



Town of Standish

Official Tax Acquired Property Bid Sheet

Property Description: Approximately 0.500 acres of land located at **593 BONNY EAGLE ROAD, Standish, Maine, as recorded on Map 003, Lot 068, 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 2010, consisting of 80 maps, number 1 to 80. Description of the property is

Assessed Value: Land: \$31,100.00 Building(s): \$0.00 Total Value: \$31,100.00

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

Minimum Bid: \$15,550.00 Account: N/A

Bidder Information: { Name: [Redacted] Phone: [Redacted]
Address: [Redacted]
City: [Redacted] State: [Redacted] Zip: [Redacted]

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: \$ [Redacted] **10% BID DEPOSIT:** \$ [Redacted]

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 2:00PM 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 14 days of the bid opening via U S mail.
- The municipality shall issue only a quitclaim deed to convey title to 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.
- 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: [Redacted] **Date:** [Redacted]

Witness: _____ **Date:** _____

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
BEAVER, ELIZABETH T.						Description	Code	Appraised Value	Assessed Value
593 BONNY EAGLE ROAD						RES LAND	1030	31,100	31,100
STANDISH, ME 04084		SUPPLEMENTAL DATA							
Additional Owners:									
Other ID: 003/068/000 STANDISH COI									
GIS ID: 3-68		ASSOC PID#				Total 31,100 31,100			

3222
STANDISH, ME

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
BEAVER, ELIZABETH T.		6761/ 293						Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2015	1030	31,100	2014	1030	31,100	2014	1030	31,100
								Total:		31,100	Total:		31,100	Total:		31,100

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm.				
2004	90	HOMESTEAD	10,000.00									
Total:			10,000.00									

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index 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)										31,100				
Special Land Value										0				
Total Appraised Parcel Value										31,100				
Valuation Method:										C				
Adjustment:										0				
Net Total Appraised Parcel Value										31,100				

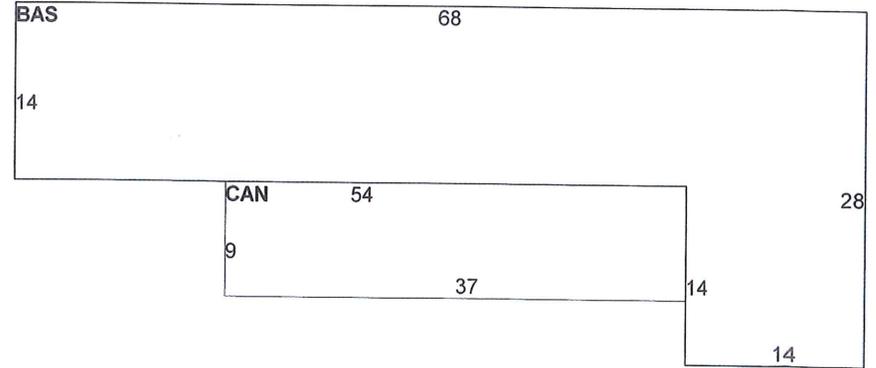
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result
95-01-002	01/05/1995	RS	Residential	125		0		SHED 4X8X		03/26/2013			PA	51	Assessor External
										08/10/2004			BB	07	Measur/Inf/Dr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

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.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value	
1	1030	MOBILE HME	R	2			21,780	SF	1.43	1.0000	5	1.0000	1.00	001	1.00			1.00	1.43	31,100

Total Card Land Units: 0.50 AC Parcel Total Land Area: 0.5 AC

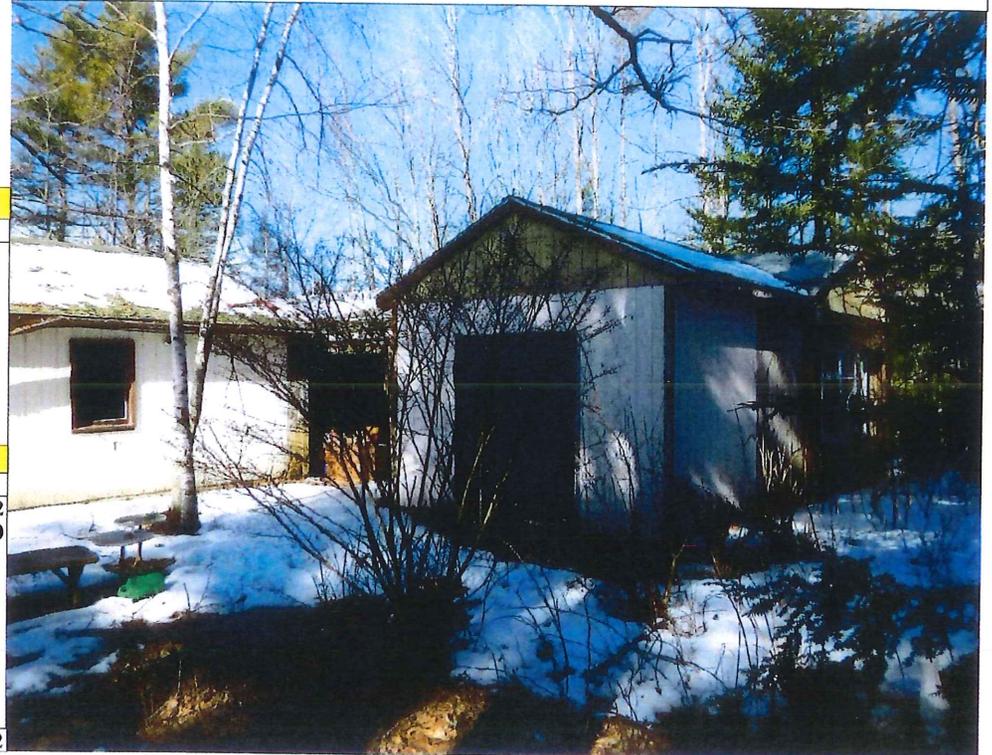
Total Land Value: 31,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	20		Mobile Home				
Model	01		Residential				
Grade	03		Average				
Stories	1						
Occupancy	1						
Exterior Wall 1	27		Pre-finish Metl				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	04		Plywood Panel				
Interior Wall 2							
Interior Flr 1	14		Carpet				
Interior Flr 2	06		Inlaid Sht Gds				
Heat Fuel	02		Oil				
Heat Type	04		Forced Air-Duc				
AC Type	01		None				
Total Bedrooms	03		3 Bedrooms				
Total Bthrms	1						
Total Half Baths							
Total Xtra Fixtrs							
Total Rooms	6						
Bath Style	02		Average				
Kitchen Style	02		Average				
				MIXED USE			
				Code	Description	Percentage	
				1030	MOBILE HME	100	
				COST/MARKET VALUATION			
				Adj. Base Rate:		28.66	
				Net Other Adj:		34,822	
				Replace Cost		34,822	
				AYB		1980	
				EYB		1997	
				Dep Code		A	
				Remodel Rating			
				Year Remodeled			
				Dep %		14	
				Functional Obslnc			
				External Obslnc			
				Cost Trend Factor		1	
				Condition			
				% Complete			
				Overall % Cond		86	
				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			

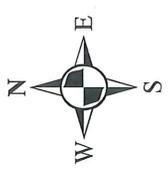
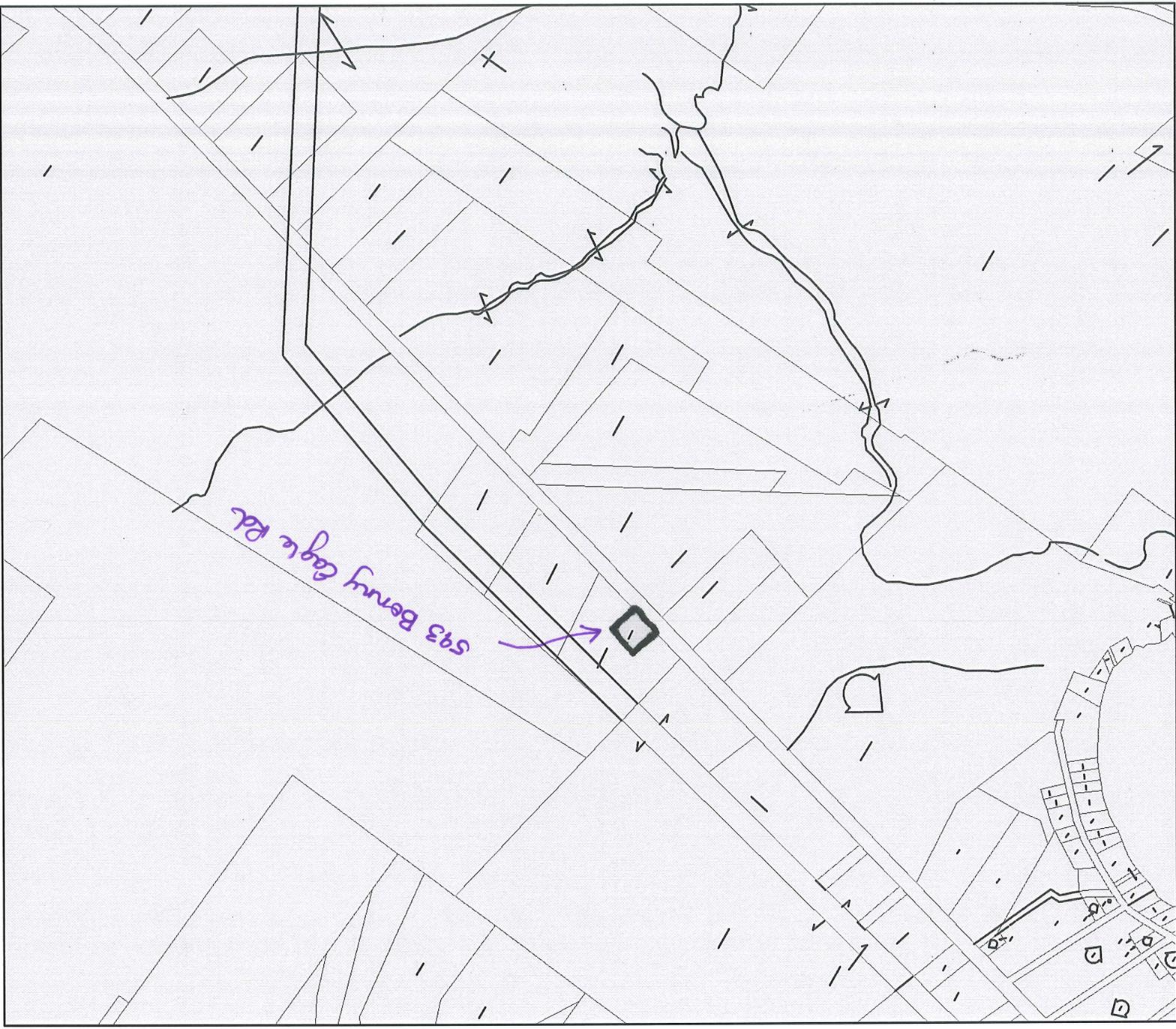


OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
HD2	SHED GOOD			L	70	9.89	2004		0		0	0
GRI	GARAGE-AVE			L	576	17.80	2004		0		0	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
AS	First Floor	1,148	1,148	1,148	28.66	32,902
AN	Canopy	0	333	67	5.77	1,920
Ttl. Gross Liv/Lease Area:		1,148	1,481	1,215		34,822



MAP TITLE



GEOGRAPHIC INFORMATION SYSTEM
VISION APPRAISAL TECHNOLOGY