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.

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 No bid may be withdrawn after it is deposited with the Finance Director until after the award has been made by the Town Council.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 been 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

proposes to purcl	hase the following parcel of land	Sale, the UNDERSIGNED hereby from the Town of Standish in, 2017 and at the following			
Property: Tax M	ap, 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.

State Use: 1030 Print Date: 06/26/2017 08:44	3222 STANDISH, ME VISION	Code Assessed Falue 31,100	nata Collector or Assessor MMARY	31,100 31,100 31,100	31,100	ISTORY Cd. Purpose/Result 51 Assessor External 07 Measur/Inf/Dr Info taken 99 Vacant Land	Adj. Unit Price Land Value 1.43 31,100	Total Land Value: 31,100
1 of 1	TASSESSMENT Appraised Value 31,100 31,100 31,100	Total 31,100 31,100	ature acknowledges a v APPRAISED V	Idg. V. (B) and V. (Idg. V. (B) and V. (I. Valu. ised P. (ethod.	Net Total Appraised Parcel Value	Type IS ID G	Special Pricing SAdj Spec Use Spec Calc Fact 1.00	Tot
Bldg Name: 1 of 1 Sec #: 1 of 1 Card	CURRENT Description Code RES LAND 1030		mount Comm. Int.	Appraised B Appraised X Batch Appraised C Appraised L Special Land Total Apprai	Net Total	8X 03/2 03/0 03/0	7. ST. Notes-Adj Notes-Adj 1.00 001 1.00	-
MAP ID: 003/ 068/ 000/ / Bldg #: 1	SUPPLEMENTAL DATA	ASSOC PID# SALE DATE q/u wi SALE PRICE W.C. 11/14/2017 U I	OTHER ASSESSMENTS Description Number A	CRHOOD Tracing		ITRECORD Insp. Date % Comp. Date Comp. 125 125 125 125 126 127 127 127 127 127 127 127	Unit LAND LINE VALUATION SECTION Unit Acre C. ST. Price Factor S.A. Disc Factor ldx Adj. 1.43 1.0000 5 1.0000 1.00 001 1.00	Parcel Total Land Area: 0.5 AC
FLE RD Account #B1000R	TOPO, UTILITIES SUPPLE S	SID; 3-68 BK-VOL/PAGE 000/ 00 6761/ 293	\text{\sqrt{S}} \tag{\text{\sqrt{mount}} & \cdot \cdot \cdot \text{\sqrt{S}} \	Total: 31,100,00 ASSESSING NEIGHBORHOOD Name Street Index Name NOTES		BUILDING PERMIT RECORD Description Amount Insp. Da Residential 125	D Front Depth Units 2 21,780 SF	Total Card Land Units: 0.50 AC
Property Location: 593 BONNY EAGLE RD Vision ID: 3874	TOWN OF STANDISH TOWN OF STANDISH 175 NORTHEAST ROAD STANDISH, ME 04084 Additional Owners:	GL TOWN OF STANDISH BEAVER, ELIZABETH T.	EXEMPTIONS EXEMPTIONS Vear Type Description 2016 20 STANDISH	NBHD/SUB NBHD Name 0001/A NBHD Name TAN 3-26-2013 THE DWELLING IS IN VERY POOR SHAPE, IT HAS LITTLE OR NO VALUE AT THIS TIME	TOWN FORECLOSED PROPERTY	Permit 1D Issue Date Type 95-01-002 01/05/1995 RS	B Use Use Code Description Zone I 1030 MOBILE HME R	Tot

Print Date: 06/26/2017 08:44 28 4 State Use: 1030 37 68 fo 54 CardCAN 1 of Bldg Name: Sec #: BAS 1 of 1 Unit Cost Undeprec. Value 28.66 32,902 1,920 34,822 Apr Value Bldg #: CONSTRUCTION DETAIL (CONTINUED)
Element | Cd. | Ch. | Description MAP ID: 003/ 068/ 000/ / Percentage OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) L/B Units Unit Price Yr Gde Dp Rt Cnd %Cnd 28.66 34,822 0.00 34,822 1980 COST/MARKET
 SUB-AREA SUmmer.
 Eff. Area

 Living Area
 Gross Area
 Eff. Area

 1,148
 1,148
 1,148

 3333
 67
 BUILDING SUB-AREA SUMMARY SECTION 1,215 MOBILE HME Cost to Cure Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Dep Ovr Comment unctional Obslnc Cost Trend Factor Cost to Cure Ovr % Complete Overall % Cond emodel Rating 'ear Remodeled External Obslnc 1,481 Adj. Base Rate: Account #B1000R let Other Adj: Replace Cost Apprais Val Dep % Ovr Dep Code Condition Oep % Code 1030 EYB 1,148 Property Location: 593 BONNY EAGLE RD Description Til. Gross Liv/Lease Area: Gable/Hip Asph/F Gls/Cmp Description Sub Sub Descript SHED GOOD GARAGE-AVE Forced Air-Duc CONSTRUCTION DETAIL
Cd. | Ch. | Descrip lywood Panel nlaid Sht Gds re-finsh Metl Mobile Home 3 Bedrooms Residential Average Average Average Description First Floor Canopy Vision ID: 3874 Total Half Baths **Fotal Xtra Fixtrs** Total Bedrooms exterior Wall 1 Exterior Wall 2 toof Structure nterior Wall 2 nterior Wall 1 Kitchen Style Total Bthrms **Fotal Rooms** Element nterior Flr 1 nterior Flr 2 **Loof Cover** Heat Type 3ath Style ocupancy. leat Fuel AC Type Code Code SHD2 FGR1 Stories Model Grade BAS