MAINE STATE LEGISLATURE

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123rd MAINE LEGISLATURE

SECOND REGULAR SESSION-2008

Legislative Document **No. 2144**

S.P. 818 January 10, 2008

Resolve, Authorizing the State Tax Assessor To Convey the Interest of the State in Certain Real Estate in the Unorganized Territory

Submitted by the Department of Administrative and Financial Services pursuant to Joint Rule 204.

Reference to the Committee on Taxation suggested and ordered printed.

JOY J. O'BRIEN
Secretary of the Senate

Presented by Senator PERRY of Penobscot.
Cosponsored by Representative PIOTTI of Unity and Senator: NASS of York, Representatives: CHASE of Wells, CLARK of Millinocket, WATSON of Bath.

Printed on recycled paper

Sec. 1. State Tax Assessor authorized to convey real estate. Resolved: That the State Tax Assessor is authorized to convey by sale the interest of the State in real estate in the Unorganized Territory as indicated in this resolve. Except as otherwise directed in this resolve, the sale must be made to the highest bidder subject to the following provisions.

1. Notice of the sale must be published 3 times prior to the sale, once each week for 3 consecutive weeks, in a newspaper in the county where the real estate lies, except in those cases in which the sale is to be made to a specific individual or individuals as authorized in this resolve, in which case notice need not be published.

2. A parcel may not be sold for less than the amount authorized in this resolve. If identical high bids are received, the bid postmarked with the earliest date is considered the highest bid.

If bids in the minimum amount recommended in this resolve are not received after the notice, the State Tax Assessor may sell the property for not less than the minimum amount without again asking for bids if the property is sold on or before April 1, 2009.

Employees of the Department of Administrative and Financial Services, Bureau of Revenue Services and spouses, siblings, parents and children of employees of the Bureau of Revenue Services are barred from acquiring from the State any of the real property subject to this resolve.

Upon receipt of payment as specified in this resolve, the State Tax Assessor shall record the deed in the appropriate registry at no additional charge to the purchaser before sending the deed to the purchaser.

Abbreviations and plan and lot references are identified in the 2005 State Valuation. Parcel descriptions are as follows:

2005 MATURED TAX LIENS

T17 R4 WELS, Aroostook County

Map AR021, Plan 4, Lot 83.2	038980128-1
Cox, Herbert, Jr., et al.	0.25 acre

TAX LIABILITY

2005	$85.96
2006	302.90
2007	268.54
2008 (estimated)	268.54
Estimated Total Taxes	$925.94
Interest	25.46
Costs	26.00
Deed	8.00
Total	$985.40

Recommendation: Sell to Cox, Herbert, Jr., et al. for $985.40. If they do not pay this amount within 60 days after the effective date of this resolve, sell to the highest bidder for not less than $1,000.00.

Cross Lake TWP, Aroostook County

Map AR031, Plan 1, Lot 38 — 038990041-3

Bouchard, Emilien — 0.25 acre and building

TAX LIABILITY

2002	$55.16
2003	52.92
2004	176.66
2005	177.49
2006	201.49
2007	187.02
2008 (estimated)	187.02
Estimated Total Taxes	$1,037.76
Interest	62.56
Costs	26.00
Deed	8.00
Total	$1,134.32

Recommendation: Sell to Bouchard, Emilien for $1,134.32. If he does not pay this amount within 60 days after the effective date of this resolve, sell to the highest bidder for not less than $1,150.00.

Albany TWP, Oxford County

Map OX016, Plan 2, Lot 183.2 178022044-1

Savage, Michelle L. and Michael L. 1.54 acres

TAX LIABILITY

2005	$76.51
2006	89.98
2007	87.73
2008 (estimated)	87.73
Estimated Total Taxes	$341.95
Interest	13.68
Costs	26.00
Deed	8.00
Total	$389.63

Recommendation: Sell to Savage, Michelle L. and Michael L. for $389.63. If they do not pay this amount within 60 days after the effective date of this resolve, sell to the highest bidder for not less than $400.00.

T1 R7 WELS, Penobscot County

Map PE013, Plan 2, Lot 9 — 198020025-3

Rhodes, Madalene R. — 0.85 acre and building

TAX LIABILITY

2005	$105.62
2006	106.18
2007	104.32
2008 (estimated)	104.32
Estimated Total Taxes	$420.44
Interest	17.98
Costs	26.00
Deed	8.00
Total	$472.42

Recommendation: Sell to Rhodes, Madalene R. for $472.42. If she does not pay this amount within 60 days after the effective date of this resolve, sell to the highest bidder for not less than $475.00.

Prentiss TWP, Penobscot County

Map PE038, Plan 9, Lot 27 — 195400164-1

McGee, Joseph R. — 44 acres

TAX LIABILITY

2005	$154.75
2006	158.72
2007	155.94
2008 (estimated)	155.94
Estimated Total Taxes	$625.35
Interest	26.51
Costs	26.00
Deed	8.00
Total	$685.86

Recommendation: Sell to McGee, Joseph R. for $685.86. If he does not pay this amount within 60 days after the effective date of this resolve, sell to the highest bidder for not less than $700.00.

Prentiss TWP, Penobscot County

Map PE038, Plan 10, Lot 14 195400240-1

Czyras, Edmund J. 54.1 acres

TAX LIABILITY

2005	$2,532.80
2006	0.00
2007	179.77
2008 (estimated)	179.77
Estimated Total Taxes	$2,892.34
Interest	270.17
Costs	26.00
Deed	8.00
Total	$3,196.51

Recommendation: Sell to Czyras, Edmund J. for $3,196.51. If he does not pay this amount within 60 days after the effective date of this resolve, sell to the highest bidder for not less than $3,200.00.

TA R14 WELS, Piscataquis County

Map PI060, Plan 1, Lot 7 — 218150156-1

Woerner, G. William and Lalla K. — 6.5 acres and building

TAX LIABILITY

2005	$1,230.55
2006	1,475.16
2007	1,405.98
2008 (estimated)	1,405.98
Estimated Total Taxes	$5,517.67
Interest	221.42
Costs	26.00
Deed	8.00
Total	$5,773.09

Recommendation: Sell to Woerner, G. William and Lalla K. for $5,773.09. If they do not pay this amount within 60 days after the effective date of this resolve, sell to the highest bidder for not less than $5,775.00.

Orneville TWP, Piscataquis County

Map PI082, Plan 2, Lot 27 — 218210434-2

Robinson, John H. — 31 acres

TAX LIABILITY

2004	$2,429.38
2005	154.24
2006	187.78
2007	178.97
2008 (estimated)	178.97
Estimated Total Taxes	$3,129.34
Interest	401.95
Costs	26.00
Deed	8.00
Total	$3,565.29

Recommendation: Sell to Robinson, John H. for $3,565.29. If he does not pay this amount within 60 days after the effective date of this resolve, sell to the highest bidder for not less than $3,575.00.

Orneville TWP, Piscataquis County

Map PI082, Plan 7, Lot 28 — 218210439-2

Wickett, Stanley J. — 0.34 acre and building

TAX LIABILITY

2005	$106.47
2006	139.49
2007	106.55
2008 (estimated)	106.55
Estimated Total Taxes	$459.06
Interest	19.75
Costs	26.00
Deed	8.00
Total	$512.81

Recommendation: Sell to Wickett, Stanley J. for $512.81. If he does not pay this amount within 60 days after the effective date of this resolve, sell to the highest bidder for not less than $525.00.

Blanchard TWP, Piscataquis County

Map PI085, Plan 5, Lot 30 — 210400108-2

Kobylus, Leonard T., Jr. — 4.87 acres and building

TAX LIABILITY

2005	$151.38
2006	187.20
2007	178.42
2008 (estimated)	178.42
Estimated Total Taxes	$695.42
Interest	27.53
Costs	26.00
Deed	8.00
Total	$756.95

Recommendation: Sell to Kobylus, Leonard T., Jr. for $756.95. If he does not pay this amount within 60 days after the effective date of this resolve, sell to the highest bidder for not less than $775.00.

Lambert Lake TWP, Washington County

Map WA020, Plan 2, Lot 2 298090068-1

Trafton, Enoch 7 acres

TAX LIABILITY

2005	$58.82
2006	56.80
2007	53.90
2008 (estimated)	53.90
Estimated Total Taxes	$223.42
Interest	9.90
Costs	26.00
Deed	8.00
Total	$267.32

Recommendation: Sell to Trafton, Enoch for $267.32. If he does not pay this amount within 60 days after the effective date of this resolve, sell to the highest bidder for not less than $275.00.

Brookton TWP, Washington County

Map WA028, Plan 2, Lot 14 298010045-1

Fish, Dale V. 0.25 acre

TAX LIABILITY

2005	$17.00
2006	16.32
2007	15.48
2008 (estimated)	15.48
Estimated Total Taxes	$64.28
Interest	2.86
Costs	26.00
Deed	8.00
Total	$101.14

Recommendation: Sell to Fish, Dale V. for $101.14. If he does not pay this amount within 60 days after the effective date of this resolve, sell to the highest bidder for not less than $125.00.

Brookton TWP, Washington County

Map WA028, Plan 2, Lot 21 298010028-2

Porter, Vinal and Geraldine 0.11 acre

TAX LIABILITY

2005	$10.84
2006	10.41
2007	9.88
2008 (estimated)	9.88
Estimated Total Taxes	$41.01
Interest	1.82
Costs	26.00
Deed	8.00
Total	$76.83

Recommendation: Sell to Porter, Vinal and Geraldine for $76.83. If they do not pay this amount within 60 days after the effective date of this resolve, sell to the highest bidder for not less than $100.00.

Brookton TWP, Washington County

Map WA028, Plan 2, Lot 15 298010101-1

Porter, Vinal and Geraldine 0.5 acre

TAX LIABILITY

2005	$54.96
2006	52.74
2007	50.05
2008 (estimated)	50.05
Estimated Total Taxes	$207.80
Interest	9.23
Costs	26.00
Deed	8.00
Total	$251.03

Recommendation: Sell to Porter, Vinal and Geraldine for $251.03. If they do not pay this amount within 60 days after the effective date of this resolve, sell to the highest bidder for not less than $275.00.

Edmunds TWP, Washington County

Map WA029, Plan 2, Lot 54 298040170-1

Ginnetty, Patrick 5 acres and building

TAX LIABILITY

2005	$147.33
2006	177.11
2007	168.07
2008 (estimated)	168.07
Estimated Total Taxes	$660.58
Interest	26.91
Costs	26.00
Deed	8.00
Total	$721.49

Recommendation: Sell to Ginnetty, Patrick for $721.49. If he does not pay this amount within 60 days after the effective date of this resolve, sell to the highest bidder for not less than $725.00.

SUMMARY

This resolve authorizes the State Tax Assessor to convey the interest of the State in several parcels of real estate in the Unorganized Territory.