

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 #24: Tax Map 29, Lot 37, 14 View Street – Land and Building – .13 Acres, Zoned R-2.
Minimum Bid \$12,150.00

Bids must be submitted in writing in a sealed envelope with the words “Property Bid # 24” written on the outside of the envelope along with the Tax Map 29 and Lot 37. 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

B4396P293

Previous Owner
 DIONNE, MARY
 P.O. BOX 1181

MARS HILL ME 04758 1181
 Sale Date: 11/28/2018

Previous Owner
 LECLERC, DANIEL L.
 125 GRAY MEADOW ROAD

ORLAND ME 04472
 Sale Date: 1/31/2007

Previous Owner
 LECLERC, AVIS E. AND DANIEL L.
 14 VIEW STREET

CARIBOU ME 04736
 Sale Date: 4/14/2006

Inspection Witnessed By:

Neighborhood 24 24

Tree Growth Year 0

X Coordinate 0

Y Coordinate 0

Zone/Land Use 11 Residential

Secondary Zone

Topography 2 Rolling

1.Level 4.Below St 7.LevelBog
 2.Rolling 5.Low 8.
 3.Above St 6.Swampy 9.

Utilities 2 Public Water 3 Public Sewer

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

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

Sale Date 11/28/2018

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 5 Public Record

1.Buyer 4.Agent 7.Family
 2.Seller 5.Pub Rec 8.Other
 3.Lender 6.MLS 9.

Property Data		Assessment Record	
Year	Land	Buildings	Total
2005	3,600	22,300	25,900
2006	3,600	22,300	25,900
2007	3,600	25,100	28,700
2008	3,600	25,100	17,200
2009	3,600	25,100	17,200
2010	3,600	25,100	20,200
2011	3,600	25,100	20,400
2012	9,400	25,300	24,700
2013	9,400	25,300	24,700
2014	9,400	25,300	24,700
2015	9,400	25,300	24,700
2016	9,400	25,300	19,700
2017	9,400	25,300	14,700
2018	9,400	25,300	34,700

Land Data		Influence Codes	
Type	Effective	Influence	Code
	Frontage	Depth	Factor
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
		%	37.Agres
		%	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

Front Foot		Square Foot	
Fract. Acre	Acres	Fract. Acre	Acres
21.House Lot (Fra	0.13	100	0
22.Basemat (Fract	1.00	50	8
23.			
24.Houselot			
25.Basemat			
26.			
27.			
28.Rear Land 1			
29.Rear Land 2			

Total Acreage 0.13

Notes:
 14 VIEW STREET
 11/28/2018: AUTOMATIC FORECLOSURE OF 2016 TAX LIEN

Caribou

Map Lot 029-037 Account 2947 Location 14 VIEW STREET Card 1 Of 1 6/03/2019

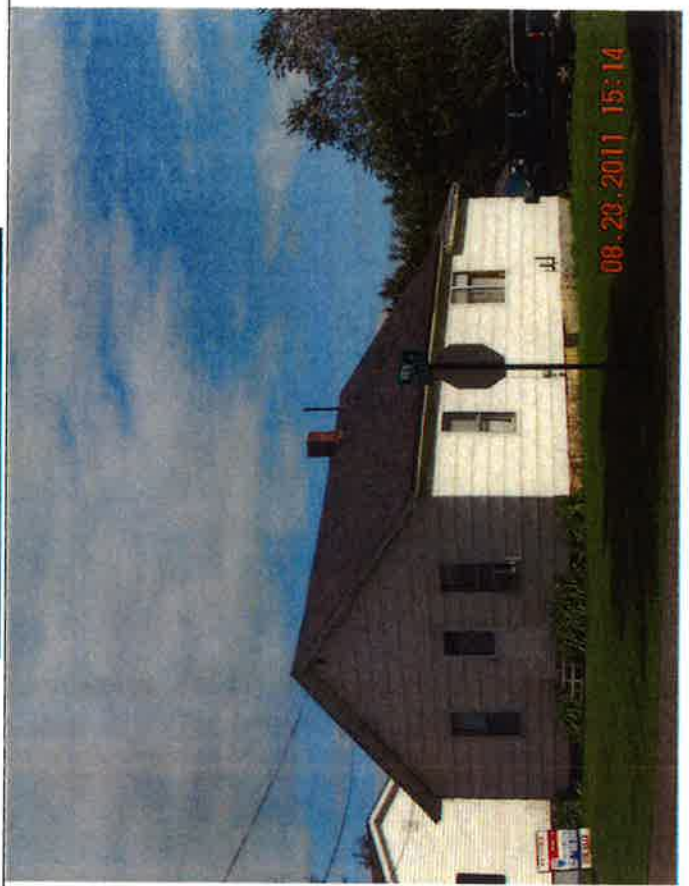
Building Style 2 Ranch 1.Conv. 5.Colonial 9.Condo 2.Ranch 6.Split 10.Log 3.R Ranch 7.Contemp 11.Other 4.Cape 8.Cottage 12.Gambrel Dwelling Units 1 Other Units 0 Stories 1 One Story 1.1 4.1.5 7.3.50 2.2 5.1.75 8.4 3.3 6.2.5 9.	SF Bsm Living 0 Fin Bsmt Grade 0 OPEN 5 OPTIONAL 0 Heat Type 100% 5 Forced Warm Air 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.H Pump 7.Electric 11. 4.Radiant 8.F/Wall 12.	Layout 1 Typical 1. Typical 4. 2. Inadeq 5. 3. 6. Attic 9 None 1. 1/4 Fin 4. Full Fin 7. 2. 1/2 Fin 5. F/Stair 8. 3. 3/4 Fin 6. 9. None Insulation 1 Full 1. Full 4. Minimal 7. 2. Heavy 5. Partial 8. 3. Capped 6. 9. None Unfinished % 0% Grade & Factor 2 Fair 100% 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8.MS Grade 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) 696 Condition 3 Below Average 1. Poor 4. Avg 7. V G 2. Fair 5. Avg+ 8. Exc 3. Avg- 6. Good 9. Same Phys. % Good 0% Funct. % Good 100% Functional Code 9 None 1. Incomp 4. Plb/Heat 7. 2. O-Built 5. 8. Frac Sha 3. Style 6. 9. None Econ. % Good 100% Economic Code None 0. None 3. No Power 7. 1. Location 4. Generate 8. 2. Encroach 9. None 9. Entrance Code 5 Estimated 1. Interior 4. Vacant 7. 2. Refusal 5. Estimate 8. Exist R 3. Informed 6. Hanger 9. Information Code 5 Estimate 1. Owner 4. Agent 7. Vacant 2. Relative 5. Estimate 8. Exist R 3. Tenant 6. Other 9. For Sale
Kitchen Style 2 Typical 1. Modern 4. Obsolete 7. 2. Typical 5. 8. 3. Old Type 6. 9. None Bath(s) Style 2 Typical Bath(s) 1. Modern 4. Obsolete 7. 2. Typical 5. 8. 3. Old Type 6. 9. None # Rooms 0 # Bedrooms 0 # Full Baths 1 # Half Baths 0 # Addn Fixtures 0 # Fireplaces 0 Foundation 1 Concrete 1. Concrete 4. Wood 7. ICF 2. C Block 5. Slab 8. 3. Br/Stone 6. Piers 9.	Year Built 1949 Year Remodeled 0 Basement 4 Full Basement 1. 1/4 Bmt 4. Full Bmt 7. 2. 1/2 Bmt 5. Crawl Sp 8. 3. 3/4 Bmt 6. 9. None Bsmt Gar # Cars 0 Wet Basement 2 Damp Basement 1. Dry 4. Dirt 7. 2. Damp 5. 8. 3. Wet 6. 9.	Date Inspected 8/23/2011



TRIO Software
A Division of Harris Computer Systems

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	216	0 0	0	0	0 %	0 %
						0 %	0 %
						0 %	0 %
						0 %	0 %
						0 %	0 %
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9.0'	24.0'	1sFr
29.0'	1sFr/B	24.0'





WASHBURN STREET

G. & B. MEDBERG L.E. 47
 M. ALLEN 48
 C. & F. ORSER 46

P. TOMLE 31
 P. TOMLE 61J

HUSTON STREET

M. & J. CYR 49
 C. ORSER 45
 MORTGAGE MENDERS, LLC 44
 B. MENDERS, HOLABIRD 43
 R. GOTREAU 51

K. DOW 34
 A. PHILBRICK 36
 M. DIONNE 37
 HIGH MEADOW REALTY TRUST 61A - 61J

J. STUBBS 28
 J. STUBBS 27
 M. MURCHISON 29
 C. ROY 30

M. & J. CYR 49
 C. ORSER 45
 MORTGAGE MENDERS, LLC 44
 B. MENDERS, HOLABIRD 43

H. BURGESS 39
 L. TIBBS S. ARCHER 40
 E. & C. DUFOUR D. CHARETTE 60

J. THOMAS 52
 R. & Y. LAGASSE 53
 J. MICHAUD, JR. 41

I. SODERBERG 59
 MSM REAL ESTATE TRUST 58
 J & P PELLENER-LIFE ESTATE 57
 M. FLAGG 56

300'