

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 #3: Tax Map 30, Lot 34, 45 River Road – Land Only, .24 Acres, Zoned R-2.

Minimum Bid \$12,900.00

Bids must be submitted in writing in a sealed envelope with the words “Property Bid # 3” written on the outside of the envelope along with the Tax Map 30 and Lot 34. 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	6,200	22,400	0	28,600
2006	6,200	22,400	0	28,600
2007	6,200	24,600	0	30,800
2008	6,200	24,600	0	30,800
2009	6,200	24,600	0	30,800
2010	6,200	24,600	0	30,800
2011	6,200	24,600	0	30,800
2012	14,600	57,700	0	72,300
2013	14,600	57,700	0	72,300
2014	14,600	57,700	0	72,300
2015	14,600	57,700	0	72,300
2016	14,600	57,700	0	72,300
2017	9,800	0	9,800	0
2018	9,800	0	9,800	0

Land Data		Influence		Influence Codes	
Front Foot	Type	Effective	Factor	Code	
Square Foot		Frontage	Depth		
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
Total Acreage		0.24			

Property Data	
Neighborhood	42.42
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
2.Rolling	5.Low
3.Above St	6.Swampy
Utilities	4 Drilled Well 6 Shared Well
1.Public	4.Dr Well
2.Water	5.Dug Well
3.Sewer	6.Shared Wel
Street	1 Paved
1.Paved	4.Proposed
2.Semi Imp	5.R/O/W
3.Gravel	6.
TG PLAN YEAR	0
ACTION NEEDED	0
Sale Data	
Sale Date	11/22/2016
Price	
Sale Type	2 Land & Buildings
1.Land	4.Mobile
2.L & B	5.Other
3.Building	6.C/I Land
Financing	9 Unknown
1.Convent	4.Seller
2.FHA/VA	5.Private
3.Assumed	6.Cash
Validity	6 Exempt Property
1.Valid	4.Split
2.Related	5.Partial
3.Distress	6.Exempt
Verified	8 Other Source
1.Buyer	4.Agent
2.Seller	5.Pub Rec
3.Lender	6.MLS

CITY OF CARIBOU
 25 HIGH STREET
 CARIBOU ME 04736

B4218P162 B4851P112 B4885P318

Previous Owner
 CAPELL, DOUGLAS C. AND FRANCINE B.
 45 RIVER ROAD

CARIBOU ME 04736
 Sale Date: 11/22/2016

Previous Owner
 FORTIN, NORRINE - DOW
 P.O. BOX 382

JACKMAN ME 04945 0382
 Sale Date: 3/14/2006

Inspection Witnessed By:

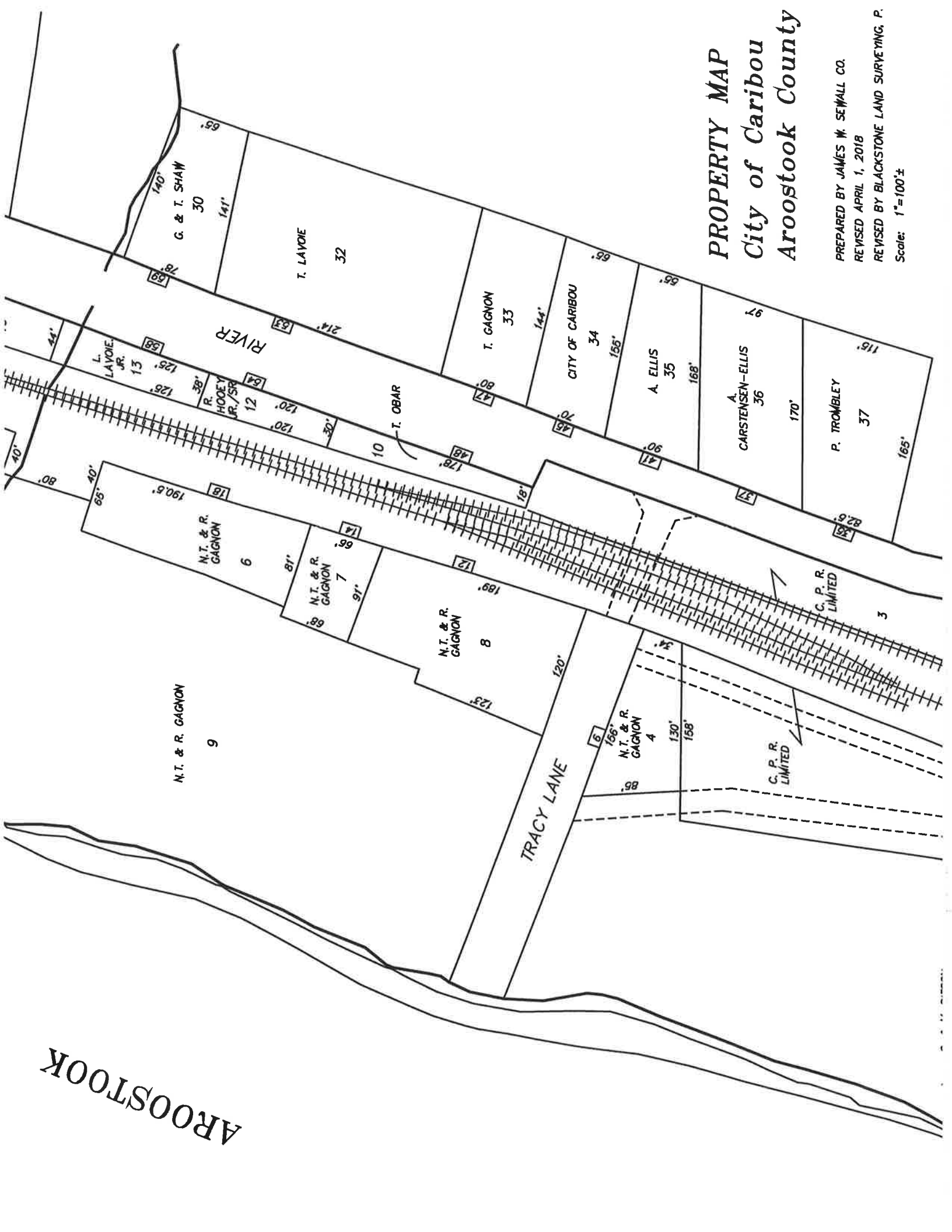
No./Date	Description	Date	Date Insp.

Notes:
 45 RIVER ROAD

2015 - TAX BILL RETURNED / NO FORWARDING ADDRESS
 2016: TAX BILL RETURNED, NO FORWARDING ADDRESS

11-22-2016: TAX ACQUIRED PROPERTY

AROOSTOOK



PROPERTY MAP

City of Caribou

Aroostook County

PREPARED BY JAMES W. SEWELL CO.
REVISED APRIL 1, 2018
REVISED BY BLACKSTONE LAND SURVEYING, P.
Scale: 1"=100'±