

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 #20: Tax Map 21, Lot 015 - B, 678 Madawaska Road – Land and Building – 1.06 Acres, Zoned R-3.
Minimum Bid \$8,475.00

Bids must be submitted in writing in a sealed envelope with the words “Property Bid # 20” written on the outside of the envelope along with the Tax Map 21 and Lot 015 - B. 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

B4900P170 B5525P220

Previous Owner
 THERIAULT, RANDY
 678 MADAWASKA ROAD

CARIBOU ME 04736
 Sale Date: 11/28/2018

Previous Owner
 CITY OF CARIBOU
 25 HIGH STREET

CARIBOU ME 04736
 Sale Date: 3/14/2016

Previous Owner
 THERIAULT, RANDY
 678 MADAWASKA ROAD

CARIBOU ME 04736
 Sale Date: 12/03/2013

Inspection Witnessed By:

Property Data		Assessment Record			
Year	Land	Buildings	Exempt	Total	
2005	9,600	22,500	0	32,100	
2006	9,600	22,500	0	32,100	
2007	9,600	24,800	0	34,400	
2008	9,600	24,800	0	34,400	
2009	9,600	24,800	0	34,400	
2010	9,600	24,800	0	34,400	
2011	9,600	24,800	0	34,400	
2012	18,100	6,100	10,000	14,200	
2013	18,100	6,100	10,000	14,200	
2014	18,100	6,100	24,200	0	
2015	18,100	6,100	24,200	0	
2016	18,100	6,100	0	24,200	
2017	18,100	6,100	0	24,200	
2018	18,100	6,100	20,000	4,200	

Property Data		Assessment Record			
Year	Land	Buildings	Exempt	Total	
2005	9,600	22,500	0	32,100	
2006	9,600	22,500	0	32,100	
2007	9,600	24,800	0	34,400	
2008	9,600	24,800	0	34,400	
2009	9,600	24,800	0	34,400	
2010	9,600	24,800	0	34,400	
2011	9,600	24,800	0	34,400	
2012	18,100	6,100	10,000	14,200	
2013	18,100	6,100	10,000	14,200	
2014	18,100	6,100	24,200	0	
2015	18,100	6,100	24,200	0	
2016	18,100	6,100	0	24,200	
2017	18,100	6,100	0	24,200	
2018	18,100	6,100	20,000	4,200	

Property Data		Assessment Record			
Year	Land	Buildings	Exempt	Total	
2005	9,600	22,500	0	32,100	
2006	9,600	22,500	0	32,100	
2007	9,600	24,800	0	34,400	
2008	9,600	24,800	0	34,400	
2009	9,600	24,800	0	34,400	
2010	9,600	24,800	0	34,400	
2011	9,600	24,800	0	34,400	
2012	18,100	6,100	10,000	14,200	
2013	18,100	6,100	10,000	14,200	
2014	18,100	6,100	24,200	0	
2015	18,100	6,100	24,200	0	
2016	18,100	6,100	0	24,200	
2017	18,100	6,100	0	24,200	
2018	18,100	6,100	20,000	4,200	

Property Data		Assessment Record			
Year	Land	Buildings	Exempt	Total	
2005	9,600	22,500	0	32,100	
2006	9,600	22,500	0	32,100	
2007	9,600	24,800	0	34,400	
2008	9,600	24,800	0	34,400	
2009	9,600	24,800	0	34,400	
2010	9,600	24,800	0	34,400	
2011	9,600	24,800	0	34,400	
2012	18,100	6,100	10,000	14,200	
2013	18,100	6,100	10,000	14,200	
2014	18,100	6,100	24,200	0	
2015	18,100	6,100	24,200	0	
2016	18,100	6,100	0	24,200	
2017	18,100	6,100	0	24,200	
2018	18,100	6,100	20,000	4,200	

Property Data		Assessment Record			
Year	Land	Buildings	Exempt	Total	
2005	9,600	22,500	0	32,100	
2006	9,600	22,500	0	32,100	
2007	9,600	24,800	0	34,400	
2008	9,600	24,800	0	34,400	
2009	9,600	24,800	0	34,400	
2010	9,600	24,800	0	34,400	
2011	9,600	24,800	0	34,400	
2012	18,100	6,100	10,000	14,200	
2013	18,100	6,100	10,000	14,200	
2014	18,100	6,100	24,200	0	
2015	18,100	6,100	24,200	0	
2016	18,100	6,100	0	24,200	
2017	18,100	6,100	0	24,200	
2018	18,100	6,100	20,000	4,200	

Property Data		Assessment Record			
Year	Land	Buildings	Exempt	Total	
2005	9,600	22,500	0	32,100	
2006	9,600	22,500	0	32,100	
2007	9,600	24,800	0	34,400	
2008	9,600	24,800	0	34,400	
2009	9,600	24,800	0	34,400	
2010	9,600	24,800	0	34,400	
2011	9,600	24,800	0	34,400	
2012	18,100	6,100	10,000	14,200	
2013	18,100	6,100	10,000	14,200	
2014	18,100	6,100	24,200	0	
2015	18,100	6,100	24,200	0	
2016	18,100	6,100	0	24,200	
2017	18,100	6,100	0	24,200	
2018	18,100	6,100	20,000	4,200	

Property Data		Assessment Record			
Year	Land	Buildings	Exempt	Total	
2005	9,600	22,500	0	32,100	
2006	9,600	22,500	0	32,100	
2007	9,600	24,800	0	34,400	
2008	9,600	24,800	0	34,400	
2009	9,600	24,800	0	34,400	
2010	9,600	24,800	0	34,400	
2011	9,600	24,800	0	34,400	
2012	18,100	6,100	10,000	14,200	
2013	18,100	6,100	10,000	14,200	
2014	18,100	6,100	24,200	0	
2015	18,100	6,100	24,200	0	
2016	18,100	6,100	0	24,200	
2017	18,100	6,100	0	24,200	
2018	18,100	6,100	20,000	4,200	

Property Data		Assessment Record			
Year	Land	Buildings	Exempt	Total	
2005	9,600	22,500	0	32,100	
2006	9,600	22,500	0	32,100	
2007	9,600	24,800	0	34,400	
2008	9,600	24,800	0	34,400	
2009	9,600	24,800	0	34,400	
2010	9,600	24,800	0	34,400	
2011	9,600	24,800	0	34,400	
2012	18,100	6,100	10,000	14,200	
2013	18,100	6,100	10,000	14,200	
2014	18,100	6,100	24,200	0	
2015	18,100	6,100	24,200	0	
2016	18,100	6,100	0	24,200	
2017	18,100	6,100	0	24,200	
2018	18,100	6,100	20,000	4,200	

Caribou

Caribou

Map Lot 021-015-B

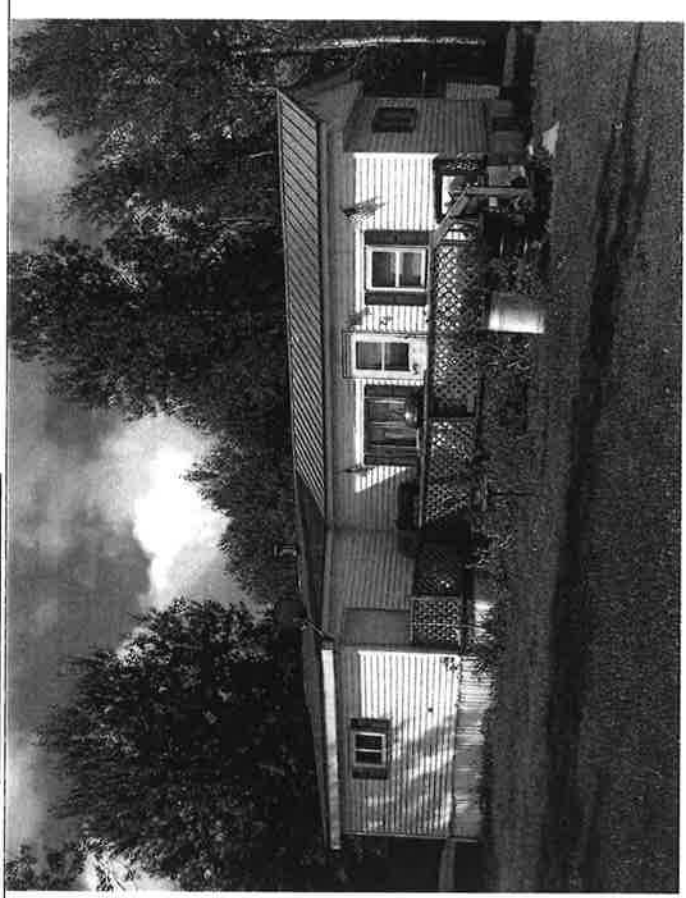
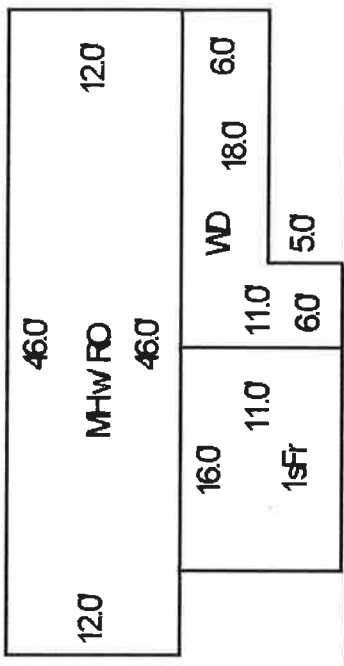
Account 2225

Location 678 MADAWASKA ROAD

Card 1 Of 1

6/03/2019

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

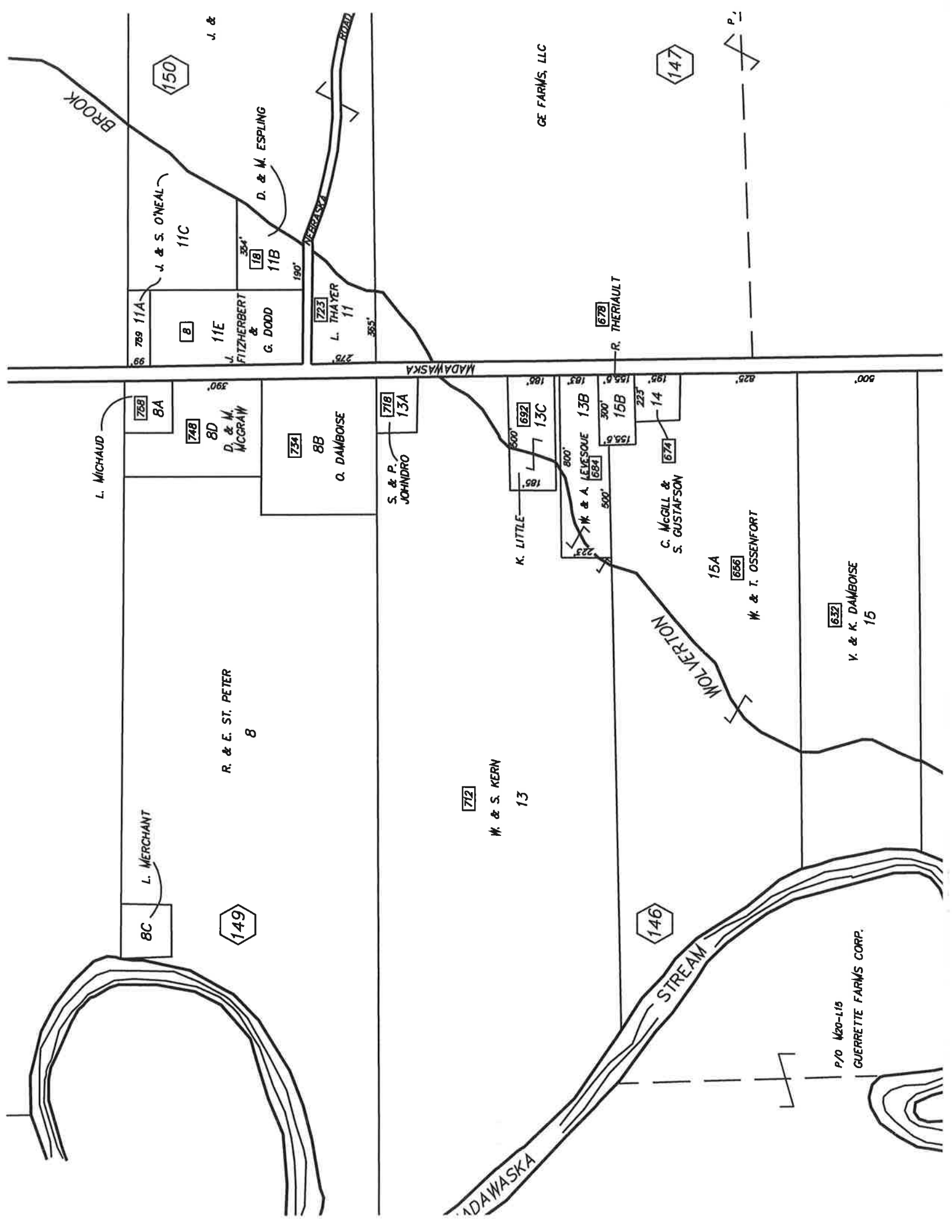


Date Inspected 8/31/2011

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
996 12' Mobile	1974	12x46	2	100	0	85	%
86 Roof Over MH	1974	552	2	100	0	0	%
1 One Story Frame	1992	176	2	80	0	0	%
68 Deck	1992	174	2	100	0	0	%
24 Frame Shed	0						200
24 Frame Shed	0						400
							%
							%
							%
							%
							%
							%
							%
							%
							%





BROOK

150

J. &

J. & S. O'NEAL
11C

789 11A

11E

J. FITZHERBERT & G. DOOD

11B

D. & M. ESPLING

723

L. THAYER

11

18

304'

190'

NEBRASKA ROAD

365'

GE FARMS, LLC

147



678

R. THERIAULT

MADAWASKA

L. MICHAUD

788

8A

748

8D

D. & M. MCGRAW

390'

734

8B

O. DAMBOISE

718

13A

S. & P. JOHNDRO

692

13C

K. LITTLE

800'

13B

W. & A. EVESQUE

684

15B

14

C. MCGILL & S. GUSTAFSON

674

15A

656

W. & T. OSSEFORT

632

V. & K. DAMBOISE

15

R. & E. ST. PETER
8

L. MERCHANT

8C

149

712

W. & S. KERN

13

146

WOLVERTON

STREAM

MADAWASKA

P/O 1420-115
GUERRETTE FARMS CORP.