

TOWN OF VASSALBORO MAINE

P.O. BOX 129
NORTH VASSALBORO, MAINE 04962
TEL. (207) 872-2826
FAX (207) 872-5414

NOTICE OF TAX SALE

The Board of Selectmen of the Town of Vassalboro, Maine is accepting bids for the purchase of the municipality's interest in an undeveloped 2.1 acre parcel of land, located on Harmony Lane. Each bid must be in writing and in a sealed envelope marked "Tax sale bid" on the outside. All bids must be received at the Vassalboro Town Office no later than 4:00 p.m. on Tuesday, October 2, 2018. Bids will be opened at 6:30 p.m. on Thursday, October 4, 2018 at the Town Office. Late bids will not be opened or considered.

The minimum bid price is \$5,000.00. The bid must also include the bidder's name, mailing address and phone number and must be accompanied by a deposit in the form of a certified bank check or money order, in an amount equal to or greater than 10% of the bid price. The successful bidder's deposit will be credited to the total purchase price for the property. Deposits will be returned to the unsuccessful bidders. Any bid which does not contain the proper deposit will be rejected. Bidders must also enclose a signed copy of the Notice Concerning Purchase of Tax Acquired Property with their bid and deposit.

Bids will be opened, reviewed and possibly awarded by the Selectmen at the Town Office on Thursday, October 4, 2018 at 6:30 p.m. The Board of Selectmen reserves the right to reject any and all bids. The successful bidder shall have fourteen days from the date of the bid acceptance in which to complete the purchase. The property will be conveyed by a quitclaim deed without covenants. The Town has not conducted a title search on the tax-acquired property and the property is sold as is with no warranty expressed or implied. In the event that a successful bidder fails, for any reason, to complete the purchase in the time stated, the bid acceptance is void and the bidder's deposit shall be forfeited to the Town. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders.

The property for sale is described on Town Tax Map 004, Lot #004-027E-2. A bid packet containing the tax map and other public information concerning the property may be picked up at the Town Office during its normal business hours, which are: Monday through Wednesday, 8:00 am to 4:00 p.m.; Thursday, 8:00 am to 6:30 pm; and Friday, 8:00 am to noon.

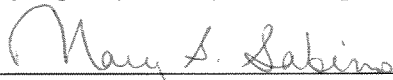
By: Mary S. Sabins, Town Manager
Acting on behalf of the Vassalboro Board of Selectmen

**NOTICE CONCERNING PURCHASE OF
TAX ACQUIRED PROPERTY**

The Inhabitants of the Municipality of Vassalboro, Maine, 682 Main Street, PO Box 129, North Vassalboro, ME 04962 notifies you of the following:

1. The Town provides this Notice as a courtesy, and to make certain that you are generally aware of the risks associated with real estate tax title acquisition.
2. The Town strongly recommends that you consult with your attorney for the advice and action you or your attorney may deem necessary in this matter. The Town does not provide legal advice.
3. The Town is conveying all rights, titles, and interests it may have acquired through the exercise of State of Maine Statutes in regards to the imposition, enforcement, and collection of real estate taxation, subject to all matters which could be raised to challenge the procedures followed, the rights obtained, and the sale of these rights. As the law provides, the Town is conveying whatever relevant interests, if any, it may be deemed to have acquired by law in the subject property, and is transferring these interests by Municipal Quitclaim Deed, which transfers solely whatever rights State of Maine law indicates the town may have in this matter, and therefore these proceedings and the fact of conveyance of any rights by Municipal Quitclaim Deed provide you no warranties or guarantees of any kind. The Town has not conducted a title search on the tax-acquired property, therefore the sale is on made on an "as-is" basis with no warranty expressed or implied.
4. There are no representations made to you of any kind by the Town or by any of its agents or employees, and you are hereby given notice that this is the case pertaining to the nature, extent, validity, value, or utility of any rights you may be receiving as a result of your transaction with the Town and your payment of money to the Town in this matter.
5. There are risks to all purchasers, including you, inherent in acquisition of the rights of the Town derived from State of Maine law tax lien procedure and being a "tax title". These risks include but are not limited to:
 - loss of these rights without recourse to the Town, and therefore loss of ownership rights to the property in question to a legally determined superior competing claimant;
 - loss of part of all of your investment in the property or rights thereto, marketability limitations which affect your ability to sell, otherwise convey, or mortgage these rights and the property interests and property;
 - and the continuing latent potential for incurring legal costs in determining or enforcing the nature and extent of any rights you may have received, including proceeding with or defending litigation towards a court decree or judgment as may be required to determine, define, value, and/or exercise any rights you may have acquired.

August, 2018

By: 
Mary S. Sabino, Vassalboro Town Manager

I/we acknowledge receipt of this Notice. This Notice must be returned to the Town, enclosed with the bid.

_____ Date: _____
_____ Date: _____

P.O. BOX 129

NORTH VASSALBORO ME 04962
B10256P39

Previous Owner
BRADSTREET, RICHARD T. & JOANNE E.

39 SHERWOOD LANE
VASSALBORO ME 04989
Sale Date: 10/27/2009

Property Data	
Neighborhood	20 Neighborhood 20.
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	11 Residential
Secondary Zone	
Topography	
1.Level	4.Below St 7.Rough
2.Rolling	5.Low 8.
3.Above St	6.Swampy 9.
Utilities	
1.Summer	4.Dr Well 7.Septic
2.Water	5.Dug Well 8.Spring
3.Holding Ta	6.Lake Wtr 9.None
Street	
1.Paved	4.Proposed 7.
2.Semi Imp	5.
3.Gravel	6. 9.None
Springwork/ Year	0
Sale Data	
Sale Date	10/27/2009
Price	34,900
1 Land Only	
1.Land	7.
2.L & B	8.
3.Building	9.
6 Cash Sale	
1.Convent	7.Unknown
2.FHA/VA	8.
3.Assumed	9.Unknown
1 Arms Length Sale	
1.Valid	4.Split 7.Renovate
2.Related	5.Partial 8.Other
3.Distress	6.Exempt 9.Foreclosure
5 Public Record	
1.Buyer	4.Agent 7.Family
2.Seller	5.Pub Rec 8.Other
3.Lender	6.MLS 9.Confid

Assessment Record				
Year	Land	Buildings	Exempt	Total
2009	0	0	0	0
2010	32,800	0	0	32,800
2011	32,800	0	0	32,800
2012	32,800	0	0	32,800
2013	32,800	0	0	32,800
2014	29,500	0	0	29,500
2015	29,500	0	0	29,500
2016	29,500	0	0	29,500
2017	29,500	0	0	29,500
2018	29,500	0	29,500	0

Land Data		
Front Foot	Effective	Influence
Type	Frontage	Code
11.Regular Lot	%	1.Use
12.Secondary	%	2.R/W
13.Excess Frontag	%	3.Topography
14.Rear Land	%	4.Size
15.Miscellaneous	%	5.Access
	%	6.Restrictions
	%	7.Shape
	%	8.Semi-Improved
	%	9.Fractional
	%	30.Rear Land 3
	%	31.Rear Land 4
	%	32.Pasture
	%	33.Crop
	%	34.Hortical I&II
	%	35.Orchard/FLand
	%	36.Orchard
	%	37.Softwood
	%	38.Mixed Wood
	%	39.Hardwood
	%	40.Waste
	%	41.Gravel Pit
	%	42.Mobile Home Si
	%	43.Condo Site
	%	44.Lot Improvement
	%	45.M H Hook-up
	%	46.Hole/Site
Square Foot		
16.Regular Lot		
17.Secondary Lot		
18.Excess Land		
19.Condominium		
20.Miscellaneous		
Acres/Sites		
21.Houselot(Frct)	1.00	0
22.Baselot(Frct)	1.10	0
23.Rear(Frct)		
Acres		
24.Houselot		
25.Baselot		
26.Frontage 1		
27.Frontage 2		
28.Rear Land 1		
29.Rear Land 2		
Total Acreage		2.10

Inspection Witnessed By:

No./Date	Description	Date Insp.

Notes:

'18 TOWN TOOK PER FORECLOSURE
10' NEW SUBDIVISION LOT 2.10 ACRES nEW LOT #2.
CHANGED BILLING ADDRESS PER ROSE 7-25-12 CS
CHANGED ADDRESS PER ROSE 9-22-15 CC

