



Town of Standish

Official Tax Acquired Property Bid Sheet

Property Description:

The land and buildings located at 87 Wards Cove, Standish, Maine, as recorded on Map 051, Lot 041, Sub 000, Type 000, of the Assessor's Tax Maps of the Town of Standish made by Utilities Inc. of Standish, Maine in 1997 and updated in 2001, consisting of 80 maps, number 1 to 80.

Assessed Value:

Land: \$349,900.00 Building(s): \$114,700.00 Total Value: \$464,600.00

Date of Public Sale:

Thursday, January 7, 2010, at 2:00PM
Municipal Office Facility, Conference Room

* Minimum Bid: \$18,442.91 Account:

* Consists of past taxes, liens, lien charges, projected taxes, if applicable, administrative fees and accrued interest charges.

Bidder Information:

}	Name:	Phone:
	Address:	State:
	City:	Zip:

Please complete the above information so that we may return your deposit in the event you are not the successful bidder or need to contact you if you are the high bid.

BID: \$ **10% BID DEPOSIT:** \$

Please complete all yellow highlighted areas above and follow the conditions detailed below from Standish Ordinances, Chapter 70.

Conditions

- All bid deposits must represent 10 percent of the total bid and be made payable to the Town of Standish.
- All bid deposits must be in the form of a certified cashiers check or postal money order (no personal or business checks).
- All bids should be submitted with this form in a sealed single plain envelope marked only "Tax-Acquired Property Bid."
- If mailed, enclosed with a second envelope addressed to the Finance Director / TAP Auction, Town of Standish, 175 Northeast Road, Standish, ME 04084.
- All bids must be received by the Town of Standish no later than 10:00AM daylight savings time on the date of public sale.
- The municipality shall retain the right to accept or reject any and all bids submitted.
- Should the municipality reject all bids, the property may be offered again for public sale without notice to any prior owner(s).
- The municipality shall notify the successful bidder via U S mail.
- All losing bidder deposits will be returned within 15 days of the bid opening via U S mail.
- The municipality shall issue only a quitclaim deed to withdraw its interest in the tax-acquired property.
- The successful bidder shall be responsible for the removal of any and all occupants of purchased tax-acquired property and shall, in writing, forever indemnify and save harmless the municipality from any and all claims arising out of the sale of the tax-acquired property brought by the occupant(s) of the purchased property, their heirs or assigns.
- The successful bidder acknowledges that the Town of Standish has not taken possession of any personal property and that the bidder shall be responsible for complying with Maine law with respect to the disposition of abandoned personal property and shall indemnify and hold harmless the municipality from any and all claims which may be made against the municipality with respect to such personal property.
- BIDS MAY NOT BE WITHDRAWN AT ANY TIME AFTER SUBMISSION. SHOULD THE SUCCESSFUL BIDDER FAIL TO PAY THE FULL BALANCE WITHIN 30 CALENDAR DAYS FOLLOWING THE BID OPENING DATE, THE MUNICIPALITY SHALL RETAIN THE BID DEPOSIT AND TITLE TO THE PROPERTY.

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
BURNELL, DAVID E.	BURNELL, KAREN L.	1 Level	5 Well	1 Paved	3 Rural	Description	Code
41 SPEARE ROAD			6 Septic	7 Waterfront	7 Waterfront	RESIDENTL	1013
HUDSON, NH 03051						RES LAND	1013
Additional Owners:							
Other ID: 051/041/000							
GIS ID: 51-41							
ASSOC.PID#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BURNELL, DAVID E.		9860/156					
Total:		464,600	Total:	464,600	Total:	464,600	Total:

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int.
Total:		114,700				114,700	

ASSESSING NEIGHBORHOOD		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
0001/A		2010	1013	114,700	2009	1013	114,700
Total:		2010	1013	349,900	2009	1013	349,900

OTHER ASSESSMENTS		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
Total:		2010	1013	114,700	2008	1013	112,600
		2010	1013	349,900	2008	1013	341,200

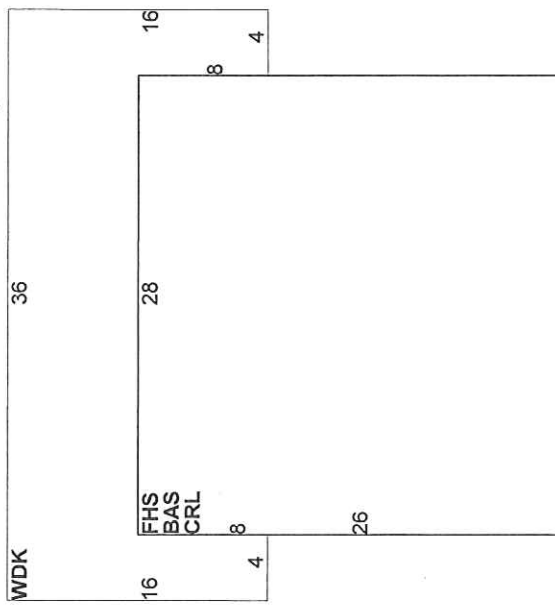
NOTES	
BLUE IG	
Appraised Bldg. Value (Card) 114,700	
Appraised XF (B) Value (Bldg) 0	
Appraised OB (L) Value (Bldg) 0	
Appraised Land Value (Bldg) 349,900	
Special Land Value 0	
Total Appraised Parcel Value 464,600	
Valuation Method: C	
Adjustment: 0	
Net Total Appraised Parcel Value 464,600	

BUILDING PERMIT RECORD		Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
Total:							8/15/2003			

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A. Disc	Acre	C. Factor	ST. Idx	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value	
1	1013	SFR WATER	RR	1			4,356	SF	5.95	1.50	7	1.0000	1.00	S1	9.00	WF	80.33	349,900
Total Card Land Units: 0.10 AC Parcel Total Land Area: 0.1 AC Total Land Value: 349,900																		

VISION

CONSTRUCTION DETAIL		Element	Cd.	Ch.	Description
Style	04				Cape Cod
Model	01				Residential
Grade	03				Average
Stories	1.5				
Occupancy	1				MIXED USE
Exterior Wall 1	11				Clapboard
Exterior Wall 2					
Roof Structure	03				Gable/Hip
Roof Cover	03				Asph/F Gls/Cmp
Interior Wall 1	05				Drywall/Sheet
Interior Wall 2					
Interior Flr 1	14				Carpet
Interior Flr 2	06				Inlaid Sht Gds
Heat Fuel	04				Electric
Heat Type	07				Electr Basebrd
AC Type	01				None
Total Bedrooms	02				2 Bedrooms
Total Bthrms	1				
Total Half Baths	1				
Total Xtra Fixtrs	4				
Total Rooms					Average
Bath Style	02				Average
Kitchen Style	02				



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)													
Code	Description	Sub	Sub Description	L/B	Units	Unit Price/Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr	Value
BUILDING SUB-AREA SUMMARY SECTION													
	Living Area												
	Gross Area												
	Eff. Area												
	Unit Cost												
	Undeprec. Value												
BAS	First Floor												70,114
CRL	Crawl Space												0
FHS	Half Story, Finished												52,585
WDK	Deck, Wood												3,371
Ttl. Gross Liv/Lease Area:												1,274	
Ttl. Gross Liv/Lease Area:												2,536	
Ttl. Gross Liv/Lease Area:												1,309	
Ttl. Gross Liv/Lease Area:												126,070	

No Photo On Record



Town of Standish

Official Tax Acquired Property Bid Sheet

Property Description:

The land and buildings located at **5 Lincoln Trail, Standish, Maine**, as recorded on **Map 024, Lot 022, Sub 000, Type 000**, of the Assessor's Tax Maps of the Town of Standish made by Utilities Inc. of Standish, Maine in 1997 and updated in 2001, consisting of 80 maps, number 1 to 80.

Assessed Value:

Land: \$13,000.00 **Building(s):** \$0.00 **Total Value:** \$13,000.00

Date of Public Sale:

Thursday, January 7, 2010, at 2:00PM
Municipal Office Facility, Conference Room

* **Minimum Bid: \$1,348.72** Account:

* Consists of past taxes, liens, lien charges, projected taxes, if applicable, administrative fees and accrued interest charges.

Bidder Information:

}	Name:	Phone:
	Address:	
	City:	State:
		Zip:

Please complete the above information so that we may return your deposit in the event you are not the successful bidder or need to contact you if you are the high bid.

BID: \$ **10% BID DEPOSIT: \$**

Please complete all yellow highlighted areas above and follow the conditions detailed below from Standish Ordinances, Chapter 70.

Conditions

- All bid deposits must represent 10 percent of the total bid and be made payable to the Town of Standish.
- All bid deposits must be in the form of a certified cashiers check or postal money order (no personal or business checks).
- All bids should be submitted with this form in a sealed single plain envelope marked only "Tax-Acquired Property Bid."
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CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
CLAPPER, DANA CLAPPER, DEANE 1028 OLD BETHLEHEM RD#3		4 Rolling		3 Unpaved	3 Rural	Description RES LAND	Code 1310
PERKASIE, PA 18944-3701 Additional Owners:						Appraised Value 13,000	Assessed Value 13,000
Other ID: 024/022/000		SUPPLEMENTAL DATA		VISION			
GIS ID: 24-22		ASSOC PID#		Total: 13,000 13,000			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Yr. Code	SALE PRICE V.C.	Yr. Code	Assessed Value	Yr. Code	Assessed Value
CLAPPER, DANA		10410/ 28		2010 1310		13,000 2009 1310	14,200 2008 1310	13,000	13,800
Total:		Total:		Total:		Total:		Total:	

OTHER ASSESSMENTS

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Inr.
EXEMPTIONS								
Total:								
ASSESSING NEIGHBORHOOD								
NBHD/ SUB		NBHD NAME			TRACING		BATCH	
0001/A								

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card) 0
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 13,000
 Special Land Value 0
 Total Appraised Parcel Value 13,000
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 13,000

BUILDING PERMIT RECORD									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date
02-09-371	09/27/2002	RE	Remodel	200	11/19/2002	0		FIXING EXISTING PC	4/20/2004
93-10-280	10/06/1993	CM	Commercial	1		0		4X4 SIGN	

LAND LINE VALUATION SECTION									
B Use Code	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	A. Disc	C. Factor
1 1310	RES ACLN PDV	R 2			4,356 SF	5.95	1.00	5	1.0000
									0.50
									0.00
									2.98
									13,000
Total Card Land Units: 0.10 AC Parcel Total Land Area: 0.1 AC									
Total Land Value: 13,000									

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd.	Ch.	Description
Model	00		Vacant
		MIXED USE	
	Code	Description	Percentage
	1310	RES ACLN PDV	100
		COST/MARKET VALUATION	
	Adj. Base Rate:	0.00	
	Section. RCN:	0	
	Net Other Adj:	0.00	
	Replace Cost	0	
	AYB	0	
	EYB	0	
	Dep Code		
	Remodel Rating		
	Year Remodeled		
	Dep %		
	Functional Obslnc		
	External Obslnc	1	
	Cost Trend Factor		
	Condition		
	% Complete		
	Overall % Cond		
	Apprais Val	0	
	Dep % Ovr	0	
	Dep Ovr Comment		
	Misc Imp Ovr	0	
	Misc Imp Ovr Comment		
	Cost to Cure Ovr	0	
	Cost to Cure Ovr Comment		

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)			
Code	Description	Sub	Sub Description
		L/B	Units
		Unit	Price/Yr
		Gale	Dp Rt
		Chd	%Cnd
			Apr Value

BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Gross Area	Eff. Area
		Living Area	Unit Cost
			Undeprac. Value
Ttl. Gross Liv/Lease Area:		0	0

No Photo On Record