

PROPERTY ADDRESS: 105 Caroline Ave., Solvay, NY 13209

# BIDDER CERTIFICATION FORM

TO BE SIGNED IN PRESENCE OF AUCTION PERSONNEL

By signing this certification and returning it in exchange for a bid number, I hereby certify the following:

1. I acknowledge that I have received a complete bid package.
2. I have read the auction rules contained in the bid package completely and understand them.
3. I understand that the auction rules will be strictly enforced and that there will be no exceptions.
4. I certify that I currently have sufficient funds to meet the deposit requirements as called for by the purchase offer. I further understand that should I fail to close or otherwise breach the contract of sale, I will lose my deposits and will be liable for any other damages due the seller or broker.
5. I understand that if I am the successful bidder, I will be asked to sign the purchase offer immediately upon the conclusion of the auction.
6. I understand that a 10% buyer's premium will be added to my final bid and is due in addition to my final bid.
7. I understand that the owner (seller) may bid on this property. However, the owner is subject to the same rules as any other bidders and must pay the 10% buyer's premium.
8. I certify that I have personally inspected the real property being auctioned today and agree to accept the property in the condition I find it today. If there is anything concerning the condition of the property I do not understand or need further explanation on, I will ask prior to bidding. My question and answer will be videotaped or audiotaped as a part of the open forum of the auction presentation.
9. I understand that the law allows me an opportunity to conduct a lead based paint inspection or risk assessment at my own expense. I understand that I have been given the opportunity to conduct such an inspection prior to the auction date and that if I am the high bidder at the auction, I will be required to sign a purchase offer stating that I have waived the right to this inspection.
10. In consideration for approval by as a bidder by Brzostek's Real Estate Auction Co., Inc I hereby waive any action, civil or otherwise, against Brzostek's Real Estate Auction Co., Inc, it's officers, agents and or employees, for any errors or omissions that there may have been or might be, whether given verbally, announced at auction or included in any auction literature or advertisements, whether provided by Brzostek's Real Estate Auction Co., Inc, it's officers, agents and or employees or the Seller or Seller's agents, employees or representatives regarding the property to be sold, including all property specification information, including without limitation: property tax map information including tax parcel numbers; assessment and or zoning information; property location, acreage and/or lot dimensions; existence, nature and dimensions of road, river, lake and/or other frontage; existence and location, dimensions and/or nature of improvements and/or encroachments; any information regarding property access; any information regarding the sufficiency or nature of title to the premises.

SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE NUMBER: (WORK): ( ) \_\_\_\_\_ (HOME): ( ) \_\_\_\_\_

CELL: ( ) \_\_\_\_\_

BIDDER NUMBER \_\_\_\_\_ OPENING BID \_\_\_\_\_



REAL ESTATE AUCTION CO., INC.  
80 SMOKEY HOLLOW RD.  
BALDWINSVILLE, NY 13027  
315-678-2000 OR 1-800-374-SELL



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

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

## New York State Disclosure Form for Buyer and Seller

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

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

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

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

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

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

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

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

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

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

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

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

#### **Dual Agent**

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

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

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

### Dual Agent with Designated Sales Agents

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

This form was provided to me by Bernard J. Brzostek (print name of licensee) of Brzostek's Real Estate (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):

*John Paul*  
 Seller  
 Seller

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

Date: 3/28/16

MILTON AVENUE  
 N 70° 24' 00" W

SOUTHERLY STREET LINE

CAROLINE AVENUE  
 N 3° 26' 30" W

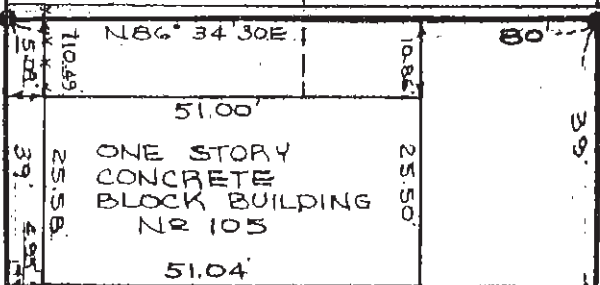
EASTERLY STREET LINE  
 POINT OF BEGINNING

LOT

LOT

LOT

EXISTING BUILDING



EXISTING BUILDING

CHAIN LINK FENCE

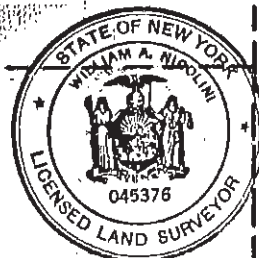
CHAIN LINK FENCE

10" CONCRETE WALL - THE NORTHERLY SIDE BEING ALL IN THIS

S 86° 34' 00" W 90' NORTHERLY LOT LINE

LOT 31

REVISED MAP SEPT 13, 1976



2" IRON PIPE SET INTO STREET BECAUSE OF WALL

SETTING OF PROPERTY CORNER STAKES NOT INCLUDED IN BUILDING LOCATION SURVEYS UNLESS SPECIFICALLY ORDERED. A REASONABLE ADDITIONAL CHARGE WILL BE MADE FOR SUCH ADDITIONAL WORK.

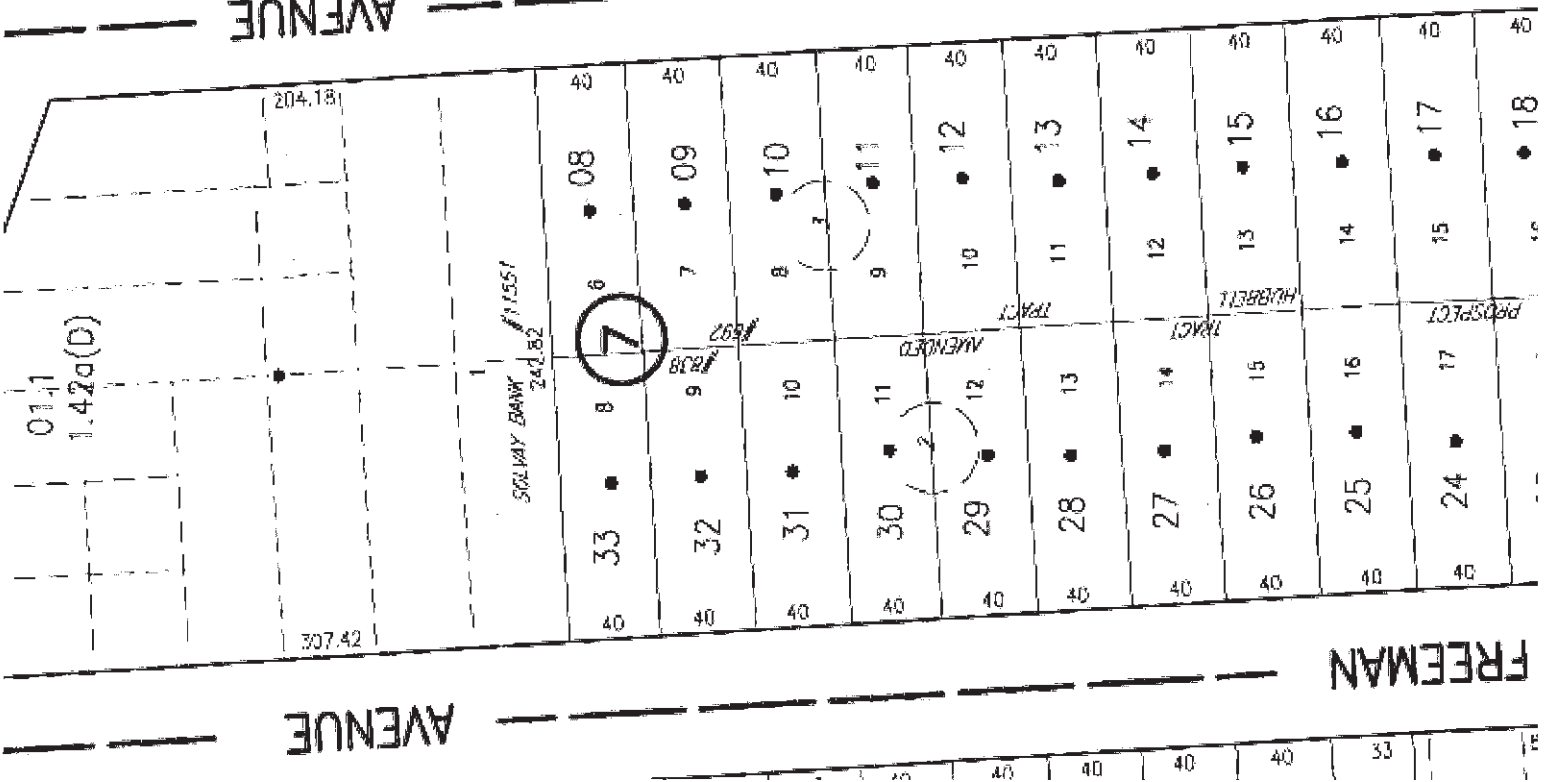
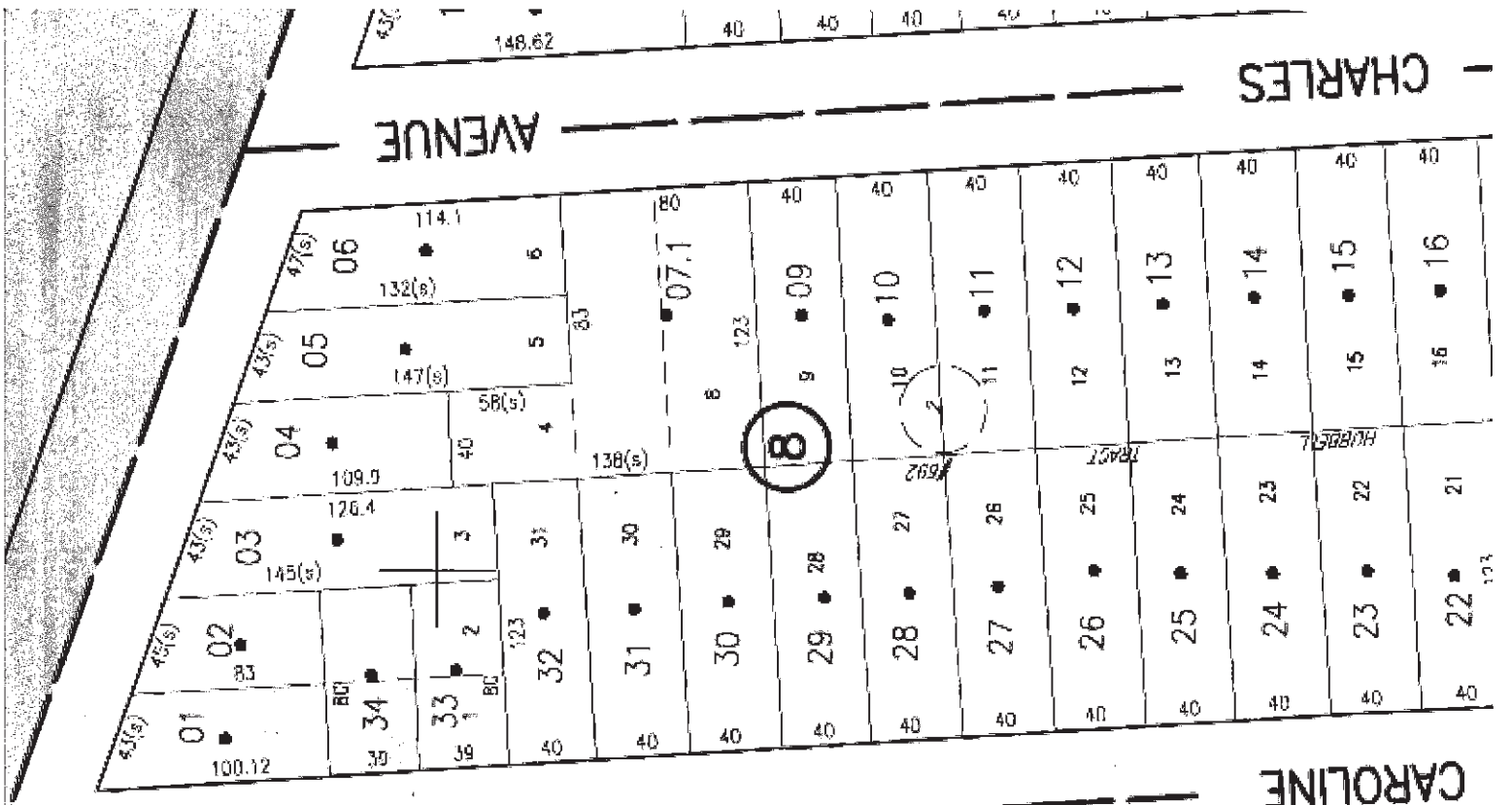
FOR THE EXCLUSIVE USE OF:

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP MADE FROM AN ACCURATE SURVEY  
 JUNE 17, 1976  
 William Nicolini  
 LICENSED LAND SURVEYOR

LOT AND BUILDING SURVEY  
 SOUTHERLY PARTS OF LOTS 1 AND 2, BLOCK 2  
 HUBBELL TRACT, MAP NO. 692  
 VILLAGE OF SOLVAY  
 ONONDAGA COUNTY, NEW YORK

WILLIAM A. NICOLINI  
 LICENSED LAND SURVEYOR  
 SYRACUSE, N.Y. SOLVAY, N. Y.

DATE: JUNE 17, 1976  
 SCALE: 1" = 20'  
 FILE NO: 7656





37  
312  
000255

Beard v. Corso 70: John J. Marzocchin Esq. 214 E. Myrtle St. Syracuse, NY 13202  
Lot 1-2 Block 2 Hubbell

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY

BOOK 3715 PAGE 235 00352  
1992

THIS INDENTURE, made the 15<sup>th</sup> day of January 1992  
BETWEEN A C M G FEDERAL CREDIT UNION, as successor in interest to S. P. EMPLOYEES FEDERAL CREDIT UNION and A. C. EMPLOYEES FEDERAL CREDIT UNION, with offices and place of business at 1753 Milton Avenue, Solvay, New York

JOHN J. RANALLI  
104 CAPITAL AVE  
SOLVAY NY 13309

grantee  
312  
JAN 5 1992  
006259  
grantee

WITNESSETH, that the grantor, in consideration of

---One and no/00---

Dollars,

paid by the grantee, hereby grants and releases unto the grantee, the heirs or successors and assigns of the grantee forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Gaddes, County of Onondaga and State of New York, bounded and described as follows, viz: Commencing at a point in the easterly line of Caroline Ave as the same is laid out on a map of the Hubbell Tract so called made by R. Griffin, C. E. and filed in the Clerk's Office of Onondaga County on the 17th day of June 1891, 39 feet northerly from where said easterly line of Caroline Ave. is intersected by the northerly line of Lot No. 31 of Block No. II of said tract running thence northerly on the easterly line of Caroline Ave. 39 feet; thence easterly parallel with said northerly line of Lot No. 31, 80 feet; thence southerly parallel with said east line of Caroline Ave. 39 feet, thence westerly parallel to the northerly line of said Lot No. 31 to the place of beginning being part of Lots 1 & 2, Block II of said Hubbell Tract and being a strip of land 39 feet front on the east side of Caroline Ave. the same in rear and 80 feet deep.

BEING the same premises conveyed to grantor by warranty deed dated September 21, 1964 and recorded in the Onondaga County Clerk's Office on September 21, 1964 in Book of Deeds 2216 at page 439.

ALSO ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Gaddes, in the County of Onondaga and State of New York, bounded and described as follows: Beginning at a point in the easterly line of Caroline Ave. as the same is laid out on a map of the Hubbell Tract made by R. Griffin, C.E. and filed in Onondaga County Clerk's Office June 17, 1891, where said east line of Caroline Ave. is intersected by the northerly line of Lot 31 of Block 2 of said tract; thence southerly on easterly line of Caroline Ave. 39 feet; thence easterly parallel with said northerly line of Lot 31 80 feet; thence southerly parallel with said east line of Caroline Ave. 39 feet; thence westerly on the southerly line of said Lot 31 to the place of beginning, being a strip of land 39 x 80 feet taken off from the rear of Lots 1 and 2 of Block 2 of said tract.

BEING the same premises conveyed to grantor by warranty deed dated October 23, 1975 and recorded in the Onondaga County Clerk's Office on December 12, 1975 in Book of Deeds 2570 at page 232.

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever. AND the grantor covenants as follows:

- FIRST.—The grantee shall quietly enjoy the said premises;
  - SECOND.—The grantor will forever warrant the title to said premises;
- This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

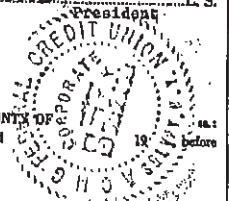
In presence of:  
15<sup>th</sup> day of Jan 1992  
1:12 P.M. in Book 3715 Page 235  
and examined,  
A C M G FEDERAL CREDIT UNION  
L.S.  
L.S.

STATE OF NEW YORK, COUNTY OF Onondaga  
On the 15<sup>th</sup> day of January 1992  
I, Vicki A. Neill, County Clerk before me personally came John J. Ranalli, who, being by me duly sworn, did depose and say that deponent resides at No. 104 Capital Ave, Solvay, New York  
deponent is president of A C M G Federal Credit Union  
the corporation described in and which executed, the foregoing instrument; deponent knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; deponent signed deponent's name thereto by like order.

STATE OF NEW YORK, COUNTY OF Onondaga  
On the 15<sup>th</sup> day of January 1992  
me personally came  
to me known to be the individual described in, and who executed the foregoing instrument, and acknowledged that he executed the same.

Notary Public

SAMUEL J. COSTA  
Notary Public in the State of New York  
Qualified in Onondaga County No. 8643553  
My Commission Expires 12/31/92



not 9:20

## Property Description Report For: 105 Caroline Ave, Municipality of Village of Solvay (Town of Geddes)

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*No Photo Available*

	<b>Status:</b>	Active
	<b>Roll Section:</b>	Taxable
	<b>Swis:</b>	313201
	<b>Tax Map ID #:</b>	010.-08-34.0
	<b>Property #:</b>	
	<b>Property Class:</b>	484 - 1 use sm bld
	<b>Site:</b>	COM 1
	<b>In Ag. District:</b>	No
	<b>Site Property Class:</b>	484 - 1 use sm bld
	<b>Zoning Code:</b>	06
	<b>Neighborhood Code:</b>	32001
	<b>School District:</b>	Solvay
<b>Total Acreage/Size:</b>	39 x 80	
<b>Land Assessment:</b>	2015 - \$10,800	
<b>Full Market Value:</b>	2015 - \$89,130	
<b>Equalization Rate:</b>	----	
	<b>Total Assessment:</b>	2015 - \$82,000
	<b>Legal Property Desc:</b>	Hubbell Blk 2 Lts P1, P2 1115054
<b>Deed Book:</b>	3745	<b>Deed Page:</b> 235
<b>Grid East:</b>	601954	<b>Grid North:</b> 1115029

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### Owners

John J Ranalli  
104 Charles Ave  
Syracuse NY 13209-1608

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### Sales

*No Sales Information Available*

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### Utilities

<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Gas & elec		

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### Inventory

<b>Overall Eff Year Built:</b>	0	<b>Overall Condition:</b>	Fair
<b>Overall Grade:</b>	Average	<b>Overall Desirability:</b>	3

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### Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
100	0	100	0	Partial fin	1966	Normal	Average	1802	1.00

Site Uses

Use	Rentable Area (sqft)	Total Units
Row office	3,102	0

Improvements

Structure	Size	Grade	Condition	Year
Porch-coverd	5 x 14	Average	Normal	1966
Pavng-asphlt	1248 x 4	Average	Normal	1986

Land Types

Type	Size
Primary	39 x 80

Special Districts for 2015

Description	Units	Percent	Type	Value
CSW15-Onon co san un	1	0%		0
CWR40-County water	0	0%		0
FP030-Geddes fire prot	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
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**\*Taxes may not reflect exemptions or changes in assessment**





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Office of Real Property  
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County/Town Tax Bill detail for:  
Swis: **313201** Tax ID: **010.-08-34.0**

Tax Links

- Tax Payment Information

## 2016 County/Town Tax Bill

Description	Rate	Value		Tax Amount
STATE MANDATED COSTS	5.839300	82,000.00		478.82
TOWN TAX	1.905400	82,000.00		156.24
CSW15 Onon co san un	411.110000	1.00	UNITS	411.11
CWR40 County water	0.069200	82,000.00		5.67
FP030 Geddes fire prot	1.248600	82,000.00		102.39
			Total :	\$1,154.23

**2016 COUNTY AND TOWN REAL PROPERTY TAXES  
TOWN OF GEDDES - ONONDAGA COUNTY, NEW YORK**

01/01/16 - 12/31/16  
12/28/15

\$142,959,933  
\$404,642

<b>313201 010.-08-34.0</b>	AAAAARAN	593	1 OF 1	1644
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JOSEPH L. RANIERI, TOWN CLERK  
1000 WOODS ROAD  
SOLVAY, NY 13209-1545  
(UNTIL 03/31/16) 315-468-3600 EXT.2

GEDDES TOWN HALL  
1000 WOODS RD., SOLVAY, N.Y.  
MONDAY THRU FRIDAY  
8:30 A.M. TO 4:30 P.M.

Ranalli John J  
104 Charles Ave  
Syracuse NY 13209-1608

39.00 X 80.00  
484 1 OCCUPANT SM STRUCTURE  
105 Caroline Ave

89,130  
92.00  
82,000

County tax - (100% applied to state mandated costs)	139,691,159	- .1	5.8393	82,000	478.82
Town govt services		-100.0	1.9054	82,000	156.24
CSW15 Onon co san un			411.1100	1.00 Unit	411.11
CWR40 County water	1,696,205	.0	.0692	82,000	5.67
FP030 Geddes fire prot	863,217	1.8	1.2486	82,000	102.39

**PARTIAL PAYMENTS MAY BE MADE ON THIS TAX.**

- > IF you choose to make partial payments, the first MUST be made by FEBRUARY 1.
- > Each partial payment can be any amount and must include current penalties.
- > Up to 4 partial payments may be made.
- > No delinquent taxes may be due on this property.
- > After MARCH 31 the entire balance is due to the County Finance Department.

JAN 01 - FEB 01:	0.00%	.00	1,154.23
FEB 02 - FEB 29:	1.00%	11.54	1,165.77
MAR 01 - MAR 31:	1.50%	17.31	1,171.54
APR 01-APR 30 PAY TO COUNTY (TAX + 6%)			1,223.48

**\$1,154.23**  
**02/01/16**

2016 COUNTY AND TOWN REAL PROPERTY TAXES

313201 010.-08-34.0  
Ranalli John J  
104 Charles Ave  
Syracuse NY 13209-1608

AAAAARAN  
GEDDES  
313202 SOLVAY  
105 Caroline Ave

JAN 01 - FEB 01:	0.00%	.00	1,154.23
FEB 02 - FEB 29:	1.00%	11.54	1,165.77
MAR 01 - MAR 31:	1.50%	17.31	1,171.54
APR 01-APR 30 PAY TO COUNTY (TAX + 6%)			1,223.48

**BILL NO. 1644**  
313201 010.-08-34.0



1154.23  
1/21/2016



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Village Tax Bill detail for:  
Swis: **313201** Tax ID: **010.-08-34.0**

Tax Links

- [Tax Payment Information](#)

## 2015-2016 Village Tax Bill

Description	Rate	Value	Tax Amount
VILLAGE TAX	14.170000	82,000.00	1161.94
		Total :	\$1,161.94

**2014 - 2015 SOLVAY VILLAGE TAX**

**TOWN OF GEDDES - ONONDAGA COUNTY, NEW YORK**

06/01/14 - 05/31/15

06/01/14

\$306,593

313201 010.-08-34.0	AAAAARAN	593	1638
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RECEIVER OF TAXES  
 VILLAGE OF SOLVAY  
 1100 WOODS ROAD  
 SOLVAY, NEW YORK 13209

39.00 X 80.00  
 1 484 I OCCUPANT SM STRUCTURE  
 105 Caroline Ave

(UNTIL 10/31/14)

SOLVAY VILLAGE HALL  
 1100 WOODS ROAD, SOLVAY, NY  
 8:30-4:30 MON-THUR; 8-4 FRI  
 TELEPHONE: 315-468-1670

Ranalli John J  
 104 Charles Ave  
 Syracuse NY 13209-1608

88,172  
 93.00  
 82,000

VILLAGE TAX 3,115,540 2.5 14.170000 82,000 1,161.94

**PARTIAL PAYMENTS MAY BE MADE ON THIS TAX.**

> IF you choose to make partial payments, the first  
 MUST be made by 07/01/14  
 > Each partial payment can be any amount and must  
 include current penalties.

> Up to 4 partial payments may be made.  
 > No delinquent taxes may be due on this property.  
 > After 10/31/14 the entire balance is due to the  
 County Finance Department.

JUNE 01 - JULY 01	0.00%	.00	1,161.94		<b>\$1,161.94</b>
JULY 02 - JULY 31	5.00%	58.10	1,220.04		<b>07/01/2014</b>
AUG 01 - AUG 15	6.00%	69.72	1,231.66		
*AUG 16 - SEPT 02	6.00%	70.72	1,232.66		
*SEPT 03 - SEPT 30	7.00%	82.34	1,244.28	FROM JUNE 01 TO OCT 31 PAY TO	
*OCT 01 - OCT 31	8.00%	93.96	1,255.90	RECEIVER OF TAXES	
*NOV 01 - NOV 20	14.45%	169.04	1,330.98	FROM NOV 01 TO NOV 20 PAY TO	

THE ONONDAGA COUNTY  
 CHIEF FISCAL OFFICER  
 Payment must be received by NOV 20

\* After August 15th \$1 is included in the penalty for the cost of the second notice.

**2014 - 2015 SOLVAY VILLAGE TAX**

1161.94  
 6/26/2014

313201 010.-08-34.0  
 Ranalli John J  
 104 Charles Ave  
 Syracuse NY 13209-1608

AAAAARAN  
 GEDDES  
 313202 SOLVAY

105 Caroline Ave

JUNE 01 - JULY 01	0.00%	.00	1,161.94	<b>BILL NO. 1638</b>
JULY 02 - JULY 31	5.00%	58.10	1,220.04	
AUG 01 - AUG 15	6.00%	69.72	1,231.66	313201 010.-08-34.0
*AUG 16 - SEPT 02	6.00%	70.72	1,232.66	
*SEPT 03 - SEPT 30	7.00%	82.34	1,244.28	FROM JUNE 01 TO OCT 31 PAY TO
*OCT 01 - OCT 31	8.00%	93.96	1,255.90	RECEIVER OF TAXES
*NOV 01 - NOV 20	14.45%	169.04	1,330.98	FROM NOV 01 TO NOV 20 PAY TO

THE ONONDAGA COUNTY  
 CHIEF FISCAL OFFICER  
 P.O. BOX 1004  
 SYRACUSE, NY 13201-1004



Department of Finance  
Office of Real Property  
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- [View Property's County/Town Tax Bill](#)
- [View Property's Village Tax Bill](#)

School Tax Bill detail for:  
Swis: **313201** Tax ID: **010.-08-34.0**

Tax Links

- [Tax Payment Information](#)

## 2015-2016 School Tax Bill

Description	Rate	Value	Tax Amount
School tax	30.613779	82,000.00	2510.33
Library tax	0.085245	82,000.00	6.99
		Total :	\$2,517.32

## 2015 - 2016 SOLVAY SCHOOL TAX

### TOWN OF GEDDES - ONONDAGA COUNTY, NEW YORK

07/01/15 - 06/30/16

08/17/15

\$14,573,000

313201 010.-08-34.0	AAAAARAN	694	4947
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(UNTIL 11/02/15) JOSEPH L. RANIERI  
 TOWN CLERK  
 1000 WOODS ROAD  
 SOLVAY, NY 13209-1545

39.00 X 80.00  
 1 484 1 OCCUPANT SM STRUCTURE  
 105 Caroline Ave

89,130  
 92.00  
 82,000

Ranalli John J  
 104 Charles Ave  
 Syracuse NY 13209-1608

SCHOOL TAX	11,484,057	1.0	30.613779	82,000	2,510.33
LIBRARY TAX	40,000	14.3	.085245	82,000	6.99

#### PARTIAL PAYMENTS ARE ALLOWED BY THIS SCHOOL DISTRICT

1. If you choose to make partial payments, the first MUST be made by 10/02/15.
2. Each partial payment may be any amount and must include current penalties.
3. Up to 3 partial payments may be made.
4. No delinquent taxes may be due on this property
5. After 11/02/15 the entire balance is due to the County Finance Department.

SEPT 03 - OCT 02 0.00%	.00	2,517.32	<b>\$2,517.32</b>
OCT 03 - NOV 02 2.00%	50.35	2,567.67	<b>10/02/15</b>
AFTER 11/02/15, PAYMENT MUST BE MADE TO THE COUNTY.			
NOV 03 - NOV 20 5.00%	125.87	2,643.19	

From Nov 03 to Nov 20 if you owe a partial payment on this school bill call the county at (315) 435-2889.

FROM SEPT 03 TO NOV 02 PAY TO  
 JOSEPH L. RANIERI  
 FROM NOV 03 TO NOV 20 PAY TO  
 THE ONONDAGA COUNTY  
 CHIEF FISCAL OFFICER  
 P.O. BOX 1004  
 SYRACUSE, NY 13201-1004

#### 2015 - 2016 SOLVAY SCHOOL TAX

313201 010.-08-34.0  
 Ranalli John J  
 104 Charles Ave  
 Syracuse NY 13209-1608

AAAAARAN  
 GEDDES  
 313202 SOLVAY

105 Caroline Ave

SEPT 03 - OCT 02 0.00%	.00	2,517.32	
OCT 03 - NOV 02 2.00%	50.35	2,567.67	
AFTER 11/02/15, PAYMENT MUST BE MADE TO THE COUNTY.			
NOV 03 - NOV 20 5.00%	125.87	2,643.19	

BILL NO. 4947

313201 010.-08-34.0



2517.32  
 9/23/2015





Purchase Offer

REAL ESTATE AUCTION CO., INC.

2052 Lamson Road, Phoenix, New York 13135 · (315) 678-2000 or 1-800-374-SELL Toll Free · Fax: (315) 678-2116
www.brzostek.com

THIS IS A LEGALLY BINDING CONTRACT, IF YOU HAVE ANY QUESTIONS YOU SHOULD CONTACT AN ATTORNEY BEFORE SIGNING IT
Bernard J. Brzostek, CAI, Licensed Real Estate Broker and Auctioneer

The undersigned as owners, hereby offer the following property located in the \_\_\_\_\_ of \_\_\_\_\_ County of \_\_\_\_\_, State of New York, as unreserved public auction held on \_\_\_\_\_ . The property is known as \_\_\_\_\_, being a \_\_\_\_\_ located on a lot of approximately \_\_\_\_\_ . For a more complete description of the property, reference is made to the appropriate deed conveying title to the undersigned. Included with the property shall be all fixtures attached to the subject property, and the purchasers agree to purchase said property together with the following items: (to include any remaining items at time of closing) \_\_\_\_\_

The undersigned hereby agrees to auction said property and the purchasers agree to purchase said property subject to the following conditions:

Price
Buyer's Premium
1st Deposit
2nd Deposit
Balance
Owner Financing
Time is of the Essence
Property Sold As Is
Abstracts, Tax Receipts, Survey

- 1. The purchaser by signing this offer agrees to pay the total purchase price of \$ \_\_\_\_\_, which includes a Buyer's Premium of \$ \_\_\_\_\_, computed on 10% of his/her last bid of \$ \_\_\_\_\_.
2. The purchaser understands that this Buyer's Premium is due and earned at the time of the auction and execution of this contract and a portion of the deposit money may be used by the broker to pay this premium at the time of execution of this contract
3. A down payment of \$ \_\_\_\_\_ is due at the time of auction and execution of this contract.
4. A second payment of \$ \_\_\_\_\_ is to be received by the broker at 2052 Lamson Road, Phoenix, New York 13135, within 72 hours of execution of this contract. Time is of the essence in this contract including receipt of all deposits, and the broker must receive the second payment within 72 hours of execution of this contract or purchaser will be in breach of the contract.
5. A payment of \$ \_\_\_\_\_ is due at time of closing which must take place on or about \_\_\_\_\_.
6. The balance of \$ \_\_\_\_\_ by sellers taking back a purchase money mortgage in that amount amortized over \_\_\_\_\_ years at \_\_\_\_\_ % interest with \_\_\_\_\_ equal monthly installments of \_\_\_\_\_.
7. It is understood and agreed that time is of the essence in this contract and the subject closing must take place on or before the above-mentioned date or the purchasers will be in breach of the contract. However, it is also understood and agreed that a reasonable extension of time to close may be granted by either party for the purpose of checking title or obtaining other legal documents which are necessary to close. Said "reasonable extension of time" shall be a period of time agreed upon between seller and purchaser. This reasonable extension of time does not include granting the purchaser more time for the purpose of obtaining financing, since this is a non-contingent offer, unless otherwise agreed upon between seller and purchaser.
8. The subject property is being sold "as is" with the purchaser or bidder acknowledging that he/she has had due and ample opportunity to inspect the premises and in fact has fully inspected the property before bidding on said property. The seller makes no representations whatsoever as to the condition of the subject property including type of insulation found in any structures. By affixing his/her signature to this contract, the undersigned as seller hereby accepts the price as bid at the above time and place and filled in by the bidder/purchaser after completion of the auction.
9. The undersigned seller agrees to deliver to the purchaser at least five days prior to closing a forty-year abstract of title or title insurance, subject to any facts an accurate survey of the premises might disclose, and a ten-year tax search and tax receipts showing the property free and clear of all liens and encumbrances except as herein set forth, and except for building and use restrictions, rights of way (covenant and easements of record), and subject to zoning ordinances and to any taxes for local improvements not now completed.

X Seller(s) Signature \_\_\_\_\_ Date \_\_\_\_\_ X Purchaser(s) Signature \_\_\_\_\_ Date \_\_\_\_\_
X Seller(s) Signature \_\_\_\_\_ Date \_\_\_\_\_ X Purchaser(s) Signature \_\_\_\_\_ Date \_\_\_\_\_

Place of Closing & Non-Contingent Offer

Buyer Default

Seller Default

Deed

Adjustments

Possession

Mortgage Expense

Assignment

Survey

Risk of Loss

Binding Contract

Lead Paint

Signatures

Attorneys

Witness

10. The transfer is to be completed at the office of the purchaser's financing institution or seller's attorney if there is no independent financing institution on behalf of the purchaser. It is understood, however, that this is a non-contingent contract as there are no contingencies whatsoever in this contract for financing. Upon execution of this agreement, the purchaser is bound to purchase the subject property without contingency for financing or for any other contingency not specifically stated in this agreement.
11. In case of forfeiture by purchaser of any earnest money paid upon the above described property, the balance of said earnest money, if any, shall be paid to the seller after payment therefrom all expenses and the 10% Broker's commission. All commission percentages are computed on the accepted sale price of property. If the aforementioned earnest money does not cover Broker's 10% commission, seller shall not be responsible for payment of any portion of said 10% commission.
12. In the event this transaction fails to close through any fault of the seller or seller's agents or attorney, then seller shall be responsible for full payment of the 10% Buyer's Premium and all reasonable attorney's fees necessary to collect same, and the earnest money deposit, if any, shall be returned to the purchaser.
13. The seller agrees to convey by \_\_\_\_\_, title to the property except as above set forth and subject to the rights of tenants, if any.
14. All interest, insurance premiums, rents, and taxes shall be prorated and adjusted as of the date of closing pursuant to local custom.
15. The possession of the premises shall be delivered on closing and passage of deed. Pre-possession is not permitted.
16. It is understood and agreed that the purchaser will be responsible for any and all mortgage tax, recording fees and the seller shall be responsible for stamp tax deed.
17. This offer may not be assigned to an individual or corporation for the purpose of holding title; however, the purchaser shall remain responsible for the faithful performance of the contract.
18. The purchaser at its own expense shall be responsible for supplying a current survey, if needed.
19. The risk of loss or damage to the property by fire or other causes until delivery of the deed is assumed by the seller. The parties hereto represent that through purchaser is paying the real estate commission or buyer's premium, Brzostek's Real Estate Auction Co., Inc., is the broker acting strictly as the agent for the seller in this transaction and that no other real estate broker or agent has helped to bring about this sale unless noted elsewhere on this contract.
20. It is understood and agreed that once the purchaser signs this contract after auction, it shall be a binding contract without the necessity of any additional countersignature of the seller. This contract shall bind the seller and the buyer and their respective executors, administrators, distributees, successors and assigns.
21. The purchaser acknowledges receipt of all materials regarding lead paint hazards. The purchaser understands that the seller has done no testing regarding lead paint, and purchaser agrees to take the property as is without further testing.

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

Seller(s) Signature: \_\_\_\_\_

Purchaser(s) Signature: \_\_\_\_\_

Seller's Address: \_\_\_\_\_

Purchaser's Address: \_\_\_\_\_

Seller's Phone #: \_\_\_\_\_

Purchaser's Phone #: \_\_\_\_\_

Seller's Attorney: \_\_\_\_\_

Purchaser's Attorney: \_\_\_\_\_

Attorney's Address: \_\_\_\_\_

Attorney's Address: \_\_\_\_\_

Attorney's Phone: \_\_\_\_\_

Attorney's Phone: \_\_\_\_\_

Witness: \_\_\_\_\_

Witness: \_\_\_\_\_