PROPERTY FOR SALE BY BID
City of Caribou

The **City of Caribou** is soliciting competitive sealed bids for the sale of a Tax Acquired Property.

> **Property #49:** Tax Map 029, Lot 058 – 137 Washburn Street – Land Only .20 Acres, Zoned R-1.
> Minimum Bid $3,600.00

Bids must be submitted in writing in a sealed envelope with the words "Property Bid # 49" written on the outside of the envelope along with the Tax Map 029 and Lot 058. 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 October 13, 2020** 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 October 19, 2020 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.

Map Lot 029-058 | Account 2966 | Location 137 WASHBURN STREET | Card 1 Of 1 | 9/23/2020

CITY OF CARIBOU
25 HIGH STREET
CARIBOU ME 04736

B5224P193

Previous Owner
MSM REAL ESTATE TRUST
WINKLE, MICHAEL K. - TRUSTEE
12 ROSE LAWN
IRELAND
Sale Date: 11/28/2018

Previous Owner
WT HOLDINGS, LLC
1500 SUNSET VILLAGE BLVD

CLERMONT FL 34711
Sale Date: 8/27/2013

Previous Owner
GODIN, ARMAND AND MELVINA
271 WASHBURN STREET

CARIBOU ME 04736
Sale Date: 3/07/2012

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Caribou

Property Data

Neighborhood	34 34		
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 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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2007	4,500	17,800	0	22,300
2008	4,500	17,800	0	22,300
2009	4,500	17,800	0	22,300
2010	4,500	17,800	0	22,300
2011	4,500	17,800	0	22,300
2012	12,900	11,100	0	24,000
2013	12,900	11,100	0	24,000
2014	12,900	11,100	0	24,000
2015	12,900	11,100	0	24,000
2016	12,900	11,100	0	24,000
2017	12,900	11,100	0	24,000
2018	12,900	11,100	0	24,000
2019	12,900	11,100	24,000	0
2020	12,900	11,100	24,000	0

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.				%	
12.				%	
13.				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Lindley Estate				%	
17.				%	
18.				%	
19.				%	
20.				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.House Lot (Fra	21	0.20		100 %	0
22.Baselot (Fract	44	1.00		50 %	8
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Lindley Estate				%	
27.				%	
28.Rear Land 1					
29.Rear Land 2					

Total Acreage 0.20

Influence Codes

1.Use
2.R/W
3.Topography
4.Size/Shape
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

Caribou

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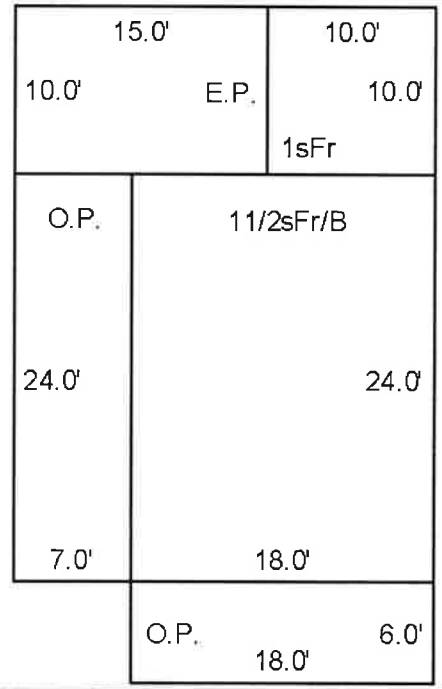
Building Style	**1 Conventional**		
1.Conv.	5.Colonial	9.Condo	
2.Ranch	6.Split	10.Log	
3.R Ranch	7.Contemp	11.Other	
4.Cape	8.Cottage	12.Gambrel	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**4 One & 1/2 Story**		
1.1	4.1.5	7.3.50	
2.2	5.1.75	8.4	
3.3	6.2.5	9.	
Exterior Walls	**2 Vinyl**		
1.Wood	5.Shingles	9.Other	
2.Vinyl	6.Brick	10.Alum	
3.Compos.	7.Single	11.Log	
4.Asbestos	8.Concrete	12.Stone	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Rolled R	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1**		
Year Remodeled	**0**		
Foundation	**6 Piers**		
1.Concrete	4.Wood	7.ICF	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**9 No 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	**9 No Basement**		
1.Dry	4.Dirt	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 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.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
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**		

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/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 110%**		
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)	**432**		
Condition	**2 Fair**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**50%**		
Functional Code	**1 Incomplete**		
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.Exsist 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	



Date Inspected 8/23/2011

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	108	0 0	0	0 %	0 %	
21 Open Frame	0	168	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	150	0 0	0	0 %	0 %	
1 One Story Frame	0	100	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Finished 1/2 S
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

NO BUILDING/LAND ONLY

10 & 10A

WASHBURN
STREET
HUSTON
VIEW
BRADLEY
STREET
STREET
STREET
J. & R. SACON
55
W. & M. FLAGG
56
J & P PELLETIER-LIFE ESTATE
57
CITY OF CARIBOU
58
P. GLEICHMAN
59
K. BAILEY
54
R. & Y. LAGASSE
53
J. THOMAS
52
J. MICHAUD, JR.
41
Z. & R. SMITH
51
M. & J. CYR
49
C. ORSER
45
B. HOLABIRD
42
MORTGAGE MENDERS LLC
43
A. FORTIN JR.
44
M. ALLEN
48
G. & B. WEDBERG L.E.
47
C. & F. ORSER
46
E & G DUFOUR D CHARETTE
60
L. TIBBS S. ARCHER
40
H. BURGESS
39
61A
61B
61C
CITY OF CARIBOU
37
A. PHILBRICK
36
K. DOW
34
61D
61C
61E
HIGH MEADOW REALTY TRUST 61A – 61J
61H
61F
C. ROY
30
M. MURCHISON
29
P. TOWLE
31
P. STUBBS -DEV.
28
27