

**PROPERTY ADDRESS: 8121 Dog Harbor Road, Baldwinsville NY 13027**

**SELLER'S NAME: Estate Of Richard Bednarski (James Bednarski, Exe.)**

**AUCTION DATE: Tues., October 10, 2017 - 6:00 PM**

**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 part of the open forum of the auction presentation.
9. I understand that the law allows me an opportunity to conduct a house inspection &/or 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 Sellers'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): ( ) \_\_\_\_\_ E-MAIL: \_\_\_\_\_

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):

*Bernard J. Brzostek* EXE  
Seller

Seller

Buyer

Buyer

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.~~

Property Address: 8121 Dog Harbor Rd., Bellwainsville NY

**Seller's Disclosure:**

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

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

  X   (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 (initial (i) or (ii) below)

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

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

**Purchaser's Acknowledgement (initial)**

(c) Records and reports supplied by the seller (initial (i) or (ii) below)

(i)            Purchaser has received copies of all information listed above in (b)(i).

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

(d)            Purchaser has received the pamphlet **PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME.**

(e) Purchaser has (initial (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 acknowledgement (initial)**

(f)   AB   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.

**Certificate 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.

  X   Ann A. Bedwants EXE 8/15/17  
Seller Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Purchaser Date

Amiee Bush 8/15/17  
Agent Date

\_\_\_\_\_  
Agent Date

REV. 1/2016

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

THIS INDENTURE, made the 15<sup>th</sup> day of June 19 82.

BETWEEN STELLA BEDNARSKI, Individually and as surviving spouse of John Albert Bednarski, residing at R.D. # 2, Dog Harbor Road, Baldwinsville, New York grantor

RICHARD J. BEDNARSKI, residing at R.D. # 2, Carter Road, Cato, New York

grantee



WITNESSETH, that the grantor, in consideration of ONE (\$1.00) 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 Lysander, County of Onondaga, New York and being part of Lot 72 in said Town, and bounded and described as follows:

Beginning at a point in the center line of Dog Harbor Road where the same intersects the South line of the lands of Grantor herein as described in a Deed to John Albert Bednarski and Stella Bednarski, his wife, recorded in the Onondaga County Clerk's Office on October 21, 1959 in Book of Deeds 1972 at Page 608&c; thence westerly along the South line of the Grantor 283.84 feet to a point; thence northerly on a line forming an interior angle of 87° 29' 60" with said south line, a distance of 810.38 feet to a point; thence easterly on a line forming an interior angle of 93° 51' 25" with the line last described, a distance of 210.00 feet to a point in the center line of Dog Harbor Road; thence southerly along the center line of Dog Harbor Road, a distance of 640.00 feet to a point of curve in said center line of Dog Harbor Road; thence continuing southerly along said center line of said road on a curve to the left having a radius of 80.7 feet, an arc distance of 176.66 feet to the point and place of beginning, containing 4.45 acres of land, more or less.

This conveyance is made subject to easements, rights of way, covenants and restrictions of record, if any, affecting said premises.

The above described premises is a portion of the premises conveyed by John Albert Bednarski to John Albert Bednarski and Stella Bednarski, his wife, by Deed dated October 17, 1959, and recorded in the Onondaga County Clerk's Office on October 21, 1959 in Book of Deeds 1972 at Page 608&c.

Deed, Recorded on the 16 day of June 1982 at 9:39 AM in Book 2914 Page 262 and examined.

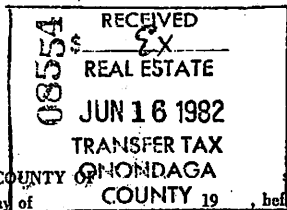
TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises. TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever. AND the grantor covenants as follows:

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:



Stella Bednarski

STATE OF NEW YORK, COUNTY OF ONONDAGA ss.: On the 15 day of June 1982, before me personally came Stella Bednarski, who, being by me duly sworn, did depose and say that deponent resides at No. of 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 ss.: On the 15 day of June 1982, before me personally came Stella Bednarski

to me known to be the individual described in, and who executed the foregoing instrument, and acknowledged that s he executed the same.

JOHN A. BARNABA Notary Public in the State of New York Qualified in Onon. Co. No. 84-0163150 My Commission Expires March 30, 1983

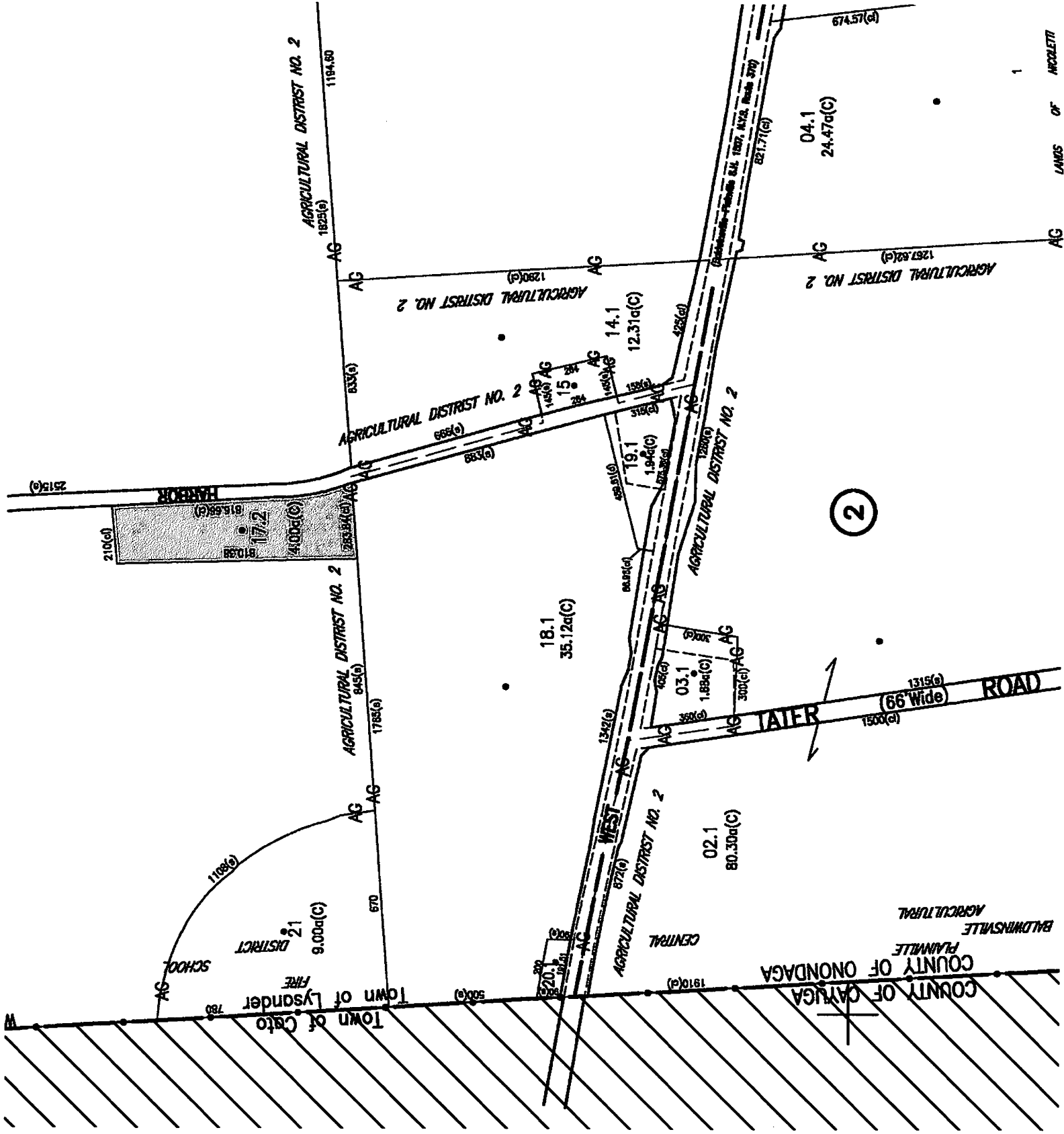
John A. Barnaba Notary Public

04587 MAIL TO JOHN A. BARNABA, ESQ. 411 SEITZ BLVD. SYRACUSE, N.Y. 13202

X 1972 608

RECORDED 262 17 9:39 AM 06/16/82 4141 BUS 9:39 AM 06/16/82 4140 4.50





# Property Description Report For: 8121 Dog Harbor Rd, Municipality of Town of Lysander

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*No Photo Available*

|                             |                    |
|-----------------------------|--------------------|
| <b>Status:</b>              | Active             |
| <b>Roll Section:</b>        | Taxable            |
| <b>Swis:</b>                | 313689             |
| <b>Tax Map ID #:</b>        | 034.-01-17.2       |
| <b>Property #:</b>          |                    |
| <b>Property Class:</b>      | 210 - 1 Family Res |
| <b>Site:</b>                | RES 1              |
| <b>In Ag. District:</b>     | No                 |
| <b>Site Property Class:</b> | 210 - 1 Family Res |
| <b>Zoning Code:</b>         | AG                 |
| <b>Neighborhood Code:</b>   | 00021              |
| <b>School District:</b>     | Baldwinsville      |
| <b>Total Assessment:</b>    | 2017 - \$68,000    |
| <b>Property Desc:</b>       | FI 72              |
| <b>Deed Page:</b>           | 262                |
| <b>Grid North:</b>          | 1153058            |
| <b>Total Acreage/Size:</b>  | 4.45               |
| <b>Land Assessment:</b>     | 2017 - \$26,600    |
| <b>Full Market Value:</b>   | 2017 - \$68,000    |
| <b>Equalization Rate:</b>   | ----               |
| <b>Deed Book:</b>           | 2944               |
| <b>Grid East:</b>           | 530628             |

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## Area

|                               |               |                                  |               |
|-------------------------------|---------------|----------------------------------|---------------|
| <b>Living Area:</b>           | 1,860 sq. ft. | <b>First Story Area:</b>         | 1,092 sq. ft. |
| <b>Second Story Area:</b>     | 768 sq. ft.   | <b>Half Story Area:</b>          | 251 sq. ft.   |
| <b>Additional Story Area:</b> | 0 sq. ft.     | <b>3/4 Story Area:</b>           | 0 sq. ft.     |
| <b>Finished Basement:</b>     | 0 sq. ft.     | <b>Number of Stories:</b>        | 2             |
| <b>Finished Rec Room</b>      | 0 sq. ft.     | <b>Finished Area Over Garage</b> | 0 sq. ft.     |

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## Structure

|                             |                 |                                 |              |
|-----------------------------|-----------------|---------------------------------|--------------|
| <b>Building Style:</b>      | Old style       | <b>Bathrooms (Full - Half):</b> | 1 - 1        |
| <b>Bedrooms:</b>            | 5               | <b>Kitchens:</b>                | 1            |
| <b>Fireplaces:</b>          | 0               | <b>Basement Type:</b>           | Partial      |
| <b>Porch Type:</b>          | Porch-open/deck | <b>Porch Area:</b>              | 64.00        |
| <b>Basement Garage Cap:</b> | 0               | <b>Attached Garage Cap:</b>     | 0.00 sq. ft. |
| <b>Overall Condition:</b>   | Fair            | <b>Overall Grade:</b>           | Average      |
| <b>Year Built:</b>          | 1875            |                                 |              |

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## Owners

Richard J Bednarski  
8512 Gaskin Rd  
Baldwinsville NY 13027-9196

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## Sales

*No Sales Information Available*

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## Utilities

|                    |          |                      |         |
|--------------------|----------|----------------------|---------|
| <b>Sewer Type:</b> | Private  | <b>Water Supply:</b> | Private |
| <b>Utilities:</b>  | Electric | <b>Heat Type:</b>    | Hot air |
| <b>Fuel Type:</b>  | Oil      | <b>Central Air:</b>  | No      |

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## Improvements

| <b>Structure</b> | <b>Size</b>  | <b>Grade</b> | <b>Condition</b> | <b>Year</b> |
|------------------|--------------|--------------|------------------|-------------|
| Shed-machine     | 178.00 sq ft | Average      | Fair             | 1875        |
| Shed-machine     | 12 x 18      | Economy      | Fair             | 1875        |
| Porch-open/deck  | 8 x 8        | Average      | Normal           | 1989        |
| Porch-enclsd     | 108.00 sq ft | Economy      | Normal           | 1875        |

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## Land Types

| <b>Type</b> | <b>Size</b> |
|-------------|-------------|
| Primary     | 1.80 acres  |
| Residual    | 2.65 acres  |

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## Special Districts for 2017

| <b>Description</b>    | <b>Units</b> | <b>Percent</b> | <b>Type</b> | <b>Value</b> |
|-----------------------|--------------|----------------|-------------|--------------|
| CWR40-County water    | 0            | 0%             |             | 0            |
| FR020-Plainville fire | 0            | 0%             |             | 0            |

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## Exemptions

| <b>Year</b> | <b>Description</b> | <b>Amount</b> | <b>Exempt %</b> | <b>Start Yr</b> | <b>End Yr</b> | <b>V Flag</b> | <b>H Code</b> | <b>Own %</b> |
|-------------|--------------------|---------------|-----------------|-----------------|---------------|---------------|---------------|--------------|
|-------------|--------------------|---------------|-----------------|-----------------|---------------|---------------|---------------|--------------|

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## Taxes

| <b>Year</b> | <b>Description</b> | <b>Amount</b> |
|-------------|--------------------|---------------|
|-------------|--------------------|---------------|

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



Department of Finance  
Office of Real Property  
Services



**SDG**  
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[View Property's School Tax Bill](#)

County/Town Tax Bill detail for:  
Swis: **313689** Tax ID: **034.-01-17.2**

Tax Links

- Tax Payment Information

## 2017 County/Town Tax Bill

| Description           | Rate     | Value     | Tax Amount |
|-----------------------|----------|-----------|------------|
| STATE MANDATED COSTS  | 5.263600 | 32,100.00 | 168.96     |
| TOWN TAX              | 0.484500 | 44,940.00 | 21.77      |
| HIGHWAY TAX           | 1.275100 | 44,940.00 | 57.30      |
| CWR40 County water    | 0.062900 | 64,200.00 | 4.04       |
| FR020 Plainville fire | 1.309100 | 64,200.00 | 84.04      |
|                       |          | Total :   | \$336.11   |

**2017 COUNTY AND TOWN REAL PROPERTY TAXES  
TOWN OF LYSANDER - ONONDAGA COUNTY, NEW YORK**

|                                  |      |                                 |               |
|----------------------------------|------|---------------------------------|---------------|
| FISCAL YEAR: 01/01/17 - 12/31/17 |      | COUNTY STATE AID: \$153,053,586 |               |
| WARRANT DATE: 12/27/16           |      | TOWN STATE AID: \$646,582       |               |
| TAX MAP NUMBER                   | BANK | NYS SCHOOL CODE                 | BILL PAGE     |
| 313689 034.-01-17.2              |      | 033                             | 1 OF 1        |
|                                  |      |                                 | BILL NO. 3419 |

**MAKE CHECK  
PAYABLE TO**

(UNTIL 03/31/17)

IN PERSON  
PAYMENT:

OWNER:

LYSANDER RECEIVER OF TAXES  
8220 LOOP ROAD  
BALDWINSVILLE, N.Y. 13027

TOWN HALL - 315-638-0597  
8220 LOOP ROAD  
MONDAY THRU FRIDAY  
9:00 A.M. - 4:30 P.M.

Bednarski Richard J  
8121 Dog Harbor Rd  
Baldwinsville NY 13027-9643

**PROPERTY INFORMATION:**

DIMENSION: 4.45 ACRES  
RS: 1 210 SINGLE FAMILY RESIDENCE  
ADDRESS: 8121 Dog Harbor Rd

FULL MARKET VALUE 64,200  
UNIFORM % OF VALUE 100.00  
ASSESSMENT AS OF JULY 1 64,200

**EXEMPTIONS: FULL VALUE:**

41802 SR CIT C 32100 32,100  
41803 SR CIT TN 19260 19,260

| LEVY DESCRIPTION                                    | TAX LEVY    | % Change From Prior Yr | RATE   | TAXABLE VALUE | AMOUNT DUE |
|---|-------------|------------------------|--------|---------------|------------|
| County tax - (100% applied to state mandated costs) | 141,096,060 | 1.0                    | 5.2636 | 32,100        | 168.96     |
| Town govt services                                  | 738,538     | 12.7                   | .4845  | 44,940        | 21.77      |
| Highway tax   | 1,690,649   | 7.5                    | 1.2751 | 44,940        | 57.30      |
| CWR40 County water                                  | 1,696,205   | .0                     | .0629  | 64,200        | 4.04       |
| FR020 Plainville fire                               | 354,850     | .0                     | 1.3091 | 64,200        | 84.04      |

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

> IF you choose to make partial payments, th  
MUST be made by JANUARY 31.  
> Each partial payment can be any amount and must  
include current penalties.

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.

| PENALTY SCHEDULE:                        | PERCENT | PENALTY | TOTAL DUE | <b>TOTAL</b>    | <b>\$336.11</b> |
|--|---------|---------|-----------|-----------------|-----------------|
| JAN 01 - JAN 31: 0.00%                   | .00     | 336.11  |           | <b>DATE DUE</b> | <b>01/31/17</b> |
| FEB 01 - FEB 28: 1.00%                   | 3.36    | 339.47  |           |                 |                 |
| MAR 01 - MAR 14: 1.50%                   | 5.04    | 341.15  |           |                 |                 |
| *MAR 15 - MAR 31: 1.50% + \$1            | 6.04    | 342.15  |           |                 |                 |
| APR 01-APR 30 PAY TO COUNTY (TAX+\$1)+6% |         | 357.34  |           |                 |                 |

**2017 COUNTY AND TOWN REAL PROPERTY TAXES  
RECEIVERS STUB**

313689 034.-01-17.2  
Bednarski Richard J  
8121 Dog Harbor Rd  
Baldwinsville NY 13027-9643

BANK:  
TOWN OF: LYSANDER  
SCHOOL: 313601 BALDWINSVILLE  
PROPERTY ADDRESS:  
8121 Dog Harbor Rd

| PENALTY SCHEDULE:                        | PERCENT | PENALTY | TOTAL DUE |
|--|---------|---------|-----------|
| JAN 01 - JAN 31: 0.00%                   | .00     | 336.11  |           |
| FEB 01 - FEB 28: 1.00%                   | 3.36    | 339.47  |           |
| MAR 01 - MAR 14: 1.50%                   | 5.04    | 341.15  |           |
| *MAR 15 - MAR 31: 1.50% + \$1            | 6.04    | 342.15  |           |
| APR 01-APR 30 PAY TO COUNTY (TAX+\$1)+6% |         | 357.34  |           |

BILL NO. 3419  
313689 034.-01-17.2

\* \$1 is added to the total amount due to pay for the cost of the second notice

Amt Paid: 336.11  
Date Paid: 1/5/2017

**RECEIVERS STUB MUST BE RETURNED WITH PAYMENT. FOR A RECEIPT RETURN ENTIRE BILL AND CHECK THIS BOX.**



Department of Finance  
Office of Real Property  
Services



**SDG**  
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School Tax Bill detail for:  
Swis: **313689** Tax ID: **034.-01-17.2**

Tax Links

- Tax Payment Information

## 2016-2017 School Tax Bill

| Description  | Rate      | Value     | Tax Amount |
|--------------|-----------|-----------|------------|
| School tax   | 23.683781 | 51,360.00 | 1216.40    |
| Library tax  | 0.627617  | 51,360.00 | 32.23      |
| Star Savings | 0.000000  |           | -1216.40   |
|              |           | Total :   | \$32.23    |

**2016 - 2017 BALDWINSVILLE SCHOOL TAX**  
**TOWN OF LYSANDER - ONONDAGA COUNTY, NEW YORK**

FISCAL YEAR: 07/01/16 - 06/30/17      WARRANT DATE: 09/01/16      ESTIMATED STATE AID: \$40,970,665

| TAX MAP NUMBER      | BANK | NYS TAX & FINANCE SCHOOL CODE | BILL NO. |
|---------------------|------|-------------------------------|----------|
| 313689 034.-01-17.2 |      | 033                           | 3310     |

**MAKE CHECK  
PAYABLE TO**  
(UNTIL 10/31/16)

LYSANDER RECEIVER OF TAXES  
8220 LOOP ROAD  
BALDWINSVILLE, NY 13027

PROPERTY INFORMATION:  
DIMENSION: 4.45 ACRES  
RS: 1 210 SINGLE FAMILY RESIDENCE  
ADDRESS: 8121 Dog Harbor Rd

IN PERSON PAYMENT:  
TOWN HALL  
8220 LOOP ROAD, B'VILLE, NY  
MONDAY THRU FRIDAY  
9AM - 4:30PM 315-638-0597

FULL MARKET VALUE 64,200  
UNIFORM % OF VALUE 100.00  
ASSESSMENT AS OF JULY 1 64,200

OWNER:  
Bednarski Richard J  
8121 Dog Harbor Rd  
Baldwinsville NY 13027-9643

EXEMPTIONS: FULL VALUE:  
41804 SR CIT SCH 12840 12,840  
41834 STAR SR 51360 51,360

STAR exemption saving: \$1,216.40

This year's STAR tax savings generally may not exceed last year's by more than 2%.

| LEVY DESCRIPTION | TAX LEVY   | % Change From Prior Yr | RATE      | TAXABLE VALUE | AMOUNT DUE |
|------------------|------------|------------------------|-----------|---------------|------------|
| SCHOOL TAX       | 53,392,764 | 1.1                    | 23.683781 | 51,360        | 1,216.40   |
| LIBRARY TAX      | 1,414,900  | .2                     | .627617   | 51,360        | 32.23      |
| Star Savings     |            |                        |           |               | -1,216.40  |

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

- If you choose to make partial payments, the first MUST be made by 10/05/16.
- Each partial payment may be any amount and must include current penalties.
- Up to 3 partial payments may be made.
- No delinquent taxes may be due on this property
- After 10/31/16 the entire balance is due to the County Finance Department.

| PENALTY SCHEDULE:                                   | PERCENT | PENALTY | TOTAL DUE |
|---|---------|---------|-----------|
| SEPT 06 - OCT 05 0.00%                              | .00     | 32.23   | 10/05/16  |
| OCT 06 - OCT 31 2.00%                               | .64     | 32.87   |           |
| AFTER 10/31/16, PAYMENT MUST BE MADE TO THE COUNTY. |         |         |           |
| NOV 01 - NOV 18 5.00%                               | 1.61    | 33.84   |           |

**TOTAL DUE \$32.23**  
**DATE DUE 10/05/16**

FROM SEPT 06 TO OCT 31 PAY TO  
LYSANDER RECEIVER OF TAXES  
FROM NOV 01 TO NOV 18 PAY TO  
THE ONONDAGA COUNTY  
CHIEF FISCAL OFFICER  
P.O. BOX 1004  
SYRACUSE, NY 13201-1004

ONONDAGA COUNTY FINANCE DEPT - 15TH FLOOR. NEW OFFICE HOURS 8:00AM - 4PM.  
EFFECTIVE JAN 1, 2009

**2016 - 2017 BALDWINSVILLE SCHOOL TAX  
RECEIVERS STUB**

313689 034.-01-17.2  
Bednarski Richard J  
8121 Dog Harbor Rd  
Baldwinsville NY 13027-9643

BANK:  
TOWN OF: LYSANDER  
SCHOOL: 313601 BALDWINSVILLE  
PROPERTY ADDRESS:  
8121 Dog Harbor Rd

| PENALTY SCHEDULE:                                   | PERCENT | PENALTY | TOTAL DUE |
|---|---------|---------|-----------|
| SEPT 06 - OCT 05 0.00%                              | .00     | 32.23   | 10/05/16  |
| OCT 06 - OCT 31 2.00%                               | .64     | 32.87   |           |
| AFTER 10/31/16, PAYMENT MUST BE MADE TO THE COUNTY. |         |         |           |
| NOV 01 - NOV 18 5.00%                               | 1.61    | 33.84   |           |

BILL NO. 3310  
313689 034.-01-17.2

Amt Paid: 32.23  
Date Paid: 9/12/2016

**RECEIVERS STUB MUST BE RETURNED WITH PAYMENT. FOR A RECEIPT RETURN ENTIRE BILL AND CHECK THIS BOX.**



Purchase Offer

REAL ESTATE AUCTION CO., INC.

80 Smokey Hollow Road, Baldwinsville, NY 13027

(315) 678-2000 1-800-374-SELL 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 known as \_\_\_\_\_, tax map no. \_\_\_\_\_ 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
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 80 Smokey Hollow Road, Baldwinsville, NY 13027, 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. 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.

7. 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 the completion of the auction.

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

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

9. 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.
10. 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% Buyer's Premium. All commission percentages are computed on the accepted sale price of property. If the aforementioned earnest money does not cover the 10% Buyer's Premium, seller shall not be responsible for payment of any portion of said 10 % commission.
11. 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.
12. The seller agrees to convey by \_\_\_\_\_, title to the property except as above set forth and subject to the rights of tenants, if any.
13. All interest, insurance premiums, rents, and taxes shall be prorated and adjusted as of the date of closing pursuant to local custom.
14. The possession of the premises shall be delivered on closing and passage of deed. Pre-possession is not permitted.
15. 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.
16. 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.
17. The purchaser at its own expense shall be responsible for supplying a current survey, if needed.
18. 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.
19. 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.
20. The purchaser acknowledges receipt of all materials regarding lead pain hazards. The purchaser understands that the seller has done no testing regarding lead paint, and purchaser agrees to take the property as is with further testing.

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

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

X \_\_\_\_\_  
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: \_\_\_\_\_