

Town of South Thomaston Tax Acquired Property Bid Solicitation

The Town of South Thomaston is soliciting bids for the sale of a parcel of undeveloped land that has been tax acquired. The property is located on Westbrook Street and is identified as Map 17/Lot 004-001 on the town tax maps. For property tax purposes the lot is deemed to contain 5.02 acres with approximately 235 feet of frontage on Westbrook Street. The town cannot confirm these dimensions with certainty and is not aware of the existence of a survey. The property is in the village extension zoning district.

The Selectboard is seeking bids based on conveyance by quit claim deed and also by warranty deed. Please note that conveyance by warranty deed could require approximately six to eight months from the date of bid acceptance to time of conveyance.

The Selectboard reserves the right to reject any and all bids and/or to negotiate with any bidder.

Payment shall be by Treasurer/Bank check.

Bids must be submitted in a sealed envelope marked "Tax Acquired Property Bid" on the outside and submitted to the town office at 125 Spruce Head Road South Thomaston or mailed to P.O. Box 147, South Thomaston, ME 04858 on or before 4:00 PM August 11, 2022, at which time they will publicly opened and read aloud.

Please use the form provided herewith to submit bid.

South Thomaston Selectboard.

**BID FORM
TAX ACQUIRED PROPERTY
TOWN OF SOUTH THOMASTON M 17 L 004-001**

NAME: _____

ADDRESS: _____

E-MAIL ADDRESS: _____

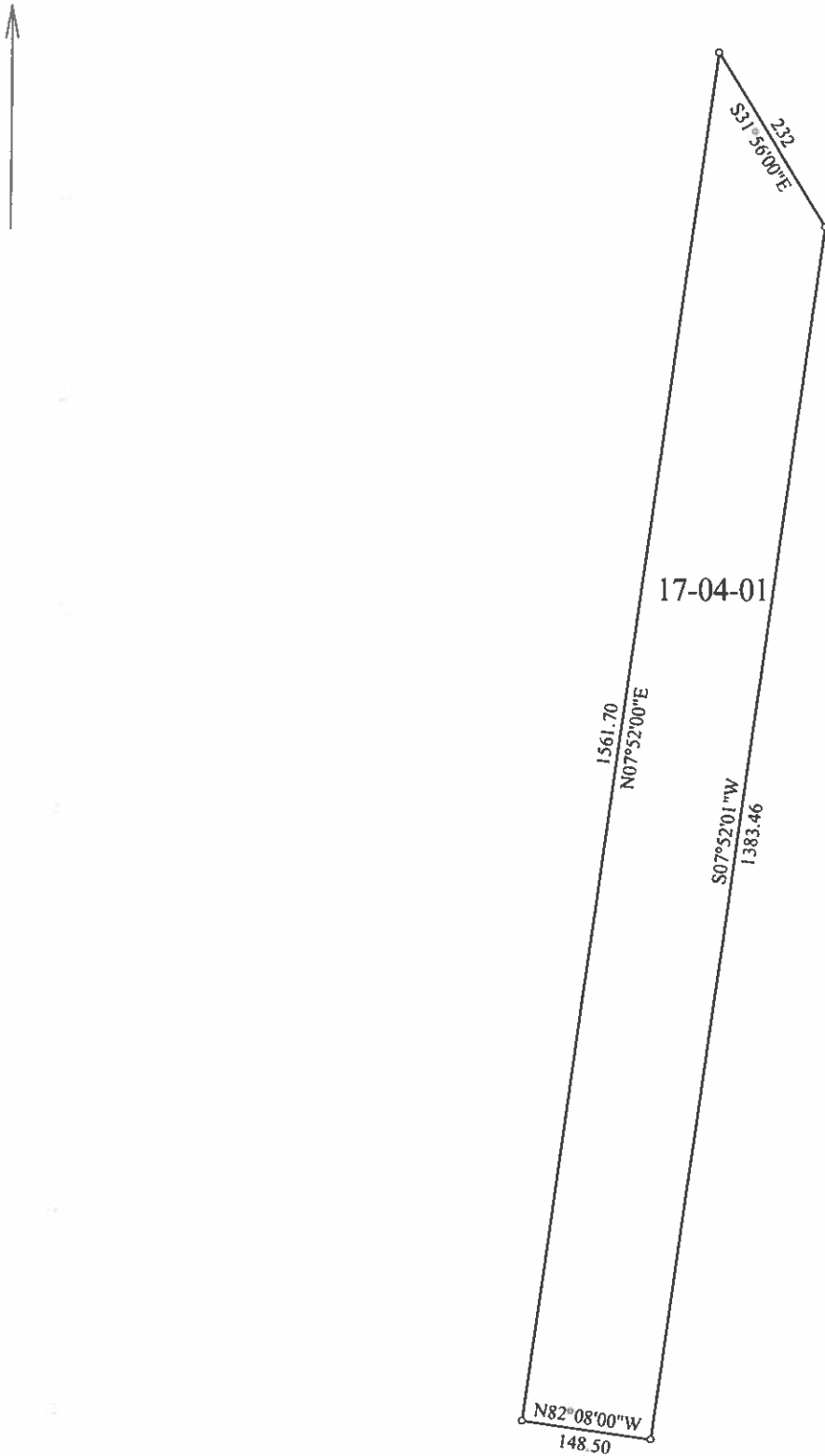
PHONE NUMBER: _____

BID AMOUNT QUIT CLAIM DEED: _____

BID AMOUNT WARRANTY DEED (Optional): _____

The Selectboard reserves the right to reject any and all bids and/or to negotiate with any bidder.

Bids must be submitted to the town office on or before **4 PM August 11, 2022**. Please print legibly.



Title: WIGGIN HEIRS

Date: 09-17-2013

Scale: 1 inch = 203 feet

File: 017-004-001.des

Tract 1: 5.020 Acres: 218682 Sq Feet: Closure = n43.0756e 0.00 Feet: Precision >1/999999: Perimeter = 3326 Feet

001=S31.5600E 232

003=N82.0800W 148.50

002=S07.5201W 1383.46

004=N07.5200E 1561.70

CURRENT OWNER	TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT
WIGGIN, LEROY, HEIRS OF C/O MAJORIE KALLOCK 23 HAYDEN POINT ROAD SOUTH THOMASTON, ME 04858 Additional Owners:					3613 SOUTH THOMASTON, A
Other ID: REVIEW HOUSE COLOR					Code Appraised Value Assessed Value
SUPPLEMENTAL DATA					1300 46,300 46,300
GIS ID:					46,300 46,300
ASSOC PID#					Total



RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)
WIGGIN, LEROY, HEIRS OF	4643/185	03/12/2013	U	V	0	1J	Assessed Value Yr. Code
WIGGIN, LEROY, HEIRS OF	B787/P200	04/20/1980	U	I	0	1J	35,700 2005 1300
LUSCOMBE, HEIRS, LUCY	0787/0200		U	V	IN		Assessed Value Yr. Code
							35,700 2005 BLDG 2005 LAND 2005 TTL
Total:							35,700 Total: 1,800

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm. Int.
OTHER ASSESSMENTS						
Total:						

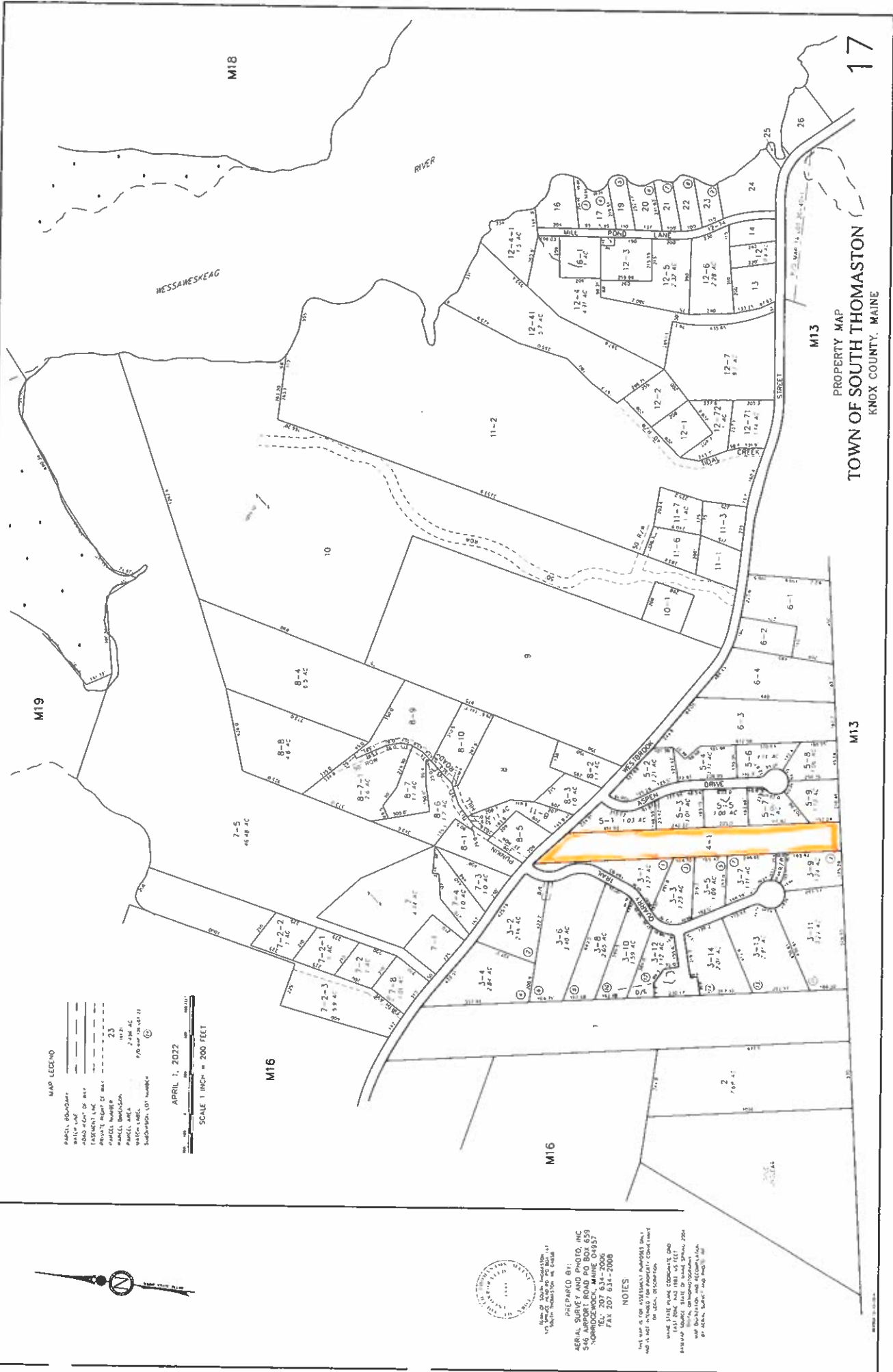
ASSESSING NEIGHBORHOOD	STREET INDEX NAME	TRACING	BATCH
NBHD/SUB	NBHD NAME		
0001/A			

APPRaised VALUE SUMMARY	Value
Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	46,300
Special Land Value	0
Total Appraised Parcel Value	46,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	46,300

BUILDING PERMIT RECORD	Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

LAND LINE VALUATION SECTION																
B Use # Code	Use Description	Zone	D Frontage	Depth	Units	Unit Price	I Factor	Acre S.A.	Dise	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1 1300	Res Land Develop	R-1			43,560 SF	0.74	1.00	3	1.0000	1.00	40	1.00			0.74	32,200
1 1300	Res Land Develop	R-1			4.02 AC	3,500.00	1.00	0	1.0000	1.00	40	1.00			3,500.00	14,100
Total Card Land Units: 5.02 AC Parcel Total Land Area: 5.02 AC Total Land Value: 46,300																

VISIT/ CHANGE HISTORY											
Date	Type	IS	ID	Cd	Purpose/Result						
3/28/2005			NC	99	Vacant Land						



TOWN OF SOUTH THOMASTON
KNOX COUNTY, MAINE

M13

M13

M18

M19

M16

M16

MAP LEGEND

Parcel Boundary	---
Water	~~~~~
State Route	==
Private Road	- - - -
Parcel Number	23
Parcel Boundary	---
Parcel Area	7.96 AC
Subdivision Lot Number	170

APRIL 1, 2022
SCALE 1" = 200 FEET



PREPARED BY:
AERIAL SURVEY AND PHOTO, INC.
5 NORTH DOCK ROAD
NORBIDDOCK, MAINE 04957
TEL: 207 634-2006
FAX: 207 634-2008

NOTES

1. THIS MAP IS FOR OFFICIAL RECORDS ONLY AND IS NOT INTENDED FOR PRIVATE CONSULTATION OR USE.
2. THIS MAP IS BASED ON THE STATE PLANE COORDINATE SYSTEM AND IS NOT INTENDED TO BE USED FOR SURVEYING PURPOSES.
3. THE TOWN ENGINEER HAS REVIEWED THIS MAP AND HAS NO OBJECTION TO ITS PRESENTATION.