

TAXES AND TAX SALE

Tax Sale

TERMS OF SALE

Pursuant to Local Law #1 of 1973, as amended, constituting the Charter of the City of Port Jervis, the properties for the sale of unpaid taxes and assessments will be sold at public auction to the highest bidder by the City Clerk-Treasurer of said city upon the following terms:

1. Each parcel numbered separately in said notice of tax sale will be sold separately.
2. After the sale of each parcel, the purchaser thereof shall forthwith pay the City Clerk-Treasurer a sum sufficient to pay the taxes, assessments, interest, expenses and charges against the parcel so sold, and upon failure to do so, the City Clerk-Treasurer shall then and there reoffer the parcel for sale again without any additional notice, as though said parcel had not been struck off.
3. At the time and place of sale, each purchaser shall sign a memorandum of purchase, in which shall be incorporated his agreement to pay the amount of his bid in accordance with the terms of Article VI, Section 20 of the Charter of said City.
4. As soon as practicable after the sale, the City Clerk-Treasurer shall deliver to each purchaser a certificate of sale pursuant to the provisions of Article VI, Section 20-28 of the Charter of said City.
5. Each purchaser shall pay the balance of his bid, if any there shall be, to the City Clerk-Treasurer within five (5) days after the time for the redemption of such real estate shall expire, according to the provisions of Article VI of the Charter of said City.
6. In case any taxes or assessments assessed and levied on any parcel subsequent to the sale thereof shall remain unpaid, the purchaser of said parcel shall pay taxes and assessments before he shall receive his conveyance for the parcel so purchased.
7. At any time after the expiration of two years from the date of sale of any parcel, if the same or any part thereof shall not have been redeemed as provided in Article VI, Sections 24 through 26 of the Charter of said City, the City Clerk-Treasurer, upon compliance by the purchaser or his assignee with all of the requirements of Article VI of the Charter of said City, will execute and deliver to said purchaser a deed of conveyance of the real estate so sold and not redeemed, pursuant to Article VI, Section 29 of the Charter of said City.
8. The above sale and all proceedings thereunder shall be governed by the provisions of the Charter of said City.

(The attention of each purchaser is called particularly to Article VI, Sections 20 through 28 of the Charter of the City of Port Jervis. Said sections require the purchaser to give to any mortgagee of the parcel sold a written notice of the sale, and to make an affidavit of the purchaser's compliance with the conditions of Article VI of said charter, to which affidavit must be attached proof of the service of such notices required to be given. Such affidavit and such proof must be filed with the City Clerk-Treasurer before the purchaser is entitled to a deed of the property purchased by him at the tax sale. The requirements of said Charter as to the contents of such notices and the time and manner of the service thereof may be found in the above sections of said Charter.)

**CITY OF PORT JERVIS
CITY CLERK'S OFFICE
P.O. Box 1002, Port Jervis, NY 12771
(845) 858-4000 ext 4013**

REAL ESTATE TAX PENALTY SCHEDULE/WATER/SEWER BILLING SCHEDULE

All tax amounts provided are *Base Figures*.
Please use the following schedule to calculate penalty amounts.

COUNTY TAXES-Payable by 1/31 without penalty to: City of Port Jervis
On 2/1 a 6% penalty is added, 1% additional per month added thereafter

County taxes are billed 1/1 and are for the calendar year 1/1 - 12/31

CITY TAXES-First half or in-full payable by 4/30, and
Second half payable by 6/30 without penalty to: City of Port Jervis
6% penalty on first half during May and June
7% added to unpaid amount on 7/1 and 1% additional each month thereafter

City taxes are billed 3/15 and are for the calendar year 1/1 - 12/31

SCHOOL TAXES-Payable by 9/30 without penalty, 10/1 a 2% penalty is added,
payable to: PJCS D School Tax Collector -
150 Pike Street, Port Jervis, NY 12771
(845) 858-3100 ext. 5533

School taxes are billed 9/1 and are for the calendar year 7/1 - 6/30

**Once the School Tax bill becomes delinquent, it is transferred to the City of Port Jervis for
Collection**

11/1 additional 1% per month added in addition to a 5% collector's fee on tax & interest amount,
payable to: City of Port Jervis

Residential Water/Sewer Charges are billed quarterly and cover the following periods:

December 31 st - January 1 st through March 31 st	[Due 1/31]
March 31 st - April 1 st through June 30 th	[Due 4/30]
June 30 th - July 1 st through September 30 th	[Due 7/31]
September 30 th - October 1 st through December 31 st	[Due 10/31]

Commercial Water is billed quarterly and covers the following periods:

December 31 st - October 1 st through December 31 st	[Due 1/31]
March 31 st - January 1 st through March 31 st	[Due 4/30]
June 30 th - April 1 st through June 30 th	[Due 7/31]
September 30 th - July 1 st through September 30 th	[Due 10/31]

***Commercial Sewer Charges follow residential periods (refer to Residential schedule please)**

Payable to: City of Port Jervis