



**CITY OF WATERTOWN, NEW YORK  
OFFICE OF THE CITY COMPTROLLER**

SUITE 203, CITY HALL  
245 WASHINGTON STREET  
WATERTOWN, NEW YORK 13601  
Tel: (315) 785-7754  
FAX: (315) 785-7826  
E-Mail: [jmills@watertown-ny.gov](mailto:jmills@watertown-ny.gov)

**PUBLIC AUCTION NOTICE**

City-owned **tax sale certificates** will be sold at public auction on **Tuesday, December 13, 2022, at 6:00 p.m. (registration starts at 5:30 p.m.)** The auction will be held in the 3<sup>rd</sup> Floor City Council Chambers, City Hall, 245 Washington St., Watertown, NY. The City reserves the right to withdraw any tax sale certificate from the sale prior to the public sale and all bids are subject to City Council approval or rejection. The tax sale certificates will be offered at the minimum floor amount shown below. Upon completion of the assignment of the tax sale certificate to the City Council approved bidder, a tax deed to the parcel may be requested by the holder of the tax sale certificate. Prospective bidders should research potential issues with these parcels prior to bidding.

**City-owned tax sale certificates**

<u>Parcel Number</u>	<u>Location</u>	<u>Minimum Bid</u>
01-17-209.000	465 Martin Street	\$ 5,000
06-04-306.000	413 Factory Street	\$10,000

**TERMS OF AUCTION:**

1. The tax sale certificates will be sold individually.
2. The successful bidder will be required to make a non-refundable 10% bid deposit prior to leaving the auction.
3. All bids are subject to the final approval of the City Council. The City Council will authorize or reject the bid on each tax sale certificate at the meeting to be held on Monday, December 19, 2022. The Comptroller's office will notify the high bidder of their decision.
4. Assignment of the tax sale certificate to the buyer is to occur within thirty (30) days after acceptance by the City Council. Payment is required in cash or certified funds.
5. The buyer will be assigned the City's tax sale certificate. The holder of the tax sale certificate can then request a tax deed to the property as the redemption period has expired.

***TO HELP KEEP OUR COSTS DOWN PLEASE CONTACT THE CITY COMPTROLLER'S OFFICE (785-7754) IF YOU NO LONGER WISH TO RECEIVE THESE PUBLIC AUCTION NOTICES OR IF YOU WOULD LIKE TO RECEIVE THEM VIA EMAIL***



# Property Description Report For: 465 Martin St, Municipality of City of Watertown



**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 221800  
**Tax Map ID #:** 1-17-209.000  
**Account #:** 13072500  
**Property Class:** 449 - Other Storage  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 449 - Other Storage  
**Zoning Code:** LI - Light Industry  
**Neighborhood Code:** 00608  
**School District:** Watertown  
**Total Assessment:** 2022 - \$64,300  
 2021 - \$64,300

**Total Acreage/Size:** 165 x 219  
**Land Assessment:** 2022 - \$16,700  
 2021 - \$16,700  
**Full Market Value:** 2022 - \$73,100  
 2021 - \$69,891  
**Equalization Rate:** ----  
**Deed Book:** 2012  
**Grid East:** 994480

**Property Desc:** 165x219 117209  
**Deed Page:** 320  
**Grid North:** 1452643

## Owners

TS Vendors Inc  
 329 Broadway Ave W  
 Watertown NY 13601

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
1/9/2012	\$1,300	449 - Other Storage	Land & Building	City of Watertown	No	No	No	2012/320
3/4/1999	\$24,772	449 - Other Storage	Land & Building	Watertown, Fruit Corp	No	No	No	1664/260

## Utilities

**Sewer Type:** Comm/public  
**Utilities:** Gas & elec  
**Water Supply:** Comm/public

## Inventory

**Overall Eff Year Built:** 0  
**Overall Grade:** Economy  
**Overall Condition:** Poor  
**Overall Desirability:** 1

## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0	Unfinished	1952		Fair	Average	8673	1

## Site Uses

Use	Rentable Area (sqft)	Total Units
Dstr wrhouse	8,673	0

## Improvements

Structure	Size	Grade	Condition	Year
Ovrhdoor-com	120.00 sq ft	Average	Fair	1952
Shed-machine	1,380.00 sq ft	Economy	Fair	1952
Ld dock-wood	560.00 sq ft	Average	Fair	1933
Canpy-roof	560.00 sq ft	Average	Fair	1933
Cold stor rm	1385 x 1	Average	Fair	1952

## Land Types

Type	Size
Primary	165 x 219

## Special Districts for 2022

No information available for the 2022 roll year.

## Special Districts for 2021

No information available for the 2021 roll year.

## Exemptions

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

Year	Description	Amount
2022	City	\$565.01
2022	County	\$518.59
2022	School	\$716.19
2021	City	\$575.16
2021	County	\$518.79
2021	School	\$708.33

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



# Property Description Report For: 413 Factory St, Municipality of City of Watertown



**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 221800  
**Tax Map ID #:** 6-04-306.000  
**Account #:** 06034360  
**Property Class:** 433 - Auto service  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 433 - Auto service  
**Zoning Code:** C - Commercial  
**Neighborhood Code:** 00708  
**School District:** Watertown  
**Total Assessment:** 2022 - \$132,600  
 2021 - \$132,600  
  
**Property Desc:** 104x160 604306  
**Deed Page:** 119  
**Grid North:** 1449764

**Total Acreage/Size:** 104 x 160  
**Land Assessment:** 2022 - \$29,000  
 2021 - \$29,000  
**Full Market Value:** 2022 - \$150,700  
 2021 - \$144,130  
**Equalization Rate:** ----  
**Deed Book:** 2012  
**Grid East:** 999104

## Owners

Ricky E Frazier  
 23973 White Rd  
 Watertown NY 13601-5273

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
12/29/2011	\$45,000	433 - Auto service	Land & Building	Misch, Claude R/Kay B	No	No	No	2012/119

## Utilities

**Sewer Type:** Comm/public  
**Utilities:** Gas & elec  
**Water Supply:** Comm/public

## Inventory

**Overall Eff Year Built:** 0  
**Overall Grade:** Average  
**Overall Condition:** Fair  
**Overall Desirability:** 2

### Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0		1960		Normal	Average	3680	1

### Site Uses

Use	Rentable Area (sqft)	Total Units
Auto repair	3,680	5

### Improvements

Structure	Size	Grade	Condition	Year
Pavng-asphlt	3400 × 4	Average	Fair	1965

### Land Types

Type	Size
Waterfront	104 × 160

### Special Districts for 2022

Description	Units	Percent	Value
SW001-Sewer Water Relevy	0	0%	466.28

### Special Districts for 2021

Description	Units	Percent	Value
SW001-Sewer Relevy	0	0%	142.2

### Exemptions

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

Year	Description	Amount
2022	City	\$1,631.45
2022	County	\$1,069.45
2022	School	\$1,476.93
2021	City	\$1,328.31
2021	County	\$1,069.85
2021	School	\$1,460.73

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