Absolute Real Estate Auction
Cozy Ranch Home on 1 acre lot
Saturday, December 4th, 2021 @ 10:00 a.m. * preview begins at 9:00 a.m.
55 West Dryden Rd., Freeville, NY 13068 (Tompkins County)
Auction for the Estate of Stephen Campbell and Valerie Campbell (Administratrix/Executrix)

Open House: Tuesday, November 30th, 2021 from 4:00-5:00 pm and 1 hour prior to auction.
Real Estate:
Property Information:
-Tax Map # = 33.-1-31
-property class 210- 1 Family Residence
-Dryden School District
-A.O. Smith Pro Max Hot Water Heater
-200 AMP electric
-Oil burning forced hot air furnace with oil tank
-Water = Private and Sewer = Private
-Utilities: electric, oil
-2 bedrooms with closets
-Kitchen
-Living room
-1 Full bathrooms
-Back porch
-1,152 sq. ft. of living area
-All inquiries regarding tax information should be directed to the appropriate tax collectors before the auction
-~ 1 acre lot
-Full Market Value 2021 = $75,000

Standard Real Estate Auction Terms: 10% buyer's premium added to final bid to equal the total purchase price. 20% down payment due on the day of the auction, with remainder due at closing within 30-45 days. 20% down payment must be in certified form. Time is of the essence. Administrator's/Executor's Deed. Property sells "As Is, Where Is." All tests and inspections must be done prior to auction day. All statements at auction take precedence over any printed material. Real Estate to be sold free and clear with NO liens, NO back mortgages and NO back taxes owed! Auctioneer agency represents only the sellers. Lead paint may exist.

Another professional auction conducted by…….
Z and R Auction Co.
NYS's Family Auction Team
4716 NYS Route 41
Cortland, NY 13045
Contact Number 607-745-7375
www.zandrauctions.com "EVERYTHING WE TOUCH TURNS TO SOLD"
Brent J. Zogg and Carl Zogg Auctioneers & Sale Managers

Z and R Auction Co.

Sale Information and Procedures

Prospective bidders should take an opportunity to inspect the property (signs posted) prior to the Auction and obtain an information packet that has been prepared for the sale. It is the bidder's responsibility to have their attorney review the pertinent documents (purchase offer, deeds, etc.) and, if necessary, make arrangements for financing of the property with their financial institution.

At the auction:

- Obtain a bidder number by registering with the clerk and show proper identification.
- The Auctioneer will open the Auction by announcing the terms and conditions of the real estate to be offered. The properties will be sold subject to owner's approval.
- Once bidding activity is completed, a purchase offer will be prepared in the amount of the final purchase price and it will be signed.
- The successful bidder will be required to pay the 20% as down payment in a certified form.
- ALL real estate will be sold in "AS IS, WHERE IS" condition.

Conditions of sale:

- All dimensions/descriptions are based upon information supplied to the Auctioneer. Prospective purchasers should inspect the property and review all pertinent documents and information prior to sale.
- Please be reminded that this is an Auction. Any offer written and accepted by the Seller(s) is the winning bid.

Possession:

- Possession of the property will be at Closing, within 45 days of the Auction.

Agency:

- Z and R Auction Co. (Brent J. Zogg, broker) and representatives are exclusive agents of the seller(s).

Deposit/Terms on Real Estate:

- A purchase offer will be prepared at the close of the auction. A deposit is required by CASH, PERSONAL CHECK or CERTIFIED CHECK only. Make checks payable to Z and R Auction Co. 10% buyer's premium added to final bid to equal the Total Purchase Price. 20% of Total Purchase Price down on day of auction, with the remainder due at closing within 45 days. Time is of the essence. Buyer must close within 45 days. Administrator's/Executor's deed. Property sells "AS IS, WHERE IS". All tests required must be done prior to auction day. Real estate to be sold free and clear with NO liens, NO back mortgages and NO back taxes owed! Auctioneer agency represents only the seller(s). Lead paint may exist.

Z and R Auction Co. Real Estate Bidder Packet Disclaimer:

- The following real property information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness. Prospective purchasers of the auction property are responsible for conducting such due diligence as they deem appropriate, prior to bidding at the auction sale. All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.

BIDDER'S CERTIFICATION FOR REAL ESTATE

By signing this Certification and returning it in exchange for a bidder number, I hereby certify that:

1. I understand that Z and R Auction Co., Real Estate is an exclusive agent of the seller(s).
2. I have received an Information Packet containing a SAMPLE offer to purchase.
3. I understand that the Auction rules will be strictly enforced and there will be NO exceptions.
4. If I am the successful bidder, I will be asked to sign a Purchase Offer and make the required deposit immediately upon the conclusion of the Real Estate portion of the auction.
5. I currently have sufficient funds to meet the deposit requirements as called for by the Purchase Offer.
6. I understand that the property will be sold to the highest bidder, subject to owner confirmation.
7. I have personally inspected the real estate being offered at Auction and agree to accept the property in the condition I find it as of this date. I understand that any testing needed must be conducted prior to the day of the Auction. If there is anything concerning the condition of the property that I do not understand or on which I require further explanation, I will ask PRIOR to the bidding. My question and the answer may be recorded as part of the open forum portion of the Auction presentation.
8. I understand completely that this real estate sells "As Is, Where Is".
9. I understand that possession of the property shall take place at closing.
10. The buyer will be responsible for a new survey, if one is needed.
11. I understand that I will forfeit my deposit if I am unable to close the transaction.
12. I understand that I will be liable for the seller's attorney's fees in the event I am unable to close the transaction.
13. I understand that the Auctioneers reserve the right to preclude any person from bidding if there is any question, in the sole judgment of the Seller or the Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the Property, credentials, fitness, etc. All decisions of the Auctioneer are final.
14. The time of settlement and all other times stated in this Agreement are to be of the essence.
15. Possession is to be delivered by Administrator's/Executor's deed.
16. Risk of loss or damage to the property by fire or other casualty between the date of this Agreement and the date of settlement shall remain upon the Seller.
17. The sale and settlement hereunder are not contingent upon the Buyer obtaining a mortgage.
18. Buyer shall pay all costs of title search and title insurance, as well as Buyer's attorney fees and any other expenses incurred by Buyer.
19. Buyer acknowledges that the real estate is being sold at Auction and any offer written and accepted by the Seller is the final, winning bid.

Signature: _____

Print Name: _____

Witness: _____

Date: Saturday, December 4th,, 2021

Auction for the Stephen Campbell Estate and Valerie Campbell(Administratrix/Executrix)

Bidder No. _____

This is a legally binding document. Consult your lawyer if you do not understand any part of it.

OFFER TO PURCHASE

TO THE SELLER OR PERSON WHO HAS THE RIGHT TO SELL THE PROPERTY DESCRIBED BELOW:

This agreement, made this 4th day of December 2021 by the Stephen Campbell estate (Valerie Campbell, Administratrix/Executrix), hereinafter referred to as the "Seller" and _____, hereinafter referred to as the "Buyer".

PROPERTY: I (We) agree to purchase the following property situated in the county of Tompkins, located at 55 West Dryden Rd., Freeville, NY 13068 known as tax map #'s = 33.-1-31(for a more detailed description of the property reference is hereby made to the deed thereof) together with all lighting, heating and plumbing fixtures, window shades, screen and storm doors and windows, if any, water heater, water meter and all fixtures and fittings belonging to or used in the operation of the property and owned by you.

PRICE: At the price of _____ $_____
Payable as follows:

DEPOSIT: $_____ cash deposited with Z and R Auction Co, Real Estate to be held until this offer is accepted, at which time it shall become part of the purchase price, or returned if not accepted.

BALANCE: $_____ cash on or before _____ on passing of deed.

HIGH BID: $_____

BUYER'S PREMIUM: $_____

TOTAL PURCHASE PRICE: $_____

REAL ESTATE SELLS IN "AS IS, WHERE IS" CONDITION
This agreement shall not be contingent upon any fact or occurrence.

ESCROW: The deposit shall be held in escrow by Z and R Auction Co. and Associates Real Estate until closing and will be applied toward the total purchase price of the real estate. In the event that the Seller is unable to perform in closing the transaction, the deposit will be refunded to the Buyer. In the event that the Buyer is unable to perform in closing the transaction, the deposit will be forfeited by the Buyer and kept by the Seller. In the event that the Buyer is unable to perform in closing the transaction, the Buyer will also be liable for all attorney's fees incurred by the Seller and the Seller's agent.

BUYER'S PREMIUM: The Buyer acknowledges and understands that the buyer's premium has been earned at the time of the auction and execution of this purchase agreement.

PROPERTY SOLD AS IS: Buyer understands that the property is sold in "As Is, Where Is" condition. It is understood that the Buyer has inspected the property or hereby waives the right to do so and has agreed to purchase the property as a result of such inspection and not because of or in reliance upon any representation made by the Seller or any officer, partner or employee of the Seller, or by the agent of the Seller, or by the Seller's attorney, or any salesman or employees of the agent of the Seller, or by any cooperating broker, if any, or any of his salesman and employees, and that the Buyer agrees to purchase it in its present condition, "AS IS".

ABSTRACT of TITLE, TAX SEARCH, SURVEY: Buyer to perform survey if needed. Buyer to perform abstract of title if desired. Sellers to provide Administrator's/Executor's Deed. All dimensions are approximate and not guaranteed.

DEED: Possession is to be delivered by Administrator's/Executor's Deed.

ADJUSTMENTS: Interest, insurance premiums, rents and taxes will be prorated and adjusted as of the closing date. Time is of the essence.

POSSESSION: Possession of the premises shall be delivered on or before the closing date, on passing of the deed.

CLOSING: Transfer is to be completed at the office of either party's attorney; whichever can be mutually agreed upon. Closing will occur on or before _____. Time is of the essence. An extension may be granted in writing if both parties are in agreement.

RECORDING FEES, EXPENSES, ETC.: The Buyer shall pay any and all attorney's fees and any other expenses incurred by the Buyer. The Buyer shall pay all fees, including the cost of recording the deed and the cost of any applicable revenue stamps, and the cost of recording a release of mortgage on the property, if applicable.

LEAD PAINT: Property may contain LEAD PAINT.

RISK OF LOSS: The risk of loss or damages to the property by fire or other causes, until the delivery of the deed, is assumed by the Seller.

BINDING AGREEMENT: All sales shall be final, absolute, and without recourse and by executing this purchase agreement, the Buyer acknowledges and understands that the Auctioneer is acting as an agent for the disclosed principal.

This offer, when accepted, shall be a binding contract. It shall bind the parties hereto and their respective executors, administrators, distributees, successors and assigns.

DATED: _____ Signed: _____ (Buyer)

Witness: _____ Signed: _____ (Buyer)

ACCEPTANCE

The undersigned hereby accepts this offer, agrees to sell on the terms and conditions set forth, and agrees to pay Z and R Auction Co, the authorized agent, the entire 10% buyer's premium as commission.

The deposit made or as much as covers the commission may be applied to payment of the commission.

DATED: _____ Signed: _____ (Seller)

DATED: _____ Signed: _____ (Seller)

Witness: _____ Signed: _____ (Seller)

NEW YORK STATE OF OPPORTUNITY.
Division of Licensing Services

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.ny.gov

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 interest. 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 consistent 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 cannot 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 the 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. 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 landlord or tenant. A designated sales agent cannot provide 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 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 _____ of _____
(Print Name of Licensee) *(Print Name of Company, Firm or Brokerage)*

a licensed real estate broker acting in the interest of the:

☐ Seller as a (*check relationship below)*
- ☐ Seller's Agent
- ☐ Broker's Agent

☐ Buyer as a (*check relationship below)*
- ☐ Buyer's Agent
- ☐ Broker's Agent

☐ Dual Agent

☐ Dual Agent with Designated Sales Agent

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

☐ Advance Informed Consent Dual Agency

☐ Advance Informed Consent to Dual Agency with Designated Sales Agents

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

(I) (We) _____ acknowledge receipt of a copy of this disclosure form:

Signature of ☐ Buyer(s) and/or ☐ Seller(s):

_____ _____

_____ _____

Date: _____ Date: _____

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

Lead Warning Statement

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

Seller's Disclosure

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

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

_____

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

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

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

_____

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

Purchaser's Acknowledgment (initial)

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

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

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

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

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

Agent's Acknowledgment (initial)

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

Certification of Accuracy

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

Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

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Residential

- Property Info
- Owner/Sales
- Inventory
- Improvements
- Exemption Info
- Report
- Comparables

Municipality of Dryden

SWIS:	502489	Tax ID:	33.-1-31

Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	55 West Dryden Rd		
Property Class:	210 - 1 Family Res	Site Property Class:	210 - 1 Family Res
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zonning Code:	-	Bldg. Style:	Ranch
Neighborhood:	24010 -	School District:	Dryden
Total Acreage/Size:	1.00	Equalization Rate:	----
Land Assessment:	2021 - $15,000 2020 - $15,000	Total Assessment:	2021 - $75,000 2020 - $75,000
Full Market Value:	2021 - $75,000 2020 - $75,000		
Deed Book:	43666	Deed Page:	1001
Grid East:	880625	Grid North:	917599

Special Districts for 2021

Description	Units	Percent	Type	Value
FD241-Dryden fire prot	0	0%		0
SWRES-Solid waste fee res.	1	0%		0
DA241-Dryden ambulance	0	0%		0

Special Districts for 2020

Description	Units	Percent	Type	Value
FD241-Dryden fire prot	0	0%		0

Photographs

No Photo Available

Maps

- View Tax Map
- Pin Property on GIS Map
- View in Google Maps
- View in Bing Maps

Map Disclaimer

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Residential

- Property Info
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- Improvements
- Exemption Info
- Report
- Comparables
- Request Change

Municipality of Dryden

SWIS:	502489	Tax ID:	33.-1-31

Structure

Building Style:	Ranch
Number of Baths:	1 (Full)
Number of Bedrooms:	2
Number of Kitchens:	1
Number of Fireplaces:	0
Overall Condition:	Fair
Overall Grade:	Economy
Porch Type:	
Porch Area:	
Year Built:	1993
Basement Type:	Crawl
Basement Garage Cap.:	0
Attached Garage Cap.:	0 sq. ft.

Area

Living Area:	1,152 sq. ft.
First Story Area:	1,152 sq. ft.
Second Story Area:	0 sq. ft.
Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.
Three-Quarter Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.
Finished Rec Room:	0 sq. ft.
Finished Area Over Garage:	0 sq. ft.
Number of Stories:	1

Utilities

Sewer Type:	Private

Photographs

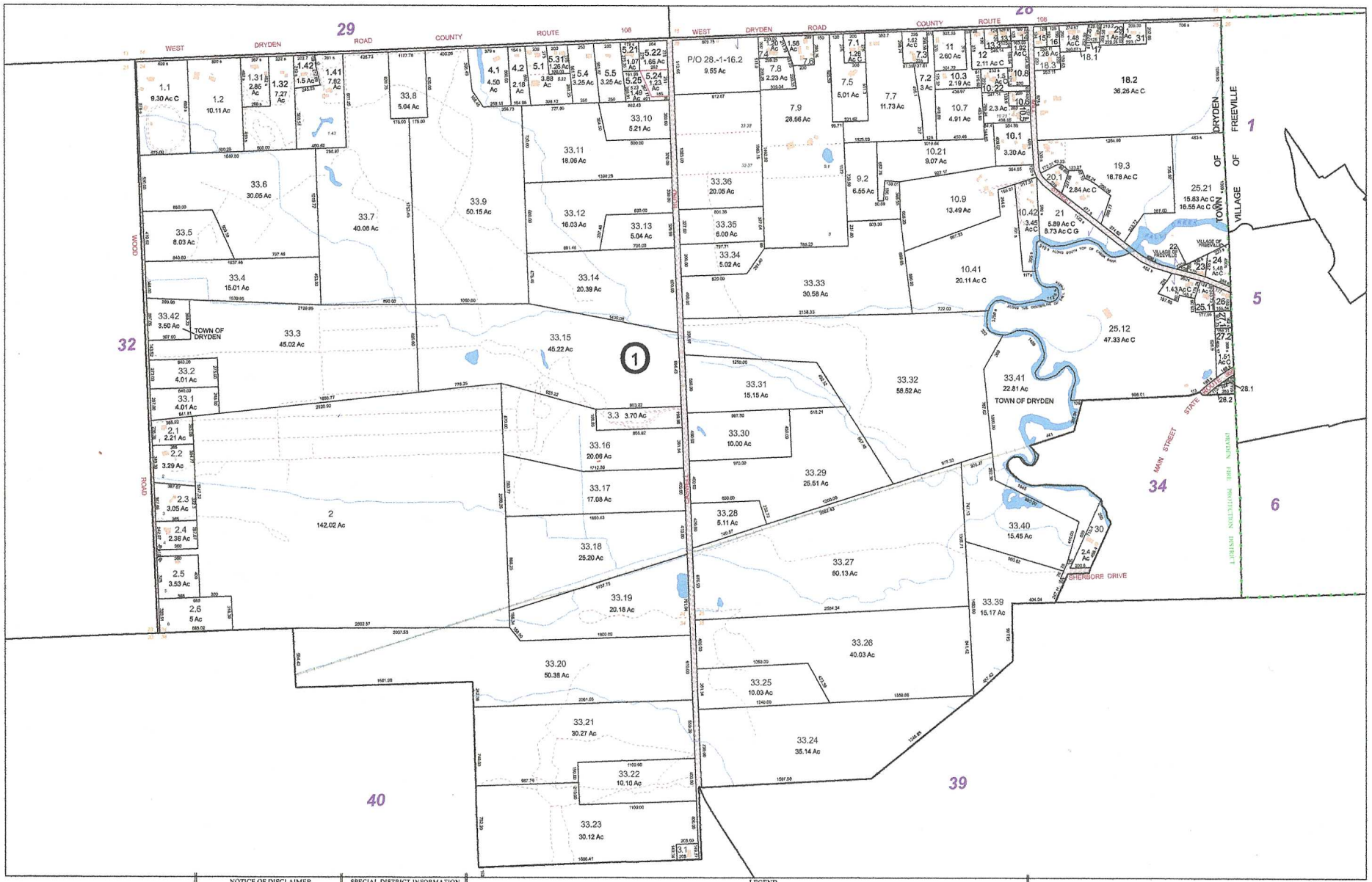
No Photo Available

Maps

- View Tax Map
- Pin Property on GIS Map
- View in Google Maps
- View in Bing Maps

Map Disclaimer

Water Supply:	Private
Utilities:	Electric
Heat Type:	Hot air
Fuel Type:	Oil
Central Air:	No



FOR TAX PURPOSES ONLY

NOT TO BE USED FOR CONVEYANCE

All tax maps are referenced to the New York State Plane Central Coordinate System using the 1983 North American Datum. Property lines have been registered to 1991-92 Tompkins County Digital Planimetric Base Map, and, as a result, dimensions and acreages may vary from legal descriptions. For complete legal descriptions or conveyances, please refer to the appropriate deeds and surveys.

NOTICE OF DISCLAIMER

This map represents a compilation of graphical and textual information from deeds and surveys, a digital planimetric base map, and digital conversion of hand-drawn tracker maps. Boxes and exclusions can occur from each of these sources, each source represents a large number of records and originators of information. As a practical matter, the County does not warrant the accuracy or completeness of the information portrayed. The end user of these maps agrees to accept the data "as is" with the full knowledge that errors and omissions may exist, and to hold harmless the County for any damages that may result from an inappropriate use of these maps.

SPECIAL DISTRICT INFORMATION

Dryden Central School District
Dryden Fire Protection District

LEGEND

- Building Footprint (1991-2021)
- Curb/Pavement Line
- Railroad
- Hydrography
- Special Districts
- Municipality
- Military Tract/Watkins & Flint Lot Number
- Parcel Connector
- Property Line
- Former Property Line
- Current Year Changes
- Block Limit
- External Tax Map
- Block Number

43.1	Parcel Lot Number
3.12	Previous Lot Number
4.3	Subdivision Lot Number
5.6 Ac	Deed/Survey Acreage
2.11 Ac C	Computed Acreage
18.50 Ac G	Grouped (Total) Acreage
100s	Scaled (Calculated) Acreage
100d	Deed Dimension

TOWN OF DRYDEN

TOWN OF DRYDEN

TOMPKINS COUNTY, N.Y.

North

200 0 200 400 Feet

MAP: 33

SCALE: 1" = 400'

(When printed on Arch D Media)
11 x 17" (4750), scale is 1" = 800

MAP REVISED: 1-JULY-2021
MAP PRINTED: 1-JULY-2021

SWRES-Solid waste fee res.	1	0%		0
DA241-Dryden ambulance	0	0%		0

Land Types

Type	Size
Primary	1.00 acres

Property Description Report For: 55 West Dryden Rd, Municipality of Dryden

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	502489
		Tax Map ID #:	33.-1-31
		Property Class:	210 - 1 Family Res
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	210 - 1 Family Res
		Zoning Code:	-
		Neighborhood Code:	24010
Total Acreage/Size:	1.00	**School District:**	Dryden
Land Assessment:	2021 - $15,000 2020 - $15,000	**Total Assessment:**	2021 - $75,000 2020 - $75,000
Full Market Value:	2021 - $75,000 2020 - $75,000		
Equalization Rate:	----	**Property Desc:**	
Deed Book:	43666	**Deed Page:**	1001
Grid East:	880625	**Grid North:**	917599

Area

Living Area:	1,152 sq. ft.	**First Story Area:**	1,152 sq. ft.
Second Story Area:	0 sq. ft.	**Half Story Area:**	0 sq. ft.
Additional Story Area:	0 sq. ft.	**3/4 Story Area:**	0 sq. ft.
Finished Basement:	0 sq. ft.	**Number of Stories:**	1
Finished Rec Room	0 sq. ft.	**Finished Area Over Garage**	0 sq. ft.

Structure

Building Style:	Ranch	**Bathrooms (Full - Half):**	1 - 0
Bedrooms:	2	**Kitchens:**	1
Fireplaces:	0	**Basement Type:**	Crawl
Porch Type:	0	**Porch Area:**	0.00
Basement Garage Cap:	0	**Attached Garage Cap:**	0.00 sq. ft.
Overall Condition:	Fair	**Overall Grade:**	Economy
Year Built:	1993		

Owners

Owner Information Not Available

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
7/24/2003	$80,000	210 - 1 Family Res	Land & Building	Stevens, Patrick J	Yes	Yes	No	43666/1001
3/31/1993	$79,275	210 - 1 Family Res	Land & Building	Parker, Lawrence	Yes	No	No	696/265

Utilities

Sewer Type:	Private	**Water Supply:**	Private
Utilities:	Electric	**Heat Type:**	Hot air
Fuel Type:	Oil	**Central Air:**	No

Improvements

Structure	Size	Grade	Condition	Year

Special Districts for 2021

Description	Units	Percent	Type	Value
FD241-Dryden fire prot	0	0%		0
SWRES-Solid waste fee res.	1	0%		0
DA241-Dryden ambulance	0	0%		0

Special Districts for 2020

Description	Units	Percent	Type	Value
FD241-Dryden fire prot	0	0%		0
SWRES-Solid waste fee res.	1	0%		0
DA241-Dryden ambulance	0	0%		0

Taxes

Year	Description	Amount

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

Image Mate Online

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Tax Links

Property Info

Tax Bill Information

Municipality of Dryden

SWIS:	502489	Tax ID:	33.-1-31

Tax Summary

Taxes reflect exemptions, but may not include recent changes in assessment.

Taxable Values

2021			
County Taxable	$75,000	Exemptions	$0
Muni. Taxable	$75,000	Exemptions	$0
Village Taxable	N/A	Exemptions	N/A
School Taxable	$45,000	Exemptions	$30,000
2020			
County Taxable	$75,000	Exemptions	$0
Muni. Taxable	$75,000	Exemptions	$0
Village Taxable	N/A	Exemptions	N/A
School Taxable	$44,970	Exemptions	$30,030