



Ulster County 2018 Tax Lien Foreclosure Report

BY THE NUMBERS

The County of Ulster has released its *County of Ulster Public Auction 2018* notice. The date of the public auction is Thursday, April 26, 2018 at 9:00 AM at Vanderlyn Hall – SUNY Ulster. This annual event auctions real property parcels, which are more than three years' delinquent in payment of property taxes.

At publication, there were 222 auction properties totaling \$5,067,827 as reported by the Ulster County Department of Finance. One of the smallest tax liens is 9.5 acres of vacant land in the Town of Plattekill, which has a \$282 delinquency. One of the largest liens is a nearly 6-acre industrial site in the Town of Ulster, which has been delinquent since 2012 and is in arrears for \$887,261.

The cumulative unpaid balance of taxes has decreased over \$793,600 from 2017's initial publication. The number of properties has decreased as well, shrinking from 283 to 222.

The Town of Ulster continues to top the list with the largest number of outstanding liens totaling \$1,416,543 with three of its sixteen properties accounting for over \$1 million. The Town of Wawarsing is the second highest with \$503,872 in outstanding tax liens. Together, these two municipalities encompass 38% of the total dollars owed.

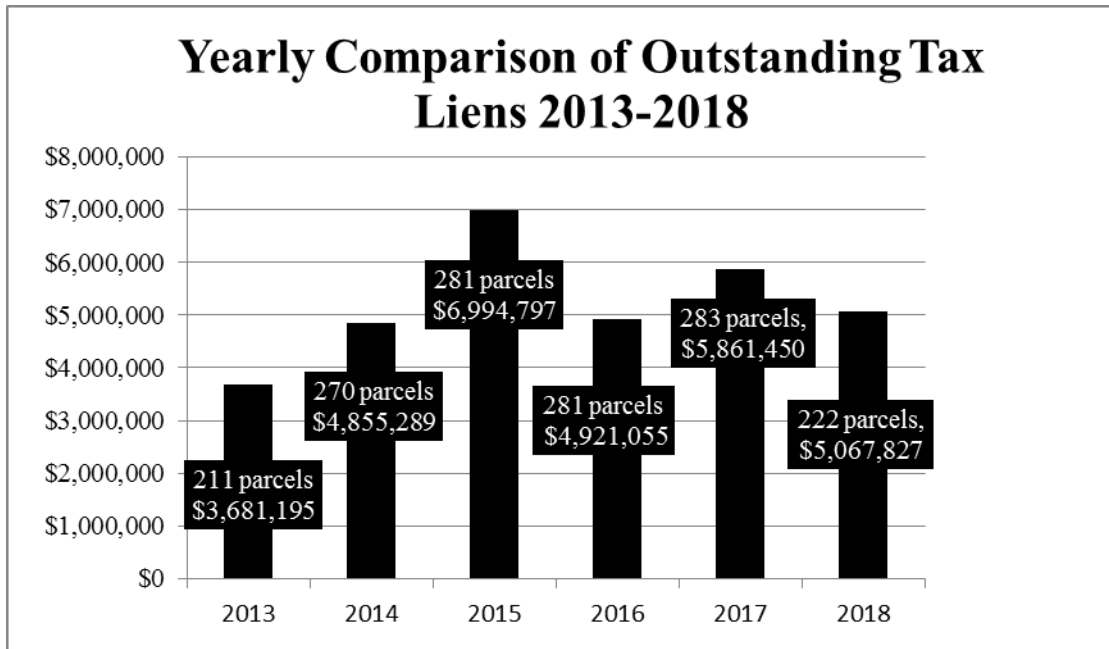
However, it is important to note, that the 2018 figures reflect several parcels that remain unsold from the prior auction(s) and have been "deemed hazardous". Past history dictates that their sale continues to be questionable.

Schedule of Prior Uncollectable/Hazardous Parcels

TOWN	SBL #	NAME	AMOUNT
MARLBOROUGH	108.003-0003-017	FALANGA FRANCIS JOSEPH	\$ 70,777.00
PLATTEKILL	101.001-0001-010	WAGER LESTER JR WAGER MELBA	\$ 58,768.00
PLATTEKILL	101.020-0002-012	FEBRES PEDRO FEBRES ANGELINA	\$ 9,592.00
ROCHESTER	077.009-0001-042	SOLCBERG REGINALD A JR	\$ 81,831.00
SAUGERTIES	008.002-0006-018	NEGLIA VINCENT F	\$ 108,830.00
SHAWANGUNK	104.002-0007-009	KIP GARRETT F KIP DAISY	\$ 13,188.00
SHAWANGUNK	104.042-0001-030	CASTON HARRY	\$ 1,552.00
SHAWANGUNK	104.042-0004-014	PESSOLANO MARGARET PESSOLANO ANGELO	\$ 3731.00
SHAWANGUNK	106.003-0002-004	BROWN WILLIAM R JR. BROWN LISA M.	\$ 295,249.00
ULSTER	039.019-0003-001	WHITE CARLA J	\$ 43,109.00
ULSTER	048.017-0001-041	GURU OF ULSTER IN	\$ 98,535.00
VILLAGE OF ELLENVILLE	091.022-0003-031	BURNISHED METAL CORP	\$ 2,239.00
WAWARSING	074.002-0001-063	SOSIS SHIRLEY A	\$ 23,328.00
WAWARSING	074.003-0003-047	FAUST CONSTANCE M	\$ 7,833.00
WAWARSING	083.001-0001-002	SMITH ROBERT D SMITH WILLARD E	\$ 71,157.00
WAWARSING	083.001-0002-005	COOK DAVID COOK JOY	\$ 7,283.00
WAWARSING	075.003-0002-081	NOWAKOWSKI WALTER NOWAKOWSKI IRENE	\$ 5,689.00
TOTAL			\$902,691.00

Chart 1 compares the annual outstanding tax liens from the years ending 2013 through 2018.

Chart 1: Outstanding Tax Liens from Tax Years 2013 – 2018



The most significant change occurred in 2015. The number of parcels with outstanding liens increased nearly 44% from 2014, and the dollar amount of these taxes had an increase in value of nearly \$2.14 million, even though the number of parcels only increased by 11 from the previous year. There was also a significant increase in the tax lien from 2013 to 2014 with a 32% increase in the dollar amount.

Chart 2 shows the outstanding tax liens for the respective towns located within Ulster County. As the chart illustrates, the Town of Ulster has the most significant value of liens outstanding, totaling \$1,416,543 and including 16 parcels.

Chart 2: Outstanding Tax Liens by Municipality

