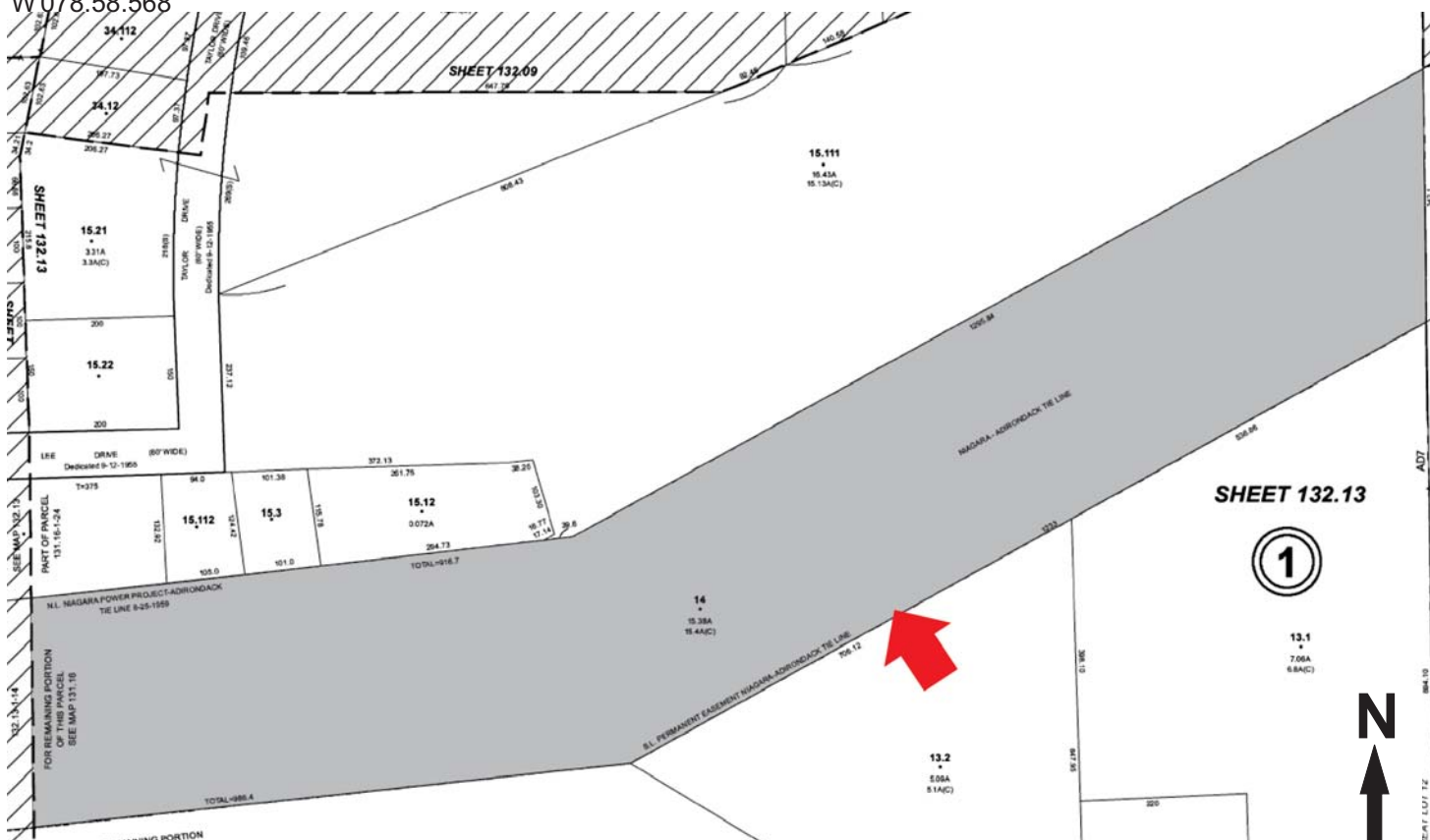


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

15.4 acres of land to the right of house number 4425.
Parcel appears to have powerlines running through it.

N 43.07.517
W 078.58.568



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 2929 HYDE PARK BLVD
Municipality: Town of NIAGARA
Tax ID: 144.26-3-4
School District: NI-WHEAT
Bldg Sq Feet: 1650
Sewer: NONE
Number Stories: 1.0

Acreage: 0.10
Land SqFt: 4356
Property Type: 483 - CONVERTED RES
Lot Size: 36 X 120
Longitude: 1028272 / -79.0328965
Latitude: 1135412 / 43.1152604
Total Assessment: \$24,400.00
Land Assessment: \$6,500.00
Full Market Value: \$43,571.00

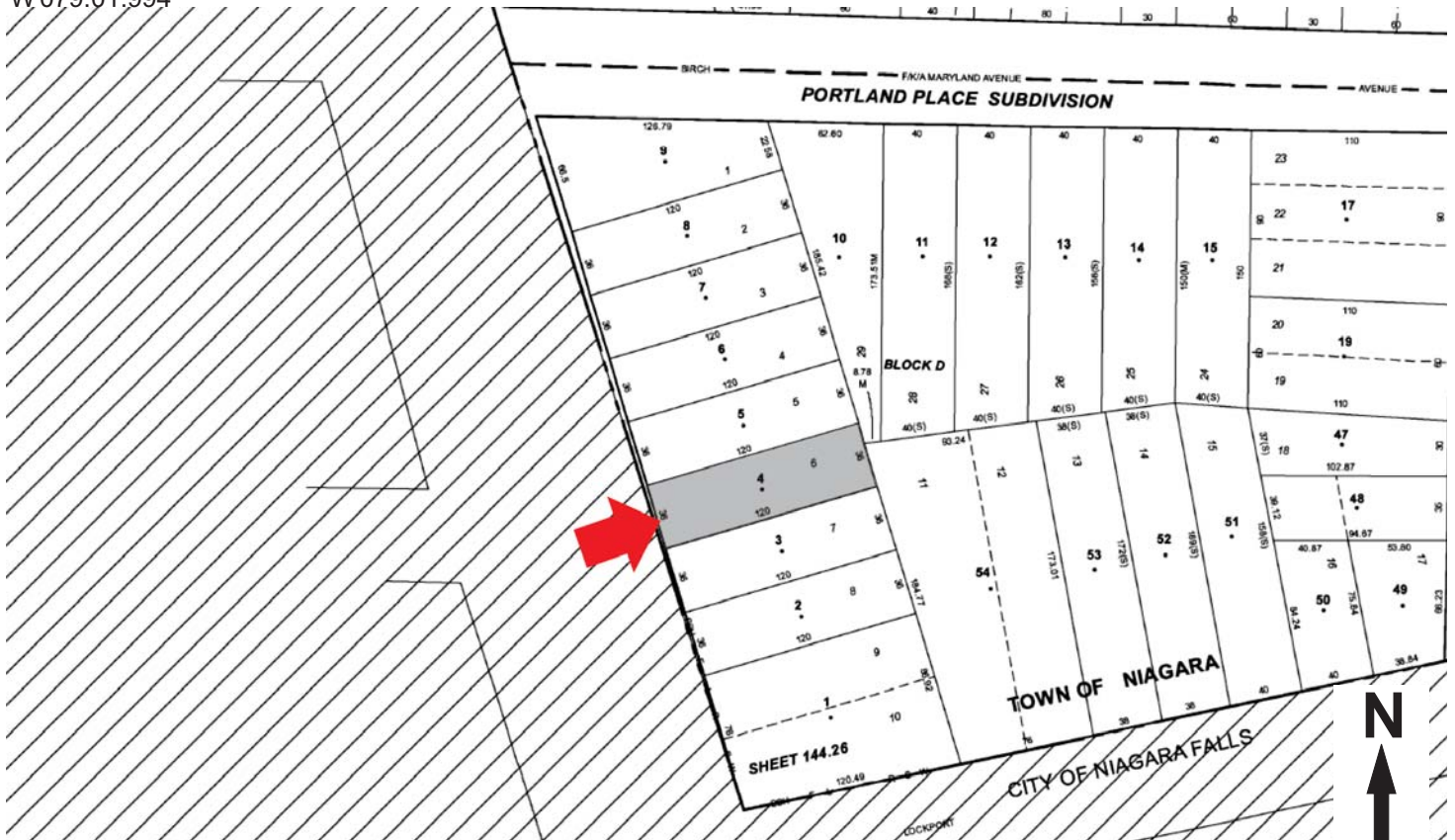


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

1 1/2 story building clearly marked 2929. Approx. 1 1/2 miles from the University.

N 43.06.908
W 079.01.994



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: BIRCH AVE
 Municipality: Town of NIAGARA
 Tax ID: 144.26-3-21.2
 School District: NI-WHEAT
 Sewer: NONE

Acreage: 0.00
 Property Type: 311 - VACANT RES
 Longitude: 1028829 /
 Latitude: 1135533 /
 Total Assessment: \$2,500.00
 Land Assessment: \$2,500.00
 Full Market Value: \$4,464.00



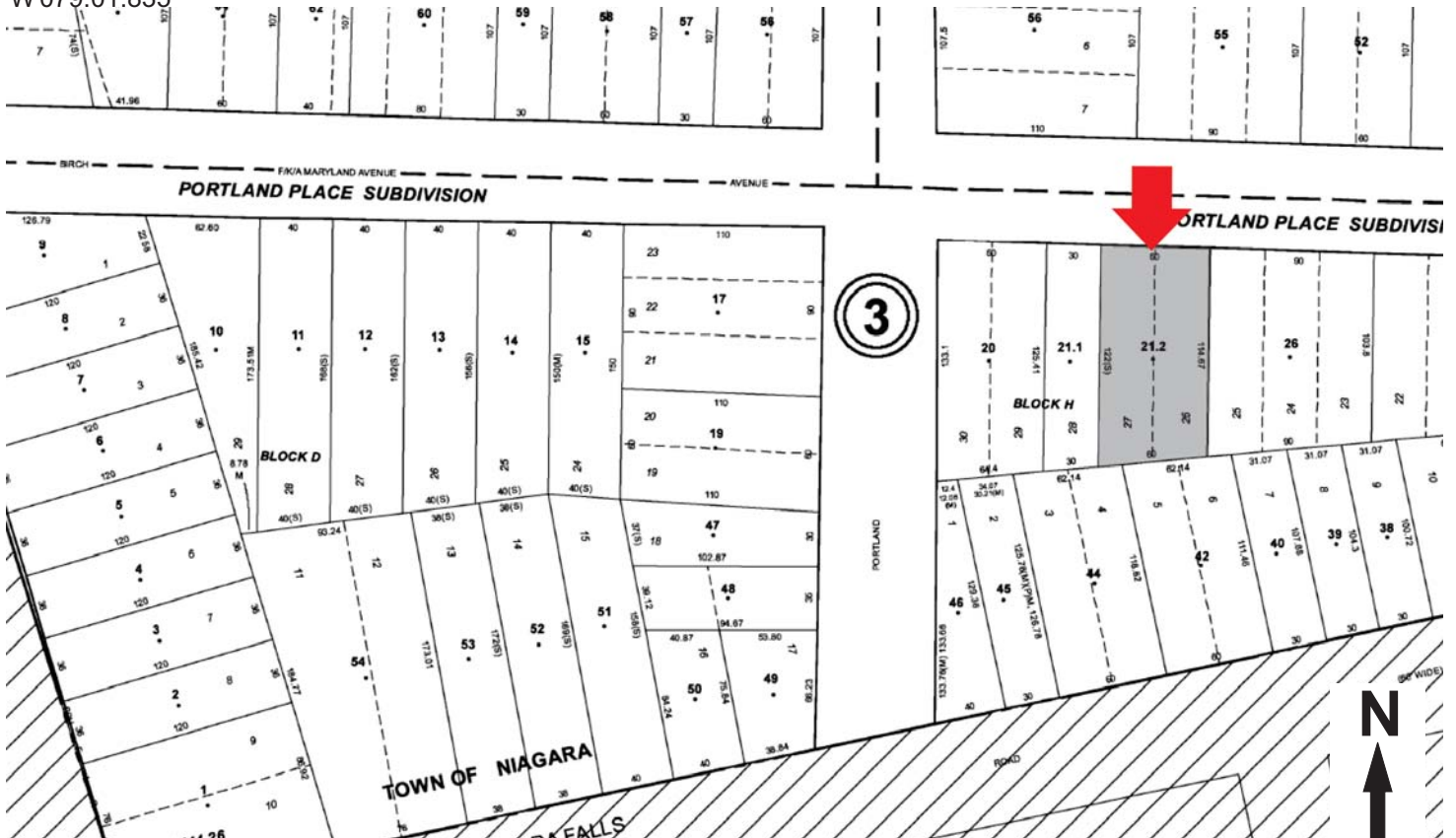
Lot # 46

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Vacant lot located between house numbers 3015 and 3025.

N 43.06.950
 W 079.01.835



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 2926 LOCKPORT RD
 Municipality: Town of NIAGARA
 Tax ID: 144.26-3-49
 School District: NI-WHEAT
 Bldg Sq Feet: 2862
 Sewer: NONE
 Number Stories: 2.0

Acreage: 0.07
 Land SqFt: 3049
 Property Type: 330 - COML VACANT
 Lot Size: 39 X 76
 Longitude: 1028620 / -79.0315473
 Latitude: 1135349 / 43.1151285
 Total Assessment: \$2,200.00
 Land Assessment: \$2,200.00
 Full Market Value: \$3,929.00



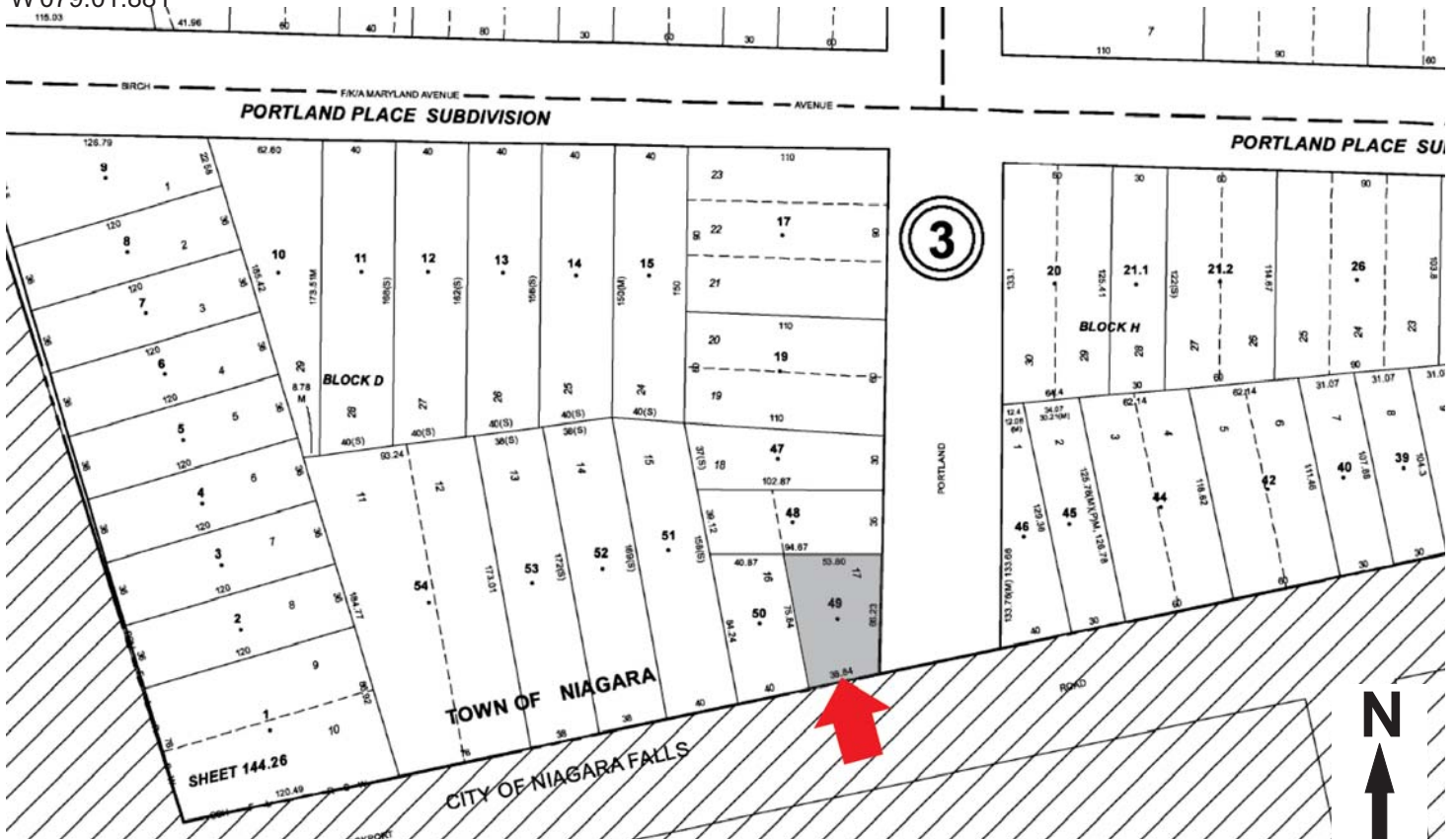
Lot # 47

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Vacant corner lot located on the corner of Portland St and Lockport Rd.

N 43.06.898
 W 079.01.881



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 2918 LOCKPORT RD
 Municipality: Town of NIAGARA
 Tax ID: 144.26-3-52
 School District: NI-WHEAT
 Bldg Sq Feet: 4459
 Sewer: NONE
 Number Stories: 1.0

Acreage: 0.14
 Land SqFt: 6098
 Property Type: 484 - ONE STORY SMALL COML
 Lot Size: 38 X 166
 Longitude: 1028491 / -79.0320345
 Latitude: 1135376 / 43.1151815
 Total Assessment: \$58,800.00
 Land Assessment: \$4,200.00
 Full Market Value: \$105,000.00



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Single story building previously used as a hardware store. Clearly marked 2918 above front door.

N 43.06.892
 W 079.01.919



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Lot #49

Property Address: MANOR RD
 Municipality: Town of NIAGARA
 Tax ID: 145.06-4-32
 School District: NI-WHEAT
 Sewer: NONE
 Acreage: 0.36
 Land SqFt: 15682
 Property Type: 311 - VACANT RES
 Lot Size: 70 X 221
 Longitude: 1037497 / -78.9982646
 Latitude: 1133956 / 43.1114127
 Total Assessment: \$100.00
 Land Assessment: \$100.00
 Full Market Value: \$179.00

Lot #50

Property Address: MANOR RD
 Municipality: Town of NIAGARA
 Tax ID: 145.06-4-33
 School District: NI-WHEAT
 Sewer: NONE
 Acreage: 0.36
 Land SqFt: 15682
 Property Type: 311 - VACANT RES
 Lot Size: 70 X 221
 Longitude: 1037427 / -78.9985267
 Latitude: 1133956 / 43.1114118
 Total Assessment: \$100.00
 Land Assessment: \$100.00
 Full Market Value: \$179.00

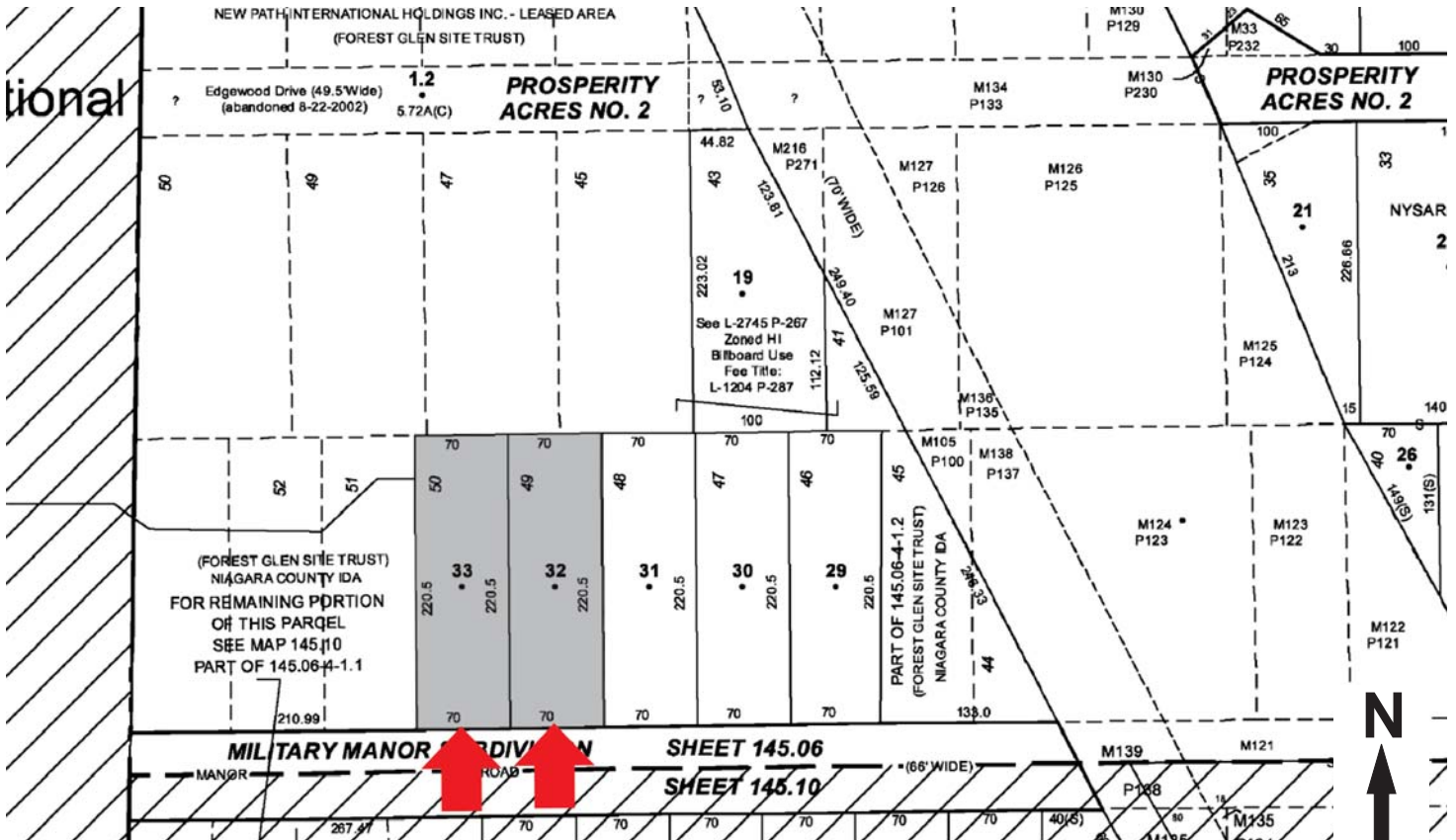


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

(2) 70 x 221 vacant lots located on a paper street. Lots are sold together for bid price x2.

****Parcel's May Have Potential Wetlands****



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 6309 MANOR RD
 Municipality: Town of NIAGARA
 Tax ID: 145.11-1-13
 School District: NI-WHEAT
 Bldg Sq Feet: 1984
 Built: 1920
 Heat: HOT AIR
 Bedrooms: 3.0
 Exterior: WOOD
 Bathrooms (Full - Half): 1.0
 Basement: FULL
 Sewer: NONE
 Number Stories: 2.0

Acreage: 0.35
 Land SqFt: 15246
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 70 x 220
 Longitude: 1039227 / -78.9917811
 Latitude: 1133696 / 43.1107227
 Total Assessment: \$25,700.00
 Land Assessment: \$3,900.00
 Full Market Value: \$45,893.00



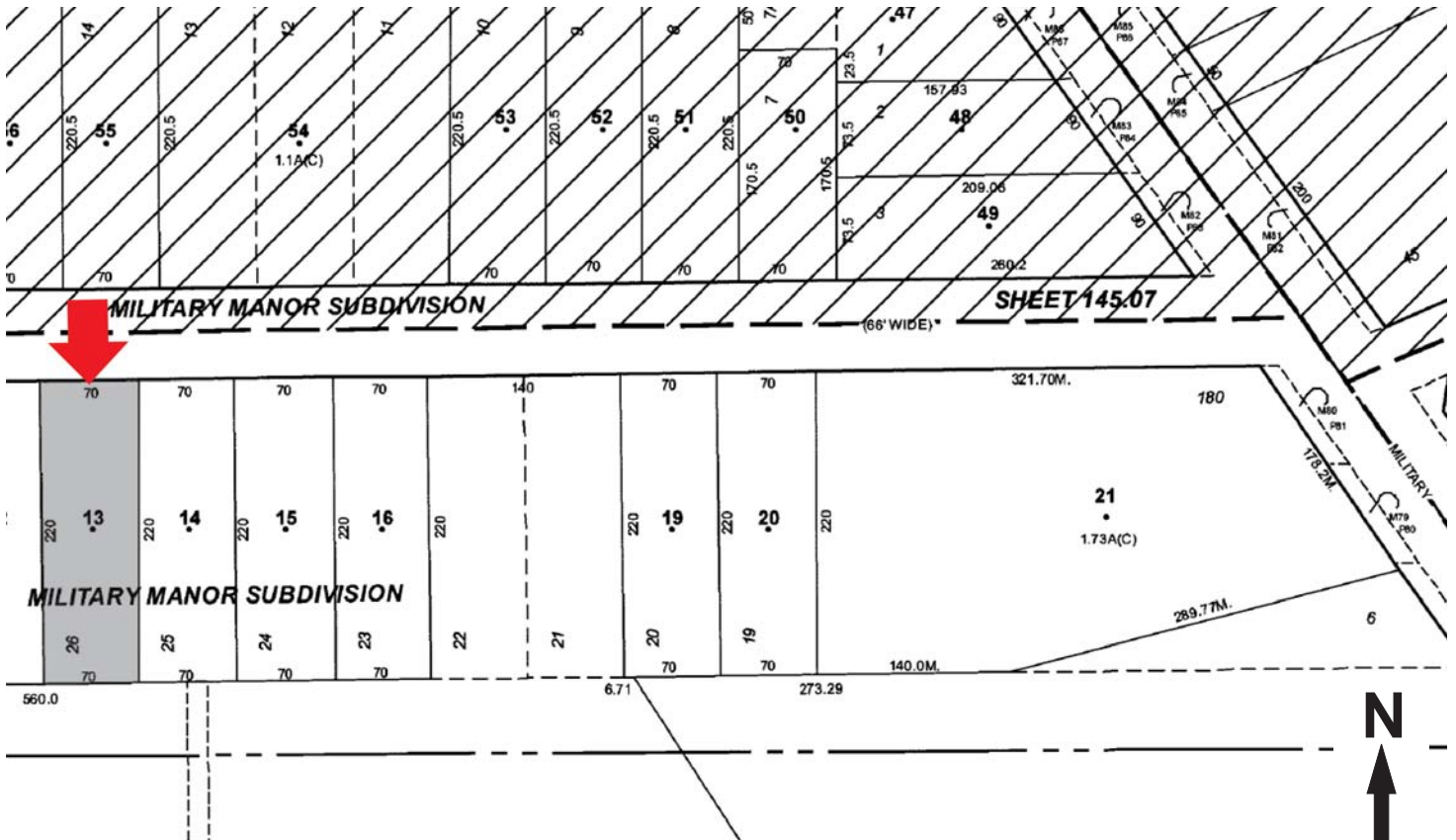
Lot # 51

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

2 story red house with a 2 car detached barn style garage. Mailbox is clearly marked 6309. Parcel is on the unpaved section of the road.

N 43.06.665
 W 078.59.499



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: FOURTH AVE
 Municipality: Town of NIAGARA
 Tax ID: 145.16-3-7
 School District: NI-WHEAT
 Sewer: NONE

Acreage: 0.13
 Land SqFt: 5663
 Property Type: 311 - VACANT RES
 Lot Size: 50 x 114
 Longitude: 1043159 / -78.9770422
 Latitude: 1130341 / 43.1015553
 Total Assessment: \$2,800.00
 Land Assessment: \$2,800.00
 Full Market Value: \$5,000.00



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Vacant overgrown lot located between house numbers 7715 & 7645.

N 43.06.107
 W 78.58.618



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Lot #53

Property Address: FOURTH AVE
 Municipality: Town of NIAGARA
 Tax ID: 146.13-2-17
 School District: NI-WHEAT
 Sewer: NONE

Acreage: 0.13
 Land SqFt: 5663
 Property Type: 311 - VACANT RES
 Lot Size: 50 x 114
 Longitude: 1044907 / -78.9706056
 Latitude: 1130554 / 43.1021534
 Total Assessment: \$2,800.00
 Land Assessment: \$2,800.00
 Full Market Value: \$5,000.00

Lot #54

Property Address: FOURTH AVE
 Municipality: Town of NIAGARA
 Tax ID: 146.13-2-18
 School District: NI-WHEAT
 Sewer: NONE

Acreage: 0.13
 Land SqFt: 5663
 Property Type: 311 - VACANT RES
 Lot Size: 50 x 114
 Longitude: 1044957 / -78.9704183
 Latitude: 1130555 / 43.1021541
 Total Assessment: \$2,800.00
 Land Assessment: \$2,800.00
 Full Market Value: \$5,000.00

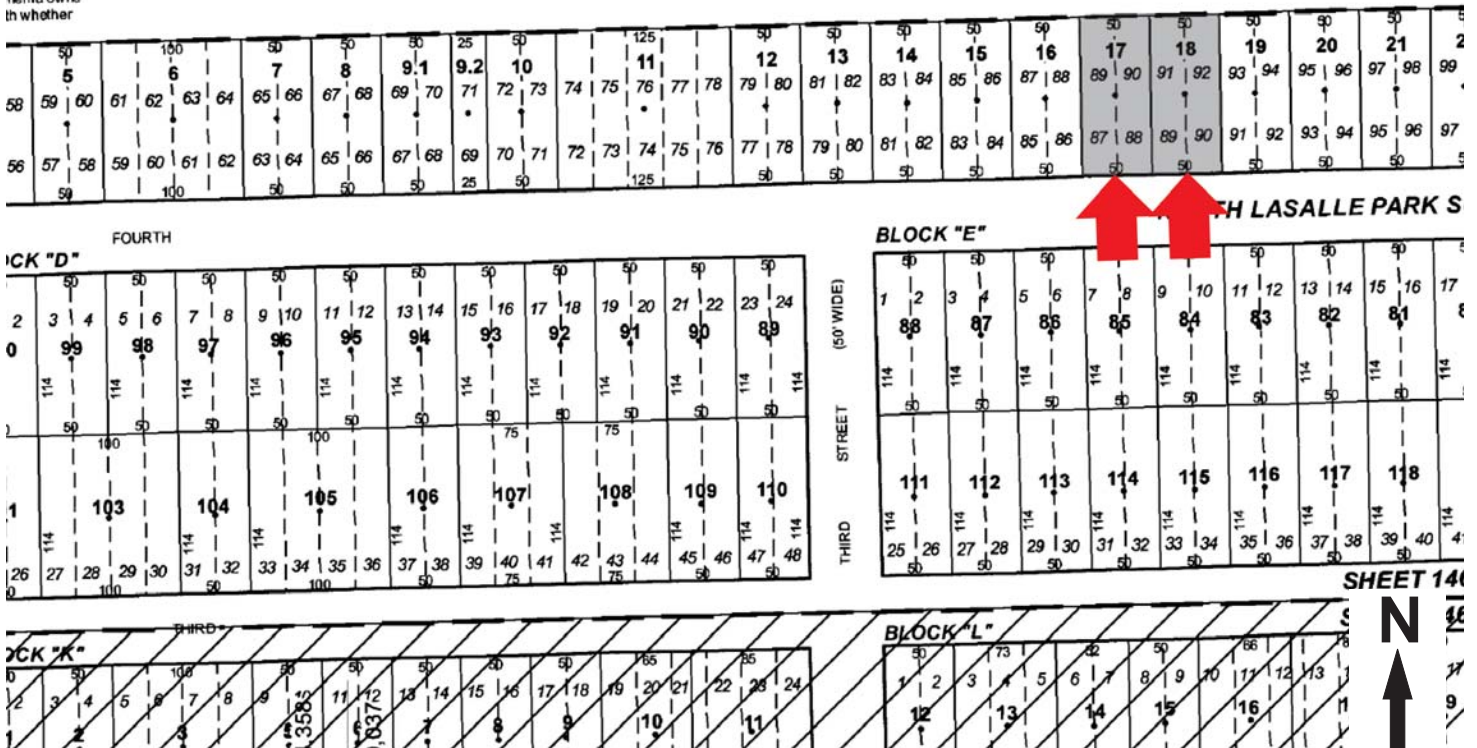


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

2 vacant overgrown lots sold together for bid price x2. Parcels are approx. 60ft to the left of the Royal Parks Apt. driveway.
****Parcel's May Have Potential Wetlands****
 N 43.06.115
 W 078.58.194

20 Page 1946.
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NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: FOURTH AVE
 Municipality: Town of NIAGARA
 Tax ID: 146.13-2-21
 School District: NI-WHEAT
 Sewer: NONE

Acreage: 0.13
 Land SqFt: 5663
 Property Type: 311 - VACANT RES
 Lot Size: 50 x 114
 Longitude: 1045108 / -78.9698569
 Latitude: 1130559 / 43.1021834
 Total Assessment: \$2,800.00
 Land Assessment: \$2,800.00
 Full Market Value: \$5,000.00



Lot # 55

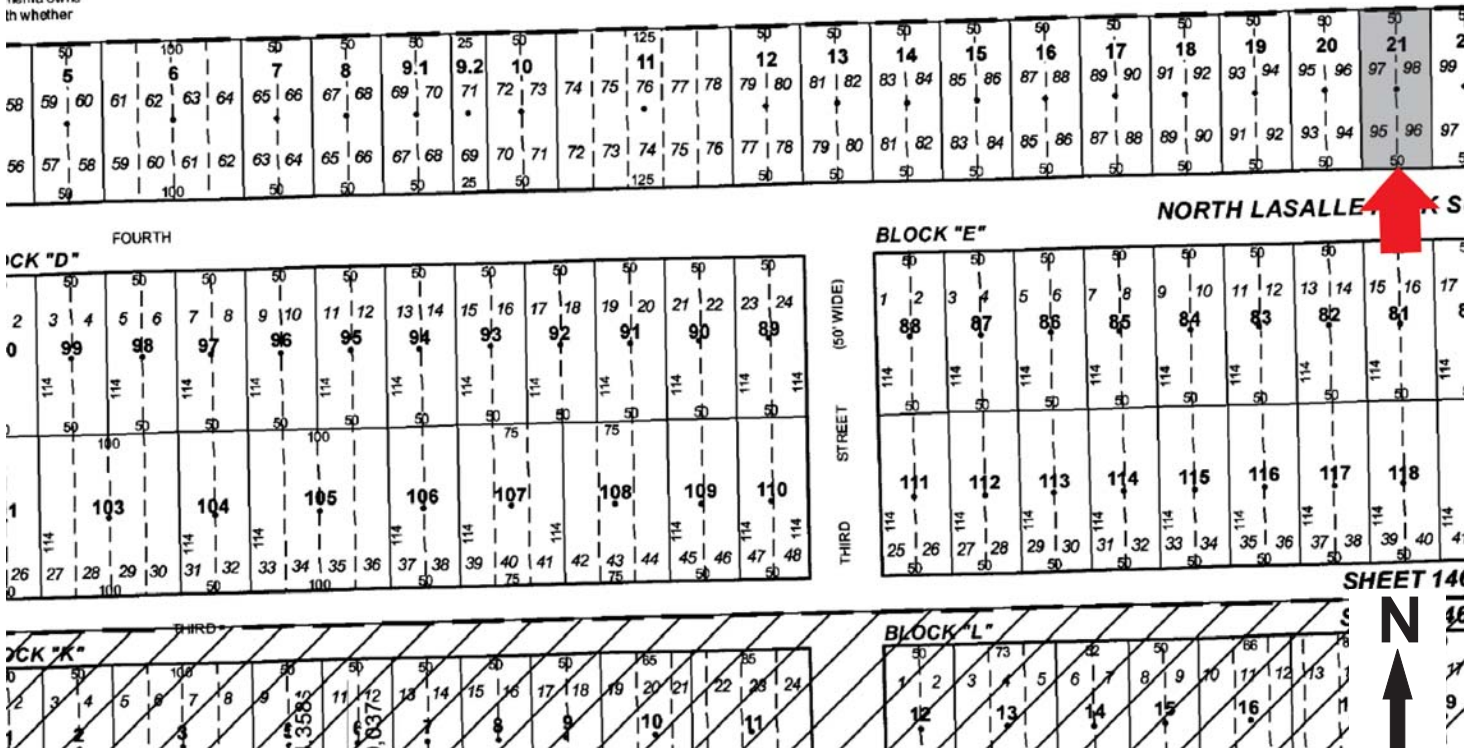
Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Vacant overgrown lot directly to the right of Royal Parks Apts.

N 43.06.115
 W 078.58.194

20 Page 1946.
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NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: FOURTH AVE
 Municipality: Town of NIAGARA
 Tax ID: 146.13-2-5
 School District: NI-WHEAT
 Sewer: NONE

Acreage: 0.13
 Land SqFt: 5663
 Property Type: 311 - VACANT RES
 Lot Size: 50 x 114
 Longitude: 1044157 / -78.9734135
 Latitude: 1130535 / 43.102089
 Total Assessment: \$2,800.00
 Land Assessment: \$2,800.00
 Full Market Value: \$5,000.00



Lot # 56

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

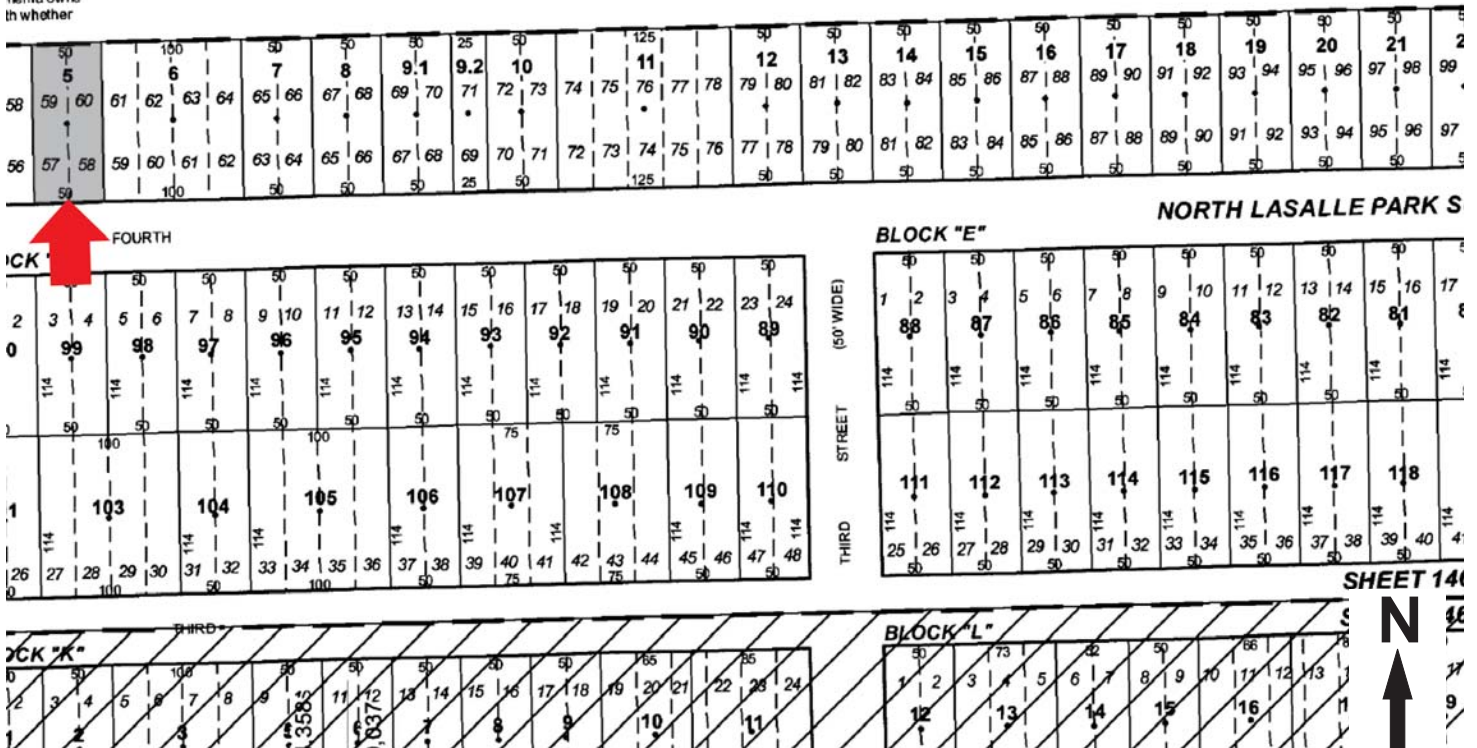
Directions & Description

Vacant overgrown lot located to the right of telephone pole number 7900.

****Parcel May Have Potential Wetlands****

N 43.06.111
 W 078.58.398

20 Page 1946.
 nema owns
 th whether



SHEET 141



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: FOURTH AVE
 Municipality: Town of NIAGARA
 Tax ID: 146.13-2-82
 School District: NI-WHEAT
 Sewer: NONE

Acreage: 0.13
 Land SqFt: 5663
 Property Type: 311 - VACANT RES
 Lot Size: 50 x 114
 Longitude: 1045060 / -78.9699288
 Latitude: 1130390 / 43.1017167
 Total Assessment: \$2,800.00
 Land Assessment: \$2,800.00
 Full Market Value: \$5,000.00



Lot # 57

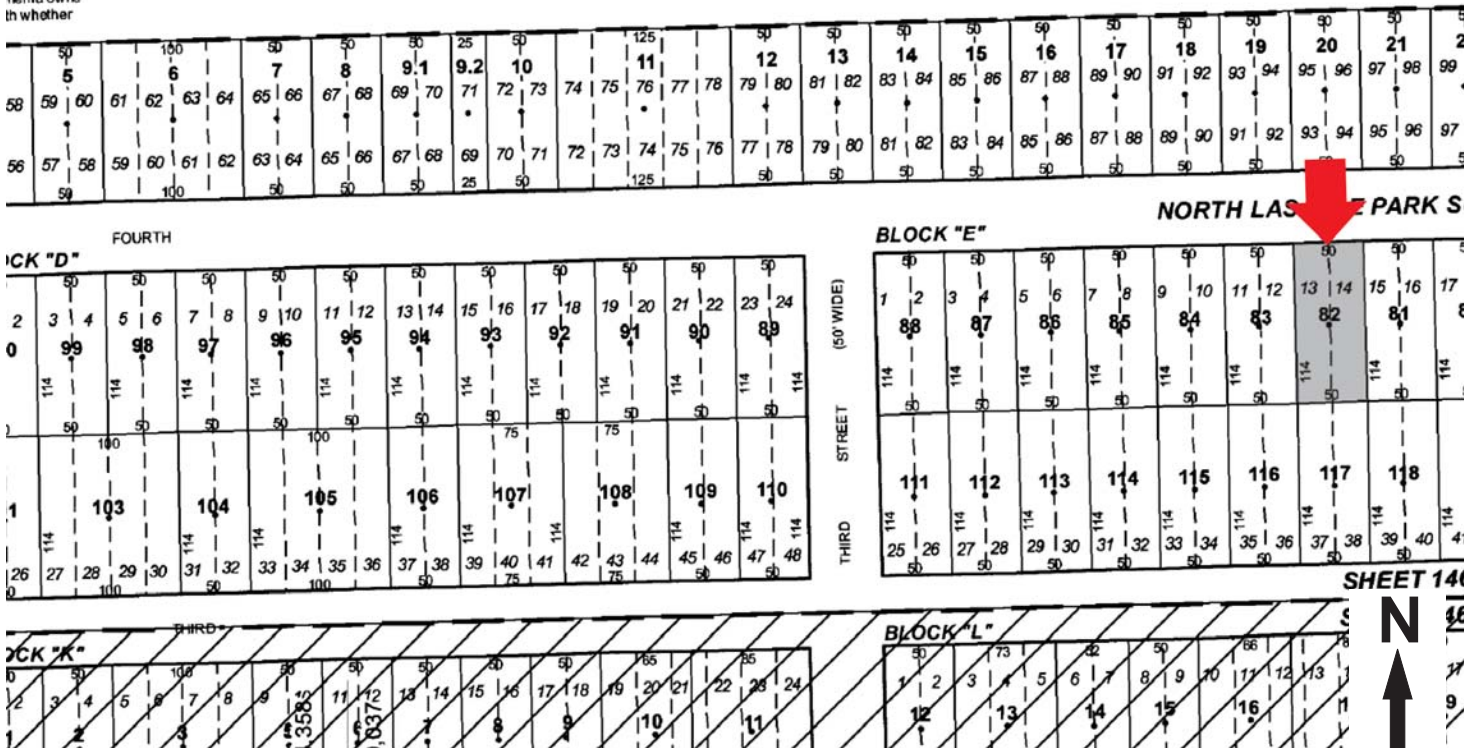
Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Vacant overgrown lot located directly across from the Royal Parks Apt. driveway.

N 43.06.115
 W 078.58.194

20 Page 1946.
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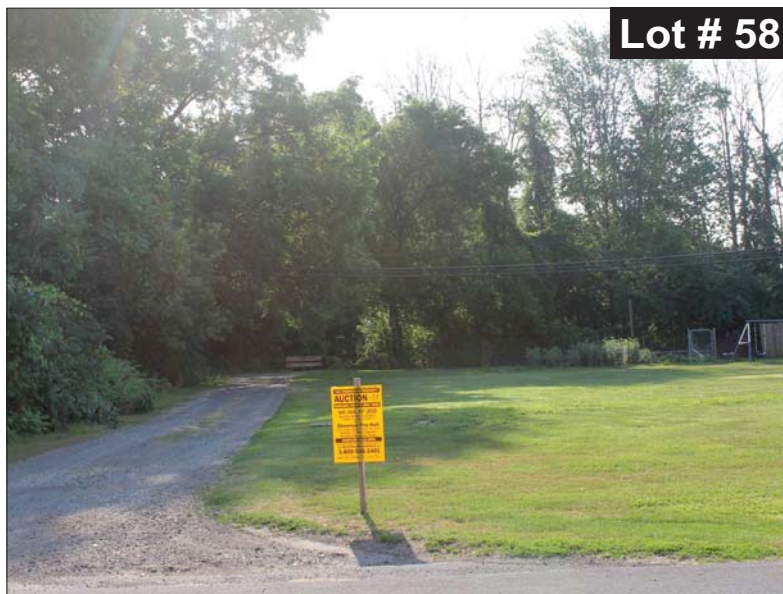


NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: TUSCARORA RD
 Municipality: Town of NIAGARA
 Tax ID: 146.17-2-22
 School District: NI-WHEAT
 Sewer: NONE

Acreage: 3.10
 Land SqFt: 135036
 Property Type: 311 - VACANT RES
 Longitude: 1046327 / -78.9651095
 Latitude: 1128826 / 43.0974526
 Total Assessment: \$13,300.00
 Land Assessment: \$13,300.00
 Full Market Value: \$23,750.00



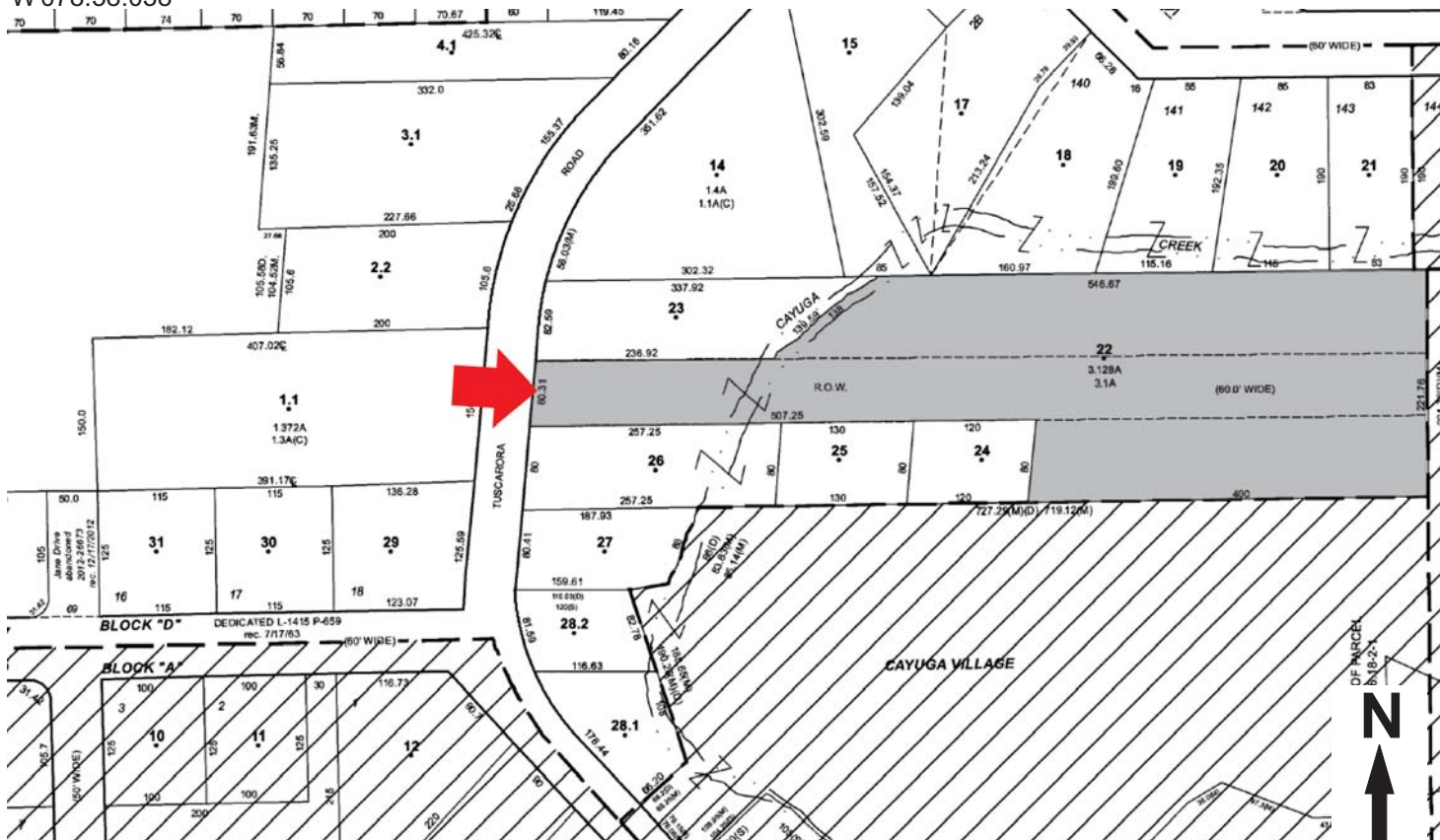
Lot # 58

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

3.1 acres of vacant land. Frontage is located to the left of house number 1845. Property opens up in the rear. Appears to have a driveway leading to the rear.

N 43.05.845
 W 078.58.038



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: SECOND AVE
 Municipality: Town of NIAGARA
 Tax ID: 146.17-4-14
 School District: NI-WHEAT
 Sewer: NONE

Acreage: 0.13
 Land SqFt: 5663
 Property Type: 311 - VACANT RES
 Lot Size: 50 X 115
 Longitude: 1044822 / -78.9708176
 Latitude: 1129823 / 43.1001498
 Total Assessment: \$900.00
 Land Assessment: \$900.00
 Full Market Value: \$1,607.00



Lot # 59

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Small vacant lot located on a paper street. Check for access and right of ways.

****Parcel May Have Potential Wetlands****



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Lot #60

Property Address: FIRST AVE
 Municipality: Town of NIAGARA
 Tax ID: 146.17-4-49
 School District: NI-WHEAT
 Sewer: NONE
 Acreage: 0.13
 Property Type: 311 - VACANT RES
 Lot Size: 50 X 115
 Total Assessment: \$900.00
 Land Assessment: \$900.00
 Full Market Value: \$1,607.00

Lot #61

Property Address: FIRST AVE
 Municipality: Town of NIAGARA
 Tax ID: 146.17-4-50
 School District: NI-WHEAT
 Sewer: NONE
 Acreage: 0.13
 Property Type: 311 - VACANT RES
 Lot Size: 50 X 115
 Total Assessment: \$900.00
 Land Assessment: \$900.00
 Full Market Value: \$1,607.00

Lot #62

Property Address: FIRST AVE
 Municipality: Town of NIAGARA
 Tax ID: 146.17-4-51
 School District: NI-WHEAT
 Sewer: NONE
 Acreage: 0.13
 Property Type: 311 - VACANT RES
 Lot Size: 50 X 115
 Total Assessment: \$900.00
 Land Assessment: \$900.00
 Full Market Value: \$1,607.00

Lot #63

Property Address: FIRST AVE
 Municipality: Town of NIAGARA
 Tax ID: 146.17-4-52
 School District: NI-WHEAT
 Sewer: NONE
 Acreage: 0.13
 Property Type: 311 - VACANT RES
 Lot Size: 50 X 115
 Total Assessment: \$900.00
 Land Assessment: \$900.00
 Full Market Value: \$1,607.00

Lot #64

Property Address: FIRST AVE
 Municipality: Town of NIAGARA
 Tax ID: 146.17-4-53
 School District: NI-WHEAT
 Sewer: NONE
 Acreage: 0.13
 Property Type: 311 - VACANT RES
 Lot Size: 50 X 115
 Total Assessment: \$900.00
 Land Assessment: \$900.00
 Full Market Value: \$1,607.00



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

5 vacant lots located on a paper street. Lots are being sold for bid price x5. Check for access and right of ways.
****Parcel's May Have Potential Wetlands****



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: FIRST AVE
 Municipality: Town of NIAGARA
 Tax ID: 146.17-4-79
 School District: NI-WHEAT
 Sewer: NONE

Acreage: 0.13
 Land SqFt: 5663
 Property Type: 311 - VACANT RES
 Lot Size: 50 X 115
 Longitude: 1044171 / -78.9732116
 Latitude: 1129693 / 43.0997849
 Total Assessment: \$900.00
 Land Assessment: \$900.00
 Full Market Value: \$1,607.00

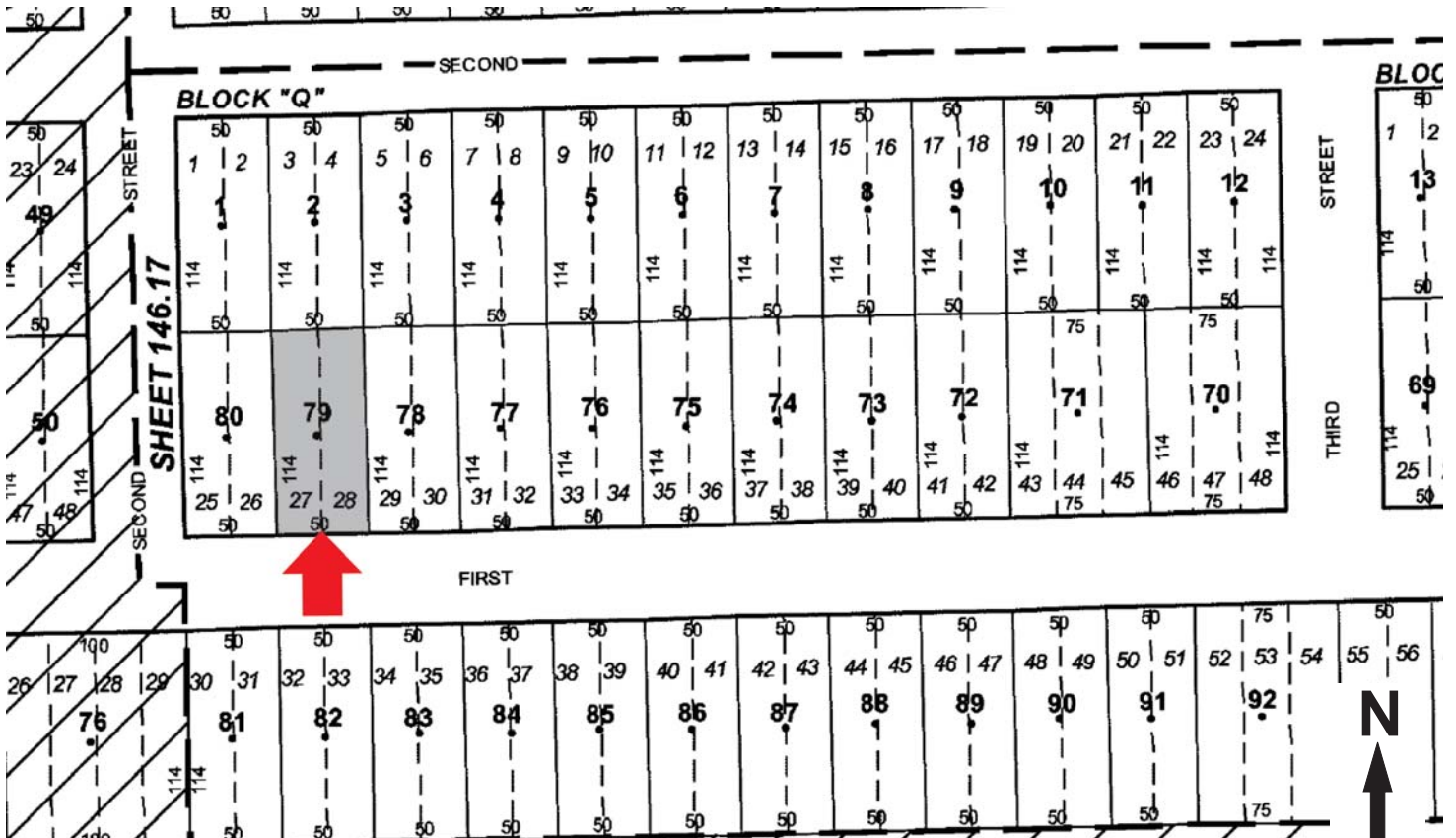


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Vacant lot located on a paper street. Check for access and right of ways.

****Parcel May Have Potential Wetlands****



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 8717 THIRD AVE
 Municipality: Town of NIAGARA
 Tax ID: 146.17-5-38
 School District: NI-WHEAT
 Bldg Sq Feet: 1144
 Built: 1962
 Heat: HOT AIR
 Bedrooms: 3.0
 Exterior: ALUM/VINYL
 Bathrooms (Full - Half): 1.0
 Basement: FULL
 Sewer: NONE
 Number Stories: 1.0

Acreage: 0.13
 Land SqFt: 5663
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 50 x 114
 Longitude: 1046444 / -78.964795
 Latitude: 1130142 / 43.1010754
 Total Assessment: \$71,600.00
 Land Assessment: \$5,100.00
 Full Market Value: \$127,857.00

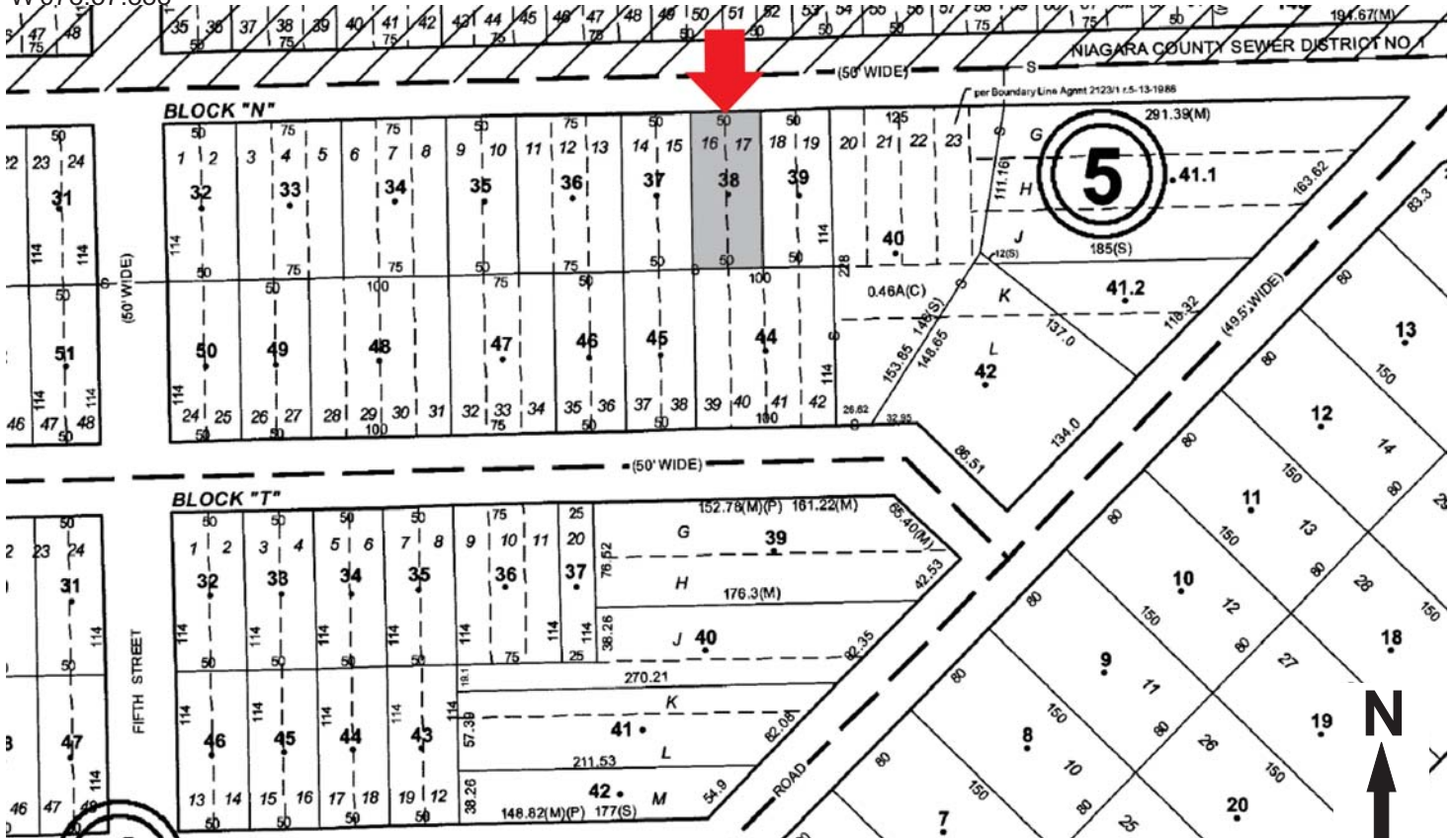


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Single story brick house with a single car attached garage. House is clearly marked 8717.

N 43.06.075
 W 078.57.888



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 5236 OAKWOOD DR
 Municipality: Town of PENDLETON
 Tax ID: 165.02-3-12
 School District: STARPOINT
 Bldg Sq Feet: 1464
 Built: 1960
 Heat: HOT AIR
 Bedrooms: 3.0
 Exterior: ALUM/VINYL
 Bathrooms (Full - Half): 2.0
 Basement: FULL
 Sewer: NONE
 Number Stories: 2.0

Acreage: 1.03
 Land SqFt: 44867
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 150 X 275
 Longitude: 1102468 / -78.7548822
 Latitude: 1124647 / 43.0864919
 Total Assessment: \$128,000.00
 Land Assessment: \$33,100.00
 Full Market Value: \$160,000.00

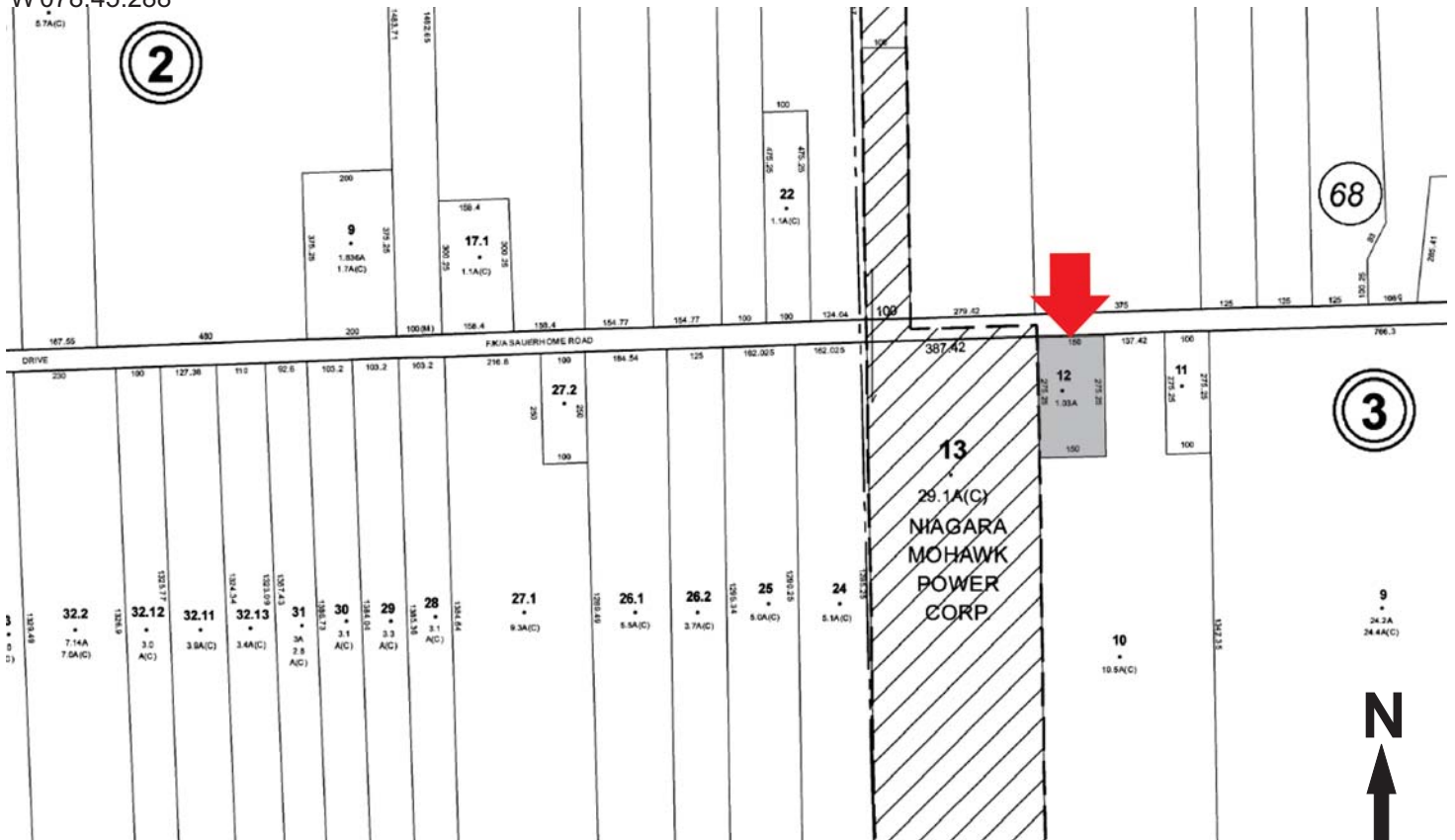


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

2 story green house with white trim. Has a 2 car detached garage. Mailbox is clearly marked 5236.

N 43.05.214
 W 078.45.288



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 4379 TONAWANDA CREEK RD
 Municipality: Town of PENDLETON
 Tax ID: 177.00-3-17
 School District: STARPOINT
 Bldg Sq Feet: 2164
 Built: 1976
 Heat: HOT AIR
 Bedrooms: 3.0
 Exterior: BRICK
 Bathrooms (Full - Half): 1.0
 Basement: PARTIAL
 Sewer: NONE
 Number Stories: 2.0

Acreage: 0.63
 Land SqFt: 27443
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 110 X 250
 Longitude: 1088588 / -78.8067596
 Latitude: 1116437 / 43.0638759
 Total Assessment: \$170,000.00
 Land Assessment: \$35,000.00
 Full Market Value: \$212,500.00

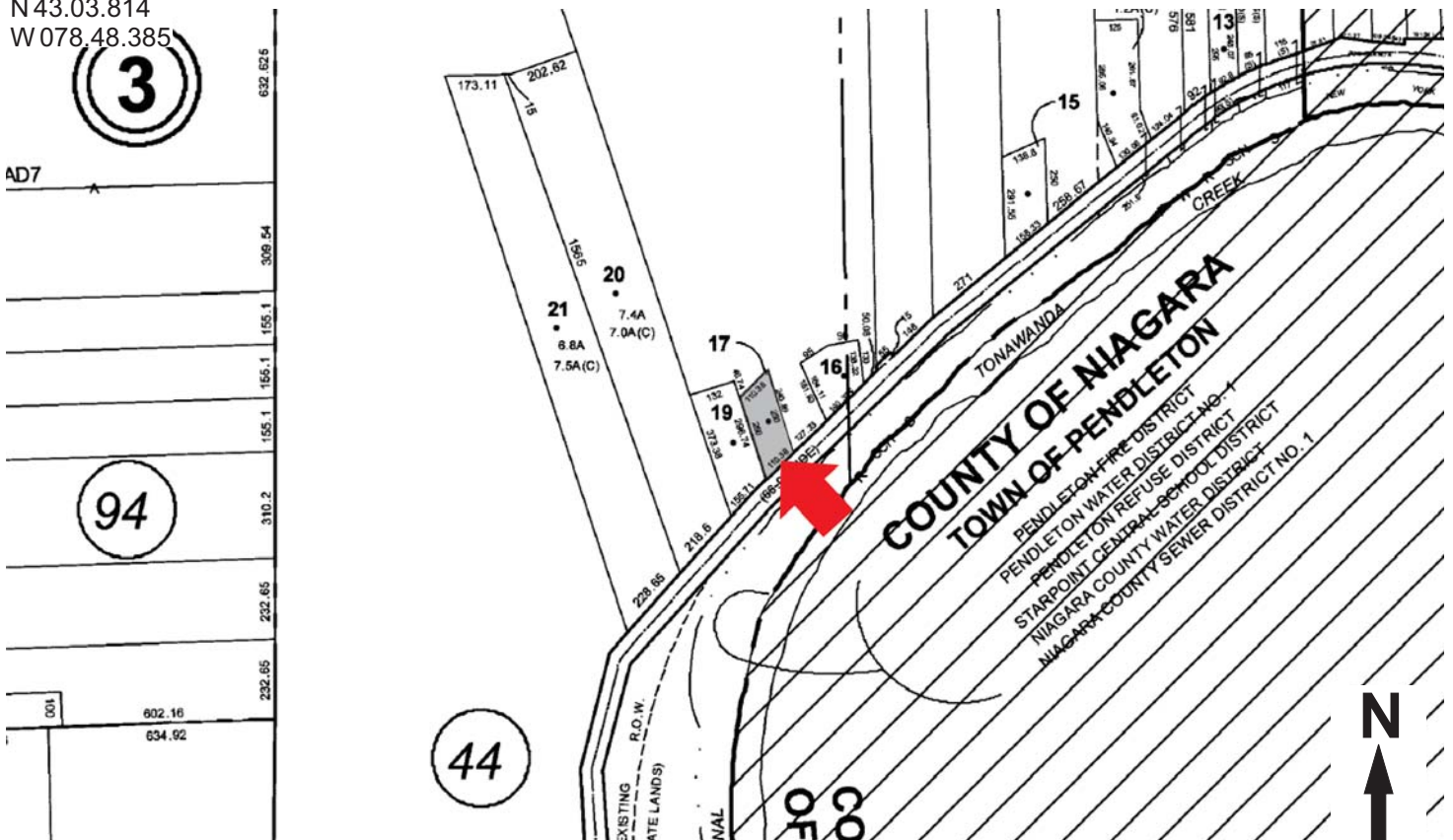


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

2 story brown and tan house with a 2 car attached garage. Mailbox is clearly marked 4379. House sits directly across the street from the Tonawanda Creek. Close proximity to the golf club.

N 43.03.814
 W 078.48.385



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 533 WEST OAK TER
 Municipality: V. YOUNGSTOWN
 Tax ID: 59.07-2-30
 School District: LEWISTON
 Sewer: NONE

Acreage: 0.27
 Land SqFt: 11761
 Property Type: 311 - VACANT RES
 Lot Size: 92 X 129
 Longitude: 1027567 / -79.0364557
 Latitude: 1183327 / 43.246726
 Total Assessment: \$1,200.00
 Land Assessment: \$1,200.00
 Full Market Value: \$1,700.00



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Vacant lot located on a paper street. Check for access and right of ways.

****Parcel May Have Potential Wetlands****

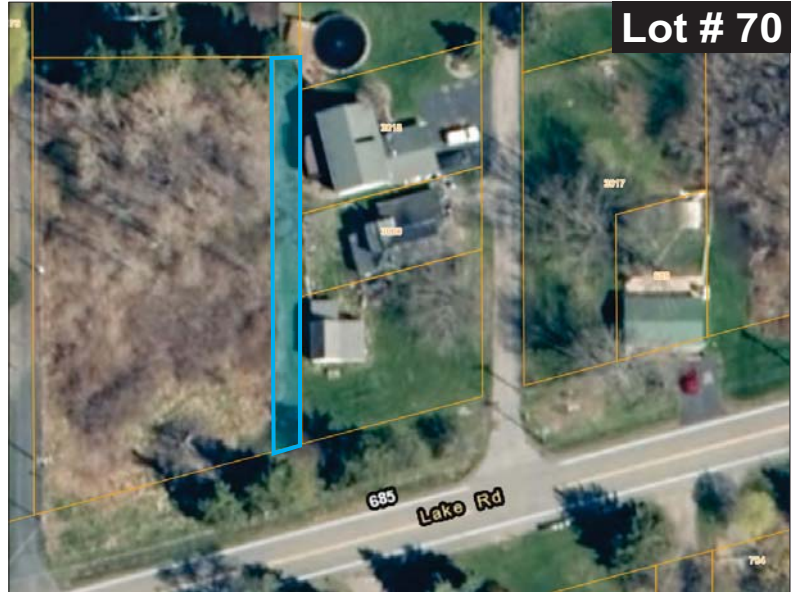


NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: LAKE RD
 Municipality: Town of PORTER
 Tax ID: 31.20-1-10.1
 School District: LEWISTON
 Sewer: NONE

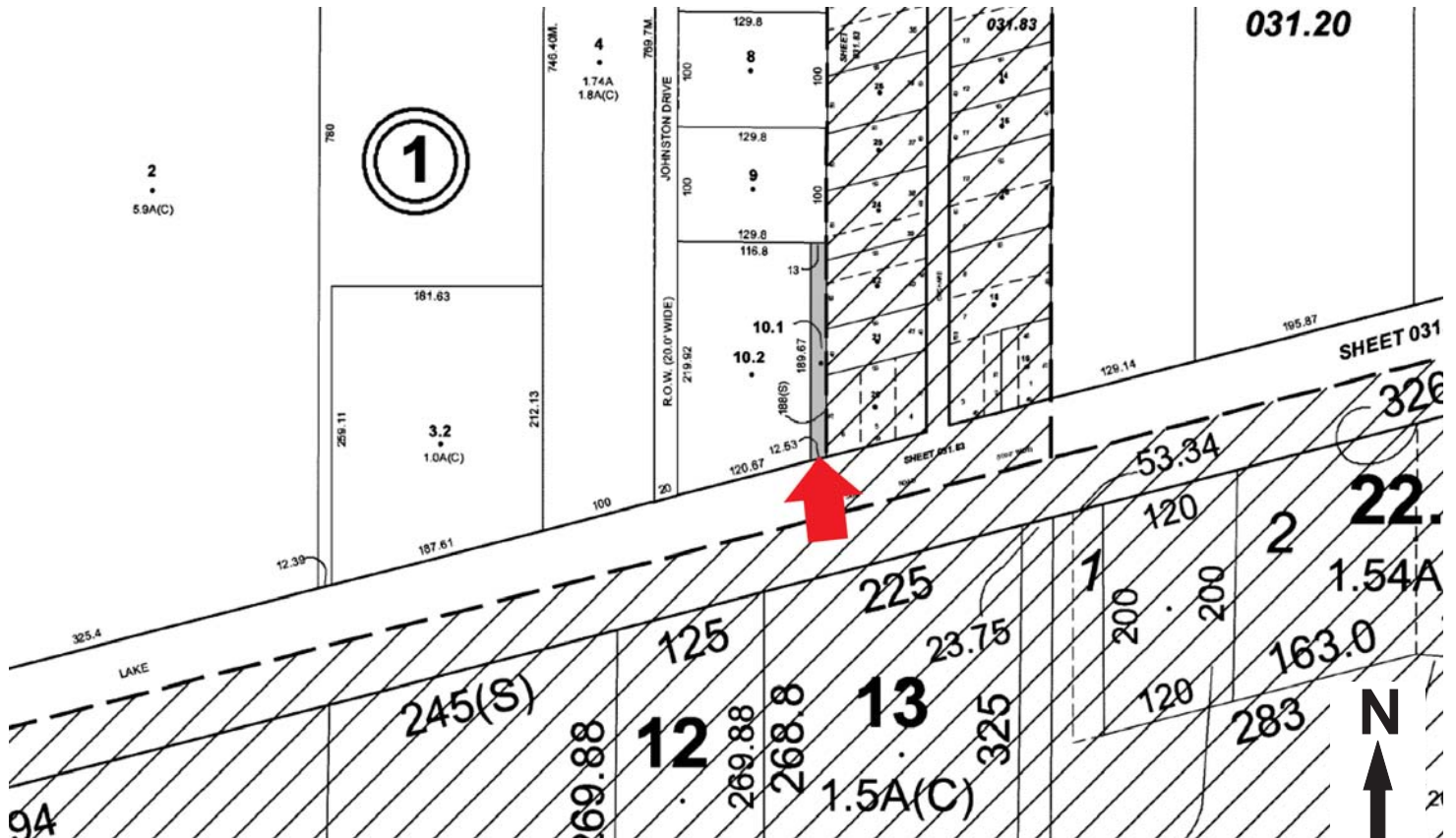
Acreage: 0.06
 Land SqFt: 2614
 Property Type: 314 - RURAL VACANT
 Lot Size: 13 X 190
 Longitude: 1030257 / -79.0265305
 Latitude: 1191917 / 43.2703332
 Total Assessment: \$20.00
 Land Assessment: \$20.00



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Small 13 x 190 strip of vacant land.



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Lot #71

Property Address: PORTER CENTER RD
 Municipality: Town of PORTER
 Tax ID: 61.00-1-61
 School District: LEWISTON
 Sewer: NONE
 Acreage: 1.22
 Land SqFt: 53143
 Property Type: 314 - RURAL VACANT

Lot Size: 200 X 265
 Total Assessment: \$7,200.00
 Land Assessment: \$7,200.00
 Full Market Value: \$10,000.00

Lot #72

Property Address: PORTER CENTER RD
 Municipality: Town of PORTER
 Tax ID: 61.00-1-62.1
 School District: LEWISTON
 Sewer: NONE
 Acreage: 0.98
 Property Type: 314 - RURAL VACANT
 Lot Size: 324 X 0

Total Assessment: \$8,400.00
 Land Assessment: \$8,400.00
 Full Market Value: \$11,700.00



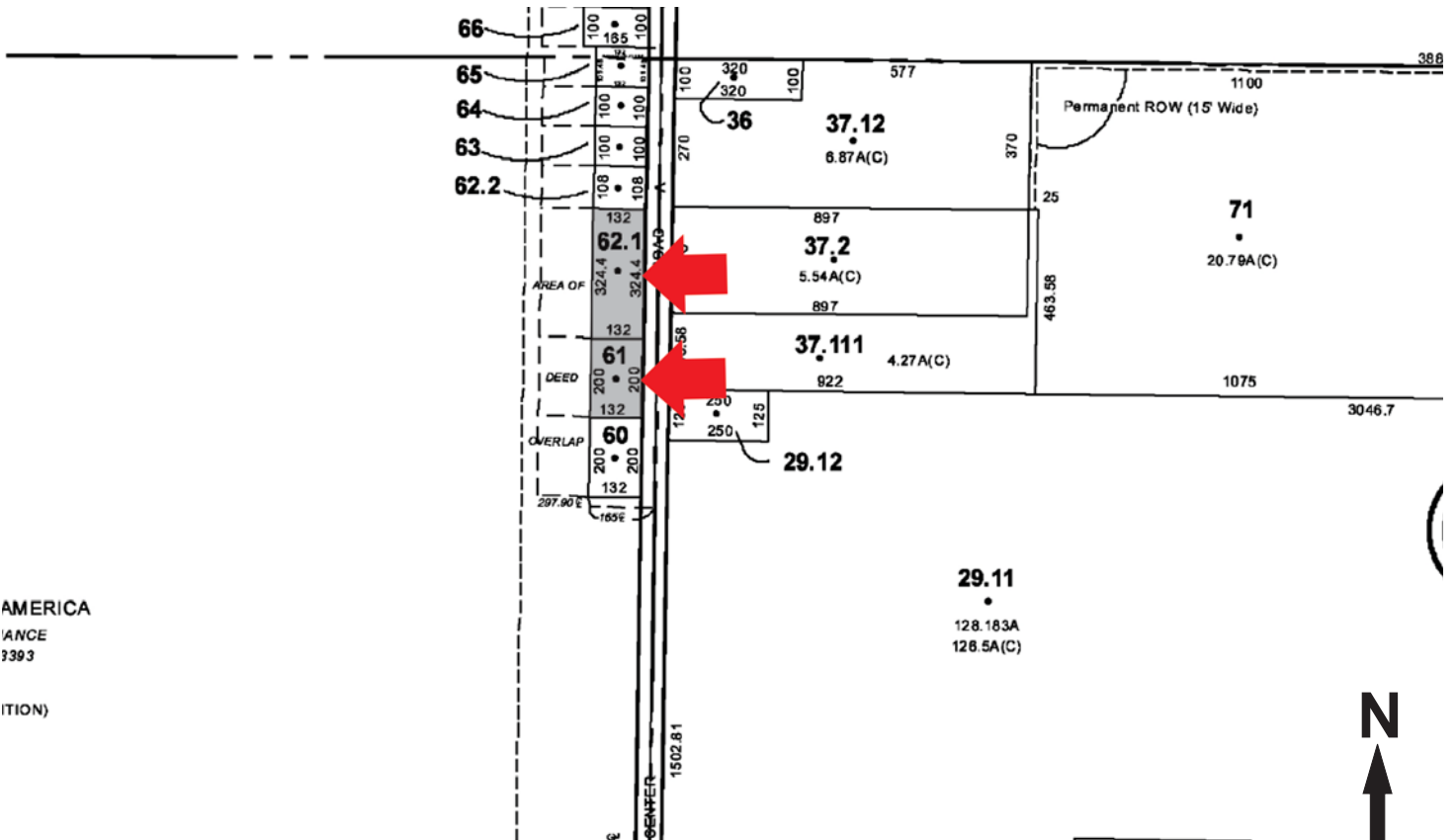
Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

2 vacant overgrown lots located across from house number 3591. Lots are sold together for one bid price.

****Parcel's May Have Potential Wetlands****

N 43.14.427
 W 078.57.462



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 1820 BALMER RD
 Municipality: Town of PORTER
 Tax ID: 61.00-2-5.2
 School District: LEWISTON
 Bldg Sq Feet: 1521
 Built: 1850
 Heat: HOT AIR
 Bedrooms: 3.0
 Exterior: WOOD
 Bathrooms (Full - Half): 2.0
 Basement: CRAWL SPAC
 Sewer: NONE
 Number Stories: 1.7

Acreage: 20.00
 Land SqFt: 871200
 Property Type: 240 - RURAL RES
 Longitude: 1049357 / -78.9545646
 Latitude: 1176787 / 43.2290772
 Total Assessment: \$76,800.00
 Land Assessment: \$22,100.00
 Full Market Value: \$106,700.00



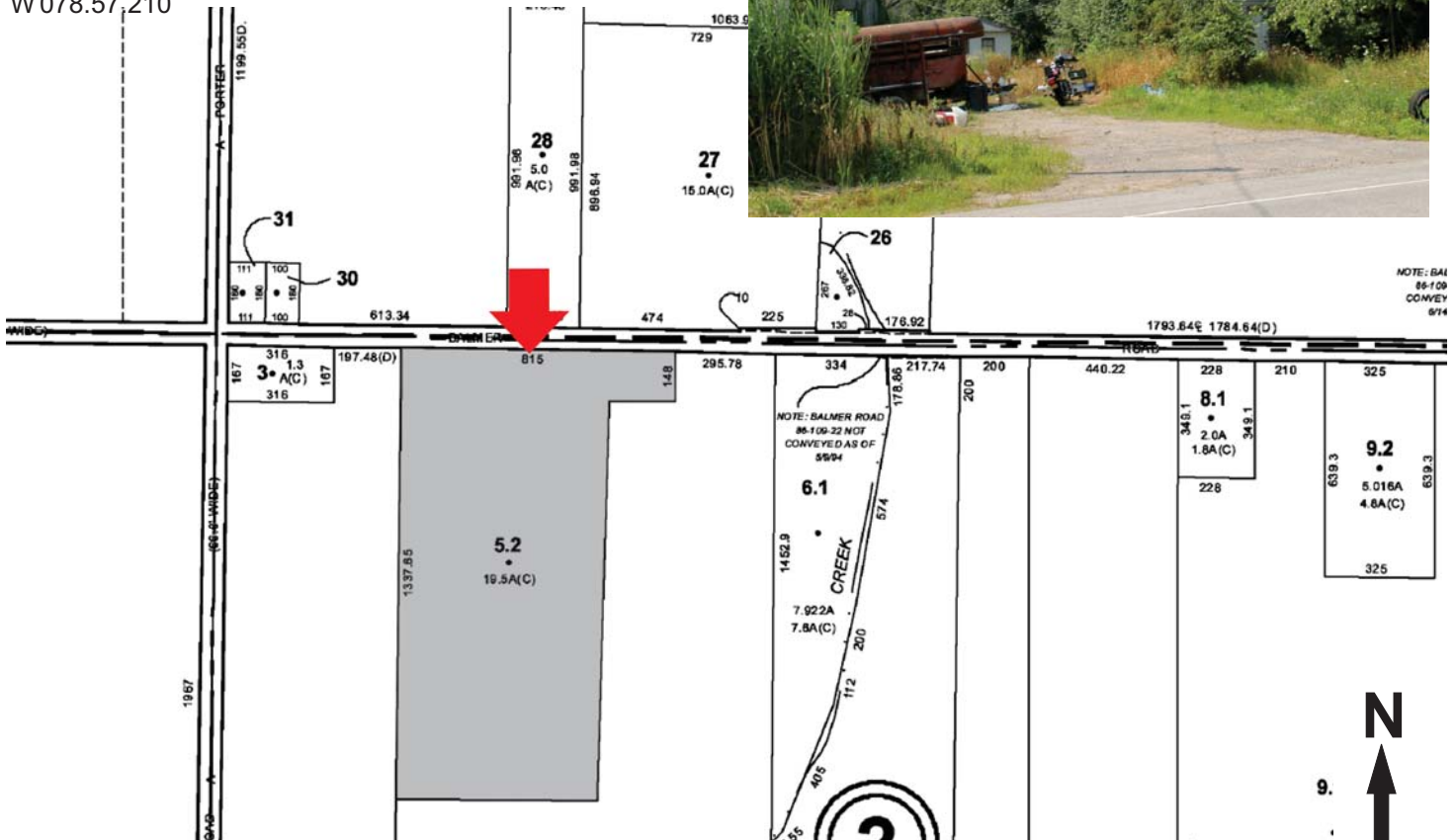
Lot # 73

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

20 acres of land that includes a 2 story tan house with white trim. Also a 2 story barn with a large garage door and partially completed pole barn. Has various debris throughout the property.

N 43.13.855
 W 078.57.210



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 3584 CURTISS AVE
 Municipality: Town of PORTER
 Tax ID: 62.10-3-15
 School District: WILSON
 Bldg Sq Feet: 1377
 Built: 1959
 Heat: HOT WATER
 Bedrooms: 4.0
 Exterior: ALUM/VINYL
 Bathrooms (Full - Half): 1.0
 Basement: FULL
 Sewer: NONE
 Number Stories: 1.5

Acreage: 0.15
 Land SqFt: 6534
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 66 X 102
 Longitude: 1062002 / -78.9071596
 Latitude: 1180889 / 43.2404704
 Total Assessment: \$81,000.00
 Land Assessment: \$5,600.00
 Full Market Value: \$112,500.00



Lot # 74

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

1 1/2 story gray cape with white trim. Has a single car attached garage. House is clearly marked 3584.

N 43.14.422
 W 078.54.414



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 7685 HIGHLAND DR
 Municipality: Town of ROYAL
 Tax ID: 97.03-2-20.6
 School District: ROY-HART
 Sewer: NONE

Acreage: 0.65
 Land SqFt: 28314
 Property Type: 311 - VACANT RES
 Lot Size: 100 x 285
 Longitude: 1142098 / -78.6065663
 Latitude: 1161678 / 43.1882223
 Total Assessment: \$28,700.00
 Land Assessment: \$28,700.00
 Full Market Value: \$33,000.00



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Vacant lot located in a very nice subdivision with large homes.

N 43.11.264
 W 078.36.397



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 8844 TELEGRAPH RD
 Municipality: Town of ROYAL
 Tax ID: 98.00-1-35
 School District: ROY-HART
 Bldg Sq Feet: 1610
 Built: 1900
 Heat: HOT AIR
 Bedrooms: 2.0
 Exterior: ALUM/VINYL
 Bathrooms (Full - Half): 2.0
 Basement: PARTIAL
 Sewer: NONE
 Number Stories: 1.0

Acreage: 0.33
 Land SqFt: 14375
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 70 X 207
 Longitude: 1159943 / -78.5396587
 Latitude: 1168333 / 43.2064895
 Total Assessment: \$45,000.00
 Land Assessment: \$7,900.00
 Full Market Value: \$51,700.00

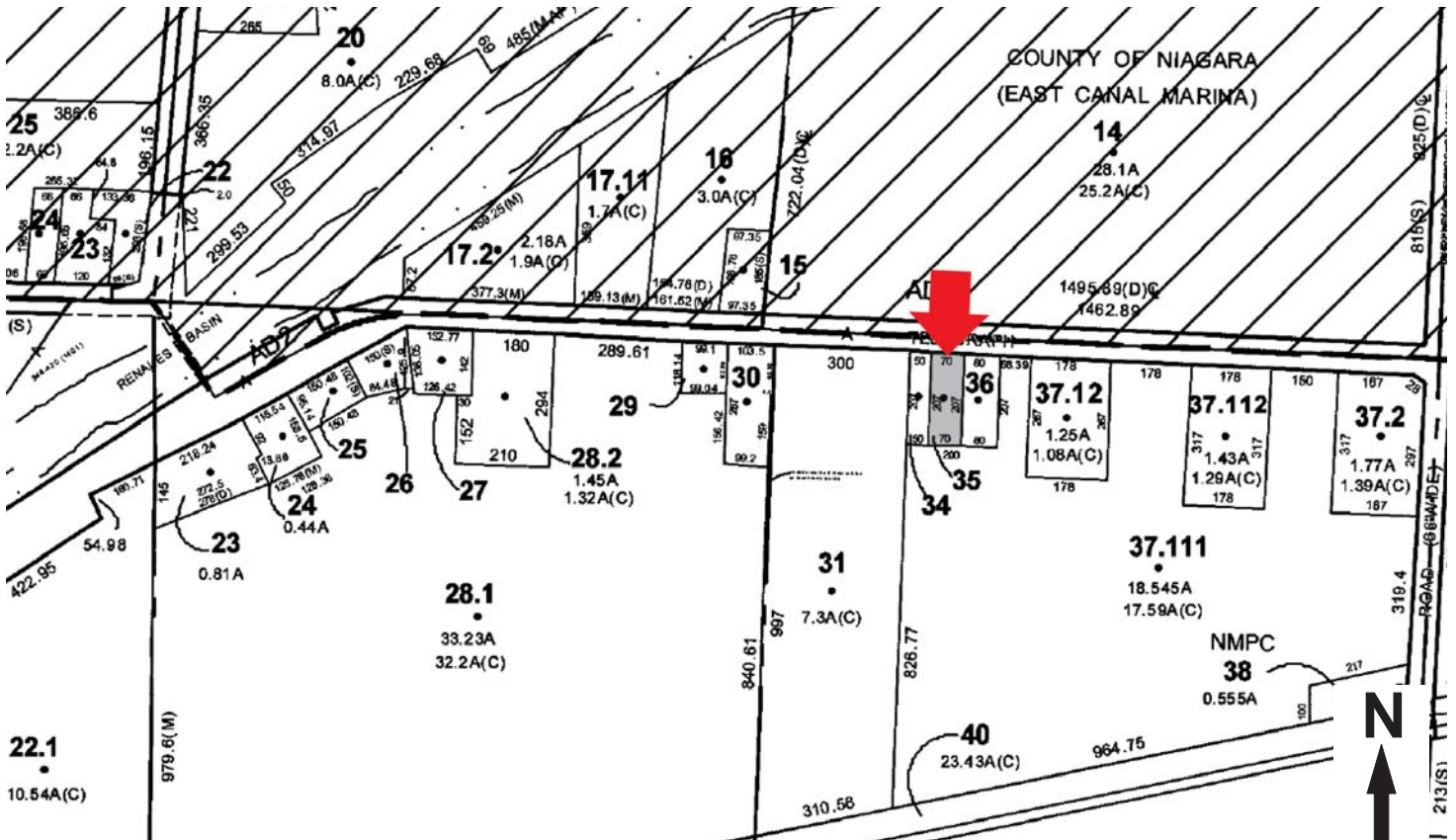


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Single story house behind the piles of debris.

N 43.12.412
 W 078.32.378



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: CHESTNUT RIDGE RD
 Municipality: Town of ROYAL
 Tax ID: 111.00-2-80
 School District: ROY-HART
 Sewer: NONE

Acreage: 9.00
 Land SqFt: 392040
 Property Type: 314 - RURAL VACANT
 Lot Size: 150 X 0
 Longitude: 1149798 / -78.5776959
 Latitude: 1152888 / 43.164107
 Total Assessment: \$28,000.00
 Land Assessment: \$28,000.00
 Full Market Value: \$32,200.00



Lot # 77

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

9 acres of vacant land located across from house number 7943.

N 43.09.964
 W 078.34.679



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: COTTAGE LN
 Municipality: Town of ROYAL
 Tax ID: 111.01-1-83
 School District: ROY-HART
 Sewer: NONE

Acreage: 0.16
 Land SqFt: 6970
 Property Type: 314 - RURAL VACANT
 Lot Size: 66 X 106
 Longitude: 1140688 / -78.611849
 Latitude: 1158238 / 43.1787826
 Total Assessment: \$500.00
 Land Assessment: \$500.00
 Full Market Value: \$600.00



Lot # 78

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Small vacant lot located at the end of Cottage Lane.

N 43.10.726
 W 078.36.740



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: MILL RD
 Municipality: Town of ROYAL
 Tax ID: 111.01-2-46
 School District: ROY-HART
 Sewer: NONE

Acreage: 0.49
 Land SqFt: 21344
 Property Type: 311 - VACANT RES
 Lot Size: 100 X 213
 Longitude: 1143858 / -78.5999632
 Latitude: 1156768 / 43.1747516
 Total Assessment: \$500.00
 Land Assessment: \$500.00
 Full Market Value: \$600.00

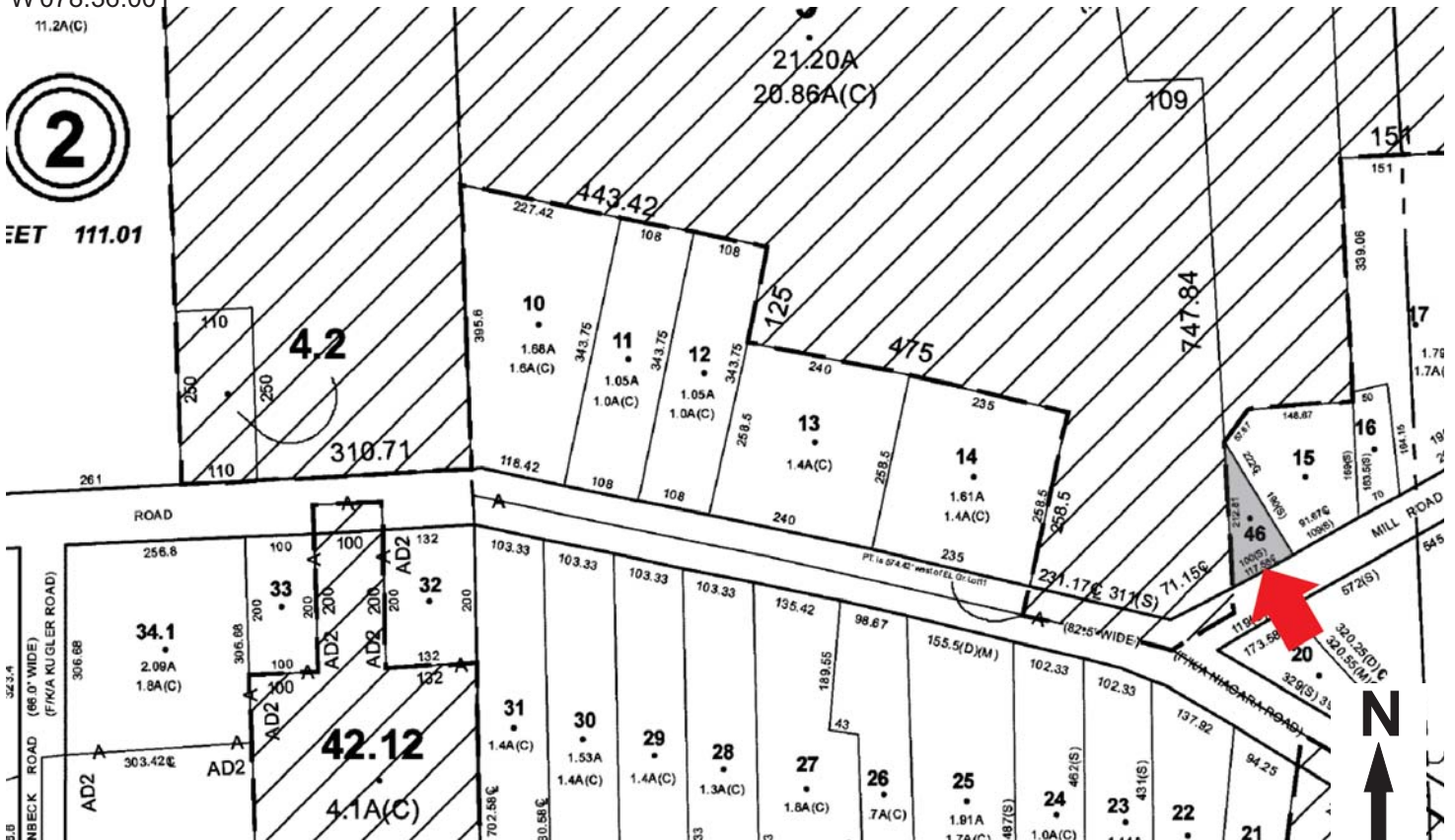


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Small triangular lot located to the left of house number 7787.

N 43.10.465
 W 078.36.001
 11.2A(C)



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: PEET ST
 Municipality: Town of ROYAL
 Tax ID: 113.00-1-47.12
 School District: ROY-HART
 Sewer: NONE

Acreage: 2.11
 Land SqFt: 91912
 Property Type: 314 - RURAL VACANT
 Lot Size: 173 X 532
 Longitude: 1168858 / -78.5062415
 Latitude: 1156738 / 43.1746446
 Total Assessment: \$14,600.00
 Land Assessment: \$14,600.00
 Full Market Value: \$16,800.00



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Vacant lot located across from house number 4664.

N 43.10.470
 W 078.30.445



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: ERNEST RD
 Municipality: Town of ROYAL
 Tax ID: 126.00-1-45.3
 School District: ROY-HART
 Sewer: NONE

Acreage: 1.85
 Land SqFt: 80586
 Property Type: 314 - RURAL VACANT
 Lot Size: 546 X 161
 Longitude: 1153887 /
 Latitude: 1147122 /
 Total Assessment: \$14,200.00
 Land Assessment: \$14,200.00
 Full Market Value: \$16,300.00



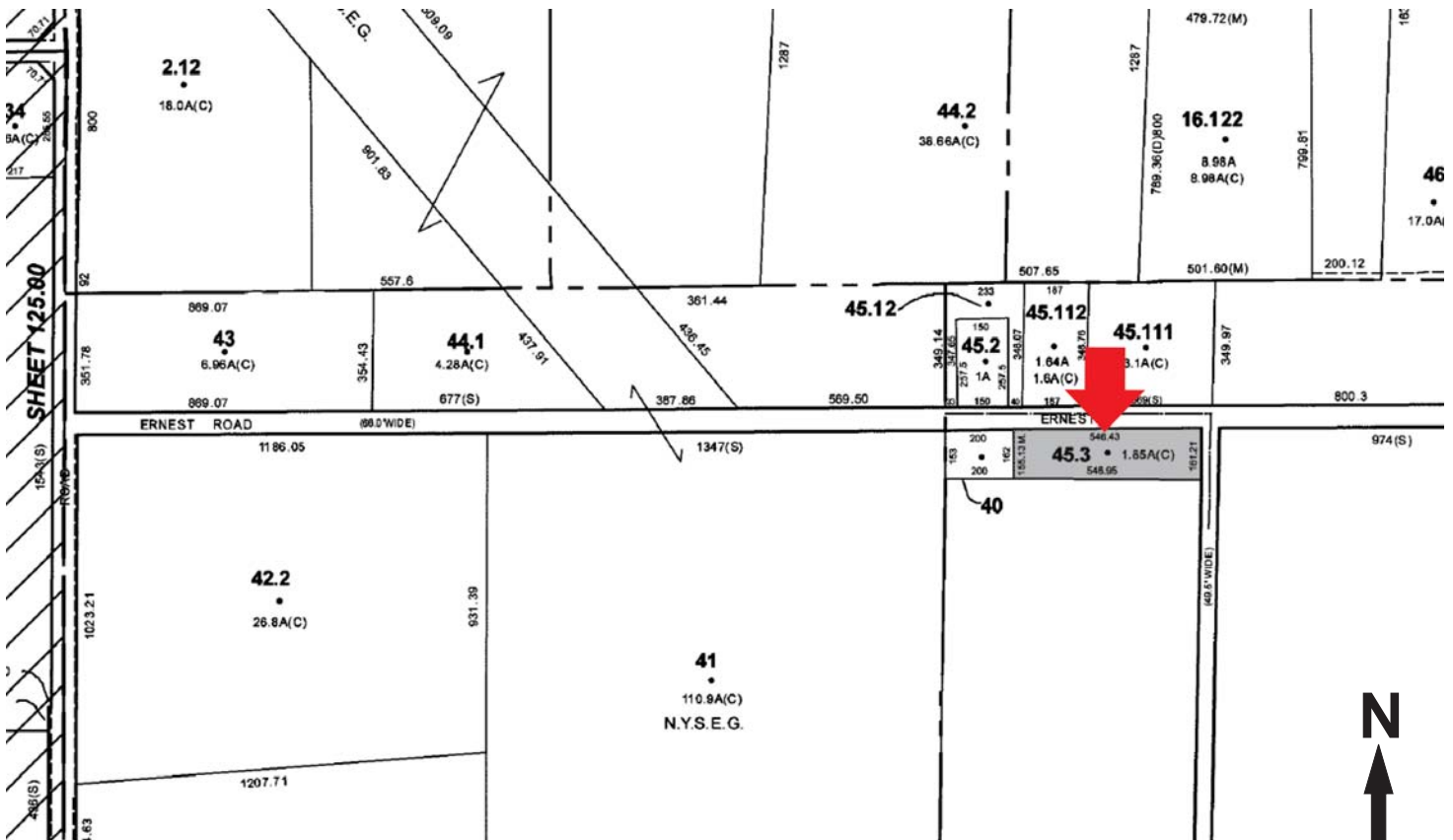
Lot # 81

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Vacant located on the corner of Ernest and Ward Rd.

N 43.08.920
 W 078.33.695



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 9092 ERNEST RD
 Municipality: Town of ROYAL
 Tax ID: 127.00-1-43.12
 School District: ROY-HART
 Sewer: NONE

Acreage: 4.20
 Land SqFt: 182952
 Property Type: 314 - RURAL VACANT
 Lot Size: 211 X 920
 Longitude: 1164898 / -78.5211174
 Latitude: 1145838 / 43.1447468
 Total Assessment: \$18,500.00
 Land Assessment: \$18,500.00
 Full Market Value: \$21,300.00

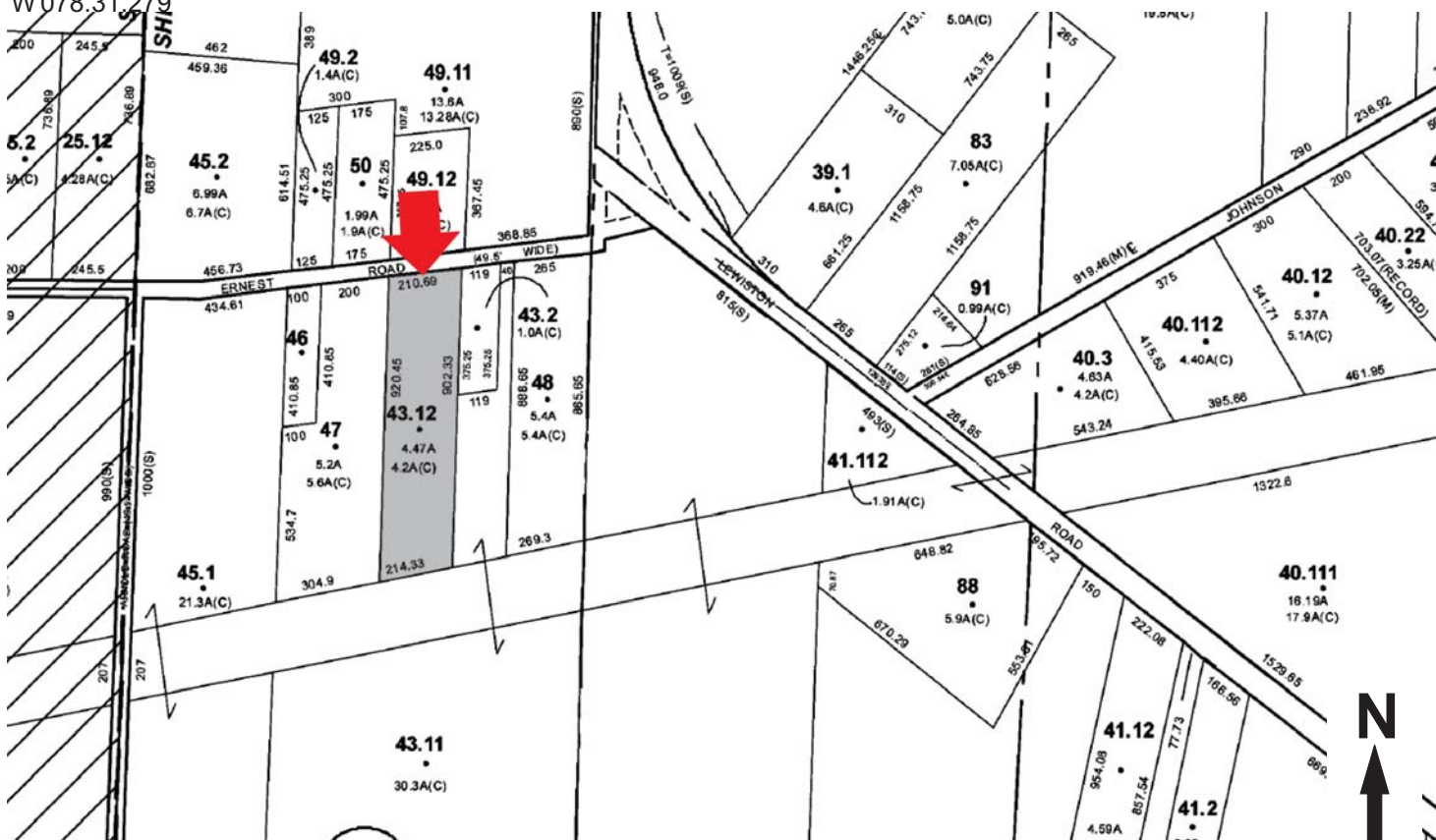


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

4.2 acres of vacant overgrown land. Lot is located to the left of house number 9088.

N 43.08.767
 W 078.31.279



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 6419 MANN RD
 Municipality: Town of ROYAL
 Tax ID: 156.00-1-5.12
 School District: AKRON
 Bldg Sq Feet: 1087
 Built: 1828
 Heat: HOT AIR
 Bedrooms: 1.0
 Exterior: WOOD
 Bathrooms (Full - Half): 1.0
 Basement: PIER/SLAB
 Sewer: NONE
 Number Stories: 1.5

Acreage: 1.12
 Land SqFt: 48787
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 127 X 385
 Longitude: 1168420 / -78.5078142
 Latitude: 1133963 / 43.1122252
 Total Assessment: \$35,000.00
 Land Assessment: \$11,800.00
 Full Market Value: \$40,200.00

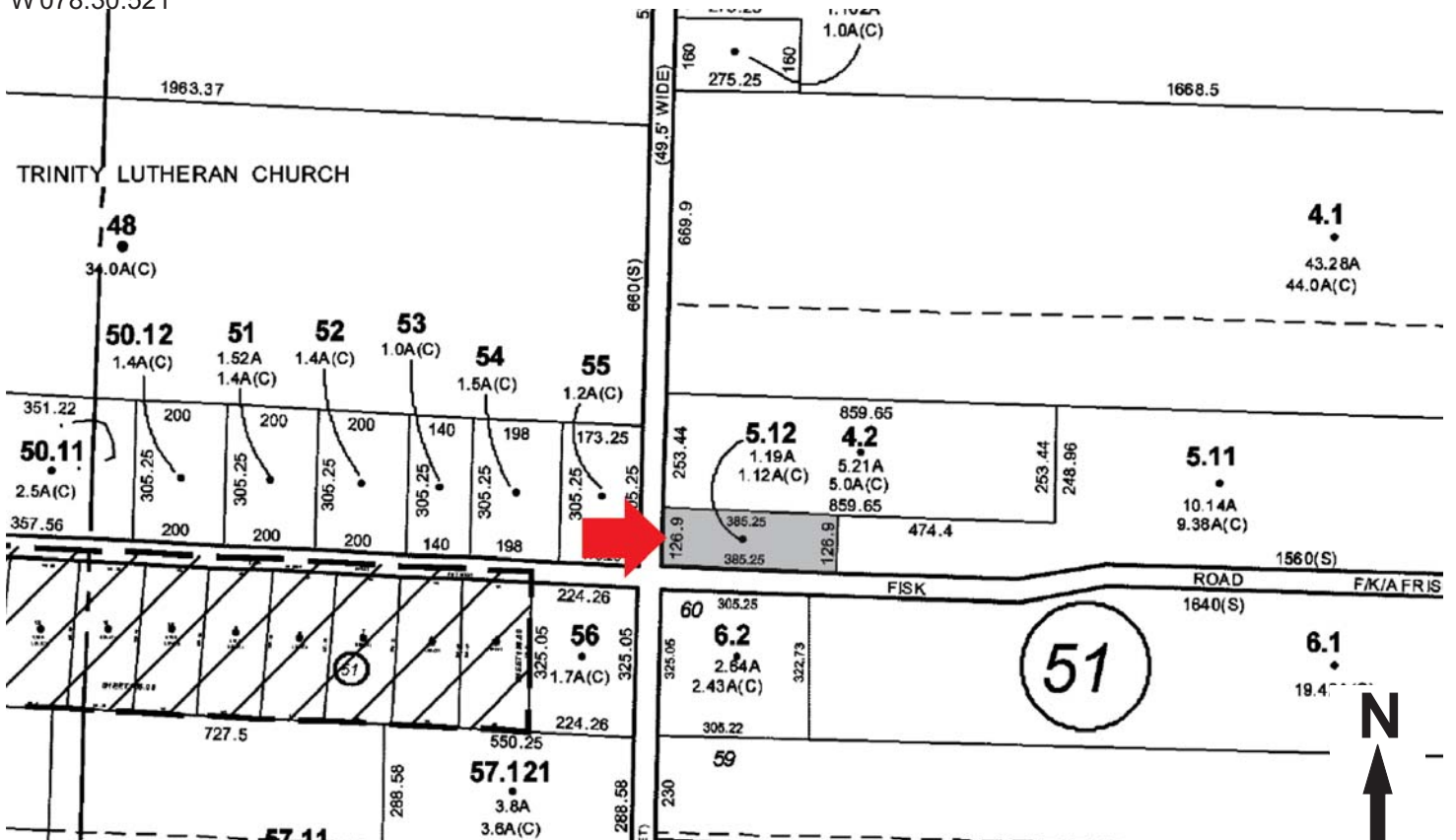


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

1 1/2 story tan house with blue trim. House is clearly marked 6419.

N 43.06.721
 W 078.30.521



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 2018 HARTLAND RD
 Municipality: Town of SOMMERSET
 Tax ID: 28.00-1-5.2
 School District: BARKER
 Bldg Sq Feet: 2426
 Built: 1860
 Heat: ELECTRIC
 Bedrooms: 5.0
 Exterior: WOOD
 Bathrooms (Full - Half): 1.0
 Basement: FULL
 Sewer: NONE
 Number Stories: 1.7

Acreage: 1.20
 Land SqFt: 52272
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 279 X 187
 Longitude: 1150407 / -78.5753904
 Latitude: 1206358 / 43.3108131
 Total Assessment: \$77,100.00
 Land Assessment: \$10,300.00
 Full Market Value: \$92,225.00



Lot # 85

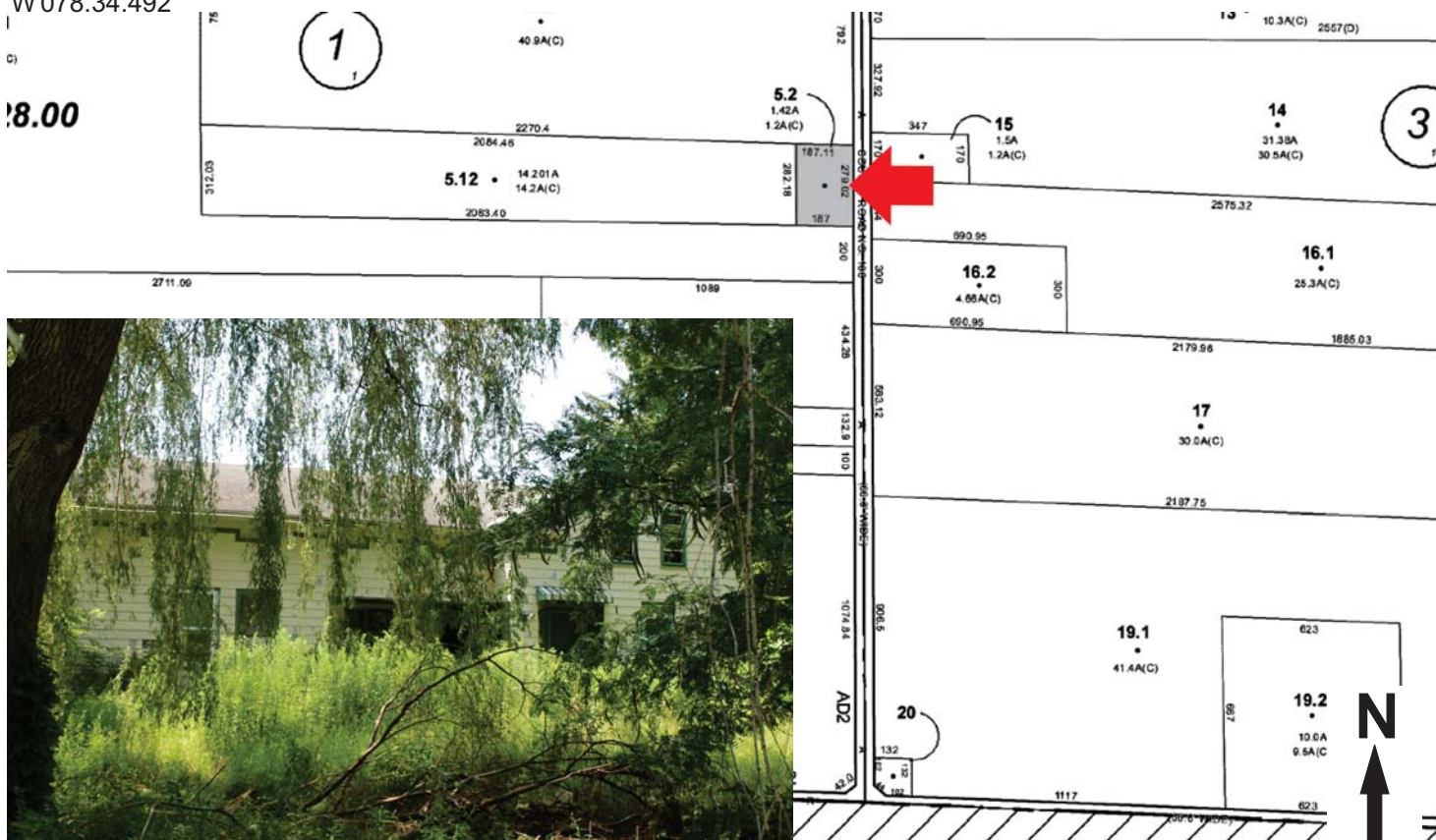
Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

2 story white house that sits back behind an overgrown yard.

N 43.18.634
 W 078.34.492

28.00



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: HIDDEN RIDGE LN
 Municipality: Town of WHEATFIELD
 Tax ID: 135.03-2-39.1
 School District: STARPOINT
 Sewer: NONE

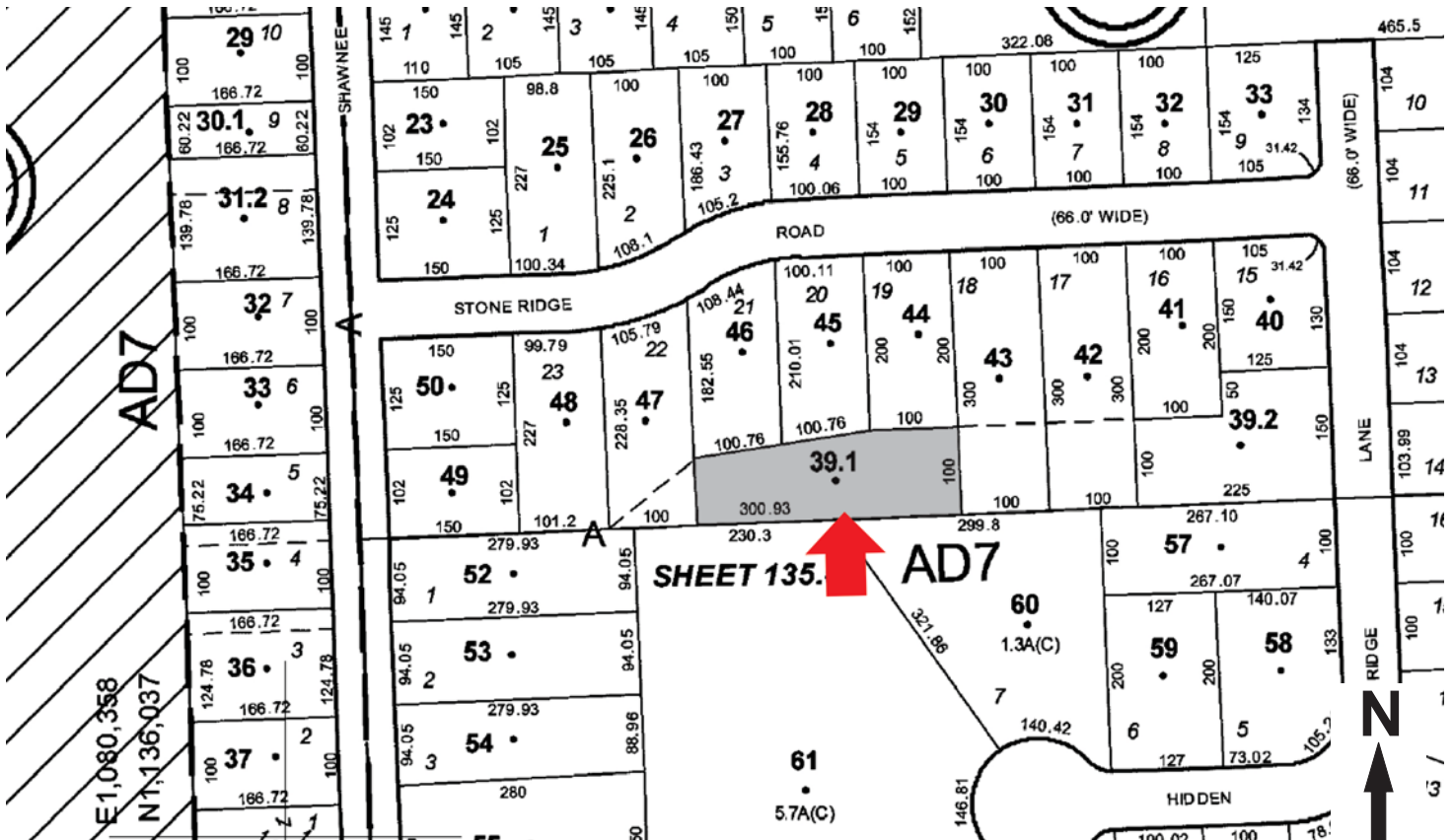
Acreage: 0.69
 Land SqFt: 30056
 Property Type: 311 - VACANT RES
 Lot Size: 301 X 100
 Longitude: 1080985 /
 Latitude: 1136442 /
 Total Assessment: \$250.00
 Land Assessment: \$250.00
 Full Market Value: \$417.00



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Vacant landlocked lot located behind house numbers 3840, 3846 and 3852 Stone Ridge Rd. Check for access and right of ways.



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 2839 THORNWOODS DR
 Municipality: Town of WHEATFIELD
 Tax ID: 147.16-2-4
 School District: NI-WHEAT
 Sewer: NONE

Acreage: 0.51
 Land SqFt: 22216
 Property Type: 311 - VACANT RES
 Lot Size: 102 x 217
 Longitude: 1066028 / -78.8913748
 Latitude: 1130567 / 43.102449
 Total Assessment: \$500.00
 Land Assessment: \$500.00
 Full Market Value: \$833.00

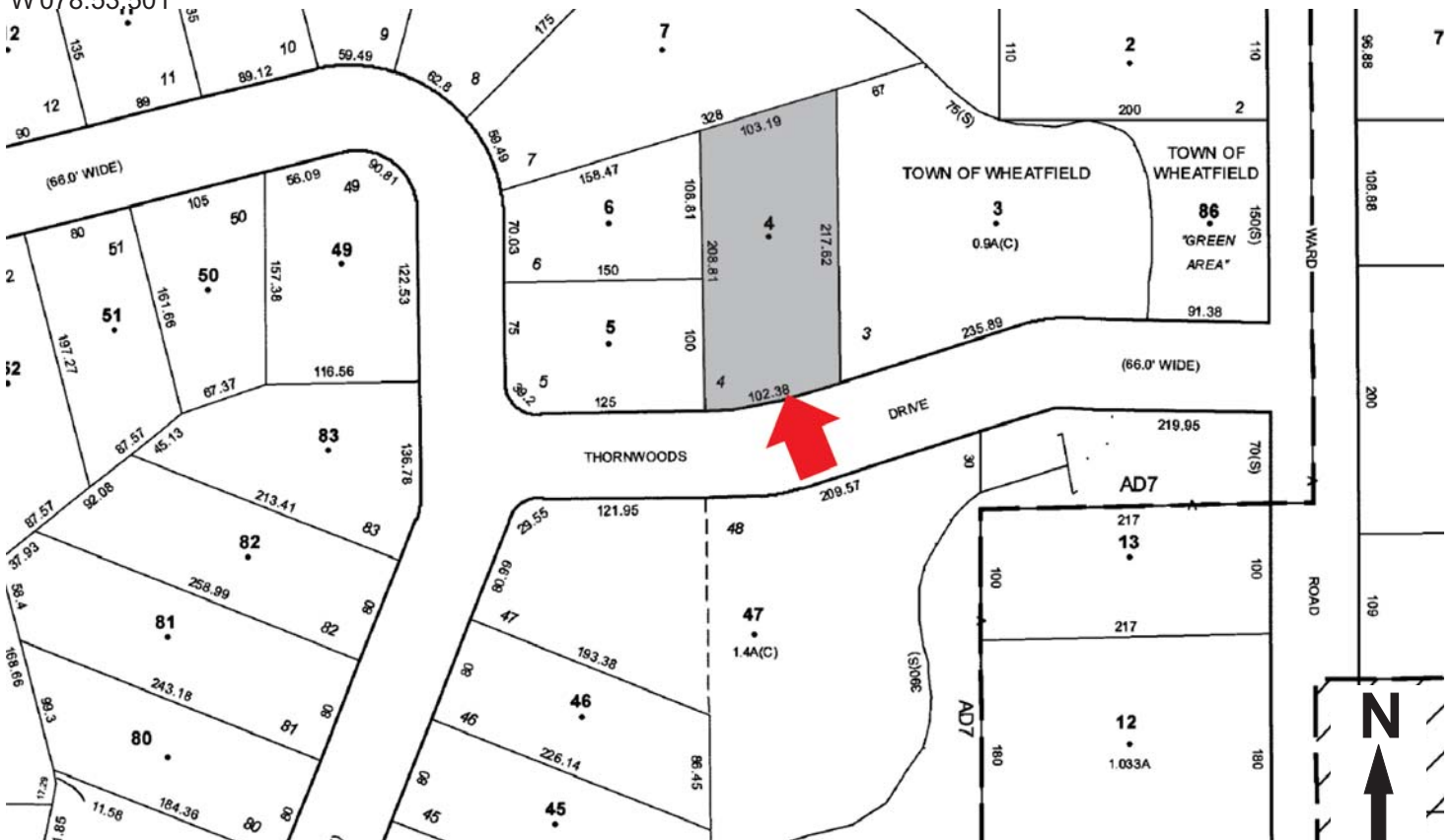


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Vacant overgrown lot located behind the light pole marked 2839. Lot is located in the Thornwoods Estates.

N 43.06.120
 W 078.53.501



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: NASH RD
 Municipality: Town of WHEATFIELD
 Tax ID: 163.18-1-18
 School District: NI-WHEAT
 Sewer: NONE

Acreage: 0.00
 Property Type: 311 - VACANT RES
 Lot Size: 2 x 320
 Longitude: 1072999 / -78.8651668
 Latitude: 1122169 / 43.0794743
 Total Assessment: \$300.00
 Land Assessment: \$300.00
 Full Market Value: \$500.00

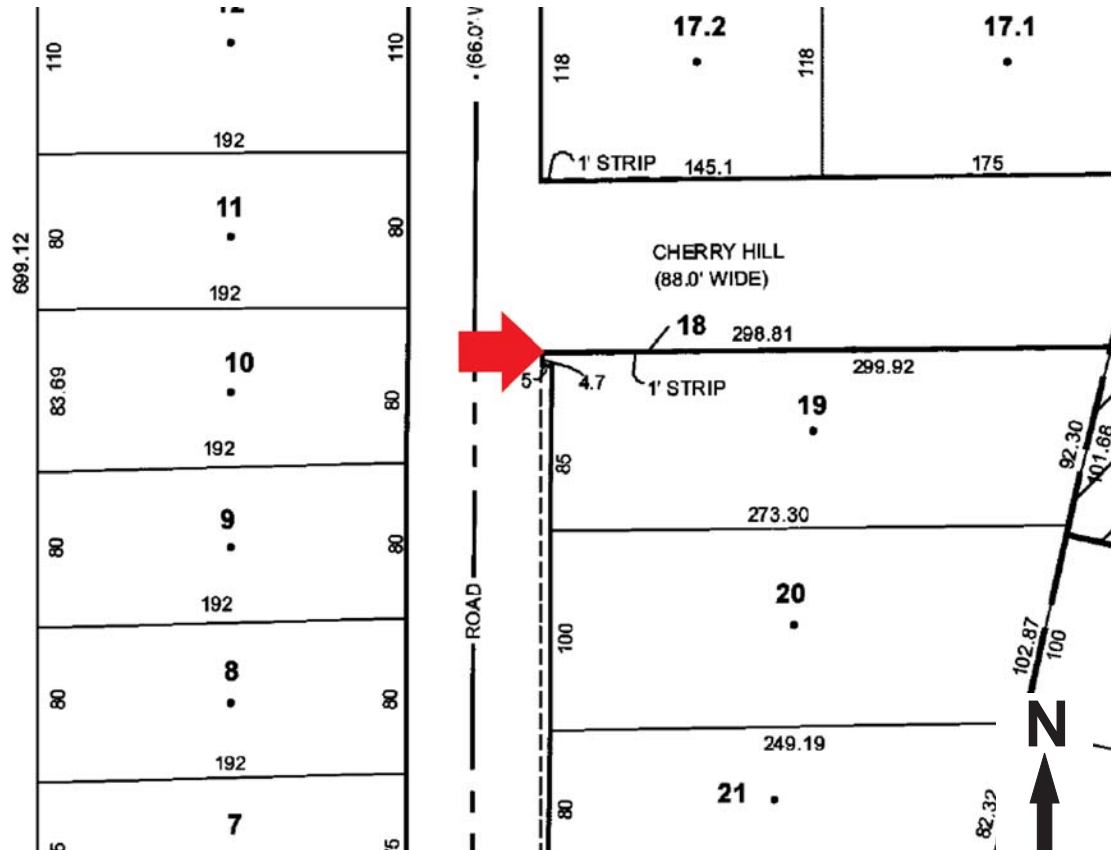


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Small 2 x 320 strip of vacant land.

(30)



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 2398 HARWOOD AVE
 Municipality: Town of WILSON
 Tax ID: 22.56-1-34
 School District: WILSON
 Sewer: NONE

Acreage: 0.14
 Land SqFt: 6098
 Property Type: 314 - RURAL VACANT
 Lot Size: 60 X 100
 Longitude: 1073647 / -78.8637675
 Latitude: 1204007 / 43.3040192
 Total Assessment: \$200.00
 Land Assessment: \$200.00
 Full Market Value: \$300.00



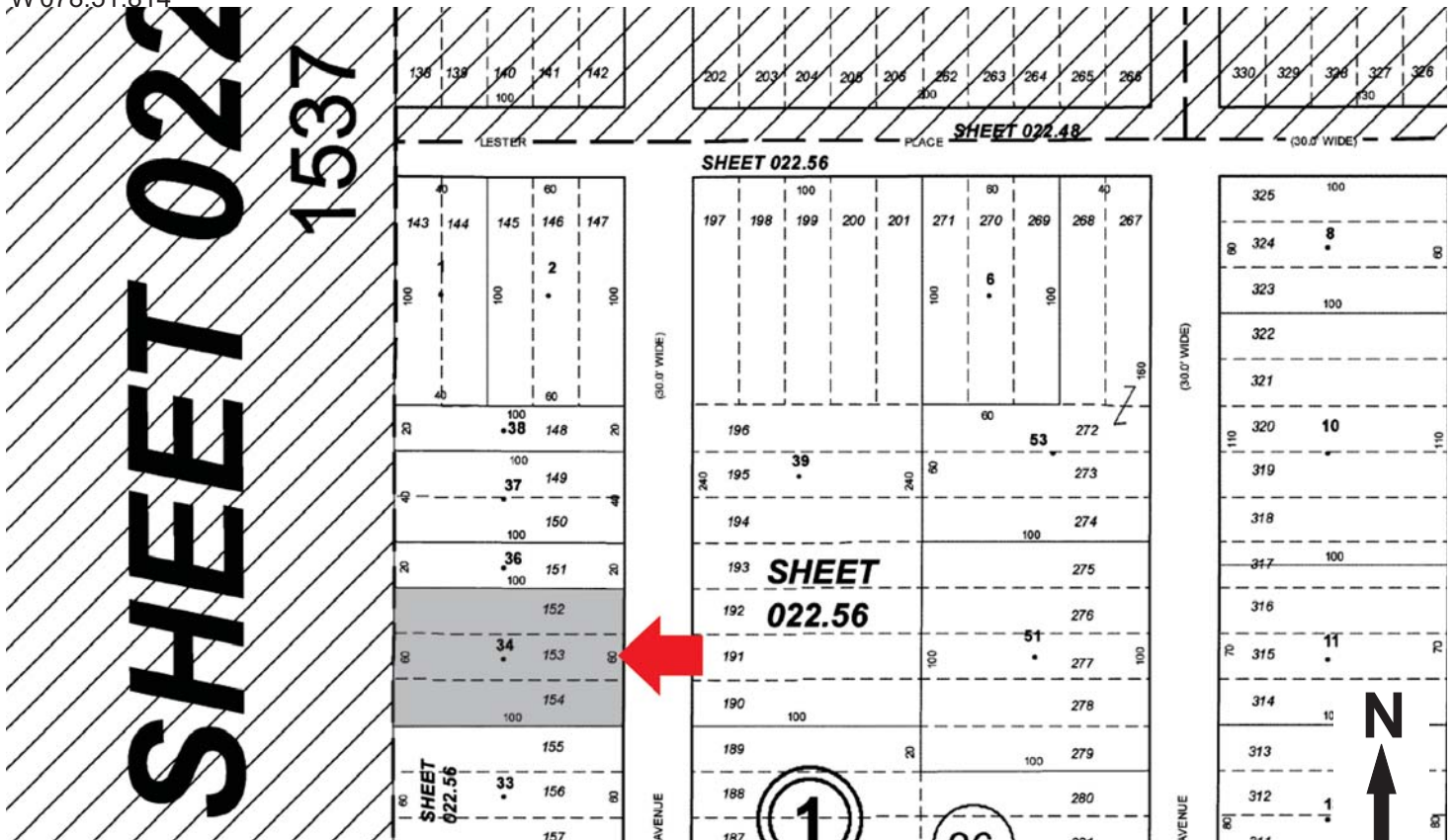
Lot # 90

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Vacant overgrown lot located across from house number 2393 driveway.

N 43.18.217
 W 078.51.814



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 2179 PROSPECT RD
 Municipality: Town of WILSON
 Tax ID: 23.00-2-12
 School District: WILSON
 Sewer: NONE

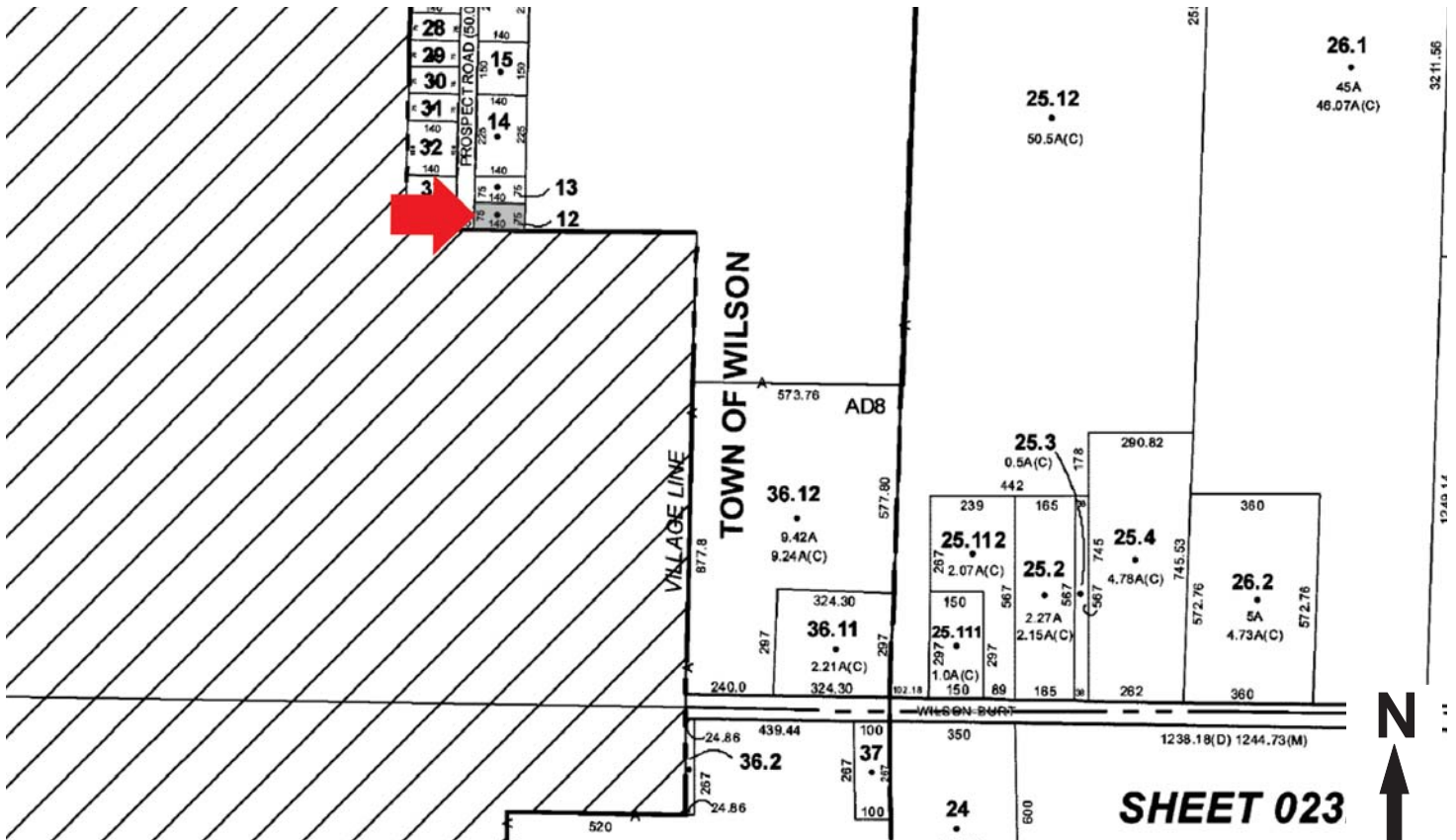
Acreage: 0.24
 Land SqFt: 10454
 Property Type: 314 - RURAL VACANT
 Lot Size: 75 X 140
 Longitude: 1085406 / -78.8196235
 Latitude: 1207351 / 43.313313
 Total Assessment: \$800.00
 Land Assessment: \$800.00
 Full Market Value: \$1,000.00



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Vacant lot located on a paper street. Check for access and right of ways.



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 2564 BEEBE RD
 Municipality: Town of WILSON
 Tax ID: 37.00-1-22.2
 School District: WILSON
 Bldg Sq Feet: 4592
 Built: 1840
 Heat: HOT AIR
 Bedrooms: 5.0
 Exterior: ALUM/VINYL
 Bathrooms (Full - Half): 5.0
 Basement: FULL
 Sewer: NONE
 Number Stories: 2.0

Acreage: 10.00
 Land SqFt: 435600
 Property Type: 322 - RES VACANT
 Lot Size: 436 X 876
 Longitude: 1099999 / -78.7647302
 Latitude: 1199275 / 43.291236
 Total Assessment: \$28,000.00
 Land Assessment: \$23,000.00
 Full Market Value: \$35,400.00



Lot # 92

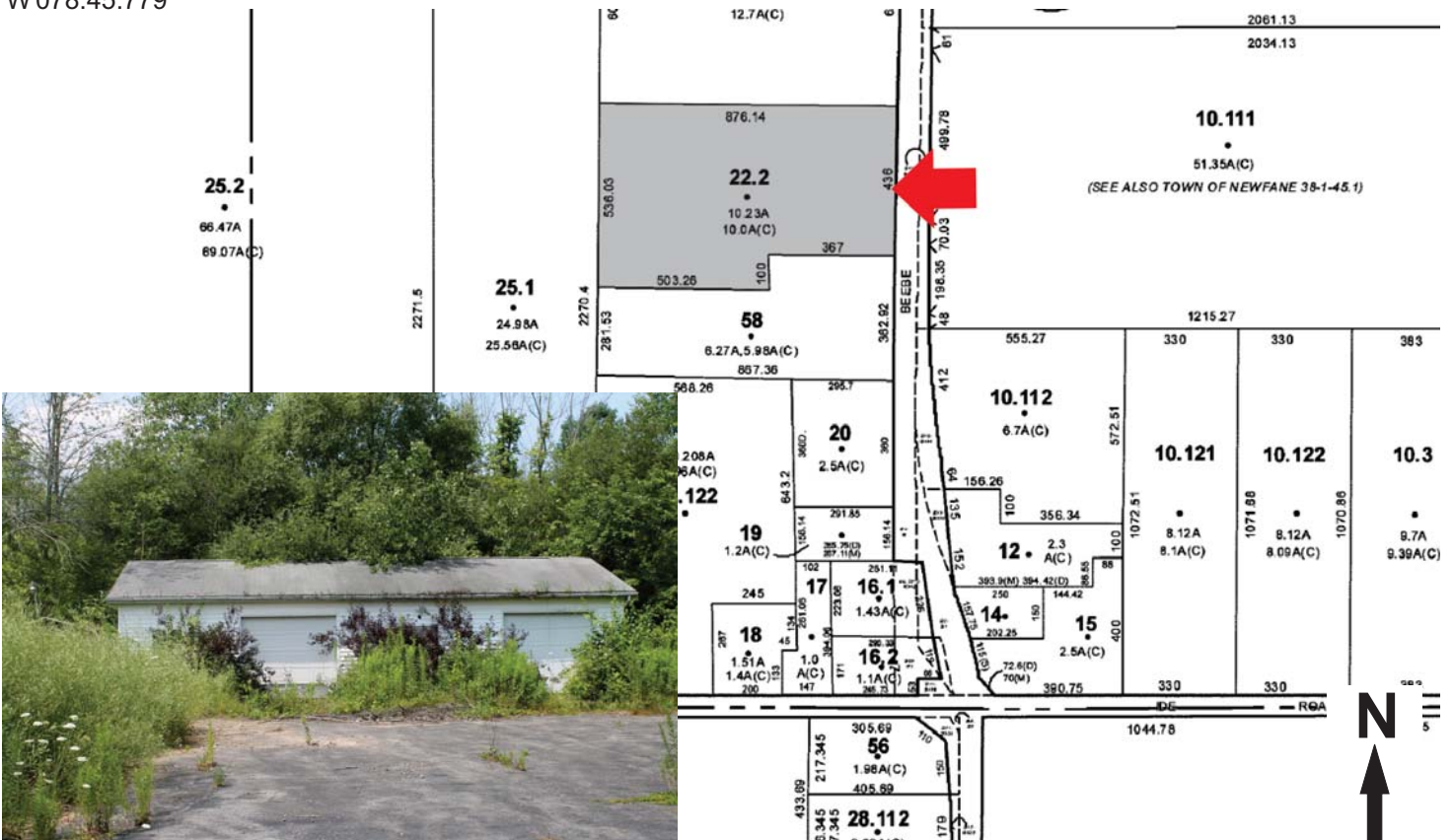
Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Large 2 story white sided building with a 2 car detached garage. Parcel is located approx. 1/4 mile from Ide Rd.

****Parcel May Have Potential Wetlands****

N 43.17.477
 W 078.45.779

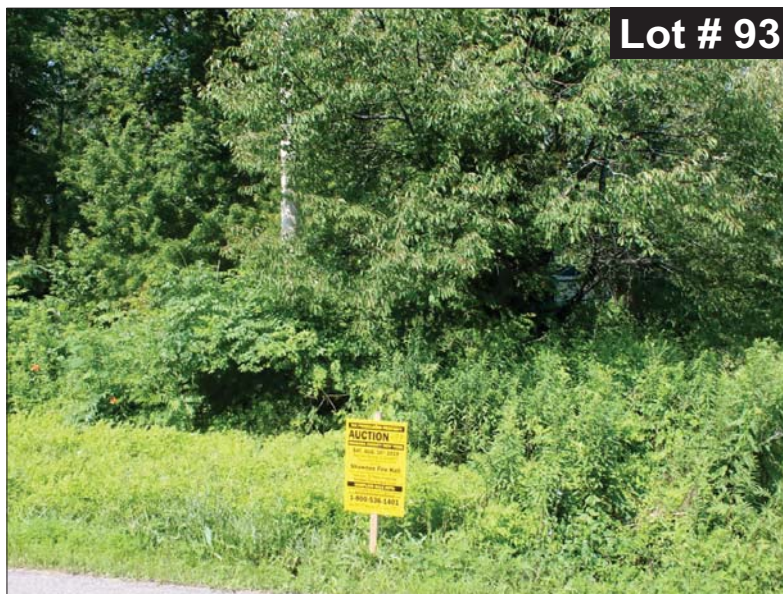


NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 3566 PALMER RD
 Municipality: Town of WILSON
 Tax ID: 62.04-3-14
 School District: WILSON
 Bldg Sq Feet: 2352
 Built: 1986
 Heat: HOT WATER
 Bedrooms: 3.0
 Exterior: ALUM/VINYL
 Bathrooms (Full - Half): 2.0
 Basement: CRAWL SPAC
 Sewer: NONE
 Number Stories: 1.0

Acreage: 1.30
 Land SqFt: 56628
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 106 X 569
 Longitude: 1065637 / -78.8935393
 Latitude: 1181067 / 43.241002
 Total Assessment: \$94,000.00
 Land Assessment: \$14,000.00
 Full Market Value: \$119,000.00

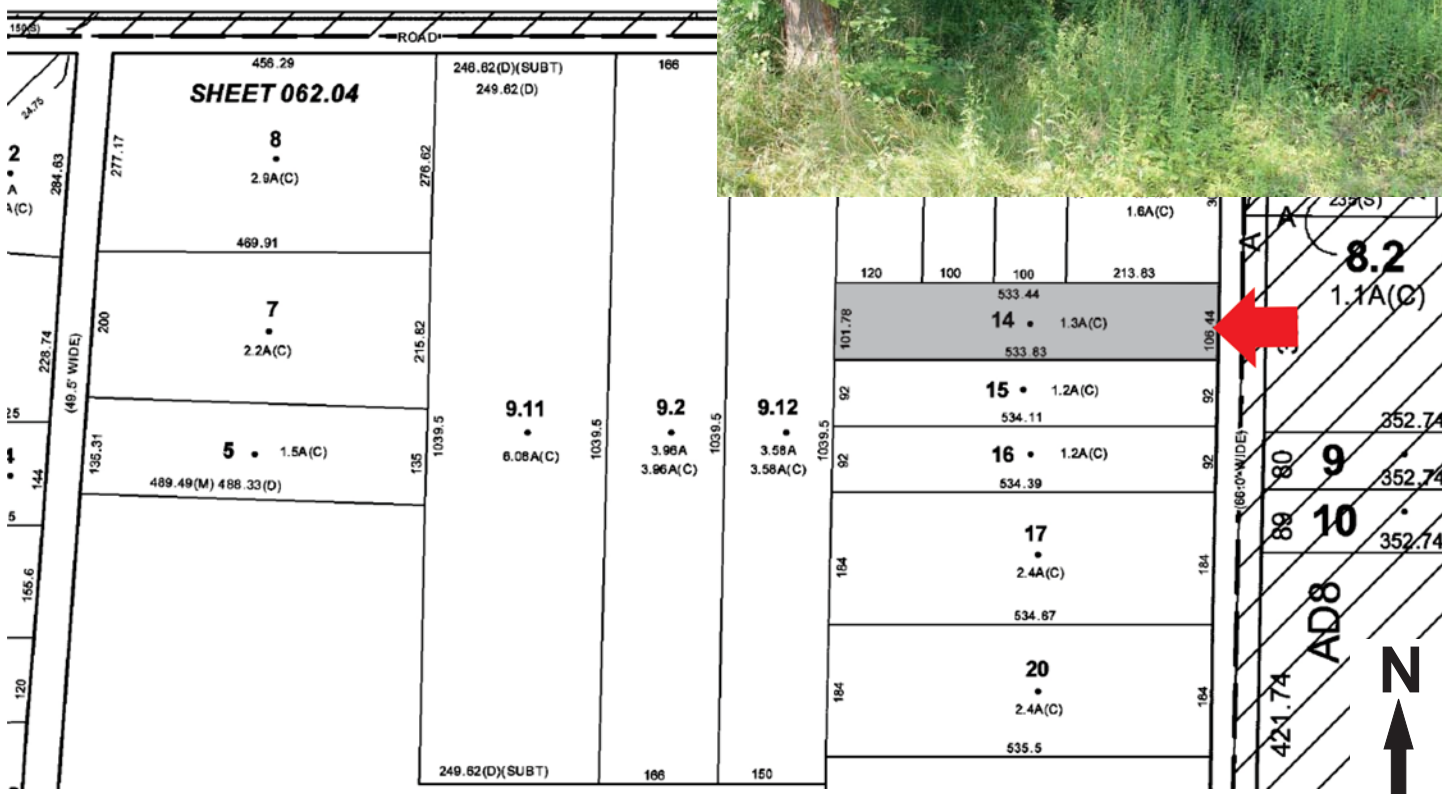


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Single story ranch style home tucked back on an overgrown lot. Sign is posted approx. 350ft from the New and Palmer Rd intersection.

N 43.14.468
 W 078.53.547



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 3766 WILSON-CAMBRIA RD
 Municipality: Town of WILSON
 Tax ID: 64.00-1-60.32
 School District: WILSON
 Sewer: NONE

Acreage: 0.40
 Land SqFt: 17424
 Property Type: 314 - RURAL VACANT
 Lot Size: 116 X 150
 Longitude: 1083448 / -78.8266586
 Latitude: 1177597 / 43.2316432
 Total Assessment: \$900.00
 Land Assessment: \$900.00
 Full Market Value: \$1,100.00

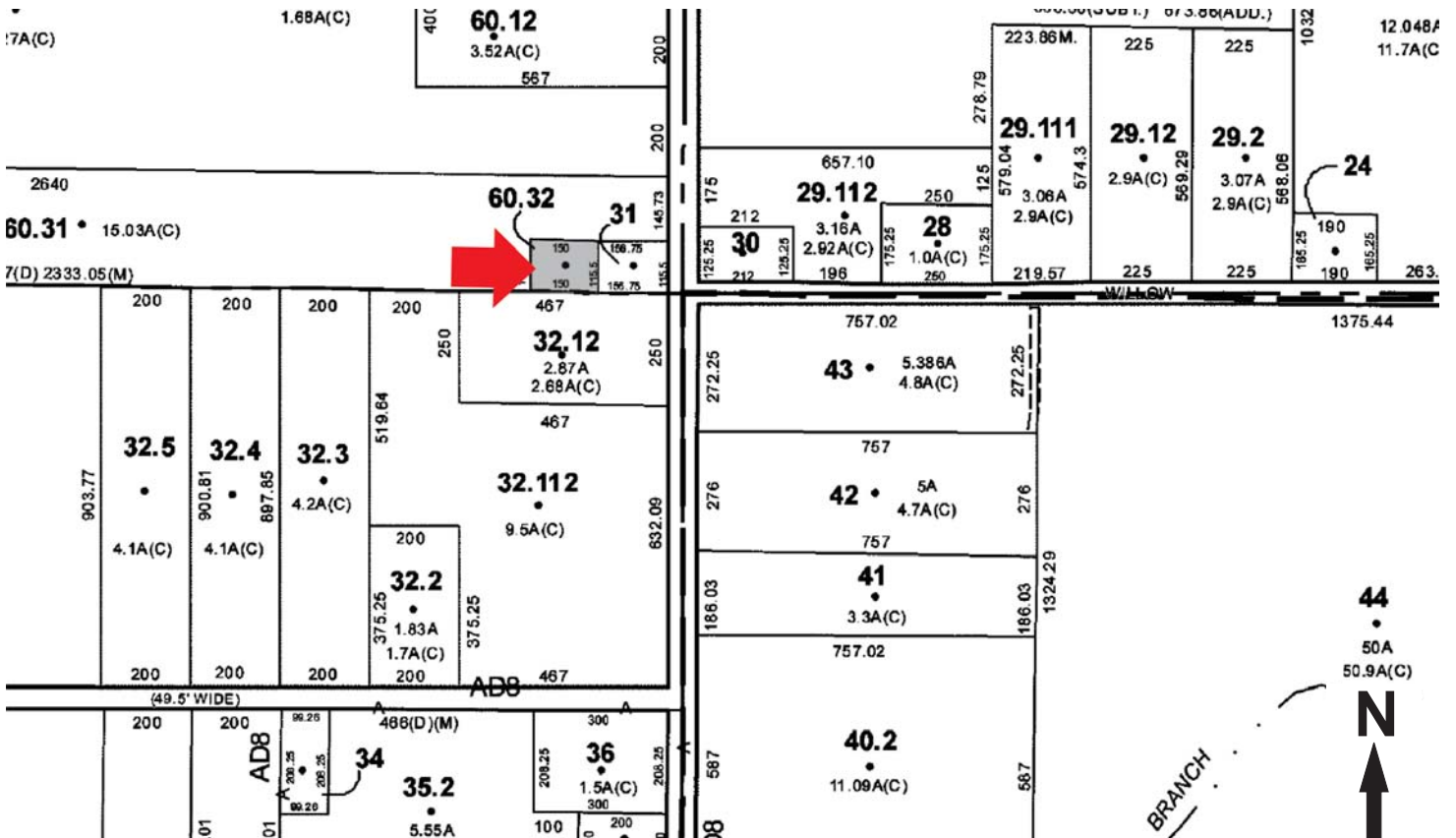


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

Vacant landlocked lot located behind house number 3764. Check for access and right of ways.

****Parcel May Have Potential Wetlands****



NIAGARA COUNTY - REAL ESTATE AUCTION - AUGUST 10, 2019

Property Information

Property Address: 5190 CHESTNUT RD
 Municipality: Town of WILSON
 Tax ID: 65.00-2-24
 School District: WILSON
 Bldg Sq Feet: 1445
 Built: 1880
 Heat: NONE
 Bedrooms: 3.0
 Exterior: WOOD
 Bathrooms (Full - Half): 1.0
 Basement: PARTIAL
 Sewer: NONE
 Number Stories: 1.7

Acreage: 0.68
 Land SqFt: 29621
 Property Type: 210 - SINGLE FAMILY RES
 Lot Size: 150 X 198
 Longitude: 1101778 / -78.7579029
 Latitude: 1180748 / 43.2404142
 Total Assessment: \$15,000.00
 Land Assessment: \$11,600.00
 Full Market Value: \$19,000.00



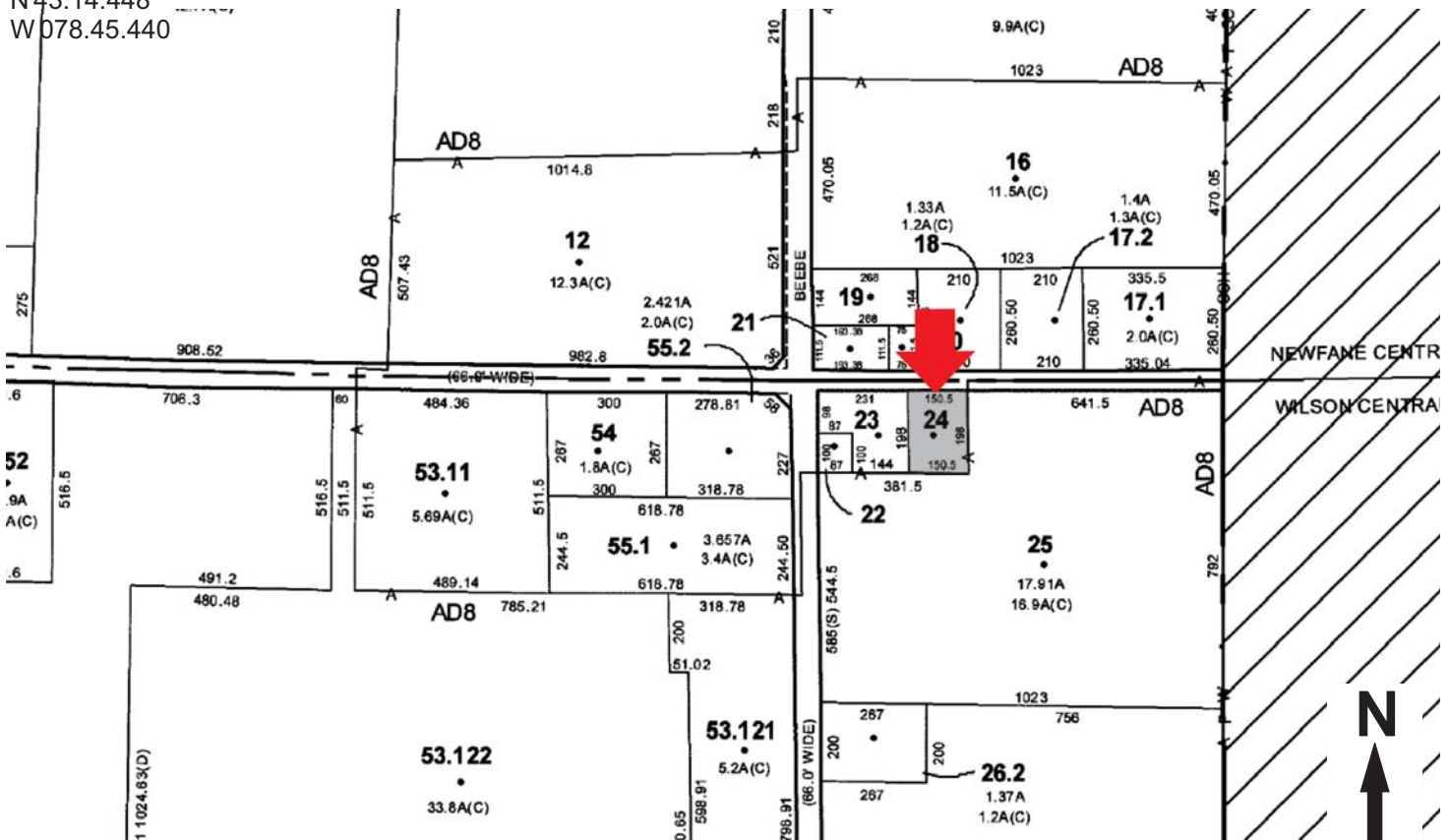
Lot # 95

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description

2 story house on a significantly overgrown lot, can barley see it from the road. House is located across from house number 5187.

N 43.14.448
 W 078.45.440



2019 Live Auction Schedule

- August 10, 2019** Niagara County Tax Foreclosed Real Estate Auction
Sale Location: 3747 Lockport Road, Sanborn, NY 14132
- Sept. 14, 2019** St Lawrence County Tax Foreclosed Real Estate Auction
Sale Location: 141 W River St, Ogdensburg, New York 13669
- Oct. 19, 2019** Warren County Tax Foreclosed Real Estate Auction
Sale Location: 1340 State Route 9, Lake George, New York 12845
- TBD 2019** Washington County Tax Foreclosed Real Estate Auction
Sale Location: 3715 Burgoyne Ave., Hudson Falls, NY 12839

Complete Auction details available online at:
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(Check back frequently for additional live events added to our schedule)

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