

**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 #27:** Tax Map 37, Lot 038 - G, 8 Preston Drive – Land and Building – 1.14 Acres, Zoned R-1.  
Minimum Bid \$26,775.00

Bids must be submitted in writing in a sealed envelope with the words “Property Bid # 27” written on the outside of the envelope along with the Tax Map 37 and Lot 038 – G. 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

B1455P266 B3293P252  
 Previous Owner  
 COTE, MARGARET M  
 587 SWEDEN STREET

CARIBOU ME 04736  
 Sale Date: 11/28/2018

**Assessment Record**

Year	Land	Buildings	Exempt	Total
2005	7,200	48,300	13,000	42,500
2006	11,900	48,300	11,500	48,700
2007	11,900	52,500	11,500	52,900
2008	11,900	52,200	11,500	52,600
2009	11,900	52,200	11,500	52,600
2010	11,900	52,200	8,500	55,600
2011	11,900	52,200	8,300	55,800
2012	21,600	54,900	10,000	66,500
2013	21,600	54,900	10,000	66,500
2014	21,600	54,900	10,000	66,500
2015	21,600	54,900	10,000	66,500
2016	21,600	54,900	15,000	61,500
2017	21,600	54,900	20,000	56,500
2018	21,600	54,900	20,000	56,500

**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
<b>Square Foot</b>						
16.						
17.						
18.						
19.						
20.						
<b>Fract. Acre</b>						
21.House Lot (Fra		0.25		100	0	
22.Basemat (Fract		0.89		100	0	
23.		1.00		100	0	
<b>Acres</b>						
24.Houselot						
25.Basemat						
26.						
27.						
28.Rear Land 1						
29.Rear Land 2						
<b>Total Acreage</b>				<b>1.14</b>		

**Property Data**

Neighborhood 22 22  
 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 4 Drilled Well 6 Shared Well  
 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 Data**  
 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 8 Other Source  
 1.Buyer 4.Agent 7.Family  
 2.Seller 5.Pub Rec 8.Other  
 3.Lender 6.MLS 9.

Inspection Witnessed By:

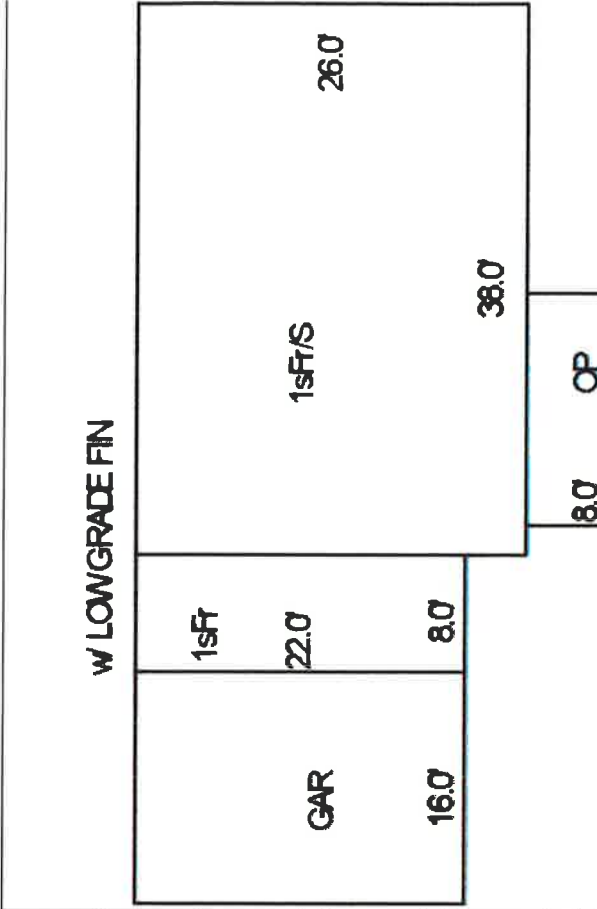
No./Date	Description	Date Insp.
X		

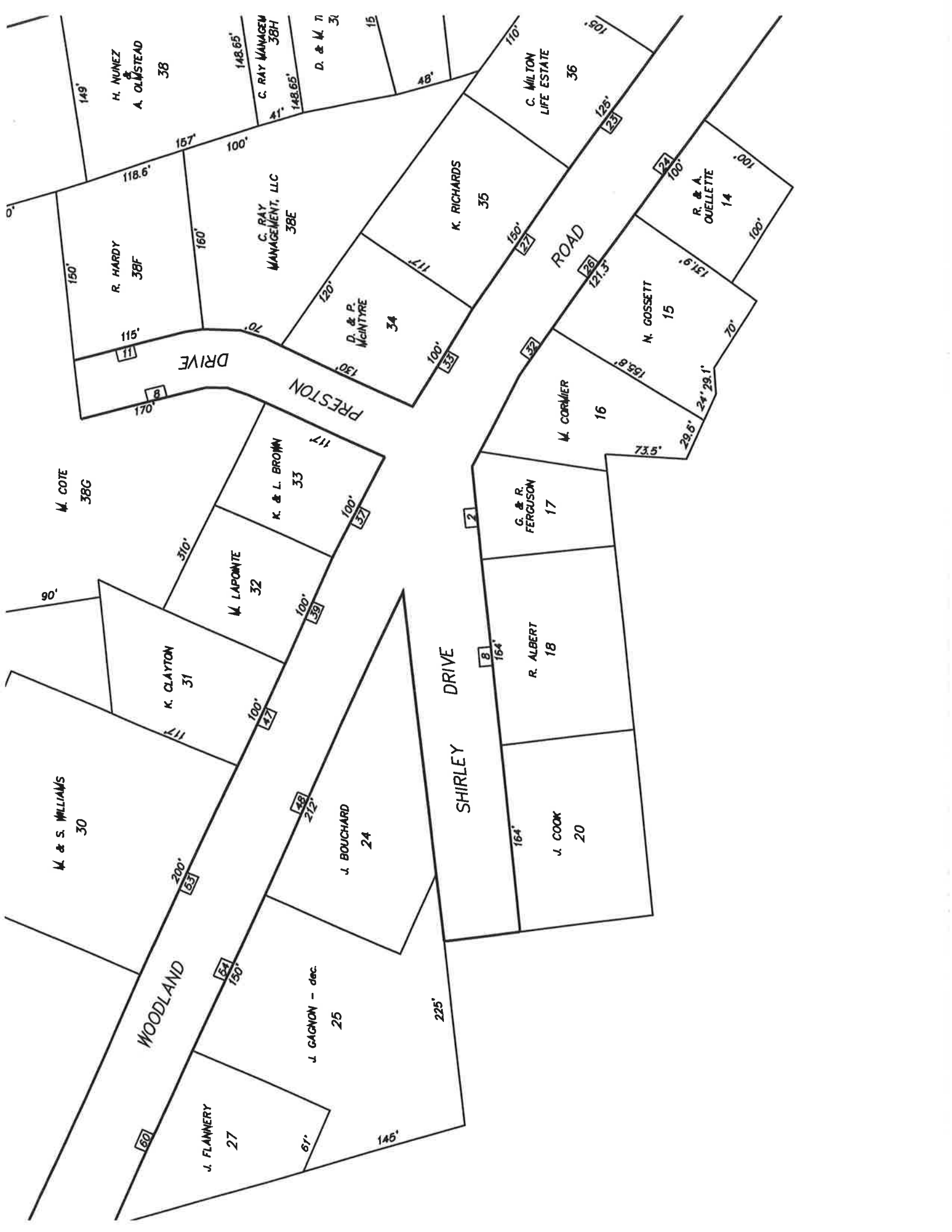
Notes:  
 8 PRESTON DRIVE  
 11/28/2018: AUTOMATIC FORECLOSURE OF 2016 TAX LIEN  
 07-12-2018: DATE OF DEATH, MARGARET COTE

**Caribou**

<b>Building Style</b>	<b>2 Ranch</b>	<b>SF Bsmt Living</b>	<b>0</b>	<b>Layout</b>	<b>1 Typical</b>
1.Conv.	9.Colonial	<b>Fin Bsmt Grade</b>	<b>0 0</b>	1.Typical	4.
2.Ranch	10.Log	<b>OPEN 5 OPTIONAL</b>	<b>0</b>	2.Inadeq	5.
3.R.Ranch	11.Other	<b>Heat Type</b>	<b>100%</b>	3.	6.
4.Cape	12.Gambrel	<b>5 Forced Warm Air</b>		<b>Attic</b>	<b>9 None</b>
<b>Dwelling Units</b>	<b>1</b>	1.HWBB	5.FWA	1.1/4 Fin	4.Full Fin
<b>Other Units</b>	<b>0</b>	2.HWCI	6.GrWWA	2.1/2 Fin	5.F/Stair
<b>Stories</b>	<b>1 One Story</b>	3.H.Pump	7.Electric	3.3/4 Fin	6.
1.1	4.1.5	4.Radiant	8.F/Wall	<b>Insulation</b>	<b>1 Full</b>
2.2	5.1.75	1.Refrig	9.None	1.Full	4.Minimal
3.3	6.2.5	2.Evapor		2.Heavy	5.Partial
<b>Exterior Walls</b>	<b>3 Composition</b>	3.H.Pump		3.Capped	6.
1.Wood	5.Shingles	<b>Kitchen Style</b>	<b>2 Typical</b>	<b>Unfinished %</b>	<b>0%</b>
2.Vinyl	6.Brick	1.Modern	4.Obsolete	<b>Grade &amp; Factor</b>	<b>2 Fair 110%</b>
3.Compos.	7.Single	2.Typical	5.	1.E Grade	4.B Grade
4.Asbestos	8.Concrete	3.Old Type	6.	2.D Grade	5.A Grade
<b>Roof Surface</b>	<b>1 Asphalt Shingles</b>	<b>Bath(s) Style</b>	<b>2 Typical Bath(s)</b>	3.C Grade	6.AA Grade
1.Asphalt	4.Composit	1.Modern	4.Obsolete	9.Same	
2.Slate	5.Wood	2.Typical	5.	<b>SQFT (Footprint)</b>	<b>988</b>
3.Metal	6.Rolled R	3.Old Type	6.	<b>Condition</b>	<b>4 Average</b>
<b>SF Masonry Trim</b>	<b>0</b>	# Rooms	<b>0</b>	1.Poor	4.V G
<b>OPEN-3-CUSTOM</b>	<b>0</b>	# Bedrooms	<b>0</b>	2.Fair	5.Avg+
<b>Year Built</b>	<b>1984</b>	# Full Baths	<b>1</b>	3.Avg-	6.Good
<b>Year Remodeled</b>	<b>0</b>	# Half Baths	<b>1</b>	Phys. % Good	<b>0%</b>
<b>Foundation</b>	<b>5 Concrete Slab</b>	# Addn Fixtures	<b>0</b>	Funct. % Good	<b>100%</b>
1.Concrete	4.Wood	# Fireplaces	<b>0</b>	<b>Functional Code</b>	<b>9 None</b>
2.C Block	5.Slab			1.Incomp	4.Plb/Heat
3.Br/Stone	6.Piers			2.O-Built	5.
<b>Basement</b>	<b>9 No Basement</b>			3.Style	6.
1.1/4 Bmt	4.Full Bmt			Econ. % Good	<b>100%</b>
2.1/2 Bmt	5.Crawl Sp			Economic Code	<b>None</b>
3.3/4 Bmt	6.			0.None	3.No Power
<b>Bsmt Gar # Cars</b>	<b>0</b>			1.Location	4.Generate
<b>Wet Basement</b>	<b>9 No Basement</b>			2.Encroach	9.None
1.Dry	4.Dirt			<b>Entrance Code</b>	<b>1 Interior Inspect</b>
2.Damp	5.			1.Interior	4.Vacant
3.Wet	6.			2.Refusal	5.Estimate
				3.Informed	6.Hanger
				<b>Information Code</b>	<b>1 Owner</b>
				1.Owner	4.Agent
				2.Relative	5.Estimate
				3.Tenant	6.Other
				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	
				26.1SF Overhang	
				27.Unfin Basement	
				28.Unfinished Att	
				29.Finished Attc	

Date Inspected 9/23/2010						
Additions, Outbuildings & Improvements						
Type	Year	Units	Grade	Cond	Phys.	Funct.
1 One Story Frame	0	176	1 100	0	0	0
23 Frame Garage	1985	352	0 0	0	0	0
21 Open Frame	0	128	0 0	0	0	0





149'

H. NUÑEZ & A. OLIVESTAD  
38

148.65'  
C. RAY MANAGEMENT 38H  
38E

D. & M. 31  
15

150'  
R. HARDY 38F

118.6'

157'

100'

C. RAY MANAGEMENT, LLC 38E

K. RICHARDS 35

110'

C. MILTON LIFE ESTATE 36

105'

115'  
11

DRIVE

160'

C. RAY MANAGEMENT, LLC 38E

D. & P. MCINTYRE 34

117'

120'

150'

128'

ROAD

100'

R. & A. OUELLETTE 14

100'

M. COTE 38G

170'

70'

130'

PRESTON DRIVE

100'

33

32

16

15

155.8'

73.5'

24' 29.1"

70'

90'

M. & S. WILLIAMS 30

310'

M. LAPONTE 32

100'

33

K. & L. BROWN 33

100'

32

17

G. & R. FERGUSON 17

K. CLAYTON 31

117'

100'

47

30

100'

37

100'

2

164'

R. ALBERT 18

J. BOUCHARD 24

212'

48

25

J. GAGNON - dec.

25

225'

146'

SHIRLEY DRIVE

164'

J. COOK 20

18

8

164'

18

8

164'

18

8

164'

18

8

WOODLAND DRIVE

200'

133

130'

64

61'

J. FLANNERY 27

27

61'

146'

27

146'

27

146'

27

146'

27

146'

27

146'

27

146'