

## **TOWN OF STANDISH**

### **Invitation to Bid**

### **SALE OF TOWN-OWNED PROPERTY**

Sealed bids for the sale by the Town of Standish of Town-owned Property located on **593 Bonny Eagle Road, Standish, Me 04084** and as specified below will be received by the Finance Director, Town of Standish, 175 Northeast Road, Standish, Maine 04084 until 2:00 P.M. local time, **August 1, 2017**, at which time they will be publicly opened and read aloud. Bids received after that date and time will not be considered.

**MINIMUM BID AMOUNT IS: \$15,550.00.**

Bids shall be submitted on the attached form in sealed envelopes plainly marked only "Bid for Sale of Town Owned Property – 593 Bonny Eagle Road and shall be addressed to the "Finance Director/TAP Bid" at the above address in a separate outside envelope.

Any questions regarding the sale should be directed to Scott Gesualdi, Finance Director, at (207) 642-4803 or via e-mail: [scottg@standish.org](mailto:scottg@standish.org).

### **The Property**

The property is shown on the Town's tax maps as Map 3, Lot 68. The property is located in the residential zoning district and consists of approximately .50 acres total.

### **Conditions of the Sale:**

1. A bid sheet including the tax map/lot number being offered for sale and the bid offered in United States currency is required for proper submission. This bid must be signed by the Bidder with his/her/its full name and address.
2. Bid Deposit - Each bid must be accompanied by a deposit of 10% of the amount bid. This may be by a properly certified check, bank cashier's check or postal money order. (No personal or business checks.) Checks shall be made payable to the **Town of Standish** and will be deposited in its account. Such deposits will be returned to the unsuccessful bidders within a reasonable time after the award is made. The bid deposit of the successful bidder will be retained by the Town of Standish as a deposit toward the purchase price. In the event that a successful bidder fails to carry out the terms of his/her/its proposal, his/her/its deposit security shall be retained by the Town of Standish as an agreed amount of liquidated damages. No bid may be withdrawn after it is deposited with the Finance Director until after the award has been made by the Town Council. Bid deposits will not be processed until after the bid award has been made.
3. Bids shall not contain any conditions, such as future zone changes, variances, availability of financing, availability of title insurance, etc.

4. The Town shall issue only a Quitclaim Deed Without Covenant to convey title to the property. The Town shall prepare the deed. All property is being sold "AS IS, WHERE IS." The Town is conveying only whatever right, title and interest it may have in said property, and it makes no representations or warranties of any kind. It shall be the bidders' responsibility to satisfy themselves regarding the legal title to the property.
5. The Town shall notify the successful bidder via U S mail.
6. The successful bidder will have 30 calendar days from the date of award to pay the balance owed in full. The balance due may be paid by a properly certified check or bank cashier's check. (No personal or business checks.) The successful bidder will also be responsible for the payment of one-half of the Real Estate Transfer Tax and deed recording costs. Should the successful bidder fail to complete the purchase, that bidder's deposit shall be forfeited to the Town, which will also retain title to the proffered property.
7. The successful bidder shall be responsible for the removal of any and all occupants of the property post-closing and shall, in writing, forever indemnify and save harmless the Town from any and all claims arising out of the sale of the property brought by the occupant(s) of the property, their heirs, assigns or successors.
8. The successful bidder acknowledges that the Town 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 Town from any and all claims that may be made against the Town with respect to such personal property.
9. The Town reserves the right to accept any bid, to reject any and all bids submitted, and to waive any formality in any bid which, in the sole discretion of the Town Council, appears to best serve the interests of the Town.

## **BID SHEET**

Having read and agreed to the Conditions of the Sale, the UNDERSIGNED hereby proposes to purchase the following parcel of land from the Town of Standish in accordance with the Invitation to Bid dated \_\_\_\_\_, 2017 and at the following price:

**Property:** Tax Map \_\_\_\_\_, Lot \_\_\_\_\_  
\_\_\_\_\_ [street address]

**Bid Price:** \$ \_\_\_\_\_

**Bid Deposit:** \$ \_\_\_\_\_ [10% of Bid Price]

Signed: \_\_\_\_\_  
(Individual, Corporation, Firm or Company)

By: \_\_\_\_\_  
(Print Name of Officer, Authorized Individual or Owner)

Title: \_\_\_\_\_

Mailing  
Address: \_\_\_\_\_

Zip Code: \_\_\_\_\_ Date: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Note: Bids must bear the handwritten signature of a duly authorized member or employee of any organization making the bid.



Property Location: 593 BONNY EAGLE RD  
Vision ID: 3874  
Account # B1000R  
MAP ID: 003/068/000/ /  
Bldg Name:  
Bldg #: 1 of 1  
Sec #: 1 of 1  
Card 1 of 1  
State Use: 1030  
Print Date: 06/26/2017 08:44

[illegible]

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
2016	20	STANDISH	31,100.00					
Total:			31,100.00					
ASSESSING NEIGHBORHOOD								
NBHD/SUB		NBHD Name		Street Index Name		Tracing		Batch
0001/A								
NOTES								
TAN								
3-26-2013 THE DWELLING IS IN								
VERY POOR SHAPE. IT HAS LITTLE								
OR NO VALUE AT THIS TIME								
TOWN FORECLOSED PROPERTY								

BUILDING PERMIT RECORD										VISIT/CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
95-01-002	01/05/1995	RS	Residential	125		0		SHED 4X8X	03/26/2013 08/10/2004 03/02/2004			PA BB GC	51 07 99	Assessor External Measur/Inf/Dr Info taken Vacant Land	

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A. Disc.	Acre Factor	C. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Land Value		
															Spec Use	Spec Calc				
1	1030	MOBILE HME	R	2			21,780 SF	1.43	1.0000	5	1.0000	001	1.00				1.00	31,100		
Total Card Land Units:														0.50 AC	Parcel Total Land Area: 0.5 AC			Total Land Value:		31,100



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graph LR
    BAS[BAS] -- 68 --> CAN[CAN]
    CAN -- 54 --> OUT[14]
    OUT -- 14 --> OUT
  
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