



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 a **tenant occupied duplex**, located at 1005 Main Street. The successful bidder will be responsible for dealing with the occupants of the building. 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 Wednesday, June 27, 2018. Bids will be opened at 6:30 p.m. on Thursday, June 28, 2018 at the Town Office. Late bids will not be opened or considered.

The minimum bid price is \$11,000. 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. The outstanding Vassalboro Sanitary District and the Kennebec Water District fees and liens on this property will be paid in full by the Town from the proceeds of the tax sale. 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, June 28th, 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 23, Lot #003. 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.

June, 2018

By: Mary S. Sabins
Mary S. Sabins, Vassalboro Town Manager

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

_____ Date: _____
_____ Date: _____

**Bid Form – Tax Acquired Property
Map 023, Lot 03
1005 Main Street**

Name(s) _____
Address: _____
City, State, Zip: _____
Telephone: _____

I (we) have read the Notice of Tax Sale and the Notice Concerning Purchase of Tax Acquired Property, and I (we) submit the following bid price:

\$ _____

I have enclosed a **deposit** in the form of a certified bank check or money order payable to the Town of Vassalboro, Maine in the amount of \$ _____, which is 10% of my bid price. I understand that if I am the successful bidder, my deposit will be credited to the total purchase price for the property. I also acknowledge that the Town has not conducted a title search on the property I am bidding on. If I am the successful bidder, I 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. In the event that I, as a successful bidder, fail for any reason to complete the purchase in the time stated, understand that the bid acceptance will be void and my 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.

Date: _____ Signed: _____

Printed name(s): _____

Bids may be submitted on this bid form and returned to the Vassalboro Town Office, along with the Notice Concerning Purchase of Tax Acquired Property, in an envelope marked "Tax Sale Bid" by Wednesday, June 27th, 2018 at 4:00 p.m. The mailing address for the Town Office is: Vassalboro Town Office, PO Box 129, No. Vassalboro, ME 04962. The physical address to drop off a bid is 682 Main Street, North Vassalboro across the street from the North Vassalboro Fire Station.

Bids will be opened, reviewed and possibly awarded by the Selectmen at the Town Office on Thursday, June 28, 2018 at 6:30 p.m. Any bid which does not contain the proper deposit will be rejected. The Board of Selectmen reserves the right to reject any and all bids.

VASSALBORO, TOWN OF

P.O. BOX 129

NORTH VASSALBORO ME 04962

B1117P266 B11437P197 B11437P200 B11623P263

Previous Owner
OVERLOCK, TODD
714 CHINA ROAD

WINSLOW ME 04901
Sale Date: 4/01/2018

Previous Owner
DOORE, NANCY L
DOORE, JAMES D.
322 POND ROAD
ALBION ME 04910
Sale Date: 2/07/2014

Previous Owner
THE BANK OF NEW YORK MELLON
322 POND ROAD

ALBION ME 04910
Sale Date: 6/11/2013

Inspection Witnessed By:

No./Date	Description	Date	Date Insp.
X			

Notes:

'18 Taken by Town foreclosure
03/01/2017 adjust condition.
12/7/16 REV W/TENANT, ADJ COND FOR REMOD.
'15 appears to be partly remodeled adjust functional.
'13 per info from new owner & site visit adjust condition & inc
add obs for theft of boiler & copper. building need remodel and
new heating system.
'12 nah remove app add wd.

Vassalboro

Property Data		Assessment Record				
Neighborhood	12 Neighborhood	Year	Land	Buildings	Exempt	Total
	12 Neighborhood	2004	9,100	60,900	0	70,000
	Tree Growth Year	2005	9,100	60,900	0	70,000
	X Coordinate	2006	9,100	60,900	0	70,000
	Y Coordinate	2007	15,100	118,900	0	134,000
	Zone/Land Use	2008	15,100	118,900	0	134,000
	Secondary Zone	2009	15,100	118,900	0	134,000
	Topography	2010	15,100	118,900	0	134,000
	1.Level	2011	15,100	118,900	0	134,000
	2.Rolling	2012	15,100	118,900	0	134,000
	3.Above St	2013	15,100	47,700	0	62,800
	Utilities	2014	13,600	42,900	0	56,500
	1.Summer	2015	13,600	55,400	0	69,000
	2.Water	2016	13,600	55,400	0	69,000
	3.Holding Ta	2017	13,600	93,700	0	107,300
	Street					
	1.Paved					
	2.Semi Imp					
	3.Gravel					
	Springwork/ Year					
	0					
	7.					
	8.					
	9.None					
	Sale Date					
	Price					
	2 Land & Buildings					
	4.Mobile					
	5.Other					
	6.					
	7 Unknown.....					
	4.Seller					
	5.Private					
	6.Cash					
	7.Unknown					
	8.					
	9.Unknown					
	Validity					
	1.Valid					
	2.Related					
	3.Distress					
	4.Agent					
	5.Partial					
	6.Exempt					
	7.Family					
	8.Other					
	9.Confid					
	9 Foreclosure					
	4.Split					
	7.Renovate					
	8.Other					
	9.Foreclosur					
	5 Public Record					
	1.Buyer					
	2.Seller					
	3.Lender					
	Fract. Acre					
	21.Houselot(Frct)					
	22.Baselot(Frct)					
	23.Rear(Frct)					
	Acres					
	24.Houselot					
	25.Baselot					
	26.Frontage 1					
	27.Frontage 2					
	28.Rear Land 1					
	29.Rear Land 2					
	Fract. Acre					
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