

MAINE STATE LEGISLATURE

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New Draft of H. P. 529, L. D. 667
FIRST REGULAR SESSION

ONE HUNDRED AND NINTH LEGISLATURE

Legislative Document

No. 1448

H. P. 1264

House of Representatives, March 30, 1979

Reported by Mr. Barry of Fort Kent, from Committee on State Government.
Sent up for concurrence and printed under Joint Rules No. 2.

EDWIN H. PERT, Clerk

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED
SEVENTY-NINE

RESOLVE, Authorizing the State Tax Assessor to Convey the Interest of the State in Certain Lands in the Town of Atkinson, Piscataquis County and St. John Plantation in Aroostook County and the Unorganized Territory.

State Tax Assessor authorized to convey land. Resolved: That the State Tax Assessor is authorized to convey the interest of the State in lands in the municipalities and the unorganized territory as noted below. If the owners of record as noted below do not pay the sums stated within 60 days from the effective date of this Resolve, the State Tax Assessor is authorized to transfer the interests of the State to the Department of Conservation, Bureau of Public Lands.

ATKINSON—PISCATQUIS COUNTY

Wildland Covenant Inc.

RFD #3

Dover-Foxcroft, Maine 04426 2270 Acres

Tax Liability

1975	\$ 847.50
1976	775.60
1977	387.80
1978	512.45

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Estimated total taxes	2523.35
Interest	358.52
Costs/Penalty	158.72
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Total	\$3040.59

Description:

This property is located in the Town of Atkinson and consists of 500 acres of softwood and 1770 acres of mixed woods.

Recommendation:

Sell to Wildland Covenant Inc. for \$3040.59. If Wildland Covenant Inc. does not pay such amount within 60 days of the effective date of the Resolve, transfer to the Department of Conservation, Bureau of Public Lands.

ST. JOHN PLANTATION—AROOSTOOK COUNTY

Wildland Covenant Inc.

RFD #3

Dover-Foxcroft, Maine 04426 1012 Acres

Tax Liability

1975	\$ 303.15
1976	354.20
1977	177.10
1978	234.03
Estimated total taxes	1068.48
Interest	143.60
Costs/Penalty	68.29
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Total	\$1280.37

Description:

This property is located in St. John Plantation and consists of 379.5 acres of softwood and 506 acres of mixed wood. The remaining acres of 126.5 acres do not qualify for the Spruce Budworm Suppression Tax.

Recommendation:

Sell to Wildland Covenant Inc. for \$1280. If Wildland Covenant Inc. does not pay such amount within 60 days of the effective date of the Resolve, transfer to the Department of Conservation, Bureau of Public Lands.

T.4, R.3, N.B.K.P.—SOMERSET COUNTY

Map So. 46, plan 1, lot 1

Percy L. Colby Heirs

c/o Merrill & Merrill

Water Street

Skowhegan, Maine 04976 1368.13 Acres

Tax Liability

1976	\$360.40
1977	180.20
1978	238.12
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Total taxes	\$778.72
Interest	119.42
Penalty	77.87
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Total	\$976.01

Description:

The total undivided ownership (21890. acres) consists of 8148 acres of softwood, 4298 acres of mixed wood and 8715 acres of hard wood. The remaining 729 acres consists of nonforest land.

Recommendation:

Sell to Louis O. Hilton 75.9% of 6.25% interest of common and undivided ownership for \$740.79. Sell to Percy L. Colby Heirs, et al. 24.1% of 6.25% interest of common and undivided ownership for \$235.22. If they do not pay such amount within 60 days of the effective date of the Resolve, transfer the interest to the Department of Conservation, Bureau of Public Lands.

T.4, R.3, N.B.K.P.—SOMERSET COUNTY

Map So. 46, plan 1, lot 1

Percy L. Colby Heirs

c/o Merrill & Merrill

Water Street

Skowhegan, Maine 04976..... 56 Acres

Tax Liability

1976	\$14.75
1977	7.37
1978	9.75
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Total taxes	\$31.87
Interest/costs through	
March 1979	10.65
Penalty	75.00
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Total	\$117.52

Description:

The total undivided ownership (1000 acres) consists of 372 acres of softwood, 197 acres of mixed wood and 399 acres of hard wood. The remaining 32 acres consists of nonforest land.

Recommendation:

Sell to Louis O. Hilton 75.9% of 5.60% interest of common and undivided ownership for \$89.20. Sell to Percy L. Colby Heirs, et al. 24.1% of 5.60% interest of common and undivided ownership for \$28.32. If they do not pay such amount within 60 days of the effective date of the Resolve, transfer the interest to the Department of Conservation, Bureau of Public Lands.

State Tax Assessor authorized to convey land. Resolved: That the State Tax Assessor is authorized to convey by sale the interest of the State in lands in unorganized territory as noted below, such sale, except as otherwise directed herein, to be made to the highest bidder; provided

1. That notice of the sale be published 3 times prior to the sale, once each week for 3 consecutive weeks in some newspaper in the county where the lands lie; except in those cases in which sale is to be made to a specific individual or individuals as authorized below, in which case no notice shall be published.

2. That no parcel shall be sold for less than the amount as authorized below. In the event of identical high bids, that bid postmarked earlier shall be considered the highest bid.

In the event bids in the minimum amount as recommended below are not received after the notice, the State Tax Assessor may thereafter sell for not less than the minimum amount, without again asking for bids; provided that the property is sold on or before November 1, 1979.

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

Abbreviations, plan and lot references are identified in the 1978 State Valuation.

MILTON TOWNSHIP, Oxford County

Map Ox. 18, plan 3, lot 16

Sell to Bertha McMillan for \$68.77. If she does not pay this amount within 60 days of the effective date of the resolve, sell to the highest bidder for not less than \$70.

T.1, R.1, N.B.K.P., R.S., Somerset County

Map So. 33, plan 4, lot 9

Sell to Laurence V. Crooker for \$42.93. If he does not pay this amount within 60 days of the effective date of the resolve, sell to the highest bidder for not less than \$45.

T. 18, EAST DIVISION, Washington County

Map Wa. 1, plan 1, lot 9

Sell to Arthur J. Kennedy for \$62.67. If he does not pay this amount within 60 days of the effective date of the resolve, sell to the highest bidder for not less than \$65.

INDIAN TOWNSHIP, Washington County

Map Wa. 30, plan 2, lot 57.1

Sell to Albert Harnois for \$646.54. If he does not pay this amount within 60 days of the effective date of the resolve, sell to the highest bidder for not less than \$650.

STATEMENT OF FACT

The purpose of this Resolve is to authorize the State Tax Assessor to convey the interest of the State in certain lands in the Town of Atkinson, in Penobscot County and St. John Plantation in Aroostook County and the Unorganized Territory.

This resolve also authorizes the State Tax Assessor to convey by sale the interest of the State in certain lands in the unorganized territory. These lands include the following:

Land of: Bertha McMillan. This property consists of a 3 acre lot located upon a black-topped road in Milton Township. The land is low, wet and generally brush covered and offers little potential as a building site. Estimated sales value—\$690.

Land of: Laurence V. Crooker. This property consists of a 0.14 acre lot, located near the shore of Moosehead Lake in Rockwood Township and involving neither road nor lake frontage. Because of the small lot size involved, this property would probably not be suitable as a potential building site. Estimated sales value—\$300.

Land of: Arthur J. Kennedy. This property consists of a 9.4 acre wooded lot, involving neither road nor water frontage and having no services available to this particular lot. Estimated sales value—\$850.

Land of: Albert Harnois. This property consists of an 0.60 acre houselot with a one story frame house and shed, the property fronting upon Lewey Lake and a black-topped road in Indian Township. The house has a concrete foundation, basement, generally finished interior, asbestos siding exterior, floor furnace heating, a 3-piece bath and minimal lighting. This structure is in generally poor physical condition. Estimated sales price—\$3,170.

Note: Albert Harnois currently has \$180 on deposit in the Wildland Redemption Account towards the repurchase of this property.

This new draft makes the following changes from L. D. 667:

1. The descriptions and tax liabilities for 2 parcels of land were changed to reflect more current information, i.e., for Map So. 46, Plan 1, Lot 1 and Map So. 46, Plan 1, Lot 1, Public Lot, both in T. 4, R. 3, N.B.K.P.—Somerset County.

2. The reference on page 4 of L. D. 667 to Director of Property Taxation was changed to State Tax Assessor; and

3. Language on page 4 of L. D. 667 was changed to clarify that notice is to be given before sale.