

**TOWN OF BRADLEY
NOTICE OF TAX SALE
6 PARLIN STREET MAIN STREET BRADLEY ME 04411**

The Town Council of the Town of Bradley is soliciting bids for the sale of the municipality's interest in one tax-acquired property located at 6 Parlin Street, Bradley Me 04411. The property will be conveyed by a quitclaim deed as is, where is, with no warranties for any particular purpose. Sealed bids marked "6 Parlin Street" will be accepted by the Town Manager, Melissa L. Doane at PO Box 517 165B Main Street Bradley Maine 04411 no later than 2:00 pm on July 16, 2020. Late bids will not be opened or considered. The bids will be reviewed and evaluated by the Bradley Town Council in a publicly held meeting; the date of the meeting will be announced at the bid openings. A minimum bid is set in the amount of \$4,500. Bid documents, requirements and information are available at the Bradley Municipal Building, or townofbradley.net. The Town of Bradley reserves the right to reject any and all bids not deemed to be in the best interest of the Town of Bradley.

TOWN OF BRADLEY NOTICE OF TAX SALE

The Town Council of the Town of Bradley is accepting bids for the purchase of the municipality's interest in one tax-acquired property. Each bid must be in writing and in a sealed envelope marked "6 Parlin Street" on the outside. Bids must be delivered to the Bradley Municipal Building 165B Main Street or PO Box 517 Bradley Me 04411. All bids must be received by the Town Manager no later than **2:00 pm on July 16, 2020**. Late bids will not be opened or considered. **A minimum bid is set in the amount of \$4500. The Town of Bradley is requiring that winning bidder bring the property in in compliance with the Town of Bradley Land Use Ordinance. Once this occurs the interests will be conveyed. A date for compliance is required; if compliance is not completed by the agreed upon date, the Town Council will consider other bids received.** Pre-bid site visits are encouraged, however optional. Visits at the location will be at the entrees own risk. The Town of Bradley will not hold liability. In addition, each bidder is strongly encouraged to speak to the Town of Bradley Code Enforcement Officer regarding the property, land use restrictions and intended uses.

Each bid must include a signed acknowledgement notice, a completed general information form (both included in bid documents) and must be accompanied by a deposit in the form of a certified check or money order, an amount equal to or greater than 10% of the bid price. The successful bidder's deposit will be credited to the total purchase price for that property. Deposits will be returned to the unsuccessful bidders. Any bid which does not contain the proper deposit will be rejected.

Bids will be opened by the Town Manager at the Bradley Municipal Office **July 16, 2020 at 2:00 pm**. The bids will be reviewed and evaluated by the Bradley Town Council in a publicly held meeting; the date of the meeting will be announced at the bid openings. The Bradley Town Council reserves the right to reject any and all bids. The successful bidder shall have 15 days from the date of the bid acceptance to complete the purchase. The property will be conveyed by a quitclaim deed as is, where is, with no warranties for any particular purpose once the above-mentioned restrictions are completed. In the event that a successful bidder fails, for any reason, to complete the purchase in the time stated, the bid acceptance is void and the bidder's deposit shall be forfeited to the Town. Town Council may thereafter negotiate a sale of the property with any or all unsuccessful bidders.

The property for sale is described on the Town of Bradley Tax Map as Map 15 Lot 28, 6 Parlin Street and is described as .23 acres with a small home and outbuilding. The tax maps and other public information concerning the property may be reviewed at the Town Office during its normal business hours, which are: Tuesday through Friday 8:00 pm to 4:00 pm.



By:
Melissa Doane
Town Manager Bradley Maine

NOTICE AND ACKNOWLEDGEMENT

**Sale/Purchase of municipal interest derived from Real Estate Tax Lien Foreclosure
6 Parlin Street Bradley Maine 04411**

The Inhabitants of the Municipality of Bradley (hereinafter referred to as the Town), c/o Bradley Municipal Building, 165B Main St PO Box 517 Bradley Maine 04411 notifies you of the following:

1. The Town provides this Notice as a courtesy, and to make certain that you are generally aware of the risks associated with real estate tax title acquisition.
2. The Town strongly recommends you consult with your attorney for the advice and action you or your attorney may deem necessary in this matter, and the Town is not providing and does not provide legal advice.
3. The Town is conveying all rights, titles and interests it may have, if any, acquired through the exercise of State of Maine Statutes in regards to the imposition, enforcement, and collection of real estate taxation, subject to all matters which could be raised to challenge the procedures followed, the rights obtained, and the sale of these rights. The conveyance of rights as described will be completed once the trailer located on the property is removed from the Town of Bradley. As the law provides, the Town is conveying whatever relevant interest, if any, it may be deemed to have acquired by law in the subject property, and is transferring these interests by quitclaim deed, which transfers solely whatever rights State of Maine law indicates the Town may have in this matter, and therefore these proceedings and the fact of conveyance of any rights by quitclaim deed provide you no warranties or guarantees of any kind.
4. There are no representations made to you of any kind by the Town or by any of its agents or employees, and you are hereby given notice that this is the case as regards the nature, extent, validity, value or utility of any rights you may be receiving as a result of your transaction with the Town and your payment of money to the Town in this matter.
5. There are risks to all purchasers including yourself (yourselves) inherent in acquisition of the rights of the Town derived from State of Maine law tax lien procedure and being a "tax title". These risks include but are not limited to loss of these rights without recourse to the Town and therefore loss of ownership rights to the property in question to a legally determined superior competing claimant, loss of part or all of your investment in the property or rights thereto, marketability limitations which affect your ability to sell, otherwise convey, or mortgage these rights and the property interest and property, and the continuing latent potential for incurring legal costs in determining or enforcing the nature and extent of any rights you may have received, including proceeding with or defending litigation towards a court decree or judgment as may be required to determine, define, value and/or exercise any rights you may have acquired.

Dated _____, 2020

I/we acknowledge receipt of this Notice

Printed Name

GENERAL INFORMATION FORM

****TO BE COMPLETED AND RETURNED****

QUESTIONS: All inquiries for information and all communications regarding this solicitation should be directed to: Melissa L. Doane, Bradley Town Manager: (207) 827-7725, faxed to (207) 827-7072, or e-mailed to: mladoane@townofbradley.net.

DUE DATE: Sealed Proposals will be opened July 16, 2020 at 2:00 p.m. Failure to submit proposals to the correct location by the designated date and hour will result in disqualification. Proposals will be reviewed by the Town Manager, and discussed at a regularly scheduled public Town Council meeting. The date of this meeting will be announced at the bid openings.

ADDRESS: Proposals should be mailed to: **Bradley Town Office PO Box 517 Bradley Me 04411** or hand delivered to: **Bradley Town Office 165 B Main Street Bradley Me 04411**.

INFORMATION/SIGNATURE:

Full Legal Name (print):	Federal Taxpayer Number (ID#)
Business Name / DBA Name / TA Name and Address:	Payment Address Purchase Order Address:
Contact Name/Title:	Telephone Number:
Signature (ink) Date:	Fax Number E-mail Address:

Bid Amount:

Proposed Use: _____ _____
Date for building removal or compliance with the Town of Bradley Land Use Ordinance: _____
Have you discussed this use with the Town of Bradley Code Enforcement Officer? _____ _____

TOWN OF BRADEY PROPERTY TAX CARD, TAX MAP AND ASSESSMENT INFORMATION

Town of Bradley Property Tax Card
Side 1

Town of Bradley Tax Map 15

BUILDING RECORD

MAP 15 LOT 28 ACCOUNT NO. 349 ADDRESS 6 PARLIN ST CARD NO. OF

BUILDING STYLE	1. Style 2. Use 3. Soft Lin. 4. Columns 5. Other	FINISH	1. Trim 2. Walls 3. Ceiling 4. Floor 5. Other
DWELLING UNITS	1. One 2. Two 3. Three 4. Four 5. Five 6. Six 7. Seven 8. Eight 9. Nine 10. Ten	HEAT TYPE	1. Radiant 2. Hot Air 3. Hot Water 4. Oil 5. Gas 6. Electric 7. Other
OTHER UNITS	1. One 2. Two 3. Three 4. Four 5. Five 6. Six 7. Seven 8. Eight 9. Nine 10. Ten	INSULATION	1. None 2. Fiberglass 3. Mineral Wool 4. Other
STORIES	1. One 2. Two 3. Three 4. Four 5. Five 6. Six 7. Seven 8. Eight 9. Nine 10. Ten	LANDSCAPING	1. None 2. Lawn 3. Trees 4. Shrubs 5. Other
EXTERIOR WALLS	1. Brick 2. Concrete 3. Siding 4. Stucco 5. Other	GRADE FACTOR	1. None 2. 1-2' 3. 3-4' 4. 4-5' 5. 5-6' 6. 6-7' 7. 7-8' 8. 8-9' 9. 9-10' 10. 10-11' 11. 11-12' 12. 12-13' 13. 13-14' 14. 14-15' 15. 15-16' 16. 16-17' 17. 17-18' 18. 18-19' 19. 19-20'
ROOF SURFACE	1. Asphalt 2. Slate 3. Shingles 4. Other	CONDITION	1. Poor 2. Fair 3. Good 4. Excellent
FOUNDATION	1. Concrete 2. Brick 3. Other	FOUNDATION CODE	1. 1 2. 2 3. 3 4. 4 5. 5 6. 6 7. 7 8. 8 9. 9 10. 10 11. 11 12. 12 13. 13 14. 14 15. 15 16. 16 17. 17 18. 18 19. 19 20. 20

TRIO
Practical Computer Solutions CORPORATION



Town of Bradley Property Tax Card
Side 2

Map 21 Lot 27

BRADLEY, MAINE

28 ACCOUNT NO. 349 ADDRESS 6 PARLIN ST CARD NO. OF

PROPERTY DATA	ASSESSMENT RECORD
NEIGHBORHOOD CODE: 58	YEAR: 1999
TREE GROWTH YEAR: 015	LAND: 0234
X COORDINATE: 028	BUILDINGS: 015
Y COORDINATE: 028	EXEMPT: 028
ZONING USE: 11	TOTAL: 028
SECONDARY ZONE: 10	
TOPOGRAHY: 10	
UTILITIES: 26	
STREET: 1	
WATER: 1	
SEWER: 1	
RESURFACING: 1	
SALE DATA: 1	
FRONTAGE: 1	
VERIFIED: 1	
VALUITY: 1	

LAND DATA

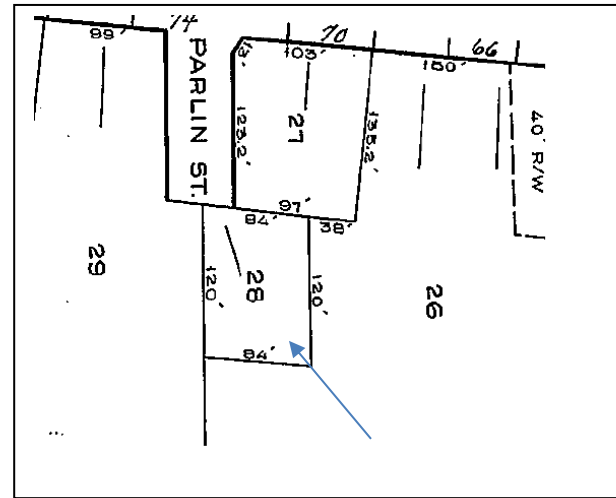
FRONT FOOT	TYPE	EFFECTIVE	INFLUENCE
1. Regular Lot	Frontage	Factor	Code
2. Delta Triangle	Depth		
3. Noble Triangle			
4. Rear Lot			
5. Other			

INFLUENCE CODES

- 1 - Misimproved
- 2 - Excess Frontage
- 3 - Topography
- 4 - Roadage
- 5 - Access
- 6 - Restrictions/Service
- 7 - Corner
- 8 - View/Environ
- 9 - Fractional Share

SITE

- 34 - Blueberry Barn
- 35 - Grass Field
- 36 - Open Space
- 37 - Shrubland
- 38 - Mixed Wood
- 39 - Hardwood
- 40 - Pasture
- 41 - Roadway
- 42 - Multi Use
- 43 - Condo Site
- 44 - Rehabilitation
- 45 - Campsite
- 46 - Other



Assessment
Information

Land: \$16,700

Buildings: \$40,600

CURRENT PHOTOS OF PROPERTY

