

**PROPERTY FOR SALE BY BID**

City of Caribou

The **City of Caribou** is soliciting competitive sealed bids for the sale of a Tax Acquired Properties.

**Property #19:** Tax Map 19, Lot 009 - F, Emond Road – Land Only – 2.03 Acres, Zoned R-3.

Minimum Bid \$3,150.00

Bids must be submitted in writing in a sealed envelope with the words “Property Bid # 19” written on the outside of the envelope along with the Tax Map 19 and Lot 009 - F. Bids must be submitted in Attention to:

Finance/Tax Collector’s Office  
Caribou City Office  
25 High Street  
Caribou Maine 04736

no later than **2:00 PM on July 2, 2019** and will be opened publicly at that time. All bids must include a 10% deposit of bid amount in the form of a certified check or money order, return address and phone contact information to be considered. Bid packages on each property are available in the Deputy Tax Collector’s Office at the City Office, 25 High Street. Bids will be acted upon by the City Council at 6:00 PM on July 22, 2019 during the regular Council meeting. The City Council reserves the right to accept or reject any or all bids deemed within the best interest of the City of Caribou. Purchasers of City-owned property will be issued Quitclaim deeds for the City’s interest under Maine law and should verify any or all encumbrances against the property outside those held by municipal tax lien or deed. No warranties or guaranties can be granted by the municipality to the successful bidder. Bids not paid within 30 days shall be deemed void.

CITY OF CARIBOU  
 25 HIGH STREET  
 CARIBOU ME 04736

B4339P341 B5525P224  
 Previous Owner  
 CARIBOU ENTERPRISE GROUP, LLC  
 P.O. BOX 133

MODENA PA 19358  
 Sale Date: 11/28/2018  
 Previous Owner  
 CITY OF CARIBOU  
 P.O. BOX 133

MODENA PA 19358  
 Sale Date: 3/14/2016  
 Previous Owner  
 CARIBOU ENTERPRISE GROUP, LLC  
 PO BOX 133

MODENA PA 19358  
 Sale Date: 11/23/2015  
 Inspection Witnessed By:

Property Data		Assessment Record			
Neighborhood	5	Land	Buildings	Exempt	Total
Tree Growth Year	0	4,300	0	0	4,300
X Coordinate	0	4,300	0	0	4,300
Y Coordinate	0	8,500	0	0	8,500
Zone/Land Use	11 Residential	8,500	0	0	8,500
Secondary Zone		8,500	0	0	8,500
Topography	2 Rolling	8,500	0	0	8,500
1.Level	4.Below St	9,000	0	0	9,000
2.Rolling	5.Low	9,000	0	0	9,000
3.Above St	6.Swampy	9,000	0	0	9,000
Utilities		9,000	0	0	9,000
1.Public	4.Dr Well	9,000	0	0	9,000
2.Water	5.Dug Well	9,000	0	0	9,000
3.Sewer	6.Shared Wel	9,000	0	0	9,000
Street	1 Paved	9,000	0	0	9,000
1.Paved	4.Proposed	9,000	0	0	9,000
2.Semi Imp	5.R/O/W	9,000	0	0	9,000
3.Gravel	6.	9,000	0	0	9,000
TG PLAN YEAR	0	9,000	0	0	9,000
ACTION NEEDED	0				

Sale Data		Land Data	
Sale Date	11/28/2018	Frontage	Depth
Price			
Sale Type	1 Land Only		
1.Land	4.Mobile		
2.L & B	5.Other		
3.Building	6.C/I Land		
Financing	9 Unknown		
1.Convent	4.Seller		
2.FHA/VA	5.Private		
3.Assumed	6.Cash		
Validity	6 Exempt Property		
1.Valid	4.Split		
2.Related	5.Partial		
3.Distress	6.Exempt		
Verified	8 Other Source		
1.Buyer	4.Agent		
2.Seller	5.Pub Rec		
3.Lender	6.MLS		
	9.		

No./Date	Description	Date Insp.

Notes:  
 LAND - EMOND ROAD  
 11-23-2015: 2013 TAX LIEN EXPIRED  
 03/30/2016: BOOK 5525 PAGE 224, MUNICIPAL QC TO FORMER OWNER  
 11/28/2018: AUTOMATIC FORECLOSURE OF 2016 TAX LIEN

Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv. 5.Colonial 9.Condo	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Log	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Other	Heat Type 100% 0	3. 6. 9.
4.Cape 8.Cottage 12.Gambrel	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCT 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 0	4.Radiant 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.3.50	Cool Type 0% 9 None	Insulation 0
2.2 5.1.75 8.4	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Shingles 9.Other	Kitchen Style 0	Unfinished % 0%
2.Vinyl 6.Brick 10.Alum	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
3.Compos. 7.Single 11.Log	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grad
4.Asbestos 8.Concrete 12.Stone	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.MS Grade
Roof Surface 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SOFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
3.Metal 6.Rolled R 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Aidsn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	1.Incomp 4.Plb/Heat 7.
1.Concrete 4.Wood 7.ICF		2.O-Built 5. 8.Frac Sha
2.C Block 5.Slab 8.		3.Style 6. 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 0		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.Crawl Sp 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4.Dirt 7.		2.Refusal 5.Estimate 8.Exist R
2.Damp 5. 8.		3.Informed 6.Hanger 9.
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.Exist R
		3.Tenant 6.Other 9.For Sale

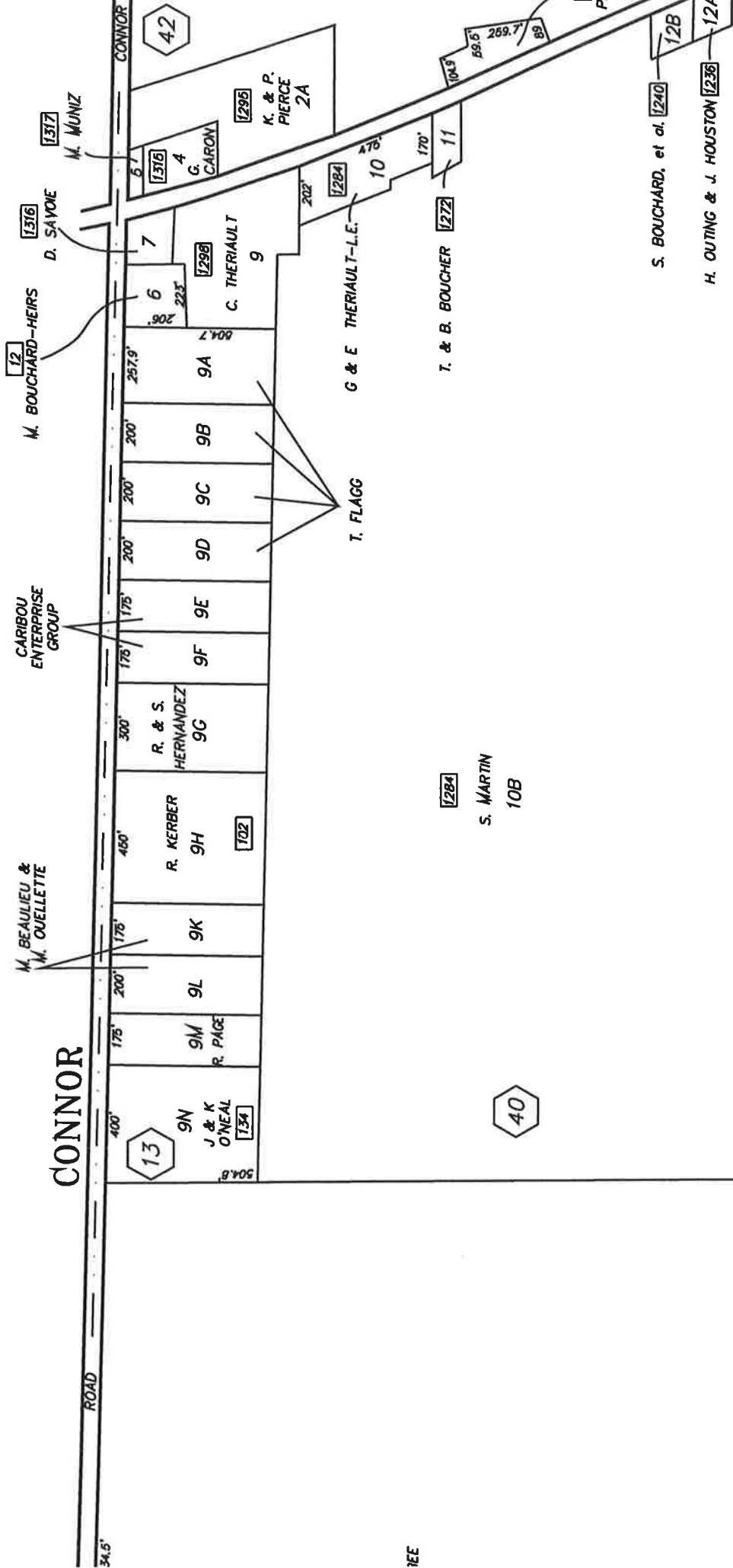


Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.One Story Fram
					%	%	2.Two Story Fram
					%	%	3.Three Story Fr
					%	%	4.1 & 1,2 Story
					%	%	5.1 & 3,4 Story
					%	%	6.2 & 1,2 Story
					%	%	21.Open Frame Por
					%	%	22.End Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.Finished 1/2 S
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.Unfinished Att
					%	%	29.Finished Attic

# CONNOR



34.5'

ROAD

13

9N

J & K O'NEAL

504.B

134

9M

R. PAGE

9L

9K

9H

R. KERBER

102

9C

R. & S. HERNANDEZ

9E

9D

9C

9B

9A

6

206

223'

7

1296

C. THERIAULT

4

G. CARON

1316

4

1317

M. MUNIZ

1296

K. & P. PIERCE

2A

T. FLAGG

G & E THERIAULT-L.E.

1284

10

170'

11

170'

1043

89.6

269.7'

89

P.

12B

12A

S. BOUCHARD, et al. 1240

H. OUTING & J. HOUSTON 1236

T. & B. BOUCHER 1272

G & E THERIAULT-L.E. 1284

T. FLAGG

R. & S. HERNANDEZ

CARIBOU ENTERPRISE GROUP

M. BOUCHARD-HEIRS

D. SAYORE

M. BEAULIEU & M. OUELLETTE

CONNOR

42

40

10B

S. MARTIN 1284

12

M. BOUCHARD-HEIRS

12

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