

Tax Sale Shortlist: Orange County, NY

October 17, 2026 · County tax-foreclosure auction (AAR) · every lot on the [county list](#) run through the same desk checks

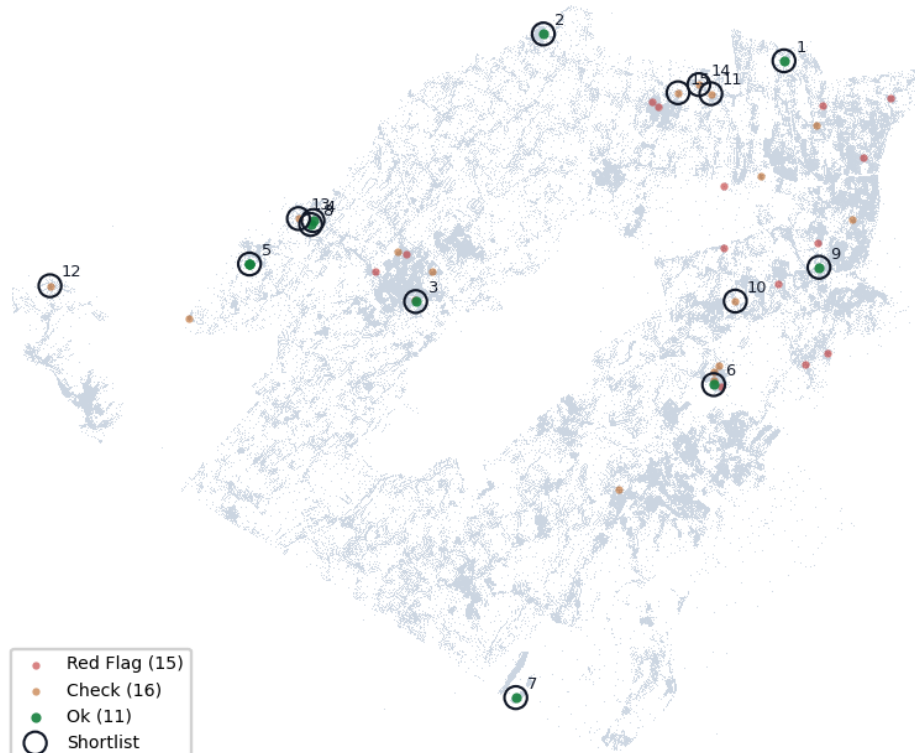
What you're buying. The county foreclosed on these properties for unpaid taxes and now owns them. The winning bidder buys the property from the county and gets a deed to it. Some may still be occupied. Before bidding, read the auction terms for the buyer's premium, deposit and closing deadline.

42 parcels screened → 11 with no red flags, 16 to check, 15 with a red flag. The shortlist (page 2) is the 15 largest dry lots without a red flag.

Done by hand, these checks take about 25 minutes a lot across the county GIS, FEMA, wetlands and aerial sites: roughly 18 hours for this list (our estimate).

What the checks found	Parcels
No mapped road touches the parcel (may be landlocked)	9
Steep: much of it over 15% grade	13
In a FEMA high-risk flood zone	2
Mapped wetland or water	5
Record acres don't match the outline	5
Strip, sliver or road parcel (probably not buildable)	16
Under 0.5 acre (septic may not fit)	33

A parcel can have more than one finding. 'Check' items (some steep ground, a size mismatch, a little flood or wetland) are questions to answer, not deal-breakers.



Each dot is one parcel on the list; numbered circles are the shortlist. Grey specks are all other parcels in the county.



Shortlist: 15 lots worth a closer look

#	Parcel / location	Acres	Starting bid / value	Road	Bldg	Neigh-bors	What to check
1	2-1-26.4 (lot #64) 53 Old Mill Rd · Single family residence, 1 story, Ranch style, built 1977 +/-, 1307 +/- sq. ft., 3BR/1BA, porch, detached garage.	1.75	\$38,400 of \$345,700 (11.1%)	250 ft	1	3	OK nothing flagged
2	4-8-27 (lot #28) 3 Martin St · Combined lot. Two family residence, 1 story, Ranch style, built 1940, +/- 1926 sq. ft., 5BR/2BA, attached garage.	0.38	\$48,200 of \$281,500 (17.1%)	383 ft	none	3	OK nothing flagged
3	76-2-7 (lot #108) 176 Ridgewood Ave · Single family residence, 1.7 story, Cape Cod style, built 1926 +/-, 1408 +/- sq. ft., 3BR/1BA, enclosed porch, detached garage. Fire damage.	0.29	\$43,000 of \$289,300 (14.9%)	174 ft	2	5	OK nothing flagged
4	4-5-1.1 (lot #54) Woodland Rd · Residential vacant land.	0.24	\$1,000 of \$16,100 (6.2%)	217 ft	none	3	OK small lot (septic?)
5	11-5-16 (lot #60) Mountain View Ave · Combined Lot. Single family residence, 1 story, Ranch style, built 1965 +/-, 1008 +/- sq. ft., 3BR/1.5BA, porch and vacant land. <i>Lot sold as 3 parcels for one bid; worst finding of the group shown</i>	0.66	\$38,300 of \$289,100 (13.2%)	105 ft	1	2	OK small lot (septic?)
6	29-2-81 (lot #16) 74 Sylvan Trl · Single family residence, 1 story, Bungalow style, built 1940 +/-, 624 +/- sq. ft., 2BR/1BA, porch.	0.2	\$35,100 of \$217,400 (16.1%)	177 ft	1	5	OK nothing flagged
7	76-1-93 (lot #117) 29 Broadview Dr · Single family residence, 1 story, Ranch style, built 1952 +/-, 1368 +/- sq. ft., 2BR/1BA, porch.	0.13	\$38,100 of \$291,500 (13.1%)	167 ft	1	4	OK nothing flagged
8	4-4-7 (lot #52) 48 Woodland Rd · Seasonal residence, 1 story, Cottage style, built 1952 +/-, 580 +/- sq. ft., 1BR/1BA.	0.11	\$13,700 of \$102,600 (13.4%)	236 ft	none	2	OK nothing flagged
9	71-1-35 (lot #91) 77 Vails Gate Heights Dr · Single family residence, 2 story, Row style, built 1970 +/-, 1508 +/- sq. ft., 3BR/1.5BA, porch.	0.07	\$41,000 of \$287,900 (14.2%)	98 ft	none	3	OK nothing flagged
10	3-1-44.5 (lot #1) 54 Station Rd · Single family residence, 2 story, Colonial style, built 1999 +/-, 3152 +/- sq. ft., 3BR/1.5BA, porch.	7.78	\$113,500 of \$794,700 (14.3%)	227 ft	1	7	CHECK Wetlands: 6.4% mapped wetland or water
11	3-1-53.1 (lot #48) 356 Lake Osiris Rd · Single family residence, 1.5 story, Cape Cod style, built 1985 +/-, 2052 +/- sq. ft., 5BR/2BA, porches, detached garages. In Agricultural District.	6.1	\$220,200 of \$500,600 (44%)	350 ft	5	4	CHECK Wetlands: 7.4% mapped wetland or water
12	11-1-54 (lot #34) 37 W Peenpack Trl · Mobile home.	0.95	\$15,500 of \$133,700 (11.6%)	725 ft	1	2	CHECK Slope: 36% steeper than 15% (average 13.3%)
13	5-1-67.1 (lot #53) 158 Whitlock Rd · Single family residence, 1 story, Ranch style, built 1973 +/-, 2504 +/- sq. ft., 3BR/2BA, attached garage, porch.	0.75	\$68,400 of \$432,300 (15.8%)	479 ft	none	2	CHECK Slope: 40.5% steeper than 15% (average 14.8%)



#	Parcel / location	Acres	Starting bid / value	Road	Bldg	Neighbors	What to check
14	3-1-15.224 (lot #47) Myrtle Ave · Residential vacant land.	0.69	\$100 of \$300 (33.3%)	2,324 ft	none	14	CHECK Shape: narrow strip or sliver (average width ~26 ft): probably not buildable on its own
15	9-2-35.2 (lot #49) 182 High Meadows Rd · Single family residence, 1 story, Ranch style, built 1957 +/-, 1136 +/- sq. ft., 3BR/2BA, porch, attached garage.	0.44	\$46,000 of \$399,100 (11.5%)	204 ft	1	3	CHECK Slope: 42.1% steeper than 15% (average 13.9%)

Parcel IDs link to the official record (NY: the auction listing). Road = frontage on a public road. Bldg = building footprints on the lot (USA Structures); 'none' = vacant land. Neighbors = adjoining owners (or adjoining parcels where the layer has no owner names), a common buyer for a small lot; names are in the CSV when available.

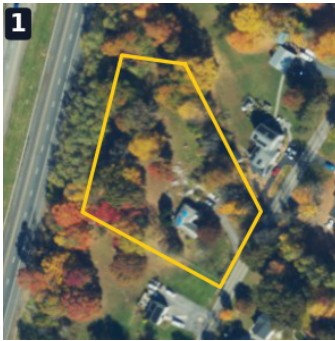
How the list was screened. Each lot's outline from the parcel layer was checked for public-road frontage, share in a FEMA high-risk flood zone, mapped wetland or water, share steeper than 15%, and recorded vs. measured acres. Shortlisted lots of 1 acre or more also got a satellite check for clearing between the last two summers. Ranking: no red flags first, then the most dry (non-flood, non-wetland) acres. Every lot, ranked, is in the CSV that comes with this summary.

Sources: elevation USGS 3DEP; roads US Census TIGER/Line; flood zones FEMA National Flood Hazard Layer; wetlands USFWS National Wetlands Inventory; satellite Copernicus Sentinel-2 L2A (via Element 84 Earth Search); aerial photos USDA NAIP; parcels from the county/state GIS. **Limits:** a desktop screening from public maps, not a survey, title search, flood determination or wetland delineation. Mapped roads do not prove legal access; mapped zones are approximate. Verify anything that matters to the deal on site and with the county.

Building footprints: FEMA/ORNL USA Structures (CC BY 4.0).

The shortlist from above

USDA NAIP aerial photos (latest year available), lot outline in yellow. Look for driveways, buildings, clearing, water and what's next door.



1. 2-1-26.4 · 1.75 ac · 2022



2. 4-8-27 · 0.38 ac · 2022



3. 76-2-7 · 0.29 ac · 2022



4. 4-5-1.1 · 0.24 ac · 2022



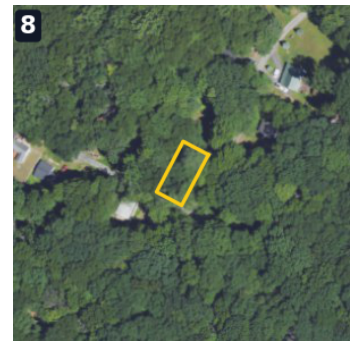
5. 11-5-16 · 0.24 ac · 2022



6. 29-2-81 · 0.2 ac · 2022



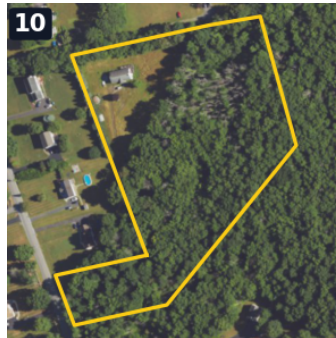
7. 76-1-93 · 0.13 ac · 2023



8. 4-4-7 · 0.11 ac · 2022



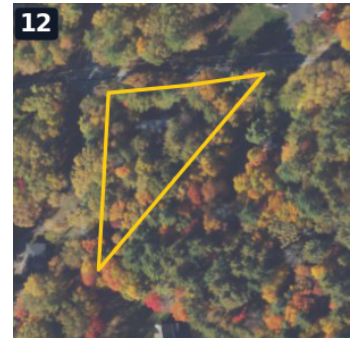
9. 71-1-35 · 0.07 ac · 2022



10. 3-1-44.5 · 7.78 ac · 2022



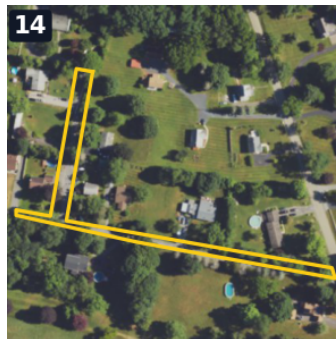
11. 3-1-53.1 · 6.1 ac · 2022



12. 11-1-54 · 0.95 ac · 2022



13. 5-1-67.1 · 0.75 ac · 2022



14. 3-1-15.224 · 0.69 ac · 2022



15. 9-2-35.2 · 0.44 ac · 2022

NAIP imagery: USDA Farm Service Agency (public domain), via Microsoft Planetary Computer.