

RESOLUTION NO. 311

AUTHORIZING THE LISTING OF VARIOUS PARCELS OF REAL PROPERTY FOR PUBLIC SALE PURSUANT TO § 360-40 OF THE ALBANY COUNTY CODE

Introduced: 8/11/25

By Audit and Finance Committee:

WHEREAS, By Resolution No. 141 for 2025, this Honorable Body adopted § 360 of the Albany County Code, implementing a new Disposition Plan for real property acquired through the 'in rem' delinquent tax foreclosure process, and

WHEREAS, Pursuant to the Disposition Plan, the County Executive has provided a list of 146 foreclosed parcels of real property located in Albany County which are eligible for public auction, and

WHEREAS, The County Executive has indicated that that no reacquisition requests by former owners or by the estates of former owners have been received regarding the aforementioned parcels, and

WHEREAS, The County Executive has requested authorization to list for public auction the 146 foreclosed parcels of real property located in Albany County as indicated on the spreadsheet annexed hereto, now, therefore, be it

RESOLVED, By the Albany County Legislature, that the County Executive is hereby authorized, pursuant to § 360-40 of the Albany County Code, to list for public auction 146 foreclosed parcels of real property located in Albany County as indicated on the spreadsheet annexed hereto, and, be it further

RESOLVED, That the Clerk of the County Legislature is directed to forward certified copies of this resolution to the appropriate County Officials.

Municipality	Street #	Street Name	Tax Map Number	Former Owner	Election District	Legislative District	Class Code	Potential Value	Property Assessed Value at Foreclosure	Tax Statement Amount	Tax Statement Date	Condition-Inspection Report	Inspection Report Date	Index Number	Judgment Granted Date	CURRENT CONDITION 7/1/2025	2025 STATUS Building or Lot
City of Cohoes	168	VIET BLVD	10.11-2-3	McCormick, Mary	District 3	District 18	310 - Residential	\$ 5,000.00	\$ 8,100	\$ 28,884.69	8/31/2020	Poor	3/24/2022	07592-16	6/1/2022		Lot
City of Cohoes	11	SARGENT ST	10.15-4-19	English, Edward	District 1	District 17	311 - Residential Vacant Land	\$ 500.00	\$ 6,200	\$ 3,251.08	12/17/2017	Fair	2/20/2018	6160-13	8/10/2020		Lot
City of Cohoes	9	OK ST	10.57-3-45	Prows, Florence F	District 1	District 18	220 - Two Family Year-Round Residence	\$ 50,000.00	\$ 66,100	\$ 21,749.97	8/31/2021	Poor	2/23/2022	07592-16	6/1/2022	Poor	Building
City of Cohoes	32	SARGENT ST	10.59-3-4	Marvelli, Danielle	District 1	District 17	311 - Residential Vacant Land	\$ 1,000.00	\$ 1,000	\$ 2,210.88	12/31/2024	Fair		07592-16	6/1/2022		Lot
City of Cohoes	109	SARATOGA ST	10.60-1-25	Chenette, Brian	District 1	District 17	330 - Vacant Land Located in Commercial Areas	\$ 5,000.00	\$ 13,100	\$ 101,184.89	8/31/2021	Poor	2/24/2022	07592-16	6/1/2022		Lot
City of Cohoes	7	Walnut Street	10.65-2-2	Derkowski, Genevieve	District 3	District 18	220 - Two Family Year-Round Residence	\$ 57,300.00	\$ 57,300	\$ 47,134.81	12/31/2024			07725-17	June 29, 2023	Fair	Building
City of Cohoes	73	BROADWAY	10.66-3-15	Hoffman, Geraldine	District 4	District 18	220 - Two Family Year-Round Residence	\$ 80,000.00	\$ 80,000	\$ 42,557.54	11/26/2018	Fair	12/5/2018	6118-14	6/1/2022	Fair	Building
City of Cohoes	28	Cedar Street	10.68-1-14	Macchi, Jason S	District 1	District 17	210 - One Family Year-Round Residence	\$ 68,900.00	\$ 68,900	\$ 44,696.55	12/31/2024	Fair	1/20/2023	06065-18	June 29, 2023	Poor	Building
City of Cohoes	8	Columbia Street	10.75-4-4	LeBarge, Thomas E	District 1	District 17	210 - One Family Year-Round Residence	\$ 53,700.00	\$ 53,700	\$ 58,789.83	12/31/2024	Poor	1/24/2023	07725-17	June 29, 2023	Poor	Building
City of Cohoes	286	ELMORE ST	10.9-3-34	Daigneault, Deborah D	District 4	District 18	311 - Residential Vacant Land	\$ 3,500.00	\$ 3,500	\$ 10,437.39	8/31/2021	Poor	12/7/2018	07592-16	6/1/2022		Lot
City of Cohoes	290	ELMORE ST	10.9-3-35	Daigneault, Deborah D	District 4	District 18	311 - Residential Vacant Land	\$ 8,700.00	\$ 8,700	\$ 20,172.61	8/31/2021	Fair	12/7/2018	07592-16	6/1/2022		Lot
City of Cohoes	332	VIET BLVD	10.9-3-36	Daigneault, Deborah D	District 4	District 18	210 - One Family Year-Round Residence	\$ 25,000.00	\$ 66,500	\$ 2,011.40	8/31/2021	Poor	3/7/2022	07592-16	6/1/2022	Poor	Building
Town of New Scotland	2197	TARRYTOWN ROAD	105.4-2-28	McMillen, Jean Marie	District 4	District 38	311 - Residential Vacant Land	\$ 3,500.00	\$ 3,500	\$ 3,110.87	10/30/2018		4/16/2015	6098-11	6/13/2018		Lot
Town of New Scotland	2123	DELAWARE TPKE	105.4-2-6	Pemberton, Clarence	District 4	District 38	210 - One Family Year-Round Residence	\$ 15,000.00	\$ 81,000	\$ 22,301.07	10/31/2018	Poor	1/22/2019	1579-14	5/20/2019	Poor	Building
Town of Bethlehem	237	WEMPLE RD	109.06-1-23	Traditional Builders Ltd	District 5	District 36	311 - Residential Vacant Land	\$ 5,000.00	\$ 97,100	\$ 22,926.61	5/6/2019	Poor	6/29/2019	2651-15	11/20/2019		Lot
Town of Bethlehem		BROCKHAVEN LN	109.10-1-130	Traditional Builders Ltd	District 5	District 36	311 - Residential Vacant Land	\$ 2,000.00	\$ 2,000	\$ 1,246.42	5/6/2019	Fair	6/29/2019	2651-15	11/20/2019		Lot
Town of Bethlehem		PARKER RD	122.00-3-35	MacMillen, Ward	District 2	District 36	311 - Residential Vacant Land	\$ 5,000.00	\$ 34,500	\$ 9,856.04	1/31/2021	Fair	12/1/2021	05419-16	6/1/2022		Lot
Town of Bethlehem		PARKER RD	122.00-3-38	Benko, Alexander	District 2	District 36	311 - Residential Vacant Land	\$ 5,000.00	\$ 24,100	\$ 6,467.00	1/31/2021	Good	12/1/2021	05419-16	6/1/2022		Lot
Town of Guilderland	3620	WESTERN TPKE	13.00-1-10.1	VanWormer, Mark C	District 21	District 31	312 - Vacant with Improvement	\$ 35,000.00	\$ 54,813	\$ 53,644.19	5/7/2019	Fair	9/20/2019	2651-15	5/20/2021	Poor	Building
Town of Westerlo	158	ST RTE 143	140.1-14.1	McCollum, Booker T	District 2	District 39	210 - One Family Year-Round Residence	\$ 105,000.00	\$ 1,050	\$ 28,419.91	5/7/2019	Poor	7/30/2019	2651-15	5/20/2021	Poor	Building
Town of Westerlo		COUNTYSIDE DR	151.2-44	Davis, Christopher	District 3	District 39	311 - Residential Vacant Land	\$ 100.00	\$ 100	\$ 2,932.20	1/31/2021	Poor	11/19/2021	05419-16	6/1/2022		Lot
Town of Colonie	69	MORRIS RD	16.4-4-6	Leto, Arnold	District 34	District 27	311 - Residential Vacant Land	\$ 7,700.00	\$ 5,000	\$ 33,874.59	1/31/2021	Fair	11/23/2021	05419-16	6/1/2022		Lot
Town of Colonie	7	CLEGG AVE	16.6-1-1	Seymour Fox Mem Found Inc.	District 34	District 27	311 - Residential Vacant Land	\$ 1,600.00	\$ 1,600	\$ 2,372.21	1/31/2021	Fair	1/10/2022	05419-16	6/1/2022		Lot
Town of Colonie	112	GRAY AVE	16.6-1-12	Seymour Fox Mem Found Inc.	District 34	District 27	311 - Residential Vacant Land	\$ 1,600.00	\$ 1,600	\$ 647.29	1/31/2021	Fair	1/5/2022	05419-16	6/1/2022		Lot
Town of Colonie	123	AMHERST AVE	16.6-1-15	Seymour Fox Mem Found Inc.	District 34	District 27	311 - Residential Vacant Land	\$ 500.00	\$ 500	\$ 659.62	1/31/2021	Fair	1/5/2022	05419-16	6/1/2022		Lot
Town of Colonie	121	AMHERST AVE	16.6-1-16	Seymour Fox Mem Found Inc.	District 34	District 27	311 - Residential Vacant Land	\$ 1,100.00	\$ 1,100	\$ 740.46	1/31/2021	Fair	12/22/2021	05419-16	6/1/2022		Lot
Town of Colonie	119	AMHERST AVE	16.6-1-17	Seymour Fox Mem Found Inc.	District 34	District 27	311 - Residential Vacant Land	\$ 1,100.00	\$ 1,100	\$ 515.46	1/31/2021	Poor	12/22/2021	05419-16	6/1/2022		Lot
Town of Colonie	117	AMHERST AVE	16.6-1-18	Seymour Fox Mem Found Inc.	District 34	District 27	311 - Residential Vacant Land	\$ 2,200.00	\$ 2,200	\$ 801.37	1/31/2021	Poor	12/22/2021	05419-16	6/1/2022		Lot
Town of Colonie	110	AMHERST AVE	16.6-1-36	Seymour Fox Mem Found Inc.	District 34	District 27	311 - Residential Vacant Land	\$ 500.00	\$ 500	\$ 359.62	1/31/2021	Poor	12/22/2021	05419-16	6/1/2022		Lot
Town of Colonie	112	AMHERST AVE	16.6-1-37	Seymour Fox Mem Found Inc.	District 34	District 27	311 - Residential Vacant Land	\$ 1,600.00	\$ 1,600	\$ 644.62	1/31/2021	Poor	12/22/2021	05419-16	6/1/2022		Lot
Town of Colonie	122	AMHERST AVE	16.6-1-40	Seymour Fox Mem Found Inc.	District 34	District 27	311 - Residential Vacant Land	\$ 1,600.00	\$ 1,600	\$ 644.62	1/31/2021	Poor	1/31/2021	05419-16	6/1/2022		Lot
Town of Colonie	132	AMHERST AVE	16.6-1-41	Seymour Fox Mem Found Inc.	District 34	District 27	311 - Residential Vacant Land	\$ 2,700.00	\$ 2,700	\$ 928.69	1/31/2021	Poor	1/31/2021	05419-16	6/1/2022		Lot
Town of Colonie	87	FERRARA AVE	16.6-1-42	Seymour Fox Mem Found Inc.	District 34	District 27	311 - Residential Vacant Land	\$ 2,700.00	\$ 2,700	\$ 928.69	1/31/2021	Fair	12/23/2021	05419-16	6/1/2022		Lot
Town of Colonie	83	FERRARA AVE	16.6-1-43	Seymour Fox Mem Found Inc.	District 34	District 27	311 - Residential Vacant Land	\$ 1,000.00	\$ 1,000	\$ 900.00	1/31/2021			05419-16	2022-06-01		Lot
Town of Colonie	81	FERRARA AVE	16.6-1-44	Seymour Fox Mem Found Inc.	District 34	District 27	311 - Residential Vacant Land	\$ 1,000.00	\$ 1,000	\$ 489.65	1/31/2021	Poor	12/23/2021	05419-16	6/1/2022		Lot
Town of Colonie	79	FERRARA AVE	16.6-1-45	Seymour Fox Mem Found Inc.	District 34	District 27	311 - Residential Vacant Land	\$ 1,000.00	\$ 1,000	\$ 489.65	1/31/2021	Fair	12/23/2021	05419-16	6/1/2022		Lot
Town of Colonie	77	FERRARA AVE	16.6-1-46	Seymour Fox Mem Found Inc.	District 34	District 27	311 - Residential Vacant Land	\$ 1,000.00	\$ 1,000	\$ 489.65	1/31/2021	Poor	12/23/2021	05419-16	6/1/2022		Lot
Town of Colonie	78	GRAY AVE	16.6-1-9	Seymour Fox Mem Found Inc.	District 34	District 27	311 - Residential Vacant Land	\$ 1,200.00	\$ 1,200	\$ 541.33	1/31/2021	Poor	12/23/2021	05419-16	6/1/2022		Lot
Town of Colonie	80	FERRARA AVE	16.6-2-3	Davis, Christopher	District 34	District 27	311 - Residential Vacant Land	\$ 1,700.00	\$ 1,700	\$ 842.02	1/31/2021	Poor	12/23/2021	05419-16	6/1/2022		Lot
Town of Colonie	85	FISLER AVE	16.6-2-53	Harrell, David C	District 34	District 27	311 - Residential Vacant Land	\$ 1,600.00	\$ 1,600	\$ 614.40	1/31/2021	Fair	12/23/2021	05419-16	6/1/2022		Lot
Town of Rensselaerville		NILFS ROAD EXT	161.1-7	Unknown	District 3	District 39	314 - Rural Vacant Lots or 10 Acres or Less	\$ 500.00	\$ 854	\$ 3,200.00	1/31/2024			4548-07	3/8/2014		Lot
Town of Coeymans	136	168 ROW 4-2	168.1-1-2	Macrae, Megan	District 3	District 37	210 - One Family Year-Round Residence	\$ 148,000.00	\$ 243,000	\$ 29,763.82	1/31/2019	Fair	1/31/2021	05419-16	6/1/2022	Poor	Building
Town of Coeymans	2	UTHE BLVD	168.8-1-12	Macrae, Justin C	District 3	District 37	210 - One Family Year-Round Residence	\$ 150,000.00	\$ 164,000	\$ 43,237.68	10/31/2018	Fair	1/24/2019	1579-14	5/20/2021	Poor	Building
Town of Colonie	74	MILLER ROAD	19.2-3-34.42	Rosewood Plaza, LP	District 4	District 20	311 - Residential Vacant Land	\$ 4,500.00	\$ 3,000	\$ 2,807.36	5/7/2019	Fair	7/21/2019	2651-15	11/20/2019		Lot
City of Cohoes	506	SARATOGA ST	20.11-2-3	Benac, Paul R	District 3	District 17	210 - One Family Year-Round Residence	\$ 50,000.00	\$ 56,000	\$ 46,228.66	8/27/2021	Fair	4/02/2019	6118-14	9/28/2021	Fair	Building
City of Cohoes	270	Central Ave	20.8-2-36	Disch, Shirley	District 3	District 17	210 - One Family Year-Round Residence	\$ 185,159.00	\$ 59,100	\$ 53,252.78	12/31/2024	Poor	1/20/2023	07725-17	June 29, 2023	Poor	Building
City of Cohoes	31	LINCOLN AVE	20.8-3-27	Barin, Edward L	District 3	District 17	220 - Two Family Year-Round Residence	\$ 117,400.00	\$ 58,700	\$ 28,230.28	11/26/2020			07592-16	6/1/2022		Lot
Town of Guilderland		N PARKWAY DR	27.20-1-52	Masters, Carmen	District 9	District 19	311 - Residential Vacant Land	\$ 1,400.00	\$ 1,100	\$ 1,623.88	10/31/2018	Fair	1/29/2019	1579-14	5/20/2019		Lot
Town of Guilderland		BROOKVIEW DR	28.05-2-1	Masters, Carmen	District 8	District 29	311 - Residential Vacant Land	\$ 5,000.00	\$ 5,000	\$ 1,623.88	10/31/2018	Fair	1/29/2019	1579-14	5/20/2019		Lot
City of Watervliet	2441	BROADWAY	32.51-3-3	McHugh, Joanne	District 1	District 16	330 - Vacant Land Located in Commercial Areas	\$ 100,351.00	\$ 31,800	\$ 17,045.32	12/31/2024	Fair	3/8/2023	07726-17	June 29, 2023		Lot
City of Watervliet	1646	7th Ave	32.66-2-4	Lamora, David J	District 3	District 15	220 - Two Family Year-Round Residence	\$ 123,700.00	\$ 123,700	\$ 37,804.84	4/21/2021	Fair	3/5/2023	07726-17	June 29, 2023	Fair	Building
City of Watervliet	1313	3RD AVE	32.74-4-47	Dugan, William C	District 6	District 15	311 - Residential Vacant Land	\$ 5,000.00	\$ 116,300	\$ 80,770.61	8/31/2020	Fair	2/3/2022	07591-16	6/1/2022		Lot
Town of Knox	500	BOZENKILL ROAD	36.2-8	Van Denburg, Ronald K	District 1	District 31	210 - One Family Year-Round Residence	\$ 15,000.00	\$ 18,300	\$ 9,486.82	5/2/2017	Poor	8/17/2017	1946-12	10/18/2017	Poor	Building
Town of Colonie	121	SCHMERHORN RD	4.4-1-14	Palka, Tad M	District 1	District 19	Canal Corp Issue, Vacant Lot	\$ 5,000.00	\$ 43,800	\$ 6,110.59	5/7/2019	Fair	1/10/2019	2651-15	5/20/2021		Lot
City of Watervliet	103	4th Street	44.50-3-12	Roberts, Mark G	District 4	District 15	210 - One Family Year-Round Residence	\$ 96,800.00	\$ 96,800	\$ 53,469.49	12/31/2024	Fair	1/1/2023	07726-17	June 29, 2023	Fair	Building
City of Watervliet	212	2nd Avenue	44.58-1-35	Williams, Mary L	District 4	District 15	220 - Two Family Year-Round Residence	\$ 6,648.00	\$ 24,800	\$ 55,800.78	7/31/2022	Fair	1/16/2021	07591-16	2023-10-03	Fair	Building
City of Watervliet	329	Broadway	44.58-2-29	Lorenc Holdings LLC	District 4	District 15	311 - Residential Vacant Land	\$ 5,000.00	\$ 125,000	\$ 336,620.55	12/31/2024	Poor	1/10/2023	07726-17	June 29, 2023		Lot
Town of Knox	1670	BERNE ALTAMONT RD	47.1-30	Tymchyn, Shenna A	District 2	District 31	421 - Restaurants	\$ 147,400.00	\$ 147,400	\$ 59,693.42	10/31/2018	Fair	1/26/2019	1579-14	5/20/2021	Poor	Building
Town of Guilderland	18	CROSS STREET	63.12-1-14	Lepard, Frank F	District 13	District 11	311 - Residential Vacant Land	\$ 1,000.00	\$ 1,000	\$ 1,378.63	10/31/2018	Fair	1/31/2018	6159-13	4/19/2018		Lot
City of Albany	14	VILLA ST	64.29-3-49	McNally, Richard	District 2	District 11	311 - Residential Vacant Land	\$ 16,307.00	\$ 13,000	\$ 10,222.59	6/30/2022		7/24/2022	05418-16	2023-06-22		Lot
City of Albany	218	BERKSHIRE BLVD	64.27-1-36	Almy, John A	District 2	District 11	210 - One Family Year-Round Residence	\$ 145,509.00	\$ 116,000	\$ 1,294.25	6/30/2022		7/27/2022	05418-16	2023-06-22		Lot
City of Albany	45	MANNING BLVD	64.50-1-12	Smith, Marlon	District 4	District 13	220 - Two Family Year-Round Residence	\$ 304,811.00	\$ 243,000	\$ 29,763.82	1/31/2019	Fair	1/31/2021	1471-14	5/20/2021	Good	Building

