



# Town of Standish

## Official Tax Acquired Property Bid Sheet

**Property Description:** Approximately 2.75 acres of land located at **4 DENNIS WOODS ROAD, Standish, Maine**, as recorded on **Map 003, Lot 074, Sub 002, 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 2010, consisting of 80 maps, number 1 to 80. Description of the property is found on

**Assessed Value:** Land: \$36,700.00 Building(s): \$44,400.00 Total Value: \$81,100.00

**Date of Public Sale:** Monday March 28, 2016, at 2:00PM  
Municipal Office Facility; Conference Room

**Minimum Bid:** \$40,550.00 Account: N/A

**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

1. All bid deposits must represent 10 percent of the total bid and be made payable to the Town of Standish.
2. All bid deposits must be in the form of a certified cashiers check or postal money order (no personal or business checks).
3. All bids should be submitted with this form in a sealed single plain envelope marked only "Tax-Acquired Property Bid."
4. If mailed, enclosed with a second envelope addressed to the Finance Director / TAP Auction, Town of Standish, 175 Northeast Road, Standish, ME 04084.
5. All bids must be received by the Town of Standish no later than 2:00PM daylight savings time on the date of public sale.
6. The municipality shall retain the right to accept or reject any and all bids submitted.
7. Should the municipality reject all bids, the property may be offered again for public sale without notice to any prior owner(s).
8. The municipality shall notify the successful bidder via U S mail.
9. All losing bidder deposits will be returned within 14 days of the bid opening via U S mail.
10. The municipality shall issue only a quitclaim deed to convey title to the tax-acquired property.
11. 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.
12. 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.
13. 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.
14. Bids will be evaluated based upon job creation, improvements to the appearance as well as bid amount.

I have read and agree to the conditions and "special conditions" detailed on this Official Tax Acquired Property Bid Sheet.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Witness:** \_\_\_\_\_ **Date:** \_\_\_\_\_

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
FOLEY, TIMOTHY M						Description	Code	Appraised Value	Assessed Value
4 DENNIS WOODS RD						RESIDNTL	1030	30,700	30,700
STANDISH, ME 04084						RES LAND	1030	36,700	36,700
Additional Owners:						RESIDNTL	1030	13,700	13,700
<b>SUPPLEMENTAL DATA</b>									
Other ID: 003/074/002									
STANDISH COI									
GIS ID: 3-74-2		ASSOC PID#							
						<b>Total:</b>		<b>81,100</b>	<b>81,100</b>

3222  
STANDISH, ME

**VISION**

RECORD OF OWNERSHIP								PREVIOUS ASSESSMENTS (HISTORY)								
		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
FOLEY, TIMOTHY M		24153/ 187	09/09/2004	U	I	0		2015	1030	30,700	2014	1030	30,700	2014	1030	30,700
FOLEY, TIMOTHY		14599/ 285						2015	1030	36,700	2014	1030	36,700	2014	1030	36,700
								2015	1030	13,700	2014	1030	13,700	2014	1030	13,700
						<b>Total:</b>		<b>81,100</b>	<b>Total:</b>	<b>81,100</b>	<b>Total:</b>	<b>81,100</b>	<b>Total:</b>	<b>81,100</b>	<b>81,100</b>	<b>81,100</b>

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
<i>Total:</i>							

*This signature acknowledges a visit by a Data Collector or Assessor*

ASSESSING NEIGHBORHOOD				
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	30,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	13,700
Appraised Land Value (Bldg)	36,700
Special Land Value	0
Total Appraised Parcel Value	81,100
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>81,100</b>

NOTES															
BEIGE - I - A															

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	
06-127	10/12/2005	GAR	GARAGE	11,800		0		2 CAR GARAGE	03/02/2004			GC	00	Measur+Listed	

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value	
															Spec Use	Spec Calc				
1	1030	MOBILE HME	R	2			43,560 SF	0.83	0.9000	4	1.0000	1.00	001	1.00			1.00	0.75	32,700	
1	1030	MOBILE HME					1.75 AC	2,514.00	0.9000	4	1.0000	1.00	001	1.00			1.00	2,262.60	4,000	
<b>Total Card Land Units:</b>							<b>2.75 AC</b>	<b>Parcel Total Land Area:</b>							<b>2.75 AC</b>	<b>Total Land Value:</b>				<b>36,700</b>



MAP TITLE



GEOGRAPHIC INFORMATION SYSTEM  
VISION APPRAISAL TECHNOLOGY

