

2025

# Dutchess County Tax Foreclosure Real Estate Auction October 22 @ 10AM



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### #1 - 85 Bella Vista Rd, Town of Amenia

Multiple residences, 1 story, Ranch style, built 1967+/-, 1316+/- sq. ft., 3BR/1BA barn. 1 story, Cottage style, built 1975+/-, 168+/- sq. ft., 1BR/1BA.

**Tax Map: 7067-00-470847-0000**

Size: 7.07 +/- Acres

School District: Webutuck CSD

Full Market Value: \$495,300

Minimum Bid: \$34095.46

Inspection: Occupied. Drive by anytime.



### #3 - Sylvan Lake Rd, Town of Beekman

Residential vacant land.

**Tax Map: 6658-00-445567-0000**

Size: 0.92 +/- Acres

School District: Arlington CSD

Full Market Value: \$77,200

Minimum Bid: \$11613.73

Inspection: Vacant Land. Drive by anytime.



### #4 - 73 Reilly Rd, Town of Beekman

Single family residence, 1 story, Ranch style, built 1960+/-, 1840+/- sq. ft., 4BR/3.5BA, detached garage.

**Tax Map: 6659-00-237995-0000**

Size: 8.70 +/- Acres

School District: Arlington CSD

Full Market Value: \$506,800

Minimum Bid: \$57368.45

Inspection: Occupied. Drive by anytime.



### #5 - Martin Rd, Town of Beekman

Rural vacant land

**Tax Map: 6659-00-669171-0000**

Size: 1.10 +/- Acres

School District: Arlington CSD

Full Market Value: \$25,500

Minimum Bid: \$3583.52

Inspection: May not have road frontage.



### #6 - 600 Depot Hill Rd, Town of Beekman

Single family residence, 1 story, Old style, built 1945+/-, 984+/- sq. ft., 2BR/1BA, attached garage.

**Tax Map: 6758-00-915110-0000**

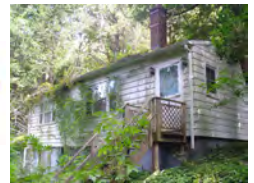
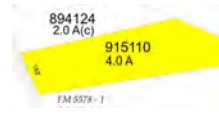
Size: 3.97 +/- Acres

School District: Arlington CSD

Full Market Value: \$346,200

Minimum Bid: \$34818.19

Inspection: See web for additional photos.



### #7 - 1048 Route 216 , Town of Beekman

Single family residence, 1 story, Raised ranch style, built 1973+/-, 1864+/- sq. ft., 3BR/2.5BA, porch.

**Tax Map: 6758-04-797357-0000**

Size: 1.00 +/- Acres

School District: Arlington CSD

Full Market Value: \$392,200

Minimum Bid: \$48915.37

Inspection: See web for additional photos.



### #8 - 570 Gardner Hollow Rd, Town of Beekman

Rural vacant land.

**Tax Map: 6958-00-248786-0000**

Size: 6.00 +/- Acres

School District: Arlington CSD

Full Market Value: \$201,100

Minimum Bid: \$22925.44

Inspection: Vacant Land. Drive by anytime.



### #9 - Schultz Hill Rd, Town of Clinton

Rural vacant land.

**Tax Map: 6368-00-566488-0000**

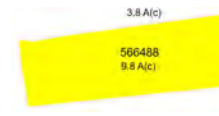
Size: 9.80 +/- Acres

School District: Rhinebeck CSD

Full Market Value: \$32,800

Minimum Bid: \$2361.03

Inspection: May not have road frontage.



### #10 - Fourth Ave , Town of Clinton

Residential vacant land.

**Tax Map: 6469-10-280600-0000**

Size: 0.01 +/- Acres

School District: Rhinebeck CSD

Full Market Value: \$100

Minimum Bid: \$327.86

Inspection: Vacant Land. Drive by anytime.



### #11 - 333 Hibernia Rd, Town of Clinton

Other storage. Multiple structures. Adjacent to Lot 73.

**Tax Map: 6566-00-382084-0000**

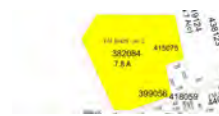
Size: 7.85 +/- Acres

School District: Millbrook CSD

Full Market Value: \$1,157,000

Minimum Bid: \$342109.78

Inspection: Occupied. Drive by anytime.





**#12 - 2440 Salt Point Tpke, Town of Clinton**

Rural vacant land

**Tax Map: 6566-02-588804-0000**

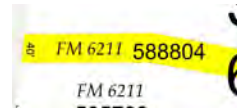
Size: 0.37 +/- Acres

Full Market Value: \$8,200

Inspection: Vacant Land. Drive by anytime.

School District: Millbrook CSD

Minimum Bid: \$987.9

**#13 - 9 Davis Rd, Town of Dover**

Single family residence, 1 story, Ranch style, built 1987+/-, 1458+/- sq. ft., 3BR/2BA, porch.

**Tax Map: 7160-03-347369-0000**

Size: 0.59 +/- Acres

Full Market Value: \$318,800

Inspection: Occupied. Drive by anytime.

School District: Dover Union Free SD

Minimum Bid: \$37675.64

**#14 - Brown Rd, Town of East Fishkill**

Underwater industrial

**Tax Map: 6357-01-132793-0000**

Size: 0.34 +/- Acres

Full Market Value: \$2,200

Inspection: May not have road frontage.

School District: Wappingers CSD

Minimum Bid: \$630.18

**#15 - 30 E Hook Cross Rd, Town of East Fishkill**

Residential vacant land.

**Tax Map: 6455-02-688624-0000**

Size: 0.23 +/- Acres

Full Market Value: \$53,400

Inspection: Vacant Land. Drive by anytime.

School District: Wappingers CSD

Minimum Bid: \$6525.47

**#16 - 12 Dakota Dr, Town of East Fishkill**

Single family residence, 2 story, Contemporary style, built 1997+/-, 3377+/- sq. ft., 4BR/3.5BA, attached garage, porch.

**Tax Map: 6456-01-022813-0000**

Size: 1.89 +/- Acres

Full Market Value: \$860,800

Inspection: Occupied. Drive by anytime.

School District: Wappingers CSD

Minimum Bid: \$104500.49

**#17 - 203 Route 376, Town of East Fishkill**

Residential vacant land.

**Tax Map: 6457-04-593114-0000**

Size: 1.80 +/- Acres

Full Market Value: \$11,600

Inspection: Vacant Land. Drive by anytime.

School District: Wappingers CSD

Minimum Bid: \$1969.38

**#18 - 28 Quackenbush Rd, Town of East Fishkill**

Residential vacant land.

**Tax Map: 6459-19-683211-0000**

Size: 0.16 +/- Acres

Full Market Value: \$5,600

Inspection: May not have road frontage.

School District: Wappingers CSD

Minimum Bid: \$841

**#19 - 1 Johnson Rd, Town of East Fishkill**

Residential vacant land.

**Tax Map: 6459-19-701142-0000**

Size: 0.18 +/- Acres

Full Market Value: \$5,600

Inspection: May not have road frontage.

School District: Wappingers CSD

Minimum Bid: \$841

**#20 - 184 E, Town of East Fishkill**

Residential vacant land.

**Tax Map: 6556-00-724179-0000**

Size: 0.62 +/- Acres

Full Market Value: \$10,500

Inspection: May not have road frontage.

School District: Wappingers CSD

Minimum Bid: \$1814.08

**#21 - 1 Aspen Rd, Town of East Fishkill**

Single family residence, 2 story, Colonial style, built 1983+/-, 2415+/- sq. ft., 4BR/2.5BA, porch.

**Tax Map: 6557-01-135995-0000**

Size: 1.36 +/- Acres

Full Market Value: \$603,300

Inspection: Occupied. Drive by anytime.

School District: Wappingers CSD

Minimum Bid: \$55495.27



**#22 - 512 Leetown Rd, Town of East Fishkill**

Residential vacant land.

**Tax Map: 6655-01-212661-0000**

Size: 0.64 +/- Acres

School District: Carmel CSD

Full Market Value: \$29,800

Minimum Bid: \$6210.53

Inspection: Vacant Land. Drive by anytime.

**#23 - Stormville Mountain Rd, Town of East Fishkill**

Residential vacant land.

**Tax Map: 6656-00-795434-0000**

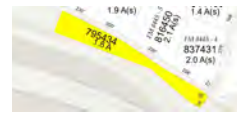
Size: 1.80 +/- Acres

School District: Wappingers CSD

Full Market Value: \$26,500

Minimum Bid: \$3048.21

Inspection: Vacant Land. Drive by anytime.

**#24 - Stormville Mountain Rd, Town of East Fishkill**

Residential vacant land.

**Tax Map: 6755-01-114985-0000**

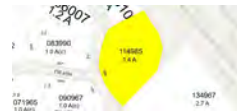
Size: 1.40 +/- Acres

School District: Carmel CSD

Full Market Value: \$99,200

Minimum Bid: \$14677.3

Inspection: Vacant Land. Drive by anytime.

**#25 - Route 9, Town of Fishkill**

Residential vacant land.

**Tax Map: 6255-00-163206-0000**

Size: 12.50 +/- Acres

School District: Wappingers CSD

Full Market Value: \$12,500

Minimum Bid: \$2179.4

Inspection: May not have road frontage.

**#26 - 9 Church St, Town of Hyde Park**

Two family residence, 2 story, Old style, built 1890+/-, 1790+/- sq. ft., 4BR/1.5BA, porch, detached garage.

**Tax Map: 6065-04-879252-0000**

Size: 0.61 +/- Acres

School District: Hyde Park CSD

Full Market Value: \$305,600

Minimum Bid: \$21868.38

Inspection: See web for additional photos.

**#27 - 4318 Albany Post Rd, Town of Hyde Park**

Single use small building, 1 story, built 1940+/-, 505+/- sq. ft.

**Tax Map: 6065-04-923147-0000**

Size: 11.15 +/- Acres

School District: Hyde Park CSD

Full Market Value: \$346,500

Minimum Bid: \$53411.86

Inspection: See web for additional photos.

**#28 - Albany Post Rd, Town of Hyde Park**

Commercial vacant land.

**Tax Map: 6065-16-800313-0000**

Size: 0.06 +/- Acres

School District: Hyde Park CSD

Full Market Value: \$60,600

Minimum Bid: \$5152.21

Inspection: Vacant land. Drive by anytime.

**#29 - 4359 Albany Post Rd, Town of Hyde Park**

Commercial vacant land.

**Tax Map: 6065-20-836205-0000**

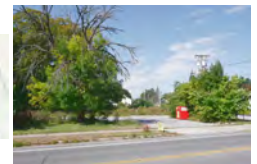
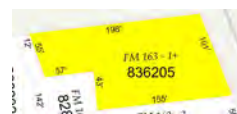
Size: 0.40 +/- Acres

School District: Hyde Park CSD

Full Market Value: \$381,400

Minimum Bid: \$37631.77

Inspection: Vacant Land. Drive by anytime.

**#30 - Albany Post Rd, Town of Hyde Park**

Residential vacant land. Waterfront on Hudson River.

**Tax Map: 6066-04-618132-0000**

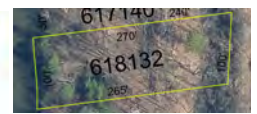
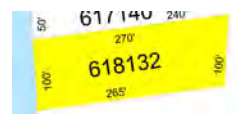
Size: 0.59 +/- Acres

School District: Hyde Park CSD

Full Market Value: \$28,200

Minimum Bid: \$3538.56

Inspection: May not have road frontage.

**#31 - Huyler Dr, Town of Hyde Park**

Residential vacant land.

**Tax Map: 6066-04-660059-0000**

Size: 1.55 +/- Acres

School District: Hyde Park CSD

Full Market Value: \$197,200

Minimum Bid: \$14702.28

Inspection: Vacant Land. Drive by anytime.





### #32 - Huyler Dr, Town of Hyde Park

Residential vacant land.

**Tax Map: 6066-04-661036-0000**

Size: 2.17 +/- Acres

Full Market Value: \$197,200

Inspection: Vacant Land. Drive by anytime.

School District: Hyde Park CSD

Minimum Bid: \$14702.28



### #33 - Huyler Dr, Town of Hyde Park

Residential vacant land.

**Tax Map: 6066-04-687040-0000**

Size: 1.38 +/- Acres

Full Market Value: \$197,200

Inspection: Vacant Land. Drive by anytime.

School District: Hyde Park CSD

Minimum Bid: \$21401.74



### #34 - 556 Violet Ave , Town of Hyde Park

Bar, 1 story, built 1965+/-, 1617+/- sq. ft., porch.

**Tax Map: 6163-02-563776-0000**

Size: 0.29 +/- Acres

Full Market Value: \$296,300

Inspection: See web for additional photos.

School District: Hyde Park CSD

Minimum Bid: \$20118.02



### #35 - Van Dam Rd, Town of Hyde Park

Residential vacant land.

**Tax Map: 6164-01-003813-0000**

Size: 0.45 +/- Acres

Full Market Value: \$800

Inspection: May not have road frontage.

School District: Hyde Park CSD

Minimum Bid: \$1674.8



### #36 - 7 Coleman Rd, Town of Hyde Park

Single family residence, 1 story, Ranch style, built 1960+/-, 2095+/- sq. ft., 3BR/2BA.

**Tax Map: 6164-01-313998-0000**

Size: 0.70 +/- Acres

Full Market Value: \$348,500

Inspection: See web for additional photos.

School District: Hyde Park CSD

Minimum Bid: \$2232.12



### #37 - 58 Holt Rd, Town of Hyde Park

Residential vacant land.

**Tax Map: 6164-03-404021-0000**

Size: 0.26 +/- Acres

Full Market Value: \$36,300

Inspection: Vacant Land. Drive by anytime.

School District: Hyde Park CSD

Minimum Bid: \$18019.37



### #38 - Pine Woods Rd, Town of Hyde Park

Residential vacant land.

**Tax Map: 6165-03-147092-0000**

Size: 3.70 +/- Acres

Full Market Value: \$159,700

Inspection: Vacant Land. Drive by anytime.

School District: Hyde Park CSD

Minimum Bid: \$22549.26



### #39 - 1195 Route 9G , Town of Hyde Park

Gas station, 1 story, built 1960+/-, 2704+/- sq. ft.

**Tax Map: 6165-03-411412-0000**

Size: 1.30 +/- Acres

Full Market Value: \$619,400

Inspection: Occupied. Drive by anytime.

School District: Hyde Park CSD

Minimum Bid: \$54488.41



### #40 - Horns Park Rd, Town of Hyde Park

Residential vacant land.

**Tax Map: 6165-04-855221-0000**

Size: 0.40 +/- Acres

Full Market Value: \$49,900

Inspection: Vacant Land. Drive by anytime.

School District: Hyde Park CSD

Minimum Bid: \$4810.68



### #42 - 12 Park Blvd, Town of Hyde Park

Rural vacant land. 3 Access points. Adjacent to Lot 43.

**Tax Map: 6166-03-454018-0000**

Size: 32.00 +/- Acres

Full Market Value: \$281,400

Inspection: Vacant Land. Drive by anytime.

School District: Hyde Park CSD

Minimum Bid: \$25948.61



### #43 - 19 Crum Elbow Dr, Town of Hyde Park

Residential vacant land. Adjacent to Lot 42.

**Tax Map: 6166-03-477077-0000**

Size: 1.30 +/- Acres

Full Market Value: \$50,700

Inspection: Vacant Land. Drive by anytime.

School District: Hyde Park CSD

Minimum Bid: \$4887.83



### #44 - 113 Mills Cross Rd, Town of Hyde Park

Residential vacant land.

**Tax Map: 6167-02-893823-0000**

Size: 26.11 +/- Acres

Full Market Value: \$183,900

Inspection: May not have road frontage.

School District: Hyde Park CSD

Minimum Bid: \$17039.81



### #45 - 5116 Albany Post Rd, Town of Hyde Park

Residential vacant land. Adjacent to Lot 46.

**Tax Map: 6167-03-028120-0000**

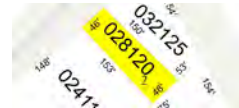
Size: 0.17 +/- Acres

Full Market Value: \$18,300

Inspection: Vacant Land. Drive by anytime.

School District: Hyde Park CSD

Minimum Bid: \$1484.99



### #46 - 5120 Albany Post Rd, Town of Hyde Park

Single family residence, 1 story, Ranch style, built 1960+/-, 968+/- sq. ft., 3BR/1BA, attached garage, porch. Adjacent to Lot 45.

**Tax Map: 6167-03-032125-0000**

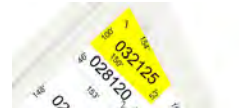
Size: 0.27 +/- Acres

Full Market Value: \$21,000

Inspection: Occupied. Drive by anytime.

School District: Hyde Park CSD

Minimum Bid: \$12156.31



### #47 - 6 Hilltop Rd, Town of Hyde Park

Single family residence, 1 story, Cottage style, built 1942+/-, 896+/- sq. ft., 1BR/1BA, porch, detached garage.

**Tax Map: 6263-01-127814-0000**

Size: 1.00 +/- Acres

Full Market Value: \$304,500

Inspection: See web for additional photos.

School District: Hyde Park CSD

Minimum Bid: \$26636.97



### #48 - 161 E Dorsey Ln, Town of Hyde Park

Residential vacant land.

**Tax Map: 6263-01-267595-0000**

Size: 1.28 +/- Acres

Full Market Value: \$77,500

Inspection: Vacant Land. Drive by anytime.

School District: Hyde Park CSD

Minimum Bid: \$6480.63



### #49 - 546 Salt Point Tpke, Town of Hyde Park

Manufactured housing, porch, detached garage, mobile home.

**Tax Map: 6263-03-499499-0000**

Size: 0.55 +/- Acres

Full Market Value: \$140,300

Inspection: Occupied. Drive by anytime.

School District: Hyde Park CSD

Minimum Bid: \$9660.01



### #50 - 107 Quaker Ln, Town of Hyde Park

Manufactured housing, porch, mobile home.

**Tax Map: 6264-04-855421-0000**

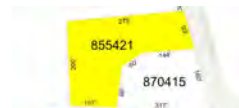
Size: 0.85 +/- Acres

Full Market Value: \$135,200

Inspection: See web for additional photos.

School District: Hyde Park CSD

Minimum Bid: \$19056.06



### #51 - N Quaker Ln, Town of Hyde Park

Residential vacant land.

**Tax Map: 6266-02-559695-0000**

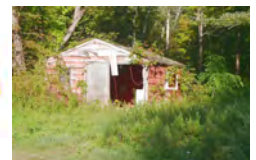
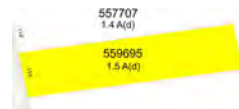
Size: 1.48 +/- Acres

Full Market Value: \$114,400

Inspection: Drive by anytime.

School District: Hyde Park CSD

Minimum Bid: \$14663.18



### #52 - Daley Rd, Town of LaGrange

Residential vacant land. Adjacent to Lot 53, 99.

**Tax Map: 6259-02-928882-0000**

Size: 3.94 +/- Acres

Full Market Value: \$164,400

Inspection: May not have road frontage.

School District: Wappingers CSD

Minimum Bid: \$2988.19





**#53 - DaleyRd, Town of LaGrange**

Residential vacant land. Adjacent to Lot 52.

**Tax Map: 6259-02-951984-0000**

Size: 5.32 +/- Acres

Full Market Value: \$226,100

Inspection: May not have road frontage.

School District: Arlington CSD

Minimum Bid: \$4840.28

**#54 - Titusville Rd, Town of LaGrange**

Residential vacant land.

**Tax Map: 6261-04-725356-0000**

Size: 0.82 +/- Acres

Full Market Value: \$14,600

Inspection: Vacant Land. Drive by anytime.

School District: Arlington CSD

Minimum Bid: \$2318.54

**#55 - Noxon Rd, Town of LaGrange**

Residential vacant land.

**Tax Map: 6360-01-093926-0000**

Size: 1.06 +/- Acres

Full Market Value: \$121,100

Inspection: Vacant Land. Drive by anytime.

School District: Arlington CSD

Minimum Bid: \$19234.35

**#56 - Arlene Rd, Town of LaGrange**

Residential vacant land.

**Tax Map: 6360-02-629636-0000**

Size: 1.40 +/- Acres

Full Market Value: \$125,100

Inspection: May not have road frontage.

School District: Arlington CSD

Minimum Bid: \$15655.57

**#57 - Manor Dr, Town of LaGrange**

Residential vacant land.

**Tax Map: 6360-02-674638-0000**

Size: 1.20 +/- Acres

Full Market Value: \$121,500

Inspection: May not have road frontage.

School District: Arlington CSD

Minimum Bid: \$15207.02

**#58 - Arlene Rd, Town of LaGrange**

Residential vacant land.

**Tax Map: 6360-02-710654-0000**

Size: 1.70 +/- Acres

Full Market Value: \$133,700

Inspection: May not have road frontage.

School District: Arlington CSD

Minimum Bid: \$16708.76

**#59 - Overlook Rd, Town of LaGrange**

Rural vacant land.

**Tax Map: 6361-02-983956-0000**

Size: 61.40 +/- Acres

Full Market Value: \$535,900

Inspection: Vacant Land. Drive by anytime.

School District: Arlington CSD

Minimum Bid: \$78625.8

**#60 - 27 Robinson Ln, Town of LaGrange**

Vacant farmland. Adjacent to Lot 61, 62.

**Tax Map: 6459-01-159723-0000**

Size: 18.90 +/- Acres

Full Market Value: \$396,400

Inspection: Vacant Land. Drive by anytime.

School District: Arlington CSD

Minimum Bid: \$81867.90

**#61 - Robinson Ln, Town of LaGrange**

Vacant farmland. Adjacent to Lot 60.

**Tax Map: 6459-01-220825-0000**

Size: 18.35 +/- Acres

Full Market Value: \$301,300

Inspection: May not have road frontage.

School District: Arlington CSD

Minimum Bid: \$61079.7

**#62 - Robinson Ln, Town of LaGrange**

Vacant farmland. Adjacent to Lot 60.

**Tax Map: 6459-01-222635-0000**

Size: 61.90 +/- Acres

Full Market Value: \$396,400

Inspection: May not have road frontage.

School District: Arlington CSD

Minimum Bid: \$101255.85



**#63 - Noxon Rd, Town of LaGrange**

Residential vacant land.

**Tax Map: 6459-01-313916-0000**

Size: 1.33 +/- Acres

School District: Arlington CSD

Full Market Value: \$127,200

Minimum Bid: \$20707.91

Inspection: Vacant Land. Drive by anytime.

**#64 - Stringham Rd, Town of LaGrange**

Residential vacant land. Adjacent to Lot 65.

**Tax Map: 6460-03-420199-0000**

Size: 7.10 +/- Acres

School District: Arlington CSD

Full Market Value: \$209,100

Minimum Bid: \$34601.20

Inspection: Vacant Land. Drive by anytime.

**#65 - Stringham Rd, Town of LaGrange**

Residential vacant land. Adjacent to Lot 64.

**Tax Map: 6460-03-451161-0000**

Size: 0.22 +/- Acres

School District: Arlington CSD

Full Market Value: \$70,900

Minimum Bid: \$11934.22

Inspection: May not have road frontage.

**#66 - Route 55, Town of LaGrange**

Residential vacant land.

**Tax Map: 6560-02-888704-0000**

Size: 1.00 +/- Acres

School District: Arlington CSD

Full Market Value: \$102,000

Minimum Bid: \$13961.7

Inspection: May not have road frontage.

**#67 - 179 Sunset Hill Rd, Town of LaGrange**

Single family residence, 1 story, Ranch style, built 1954+/-, 1688+/- sq. ft., 3BR/3BA, attached garage, porch, barn.

**Tax Map: 6562-04-828029-0000**

Size: 5.23 +/- Acres

School District: Millbrook CSD

Full Market Value: \$596,200

Minimum Bid: \$69357.33

Inspection: See web for additional photos.

**#68 - Cold Spring Rd, Town of Milan**

Rural vacant land.

**Tax Map: 6570-00-603506-0000**

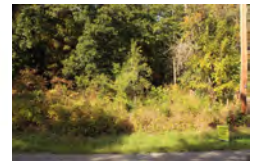
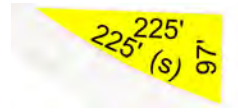
Size: 0.25 +/- Acres

School District: Pine Plains CSD

Full Market Value: \$9,800

Minimum Bid: \$1037.66

Inspection: Vacant Land. Drive by anytime.

**#69 - 2014 Route 199, Town of Milan**

Single family residence, 1 story, Ranch style, built 1957+/-, 1682+/- sq. ft., 3BR/2BA, attached garage, porch.

**Tax Map: 6672-00-504092-0000**

Size: 1.20 +/- Acres

School District: Pine Plains CSD

Full Market Value: \$376,900

Minimum Bid: \$29456.79

Inspection: Occupied. Drive by anytime.

**#70 - 68 Barton St, Village of Millerton, Town of Northeast**

Residential vacant land.

**Tax Map: 7271-14-485337-0000**

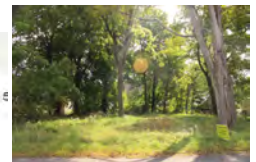
Size: 0.19 +/- Acres

School District: Webutuck CSD

Full Market Value: \$41,100

Minimum Bid: \$2897.54

Inspection: Vacant Land. Drive by anytime.

**#71 - Route 292, Town of Pawling**

Residential vacant land.

**Tax Map: 6856-00-511435-0000**

Size: 0.25 +/- Acres

School District: Pawling CSD

Full Market Value: \$23,300

Minimum Bid: \$1677.79

Inspection: Vacant Land. Drive by anytime.

**#72 - 122 Lakeview Dr, Town of Pawling**

Single family residence, 1 story, Cottage style, built 1960+/-, 1088+/- sq. ft., 2BR/1BA, porch. Waterfront on Whaley Lake.

**Tax Map: 6856-09-210735-0000**

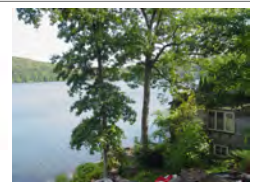
Size: 0.15 +/- Acres

School District: Pawling CSD

Full Market Value: \$402,900

Minimum Bid: \$62283.73

Inspection: Occupied. Drive by anytime.





### #73 - Hibernia Rd, Town of Pleasant Valley

Residential vacant land. Adjacent to Lot 11.

**Tax Map: 6566-03-374053-0000**

Size: 0.01 +/- Acres

Full Market Value: \$800

Inspection: Vacant Land. Drive by anytime.

School District: Millbrook CSD

Minimum Bid: \$670.63



### #74 - Phyllis Rd, Town of Poughkeepsie

Residential vacant land.

**Tax Map: 6058-20-865090-0000**

Size: 0.11 +/- Acres

Full Market Value: \$5,800

Inspection: May not have road frontage.

School District: Wappingers CSD

Minimum Bid: \$1744.02



### #75 - 9 Lincoln Dr, Town of Poughkeepsie

Single family residence, 1 story, Ranch style, built 1961+/-, 1700+/- sq. ft., 3BR/2BA, attached garage, porch.

**Tax Map: 6158-02-552984-0000**

Size: 0.88 +/- Acres

Full Market Value: \$412,400

Inspection: Occupied. Drive by anytime.

School District: Wappingers CSD

Minimum Bid: \$31221.58



### #76 - 52 Brookland Farms Rd, Town of Poughkeepsie

Single family residence, 1 story, Raised ranch style, built 1968+/-, 2588+/- sq. ft., 3BR/2.5BA, porch.

**Tax Map: 6159-02-695767-0000**

Size: 0.41 +/- Acres

Full Market Value: \$448,300

Inspection: See web for additional photos.

School District: Wappingers CSD

Minimum Bid: \$191456.68



### #77 - 1 Ridgewood Ter, Town of Poughkeepsie

Residential vacant land.

**Tax Map: 6159-04-822476-0000**

Size: 0.07 +/- Acres

Full Market Value: \$8,400

Inspection: Vacant Land. Drive by anytime.

School District: Wappingers CSD

Minimum Bid: \$1987.33



### #78 - 6 Dogwood Dr, Town of Poughkeepsie

Single family residence, 1 story, Ranch style, built 1948+/-, 828+/- sq. ft., 3BR/1BA, attached garage, porch.

**Tax Map: 6160-03-007138-0000**

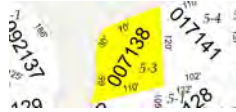
Size: 0.25 +/- Acres

Full Market Value: \$264,600

Inspection: Occupied. Drive by anytime.

School District: Spackenkill UFSD

Minimum Bid: \$24496.53



### #80 - 14 Morse St, Town of Poughkeepsie

Single family residence, 1.5 story, Old style, built 1930+/-, 960+/- sq. ft., 3BR/1BA, porch.

**Tax Map: 6162-05-236829-0000**

Size: 0.12 +/- Acres

Full Market Value: \$161,800

Inspection: See web for additional photos.

School District: Hyde Park CSD

Minimum Bid: \$18418.67



### #81 - 12 Mews Aly, Town of Poughkeepsie

Single family residence, 2 story, Colonial style, built 1989+/-, 1961+/- sq. ft., 3BR/2.5BA, porch.

**Tax Map: 6162-19-738038-0000**

Size: 0.14 +/- Acres

Full Market Value: \$335,400

Inspection: See web for additional photos.

School District: Arlington CSD

Minimum Bid: \$30322.57



### #82 - 58 Marple Rd, Town of Poughkeepsie

Single family residence, 1 story, Ranch style, built 1953+/-, 1036+/- sq. ft., 2BR/1.5BA, porch.

**Tax Map: 6162-20-899064-0000**

Size: 0.29 +/- Acres

Full Market Value: \$279,200

Inspection: See web for additional photos.

School District: Arlington CSD

Minimum Bid: \$27288.08



### #83 - North Rd, Town of Poughkeepsie

Residential vacant land.

**Tax Map: 6163-03-007307-0000**

Size: 0.01 +/- Acres

Full Market Value: \$700

Inspection: May not have road frontage.

School District: Hyde Park CSD

Minimum Bid: \$428.23



#### #84 - Bahret Ave, Town of Poughkeepsie

Residential vacant land.

**Tax Map: 6163-03-453084-0000**

Size: 3.50 +/- Acres

School District: Hyde Park CSD

Full Market Value: \$140,000

Minimum Bid: \$17297.33

Inspection: Vacant Land. Drive by anytime.



#### #85 - 23 Daria Dr, Town of Poughkeepsie

Single family residence, 1 story, Raised ranch style, built 1967+/-, 2268+/- sq. ft., 5BR/2.5BA, porch.

**Tax Map: 6260-03-240232-0000**

Size: 0.40 +/- Acres

School District: Wappingers CSD

Full Market Value: \$491,600

Minimum Bid: \$46689.16

Inspection: Occupied. Drive by anytime.



#### #86 - Van Wagner Rd Rear, Town of Poughkeepsie

Vacant industrial land

**Tax Map: 6262-03-226265-0000**

Size: 1.30 +/- Acres

School District: Arlington CSD

Full Market Value: \$2,000

Minimum Bid: \$673.2

Inspection: May not have road frontage.



#### #87 - Broadway, Village of Tivoli, Town of Red Hook

Residential vacant land.

**Tax Map: 6174-07-572998-0000**

Size: 0.91 +/- Acres

School District: Red Hook CSD

Full Market Value: \$79,900

Minimum Bid: \$10908.67

Inspection: Vacant Land. Drive by anytime.



#### #88 - Edgewood Dr, Town of Red Hook

Residential vacant land.

**Tax Map: 6172-19-631159-0000**

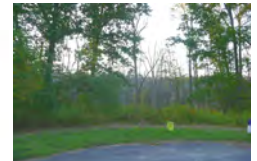
Size: 0.34 +/- Acres

School District: Red Hook CSD

Full Market Value: \$34,600

Minimum Bid: \$3748.38

Inspection: Vacant Land. Drive by anytime.



#### #89 - 5 Orchard St, Village of Rhinebeck, Town of Rhinebeck

Single family residence, 1 story, Ranch style, built 1958+/-, 1128+/- sq. ft., 3BR/1.5BA, attached garage, porch.

**Tax Map: 6170-10-482565-0000**

Size: 0.35 +/- Acres

School District: Rhinebeck CSD

Full Market Value: \$385,400

Minimum Bid: \$23994.69

Inspection: Occupied. Drive by anytime.



#### #90 - Primrose Hill Rd, Town of Rhinebeck

Rural vacant land

**Tax Map: 6168-00-894672-0000**

Size: 6.60 +/- Acres

School District: Rhinebeck CSD

Full Market Value: \$160,700

Minimum Bid: \$16155.82

Inspection: Vacant Land. Drive by anytime.



#### #91 - 6190 Route 9, Town of Rhinebeck

Single family residence, 1 story, Ranch style, built 1965+/-, 1320+/- sq. ft., 3BR/2BA, porch.

**Tax Map: 6169-00-638775-0000**

Size: 0.96 +/- Acres

School District: Rhinebeck CSD

Full Market Value: \$367,400

Minimum Bid: \$17060.55

Inspection: See web for additional photos.



#### #92 - 6214 Route 82, Town of Stanford

Residential vacant land.

**Tax Map: 6768-03-358465-0000**

Size: 0.43 +/- Acres

School District: Pine Plains CSD

Full Market Value: \$31,600

Minimum Bid: \$2597.13

Inspection: Vacant Land. Drive by anytime.



#### #93 - 728 Hunns Lake Rd, Town of Stanford

Residential vacant land. Waterfront on Hunns Lake.

**Tax Map: 6869-00-687243-0000**

Size: 0.32 +/- Acres

School District: Pine Plains CSD

Full Market Value: \$56,300

Minimum Bid: \$4422.10

Inspection: Vacant Land. Drive by anytime.





#### #94 - Fleetwood Dr, Town of Wappinger

Residential vacant land.

**Tax Map: 6156-01-422810-0000**

Size: 0.12 +/- Acres

Full Market Value: \$5,000

Inspection: May not have road frontage.

School District: Wappingers CSD

Minimum Bid: \$723.56



#### #95 - Ingalls St, Town of Wappinger

Residential vacant land. Adjacent to Lot 96.

**Tax Map: 6157-01-336953-0000**

Size: 0.11 +/- Acres

Full Market Value: \$5,000

Inspection: Vacant Land. Drive by anytime.

School District: Wappingers CSD

Minimum Bid: \$723.56



#### #96 - Maple St, Town of Wappinger

Residential vacant land. Adjacent to Lot 95.

**Tax Map: 6157-01-338935-0000**

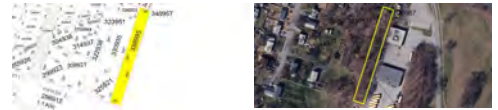
Size: 0.50 +/- Acres

Full Market Value: \$5,000

Inspection: May not have road frontage.

School District: Wappingers CSD

Minimum Bid: \$723.56



#### #97 - Mc Kinley St Rear , Town of Wappinger

Residential vacant land. Waterfront on Wappingers Creek.

**Tax Map: 6158-03-100201-0000**

Size: 0.33 +/- Acres

Full Market Value: \$44,400

Inspection: May not have road frontage.

School District: Wappingers CSD

Minimum Bid: \$11906.64



#### #98 - Myers Corners-Rear, Town of Wappinger

Residential vacant land.

**Tax Map: 6258-02-787614-0000**

Size: 6.50 +/- Acres

Full Market Value: \$25,000

Inspection: May not have road frontage.

School District: Wappingers CSD

Minimum Bid: \$4652.26



#### #99 - Maloney Rd, Town of Wappinger

Residential vacant land. Adjacent to Lot 52.

**Tax Map: 6259-02-931810-0000**

Size: 1.27 +/- Acres

Full Market Value: \$10,000

Inspection: Vacant Land. Drive by anytime.

School District: Wappingers CSD

Minimum Bid: \$14745.27



#### #100 - 27 Dugan Ln, Town of Wappinger

Single family residence, 1 story, Raised ranch style, built 1986+/-, 1952+/- sq. ft., 3BR/1.5BA, porch. barn.

**Tax Map: 6356-01-005967-0000**

Size: 5.80 +/- Acres

Full Market Value: \$513,600

Inspection: Occupied. Drive by anytime.

School District: Wappingers CSD

Minimum Bid: \$34774.69



#### #101 - Rose Ln, Town of Wappinger

Residential vacant land.

**Tax Map: 6359-04-958373-0000**

Size: 0.82 +/- Acres

Full Market Value: \$1,000

Inspection: May not have road frontage.

School District: Wappingers CSD

Minimum Bid: \$399.93



#### #102 - Lakeview Dr, Village of Millbrook, Town of Washington

Underwater industrial

**Tax Map: 6764-02-911834-0000**

Size: 0.14 +/- Acres

Full Market Value: \$2,200

Inspection: May not have road frontage.

School District: Millbrook CSD

Minimum Bid: \$570.85



#### #103 - Tower Hill Rd, Town of Washington

Rural vacant land

**Tax Map: 6965-00-877791-0000**

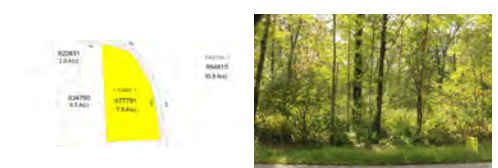
Size: 7.75 +/- Acres

Full Market Value: \$360,900

Inspection: May not have road frontage.

School District: Webutuck CSD

Minimum Bid: \$49522.56



# Sample Contract of Sale



The NYSAuctions.com Team  
Pleasant Valley, NY 12569  
800-243-0061

Dutchess County Tax Foreclosure Real Estate Auction

## CONTRACT OF SALE and RECEIPT OF DEPOSIT

Purchaser: John Q. Public  
Address: 1 Main Street  
City: Anytown, NY 00000  
Phone: 800-243-0061

Bidder Number: 1  
Fed ID Number:  
  
Date: 10/22/25

I hereby agree to purchase the property known as Auction Property No: 2 located in the Town of Poughkeepsie, Tax Map No: 000000-0000-00-000000-0000 and agree to pay the bid price of \$20,000.00 plus the 11% Buyer's Premium of \$2,200.00 together with closing costs, school tax, and village tax, if applicable, for the said property on the terms contained in the TERMS AND CONDITIONS OF THE SALE, signed by and agreed to by me and made part of this contract.

It is understood and agreed that the conveyance will be by QUIT CLAIM DEED to be executed subsequent to receipt of all money due in accordance with the TERMS AND CONDITIONS OF SALE.

I have deposited with Dutchess County Department of Finance the sum of \$4,440.00 as a down payment, to apply to the purchase price. Said down payment shall be returned to the PURCHASER forthwith upon notice by County of Dutchess that this offer is not accepted. The deposit shall be forfeited as liquidated damages if the PURCHASER fails to comply with the TERMS AND CONDITIONS OF THE SALE as indicated therein.

_____ <i>Buyer: John Q. Public</i>	_____ <i>Buyer:</i>						
_____ <i>SS #</i>	_____ <i>SS #</i>						
_____ <i>Buyer:</i>	<table border="1"><thead><tr><th>Date</th><th>Amount</th><th>Type</th></tr></thead><tbody><tr><td>10/22/2025</td><td>\$4,440.00</td><td>Credit Card</td></tr></tbody></table>	Date	Amount	Type	10/22/2025	\$4,440.00	Credit Card
Date	Amount	Type					
10/22/2025	\$4,440.00	Credit Card					
_____ <i>SS #</i>							

Receipt of \$4,440.00 deposit is hereby acknowledged.

By: \_\_\_\_\_  
*Dutchess County Department of Finance*

THE FOLLOWING IS FOR OFFICIAL USE ONLY--DO NOT COMPLETE

Seller:

The Foregoing offer is:

1. Accepted on \_\_\_\_\_
2. Rejected on \_\_\_\_\_

Dutchess County Department of Finance  
22 Market St.  
Poughkeepsie, NY 12601  
PHONE: (845) 486-2025

By: \_\_\_\_\_,  
Heidi Seelbach, Commissioner of Finance

Recap:

Bid Price:	\$20,000.00
Buyers Premium:	\$2,200.00
Surcharge:	n/a
1.5% Advertising Fee (Based on Bid Amount):	\$300.00
School/City/Village Tax:	499.09
Town/County Tax:	n/a
NYS Transfer Tax:	n/a
Filing Fee - RP-5217:	n/a
County Clerk Fee:	\$5.00
SUB TOTAL:	\$23,254.09
Less Down Payment:	\$4,440.00
Balance Due by: November 14, 2025 in cash or bank check:	\$18,814.09

Payable to Commissioner of Finance. Time is of the essence.



# Terms & Conditions

## TERMS FOR INTERNET BIDDING (in addition to standard terms below):

1. Registration: All bidders are required to register and provide suitable I.D. prior to the auction, all registrations will take place ONLINE. The Internet Bidding Packet (IBP) will be emailed via electronic link once bidder registers for the auction at NYSAuctions.com. A sample IBP can be found at the top of the auction web listing approximately 30 days prior to the auction. Auctioneer reserves the right to decline registration if I.D. produced is not sufficient. A copy of the bidder's valid driver's license or passport must be provided to the auctioneer. NO EXCEPTIONS.
2. If you are registering as a Corporation you need to additionally enclose a copy of the following:
  - a. A copy of the FILING NOTICE that you received from the state where your Corporation was recorded.
  - b. A copy of the notice that you received from the Internal Revenue Service/Treasury Department stating the Federal Identification Number that was assigned to your Corporation.
  - c. A resolution from the Corporation Board of Directors authorizing whomever to purchase property on behalf of the Corporation.

If you are registering as a Limited Liability Corporation (LLC) you need to additionally enclose a copy of the following:

- a. A copy of the FILING NOTICE that you received from the state where your LLC was recorded.
- b. A copy of the notice that you received from the Internal Revenue Service/Treasury Department stating the Federal Identification Number that was assigned to your Corporation.
3. Bidder Approval: In order to bid online, you will need to complete the Internet Bidding Packet (IBP) that will be emailed to you via electronic link from DocuSign. A sample IBP can be found at the top of the auction web listing approximately 30 days prior to the auction. Completed documents must be received by auctioneer/broker no later than 4:00PM on Monday, October 20, 2025, to be approved to bid online for this auction. NO EXCEPTIONS.
4. No Recourse: Internet bidding through our Provider is offered as a service to our customers, and bidders shall not hold Dutchess County and/or Absolute Auctions & Realty, Inc., responsible for any failure due to the loss of the internet connection supplied to Absolute Auctions & Realty, Inc. by the Provider.

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## STANDARD TERMS:

1. Buyer's Premium/Advertising Fee: Purchaser shall pay an eleven percent (11%) buyer's premium for credit card deposit and 10% buyer's premium for cash or guaranteed funds deposit, in addition to the accepted bid price and an advertising fee of 1.5% of the bid price.
2. Down Payment: \$250 or 20% of the total contract price (contract price is the bid price + buyer's premium), whichever is higher, shall be paid as a down payment upon execution of a contract of sale immediately upon being declared the successful high bidder. ONLY CASH, CREDIT CARD (MASTERCARD, VISA or DISCOVER CARD ONLY), MONEY ORDER OR BANK CHECK (Tellers/Cashier's Check) MADE PAYABLE TO "DUTCHESS COUNTY COMMISSIONER OF FINANCE" WILL BE ACCEPTED. GUARANTEED FUNDS MUST BE RECEIVED AT AUCTIONEER'S OFFICE LOCATED AT 45 SOUTH AVENUE, PLEASANT VALLEY, NY 12569 NO LATER THAN MONDAY, OCTOBER 20, 2025 AT 4PM TO RECEIVE 10% BUYER'S PREMIUM. NO EXCEPTIONS.
3. Closing Costs: Purchaser shall pay the following closing costs: Filing Fee for Combined Gains Transfer Tax Affidavit of \$5, Filing Fee of \$5 for Town of Red Hook Transfer Tax, and all recording and other fees required by the Dutchess County Clerk. Fees are subject to change by law without further notice.
4. Balance Due: The balance due, including closing costs and the 2025 Town/County Tax if any, shall be paid by cash, money order or bank check made payable to "Dutchess County Commissioner of Finance" on or before November 14, 2025. Credit Card payment is NOT acceptable for balance due. TIME IS OF THE ESSENCE. Failure to timely pay balance due shall constitute default and forfeiture of down payment.
5. Recording Information: Purchaser shall provide all information necessary for recording the deed and shall execute all required documents prior to close of auction.
6. Deed: Conveyance shall be by quitclaim deed, with the description of the property to be by tax grid number. The deed shall be recorded by the County after payment in full and returned to purchaser by the County Clerk's Office. The County will only issue a deed in the name of the successful bidder, no exceptions. If purchaser does not complete and return transfer documents needed to file the deed, purchaser forfeits their rights to the property.
7. No Warranty:
  - a. All real property, including any buildings thereon, is sold "AS IS", without any representation or warranty whatsoever, and is subject to: 1) any facts a survey or inspection of the parcel would disclose; 2) applicable zoning/land use/building regulations/easements of record or matters of public record; 3) all federal or state taxes, liens, delinquent water and/or sewer rents, other local charges, mortgages or judgments not extinguished from the parcel by foreclosure proceedings.
  - b. All informational material such as slides, tax maps, deeds, photos, auction listings, auction catalogs, auction signs, property record cards, and verbal descriptions or directions by the auctioneer are for identification purposes only and represent no warranty or guarantee as to accuracy or otherwise.
  - c. There is no representation, express or implied, as to condition of parcel, warranty of title, right of access, or suitability for a particular use. RESEARCH BEFORE YOU BID.
8. No Recourse: All sales shall be final and without recourse, and in no event shall Dutchess County and/or Absolute Auction & Realty, Inc., be liable for any defects in title for any cause whatsoever. No claim, demand or suit of any nature shall exist in favor of the purchaser, its heirs, successors or assigns, against Dutchess County and/or Absolute Auction & Realty, Inc., arising from this sale.
9. Right of Withdrawal: By Resolution No. 244 of 1997, the County of Dutchess adopted a Land Disposition Policy which provides that the former landowner has the exclusive opportunity to reacquire his/her property through the payment of all back taxes, fees and incurred interest cost after the conclusion of the in rem proceedings but only until 5:00 P.M. on the day prior to the next county auction of properties, subject to approval by the County Legislature. After that time the County shall not remove any properties from auction absent a direction to do so from a court of competent jurisdiction.
10. Confirmation of Sale: A bid shall be considered an offer to purchase subject to the acceptance of the County. If the bid is accepted,

a contract of sale will be forwarded to the bidder for their records. No bid shall be considered unless the bidder fully complies with the Terms and Conditions of Sale. The following criteria will be used to determine the adequacy of the bid:

a. If the high bid on the parcel at auction meets or exceeds the outstanding taxes, costs, fees, due and owing, and the high bid is not substantially less than the assessed value of the parcel, it may be accepted

b. If the high bid fails to meet this standard it may still be accepted by the county after consideration of past auction history, results of the current auction and state of the

housing market in the county.

c. If the high bid fails to meet the standards described above it may be rejected. In all cases, written notice shall be given to the bidder by the Dutchess County Commissioner of Finance. All balances are due on or before November 14, 2025.

11. Personal Property: No personal property is included in the sale of any parcel by Dutchess County. The disposition of any personal property located on any parcel sold shall be the sole responsibility of the purchaser following the recording of the deed.

12. Auctioneer: The auctioneer's decision regarding any disputes is final and the auctioneer reserves the right to reject any bid not considered an appreciable advance over the preceding bid.

13. Evictions: Evictions, if necessary, are the sole responsibility of the purchaser following the recording of the deed.

14. Possession and Entry: The purchaser shall not take possession of nor enter upon the parcel until recording of the deed by Dutchess County.

15. Prohibitions:

a. The owner (or spouse or immediate family member) of a particular parcel immediately prior to the foreclosure action shall not be allowed to bid on that parcel at auction.

b. No person (or spouse) employed in the offices of the County Executive, County Attorney, Finance, Real Property Tax or who is a member of the Dutchess County Legislature or who is an auctioneer, member of his family or his employee shall be allowed to bid upon or purchase a parcel at auction.

c. No owner of a property within Dutchess County shall be allowed to bid upon or purchase a parcel at auction if they have delinquent taxes on any parcel they own.

16. No Assignment: The successful bidder shall have no right to assign the right to complete the purchase. Any attempted assignment shall be void and given no effect by the County.

17. Risk of Loss Provision: Buyer assumes risk of loss as of the date final payment is made.

18. Right to Maintain Order and Decorum: The auctioneer reserves the right to revoke permission to bid and remove any individual from the auction whose behavior is deemed disruptive to the safe and efficient administration of the auction.

19. Disqualification for Failure to Execute Bid: Any bidder including back-up bidders who refuse to execute their bid for a particular parcel, shall be prohibited from bidding for that same parcel in any subsequent round of bidding for said parcel.

## SAMPLE CALCULATIONS OF DEPOSIT DUE AT AUCTION

### CREDIT CARD, 11% Buyer's Premium:

Bid amount	\$10,000.00
<b>11% Buyer's Premium</b>	1,100.00
Total contract price:	\$11,100.00
Minimum of 20% or \$250 of total contract price (whichever is greater) due at auction:	<b>\$2,220.00</b>

Bid amount	\$800.00
<b>11% Buyer's Premium</b>	88.00
Total contract price:	\$888.00
<b>Minimum of 20% or \$250 of total contract price (whichever is greater) due at auction (see below*):</b>	<b>\$250.00</b>

### CASH/BANK CHECK, 10% Buyer's Premium:

Bid amount	\$10,000.00
<b>10% Buyer's Premium</b>	1,000.00
Total contract price:	\$11,000.00
Minimum of 20% or \$250 of total contract price (whichever is greater) due at auction:	<b>\$2,200.00</b>

Bid amount	\$800.00
<b>10% Buyer's Premium</b>	80.00
Total contract price:	\$880.00
<b>Minimum of 20% or \$250 of total contract price (whichever is greater) due at auction (see below*):</b>	<b>\$250.00</b>

\* If your total contract price falls under the minimum due of \$250, full payment at auction which will include closing costs and fees are due up to \$250. Closing costs may or may not include NYS Transfer tax, filing fee for Real Property Transfer Report, filing fee for combined Gains Transfer Tax Affidavit, County Clerk fee, County surcharge, advertising fee, current taxes due.



# AGENCY DISCLOSURE



## Division of Licensing Services

New York State  
Department of State  
Division of Licensing Services  
P.O. Box 22001  
Albany, NY 12201-2001  
Customer Service: (518) 474-4429  
<https://dos.ny.gov>

### 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 interest. 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 cannot 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 the 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.

##### 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. A sales agent works under the supervision 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

**New York State Disclosure Form for Buyer and Seller**

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 landlord or tenant. A designated sales agent cannot provide 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 provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Jennifer Gableman, Broker of Absolute Auctions & Realty, Inc.  
*(Print Name of Licensee)* *(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):  
\_\_\_\_\_  
\_\_\_\_\_ 

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

# FAIR HOUSING



## Division of Licensing Services

New York State  
Department of State, Division of Licensing Services  
(518) 474-4429  
[www.dos.ny.gov](http://www.dos.ny.gov)

New York State  
Division of Consumer Rights  
(888) 392-3644

## New York State Housing Discrimination Disclosure Form

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

### **Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:**

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

### **YOU HAVE THE RIGHT TO FILE A COMPLAINT**

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: [www.dhr.ny.gov](http://www.dhr.ny.gov);
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website  
[https://www.dos.ny.gov/licensing/complaint\\_links.html](https://www.dos.ny.gov/licensing/complaint_links.html)
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.





## Division of Licensing Services

New York State  
Department of State, Division of Licensing Services  
(518) 474-4429  
[www.dos.ny.gov](http://www.dos.ny.gov)

New York State  
Division of Consumer Rights  
(888) 392-3644

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### New York State Housing Discrimination Disclosure Form

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For more information on Fair Housing Act rights and responsibilities please visit  
<https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Jennifer Gableman, Broker (print name of Real Estate Salesperson/  
Broker) of Absolute Auctions & Realty, Inc. (print name of Real Estate company, firm or brokerage)

(I)(We) \_\_\_\_\_

(Real Estate Consumer/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Real Estate Consumer/Seller/Landlord Signature \_\_\_\_\_ Date: \_\_\_\_\_

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.

# LEAD PAINT DISCLOSURE

## 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.

### Seller's Disclosure

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

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

(ii) X 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 (check (i) or (ii) below):

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

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

### Purchaser's Acknowledgment (initial)

(c) \_\_\_\_\_ Purchaser has received copies of all information listed above.

 (d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (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) X 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 Acknowledgment (initial)

(f) JAG 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.

### Certification 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.

   
Seller

Date

Seller

Date

Purchaser

Date

Purchaser

Date

Agent Jennifer Gableman

Date

Agent

Date

# AArauctions.com

FIRST  
CLASS  
MAIL

## 2025 Auction Calendar\*

Sullivan County - Online Only  
Wednesday, September 17  
Madison County - Online Only  
Thursday, September 18  
Town of Cortlandt - Online Only  
Thursday, September 24  
Franklin County - Live & Online  
Wednesday, October 1  
Onondaga County - Online Only  
Thursday, October 9  
Dutchess County - Online Only  
Wednesday, October 22  
Greene County - Online Only  
Wednesday, October 29  
Essex County - Live & Online  
Wednesday, November 12  
Orleans County - Live & Online  
Tuesday, November 18  
Otsego County - Online Only  
Wednesday, November 20  
Lewis County - Online Only  
Wednesday, November 20

Coming Soon: Orange, City of Poughkeepsie and more

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