

2024 TAX AUCTION

Parcel ID
043 0005 0000
DEV_MAP
DEV_LOT
Owner
12 STATE STREET LLC
Location
12 STATE ST
MAILING ADDRESS
12 STATE ST
ANSONIA CT 06401



Parcel ID
043 0026 0000
DEV_MAP
DEV_LOT
Owner
12 STATE STREET LLC
Location
40 STATE ST
MAILING ADDRESS
12 STATE ST
ANSONIA CT 06401



Parcel ID
016 05&6 0000
DEV_MAP
DEV_LOT
Owner
CAMPOS GIANCARLO
Location
2 FRIERS DR
MAILING ADDRESS
2 FRIERS DR
ANSONIA CT 06401



DEV_MAP
DEV_LOT

Parcel ID
036 0001 0003
DEV_MAP
DEV_LOT
Owner
KINNEYTOWN HYDRO
CO INC
Location
0 HOTCHKISS TERR
MAILING ADDRESS
100 BRICKSTONE
SQUARE; STE 300
ANDOVER MA 01810



Parcel ID
065 0031 0001
Unique ID
54000
Owner
ZELANIN RUSSELL A
Location
72 MYRTLE AVE
MAILING ADDRESS
70 MYRTLE AVE
ANSONIA CT 06401



REAL ESTATE AUCTION SCHEDULED FOR

JULY 24, 2024

In accordance with CONN. GEN. STAT. 12-157

Held in City Hall - Aldermanic Chambers

Registration begins 5:30 p.m.

Auction begins 6:00 p.m.

Doors will close at 6:00 p.m., NO EXCEPTIONS

*****Please read the following prior to auction*****

Also refer to STATUTE 12-157

Registration Requirements and Instructions

1. Your name(s), address, and valid telephone number.
2. The exact name(s) that will be on the deed when recorded, if you are the successful bidder.
3. The social security number or business ID number (TIN, collectively) of the name(s) that will be on the deed when recorded.
4. A valid photo ID (preferably a driver's license). NOTE: ID will be photo copied to ensure spelling of name when creating and recording the deed in the individual(s) name.
5. Valid proof that the company name (LLC, corporation, partnership, e.g.) being recorded on the deed is a duly registered entity and is in "active" status in the state the company is registered. NOTE: If you are the successful bidder and proof of the company's official existence is not furnished within the ten day period given to pay the remainder of the accepted bid amount, the deed will be recorded in the name of the individual(s) who pays the remaining amount due. Photo ID will be copied to ensure spelling when creating and recording the deed in the individual(s) name. It will then become the company's responsibility and expense to have the deed recorded in the business name after the redemption period expires. If the individual does not furnish to the Marshal with a copy of the driver's license, the sale will be voided and the \$10,000.00 deposit will be forfeited.
6. Proof of \$10,000.00 in cash, certified check, cashier's check or bank check payable to yourself for each property being registered. NOTE: Successful bidders, this bid deposit is NON-REFUNDABLE if you later decide not to consummate the sale.

Notice to Registered Bidders

- Tax Auction properties are PRIVATE PROPERTY. You may not trespass on private properties prior to or after the sale, even if you are the successful bidder, for a period of SIX MONTHS from the date of the sale. Trespassing on private property is a crime and you will be subject to arrest and prosecution.

- When a successful bidder on a property has been determined, he or she will be asked to return at that point to the registration table to complete paperwork and provide the registration fee (\$10,000.00). The auction will resume when this is done.
- Successful bidders are required to notify the Tax Collector, in the event of a change of address or phone number during the redemption period (six months from the auction sale date). This is required so that the Tax Collector can contact you if and when the property is redeemed, or when the redemption period has expired and you become the owner of the property. You must notify the Tax Collector if you assign your rights to another party as well.
- You cannot bid on a property unless you have registered for that property. Once registered, you will be assigned a bidder number card that you must clearly display when bidding.
- Owners may not (register to) bid on their own property.
- A notice of rules will be distributed and read prior to the start of the auction.
- The City of Ansonia has the right to accept or reject any and all bids.
- Some properties may be offered for less than the total amount due.
- **None of the properties being sold are guaranteed buildable under current zoning regulations. All properties are subject to restrictions, covenants and appurtenances of record that may appear. The City of Ansonia and its officials make no representations, warranties or guarantees concerning the suitability or character of any property offered for tax sale.**
- All properties are subject to additional taxes, interest, fees and other charges authorized by law accruing subsequent to the date of the notice of sale.
- Potential bidders are advised of the possible existence of environmental contaminants on the properties.
- **Each tax auctioned property is sold "as is".**
- Potential bidders assume full and complete responsibilities for ascertaining the suitability and character of each property, for any and all costs incurred pursuant thereto, and for all costs and/or liability incurred as a consequence of bidding.
- **All future tax bills generating any time after the auction date are NOT EXTINGUISHED and become the sole responsibility of the successful bidder to pay when due or delinquent despite not being the record owner. Interest will not be waived if paid late. Payment will be returned should property be redeemed.**
- It is recommended that any person interested in bidding on any parcel to be sold by the City consult with his or her attorney or other advisor should such bidder have any questions regarding the purchase of any parcel or the procedures followed during the auction.

******NEITHER THE TAX COLLECTOR NOR ANY EMPLOYEE OF THE CITY, NOR ANY PERSON RETAINED BY THE TAX COLLECTOR IN CONNECTION WITH THE SALE, IS AUTHORIZED TO GIVE ANY ADVICE TO ANY PROSPECTIVE BIDDER OTHER THAN TO REFER TO SUCH BIDDER TO C.G.S., SECTION 12-157******