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Ulster County 2014 Tax Lien Foreclosure Report

BY THE NUMBERS

The County of Ulster has released its *County of Ulster Public Auction 2014* notice. The date of the public auction is Wednesday, April 23, 2014 at 9:00 AM at Vanderlyn Hall – SUNY Ulster. This annual event auctions real property parcels which are more than 3 years delinquent in payment of real estate taxes.

There are currently 270 auction properties totaling \$4,855,289 as reported by the Ulster County Department of Finance. The parcels range from a .13 acre parcel in the Town of Lloyd which has a \$349 delinquency, to a 22.5 acre parcel in the Town of Saugerties nearly over twenty years in arrears, resulting in a delinquency of more than \$530,000.

The cumulative unpaid balance of taxes has increased over \$1,170,000 from 2013's balance and the number of properties has increased by over 27 percent from 211 in 2013 to 270 in 2014.

The Town of Saugerties continues to top the list with 45 parcels and the largest amount of outstanding liens totaling \$1,105,790. The Village of Ellenville is the second highest with \$707,343 in outstanding tax liens. These two municipalities encompass 37% of the total dollars owed.

It is important to note, however, that the 2014 figures reflect seven (7) parcels which have been “deemed hazardous” and are least likely to sell.

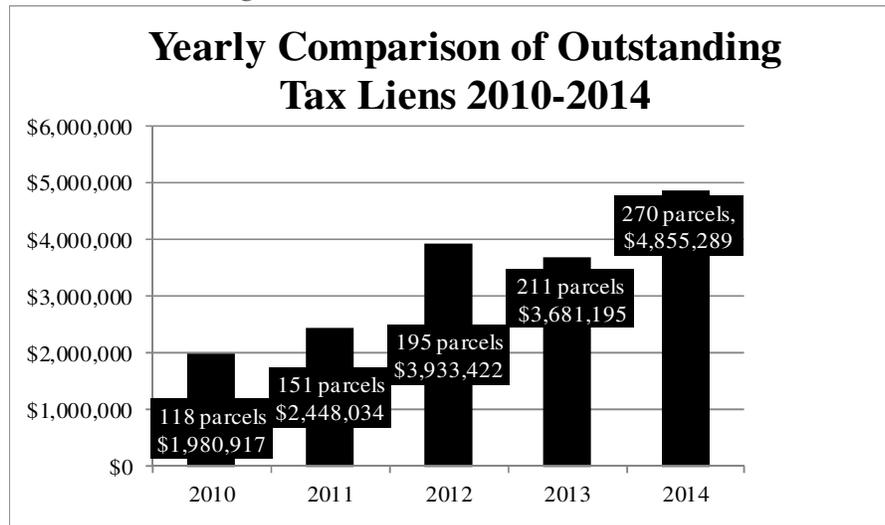
Schedule of Currently Uncollectable/Hazardous Accounts

TOWN	SBL#	NAME	AMOUNT	STATUS
Plattekill	95.3-4-37	HVES Inc.	\$ 146,820	Former Dump/Toxic/clean up
Rochester	77.9-1-42	Solcberg, Reginald A Jr	61,541	Former Gas Station
Saugerties	8.4-2-1.200	Syska Enterprises Inc	533,821	Tire Dump
Saugerties	8.4-3-24	Tire Recycling Inc.	31,820	Tire Dump
Shawangunk	106.3-2-4	Brown, William R Jr. & Lisa	144,345	Junkyard
Wawarsing*	82.76-1-1	Ellenville Scrap Iron & Metal Co Inc.	381,289	Junkyard in clean up process
Wawarsing	83.1-1-2	Smith, Robert D & Williard E	40,363	Service Ctr.
			TOTAL \$	1,340,000

Among the seven, two parcels are in Saugerties and one parcel is in Ellenville, totaling approximately \$565,000 and \$380,000, respectively. These three parcels, therefore, total 71% of the unpaid tax balances on “hazardous accounts.” Four of these parcels have been on this list since 1995 and total \$1,093,750, or 82%, of the outstanding liens on these environmentally hazardous properties.

Chart 1 compares the annual outstanding tax liens from the years ending 2010 through 2014. We note the number of unredeemed parcels and the dollar amount has more than doubled since 2010.

Chart 1: Outstanding Tax Liens from Tax Years 2010 - 2014



The most significant change occurred in 2012. The number of parcels with outstanding liens increased 29% from 2011, and the dollar amount of these taxes had an increase in value of nearly \$1.5 million. That trend continued in 2014 with an increase of outstanding liens of 28% with a dollar amount increase of \$1.17 million from 2013.

Chart 2 shows the outstanding tax liens for the respective towns located within Ulster County. As the chart shows, the Town of Saugerties has the most significant amount of liens outstanding, totaling \$1,105,790 which includes 45 parcels.

Chart 2: Outstanding Tax Liens by Municipality

