



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

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PUBLIC AUCTION NOTICE

City-owned **tax sale certificates** will be sold at public auction on **Tuesday, January 10, 2023, at 6:00 p.m. (registration starts at 5:30 p.m.)** The auction will be held in the 3rd 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>
02-01-103.001	235 Main Avenue	\$ 45,041.18

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, January 17, 2023. 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: 235 Main Ave, Municipality of City of Watertown



Status: Active
Roll Section: Taxable
Swis: 221800
Tax Map ID #: 2-01-103.001
Account #: 13069090
Property Class: 484 - 1 use sm bld
Site: COM 1
In Ag. District: No
Site Property Class: 484 - 1 use sm bld
Zoning Code: LI - Light Industry
Neighborhood Code: 00608
School District: Watertown
Total Assessment: 2022 - \$367,800
 2021 - \$367,800

Property Desc: 2.32 Ac 461 Ff
 201103.001

Deed Page: 113
Grid North: 1450560

Total Acreage/Size: 2.32
Land Assessment: 2022 - \$108,000
 2021 - \$108,000
Full Market Value: 2022 - \$418,000
 2021 - \$399,783
Equalization Rate: ----

Deed Book: 1841
Grid East: 997491

Owners

Dealmaker Dodge LLC
 137 Main Ave
 Watertown NY 13601

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
1/21/2002	\$308,700	464 - Office bldg.	Land & Building	OPROP Co Inc	No	No	No	1841/109
1/21/2002	\$1	464 - Office bldg.	Land & Building	NM Properties Inc	No	No	No	1841/105
1/21/2002	\$1	464 - Office bldg.	Land & Building	Niagara Mohawk Power Corp	No	No	No	1841/101
12/11/2001	\$1	817 - 817	Land & Building	Jhlc Two Corp	No	No	No	1833/233

Utilities

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

Inventory

Overall Eff Year Built: 0
Overall Condition: Poor
Overall Grade: Minimum
Overall Desirability: 1

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
100	0	100	1		1987		Fair	Average	32618	2

Site Uses

Use	Rentable Area (sqft)	Total Units
Row office	32,618	0

Improvements

Structure	Size	Grade	Condition	Year
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Land Types

Type	Size
Primary	2.32 acres

Special Districts for 2022

No information available for the 2022 roll year.

Special Districts for 2021

No information available for the 2021 roll year.

Taxes

Year	Description	Amount
2022	City	\$3,231.90
2022	County	\$2,966.38
2022	School	\$4,096.65
2021	City	\$3,289.97
2021	County	\$2,967.49
2021	School	\$4,051.72

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