

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 #2: Tax Map 25, Lot 66, 15 Nancy Street – Land Only, .16 Acres, Zoned R-1.

Minimum Bid \$7,900.00

Bids must be submitted in writing in a sealed envelope with the words “Property Bid # 2” written on the outside of the envelope along with the Tax Map 25 and Lot 66. 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

B3266P250
 Previous Owner
 MICHAUD, PHILIP T. AND BETTY J. DUBAY
 15 NANCY STREET

CARIBOU ME 04736
 Sale Date: 11/22/2016

Property Data	
Neighborhood	39 39
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	11 Residential
Secondary Zone	
Topography	
1.Level	4.Below St 7.Level/Bog
2.Rolling	5.Low 8.
3.Above St	6.Swampy 9.
Utilities	
1.Public	4.Dr Well 7.Septic
2.Water	5.Dug Well 8.Holding Ta
3.Sewer	6.Shared Wel 9.None
Street	
1.Paved	4.Proposed 7.
2.Semi Imp	5.R/O/W 8.
3.Gravel	6. 9.None
TG PLAN YEAR	0
ACTION NEEDED	0

Assessment Record				
Year	Land	Buildings	Exempt	Total
2005	4,000	14,800	13,000	5,800
2006	4,000	14,800	11,500	7,300
2007	4,000	16,200	11,500	8,700
2008	4,000	16,200	11,500	8,700
2009	4,000	16,200	11,500	8,700
2010	4,000	16,200	8,500	11,700
2011	4,000	16,200	8,300	11,900
2012	10,000	15,000	10,000	15,000
2013	10,000	15,000	10,000	15,000
2014	10,000	15,000	10,000	15,000
2015	10,000	15,000	10,000	15,000
2016	10,000	12,100	15,000	7,100
2017	6,000	0	6,000	0
2018	6,000	0	6,000	0

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	

11.						1.Use
12.						2.R/W
13.						3.Topography
14.						4.Size/Shape
15.						5.Access
						6.Restriction
						7.Vacancy
						8.Semi-Improved
						9.Fract Share
						Acres
						30.Rear Land 3
						31.Rear Land 4
						32.
						33.
						34.Tillable
						35.Pasture
						36.Orchard
						37.Softwood TG
						38.Mixed Wood TG
						39.Hardwood TG
						40.Wasteland
						41.Gravel Pit
						42.Mobile Home Ho
						43.
						44.Lot Improvement
						45.Mobile Home Pa
						46.Golf Course pe

Sale Data	
Sale Date	11/22/2016
Price	
Sale Type	2 Land & Buildings
1.Land	4.Mobile 7.C/I L&B
2.L & B	5.Other 8.
3.Building	6.C/I Land 9.
Financing	9 Unknown
1.Convent	4.Seller 7.
2.FHA/VA	5.Private 8.
3.Assumed	6.Cash 9.Unknown
Validity	6 Exempt Property
1.Valid	4.Split 7.Renovate
2.Related	5.Partial 8.Other
3.Distress	6.Exempt 9.
Verified	8 Other Source
1.Buyer	4.Agent 7.Family
2.Seller	5.Pub Rec 8.Other
3.Lender	6.MLS 9.

Fract. Acre	
21.House Lot (Fra	0.16
22.Base lot (Fract	
23.	
24.Houselot	
25.Base lot	
26.	
27.	
28.Rear Land 1	
29.Rear Land 2	

Acres	
21.House Lot (Fra	0.16
22.Base lot (Fract	
23.	
24.Houselot	
25.Base lot	
26.	
27.	
28.Rear Land 1	
29.Rear Land 2	
Total Acreage	0.16

Notes:
 15 NANCY STREET
 11-22-2016: TAX ACQUIRED PROPERTY



ATLANTIC SALMON FOR NORTHERN MAINE, INC.

147

STATE OF MAINE

MERLIN ONE, LL 148

BANGOR AND AK...

ATLANTIC SALMON FOR NORTHERN MAINE, INC.

112

DEAD RIVER 2F

684.3'

134'

138'

148.5'

148.5'

148.5'

161'

157'

160.5'

163.3'

168.8'

145.8'

122.8'

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