

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 #26: Tax Map 34, Lot 144, 29 Liberty Street – Land and Building – .16 Acres, Zoned R-2.
Minimum Bid \$11,875.00

Bids must be submitted in writing in a sealed envelope with the words “Property Bid # 26” written on the outside of the envelope along with the Tax Map 34 and Lot 144. 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.

Property Data		Assessment Record			
Year	Land	Buildings	Exempt	Total	
2005	4,000	25,800	13,000	16,800	
2006	4,000	25,800	11,500	18,300	
2007	4,000	28,200	11,500	20,700	
2008	4,000	28,200	11,500	20,700	
2009	4,000	28,200	11,500	20,700	
2010	4,000	28,200	8,500	23,700	
2011	4,000	28,200	8,300	23,900	
2012	10,000	32,800	10,000	32,800	
2013	10,000	32,800	10,000	32,800	
2014	10,000	32,800	10,000	32,800	
2015	10,000	23,900	10,000	23,900	
2016	10,000	23,900	15,000	18,900	
2017	10,000	23,900	0	33,900	
2018	10,000	23,900	0	33,900	

Front Foot	Type	Effective	Influence	Influence
Frontage	Depth	Factor	Code	Codes
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 Improvemen
			%	45.Mobile Home Pa
			%	46.Golf Course pe

Land Data	Front Foot	Type	Effective	Influence	Influence
Frontage	Depth	Factor	Code	Codes	
Sale Data					
TG PLAN YEAR 0					
ACTION NEEDED 0					
Sale Date 11/28/2018					
Price					
Sale Type 2 Land & Buildings					
1.Land 7.C/I L&B					
2.L & B 8.					
3.Building 9.					
Financing 9 Unknown					
1.Convent 7.					
2.FHA/VA 8.					
3.Assumed 9.Unknown					
Validity					
1.Valid 7.Renovate					
2.Related 8.Other					
3.Distress 9.					
Verified					
1.Buyer 7.Family					
2.Seller 8.Other					
3.Lender 9.					
6 Exempt Property					
4.Split 7.Renovate					
5.Partial 8.Other					
6.Exempt 9.					
8 Other Source					
4.Agent 7.Family					
5.Pub Rec 8.Other					
6.MLS 9.					
Fract. Acre					
21.House Lot (Fra					
22.Baselot (Fract					
23.					
Acres					
24.Houselot					
25.Baselot					
26.					
27.					
28.Rear Land 1					
29.Rear Land 2					
Total Acreage 0.16					

Inspection Witnessed By: _____ Date _____

X No./Date Description Date Insp.

Notes:
 29 LIBERTY STREET
 12/15/2014 - REVIEWED WITH MR. TRACY. GARAGE UNUSABLE IN VERY POOR CONDITION. LOW CEILINGS, NO UPDATES, REDUCED GRADE FROM D105 TO D95 AND CONDITION FROM BELOW AVERAGE TO FAIR.
 4/8/2016 - DATE OF DEATH, GALEN ROY TRACY
 11/28/2018: AUTOMATIC FORECLOSURE OF 2016 TAX LIEN

Caribou

