

MAINE STATE LEGISLATURE

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116th MAINE LEGISLATURE

SECOND REGULAR SESSION-1994

Legislative Document

No. 1746

S.P. 627

In Senate, January 19, 1994

**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
24.
Reference to the Committee on State and Local Government suggested and ordered printed.

A handwritten signature in cursive script that reads "Joy J. O'Brien".

JOY J. O'BRIEN
Secretary of the Senate

Presented by Senator SUMMERS of Cumberland.

2 **Sec. 1. State Tax Assessor authorized to convey real estate.**

3 **Resolved:** That the State Tax Assessor is authorized to convey by
4 sale the interest of the State in real estate in unorganized
5 territory as noted in this resolve. The sale, except as
6 otherwise directed in this resolve, must be made to the highest
7 bidder subject to the following provisions:

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13 need not be published; and

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

17 If bids in the minimum amount recommended in this resolve
18 are not received after the notice, the State Tax Assessor may
19 sell the property for not less than the minimum amount, without
20 again asking for bids, if the property is sold on or before March
21 1, 1995.

22 Employees of the Bureau of Taxation and members of the
23 immediate family of employees of the Bureau of Taxation are
24 barred from acquiring from the State any of the real property
25 subject to this resolve.

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

30 Abbreviations, plan and lot references are identified in the
31 1993 State Valuation.

32 T4 R3 WELS, Aroostook County

33 Map AR006, Plan 01, Lot 2 (038200056)

34 Richard BurtonBuilding

35 TAX LIABILITY

36 1991	\$ 44.00
37 1992	Paid
38 1993	53.08
39 1994 (estimated).....	<u>53.08</u>

2	Estimated Total Taxes	\$ 150.16
	Interest	7.69
4	Costs	16.00
	Deed	<u>8.00</u>
6		
	Total	\$ 181.85

8
 Recommendation: Sell to Richard Burton for \$181.85. If he
 10 does not pay this amount within 60 days of the effective date of
 12 this resolve, sell to the highest bidder for not less than
 \$200.00.

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 16
 T10 R4 WELS, Aroostook County
 18
 Map AR018, Plan 01, Lot 1 (038100046)
 20
 Sherwood & Donna Blanchard.....Building

22 TAX LIABILITY

24	1991	\$ 26.62
26	1992	26.18
	1993.....	32.12
28	1994 (estimated).....	<u>32.12</u>
30	Estimated Total Taxes	\$117.04
	Interest	6.08
32	Costs	16.00
	Deed	<u>8.00</u>
34		
	Total	\$147.12

36
 Recommendation: Sell to Sherwood & Donna Blanchard for
 38 \$147.12. If they do not pay this amount within 60 days of the
 40 effective date of this resolve, sell to the highest bidder for
 not less than \$150.00.

42

 44
 T17 R4 WELS, Aroostook County
 46
 Map AR021, Plan 02, Lot 17 (038980424)
 48
 Robert & Susan Schon.....0.30 Acre

TAX LIABILITY

2		
	1991	\$ 13.04
4	1992	12.82
	1993	15.72
6	1994 (estimated).....	<u>15.72</u>
	Estimated Total Taxes	\$ 57.30
	Interest	2.98
10	Costs	16.00
	Deed	<u>8.00</u>
12		
	Total	\$ 84.28
14		

16 Recommendation: Sell to Robert & Susan Schon for \$84.28.
 17 If they do not pay this amount within 60 days of the effective
 18 date of this resolve, sell to the highest bidder for not less
 19 than \$100.00.

20

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T17 R4 WELS, Aroostook County

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Map AR021, Plan 02, Lot 19 (038980425)

26

Robert & Susan Schon..... 0.24 Acre

28

TAX LIABILITY

30

	1991	\$ 11.85
32	1992	11.66
	1993	14.30
34	1994 (estimated).....	<u>14.30</u>

36	Estimated Total Taxes	\$ 52.11
	Interest	2.71
38	Costs	16.00
	Deed	<u>8.00</u>

40

Total \$ 78.82

42

44 Recommendation: Sell to Robert & Susan Schon for \$78.82.
 45 If they do not pay this amount within 60 days of the effective
 46 date of this resolve, sell to the highest bidder for not less
 47 than \$100.00.

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T16 R5 WELS, Aroostook County

Map AR030, Plan 03, Lot 122W (038900183)

Mrs. Gertrude Woods.....0.69 Ac. (Int. .3334)

TAX LIABILITY

1991	\$ 15.41
1992	15.15
1993	18.58
1994 (estimated).....	<u>18.58</u>
Estimated Total Taxes	\$ 67.72
Interest	3.52
Costs	16.00
Deed	<u>8.00</u>
Total	\$ 95.24

Recommendation: Hold the State's 1/3 interest in this property for a future resolve. Inasmuch as the remaining 2 1/3 interests in this parcel are now delinquent or state-owned, the marketability of the property is diminished. Retain property until the State's ownership position overall becomes known.

Freeman Township, Franklin County

Map FR025, Plan 03, Lots 7 & 8 (078080438)

Greg B. Allen.....0.73 Acre

TAX LIABILITY

1991	\$ 24.83
1992	Paid
1993	46.33
1994 (estimated).....	<u>46.33</u>
Estimated Total Taxes	\$117.49
Interest	4.34
Costs	8.00
Deed	<u>8.00</u>
Total	\$137.83

2 Recommendation: Sell to Greg B. Allen for \$137.83. If he
4 does not pay this amount within 60 days of the effective date of
6 this resolve, sell to the highest bidder for not less than
8 \$150.00.

6

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Freeman Township, Franklin County

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Map FR025, Plan 05, Lot 3.1 (078080148)

12

Gordon Huff..... 0.49 Ac. w/Bldg.

14

TAX LIABILITY

16

1991\$132.88

18

1992 166.36

1993 169.87

20

1994 (estimated)..... 169.87

22

Estimated Total Taxes\$638.98

Interest 32.37

24

Costs 16.00

Deed 8.00

26

Total\$695.35

28

30 Recommendation: Sell to Gordon Huff for \$695.35. If he
32 does not pay this amount within 60 days of the effective date of
34 this resolve, sell to the highest bidder for not less than
36 \$700.00.

34

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Milton Township, Oxford County

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Map OX018, Plan 04, Lot 14 (178120041)

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J. Clifford Dietrich.....10.00 Acres

42

TAX LIABILITY

44

1991\$ 54.27

46

1992 68.45

1993 73.87

48

1994 (estimated)..... 73.87

2 Estimated Total Taxes\$270.46
 Interest 13.24
 4 Costs 16.00
 Deed 8.00
 6 Total\$307.70

8 Recommendation: Sell to J. Clifford Dietrich for \$307.70.
 10 If he does not pay this amount within 60 days of the effective
 date of this resolve, sell to the highest bidder for not less
 12 than \$350.00.

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16 T5 R7 WELS, Penobscot County
 18 Map PE017, Plan 01, Lot 4 (198270021)
 20 Donald & Priscilla Arnold.....Building

22 TAX LIABILITY

24 1991\$ 47.79
 1992 49.61
 26 1993 66.62
 1994 (estimated)..... 66.62
 28 Estimated Total Taxes\$230.64
 30 Interest 11.07
 Costs 16.00
 32 Deed 8.00
 34 Total\$265.71

36 Recommendation: Sell to Donald & Priscilla Arnold for
 \$265.71. If they do not pay this amount within 60 days of the
 38 effective date of this resolve, sell to the highest bidder for
 not less than \$280.00.
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44 T3 IP, Penobscot County
 46 Map PE032, Plan 01, Lot 1 (198060023)
 48 James Talbot.....Building

TAX LIABILITY

2		
3	1991	\$ 322.99
4	1992	346.69
5	1993	465.59
6	1994 (estimated).....	<u>465.59</u>
7		
8	Estimated Total Taxes	\$1,600.86
9	Interest	75.52
10	Costs	16.00
11	Deed	<u>8.00</u>
12		
13	Total	\$1,700.38

14 Recommendation: Sell to James Talbot for \$1,700.38. If he
 15 does not pay this amount within 60 days of the effective date of
 16 this resolve, sell to the highest bidder for not less than
 17 \$1,750.00.

 22 T1 ND, Penobscot County

24 Map PE034, Plan 01, Lot 4 (198120001)

26 Franz H. Blanchard, Jr. & Michael Baker0.50 Acre

28 TAX LIABILITY

30		
31	1991	\$ 14.82
32	1992	15.91
33	1993	21.37
34	1994 (estimated).....	<u>21.37</u>
35		
36	Estimated Total Taxes	\$ 73.47
37	Interest	3.46
38	Costs	16.00
39	Deed	<u>8.00</u>
40		
41	Total	\$100.93

42 Recommendation: Sell to Franz H. Blanchard, Jr. & Michael
 43 Baker for \$100.93. If they do not pay this amount within 60 days
 44 of the effective date of this resolve, sell to the highest bidder
 45 for not less than \$120.00.

T1 R9 WELS, Piscataquis County

Map PI010, Plan 09, Lot 18

(218330372)

Callier Weeks.....Building

TAX LIABILITY

1991	\$103.97
1992	106.41
1993	117.43
1994 (estimated).....	<u>117.43</u>

Estimated Total Taxes	\$445.24
Interest	24.02
Costs	16.00
Deed	<u>8.00</u>

Total\$493.26

Recommendation: Sell to Callier Weeks for \$493.26. If he does not pay this amount within 60 days of the effective date of this resolve, sell to the highest bidder for not less than \$500.00.

T1 R1 NBKP RS, Somerset County

Map SO033, Plan 10, Lot 52

(258440336)

Robert B. Schon0.11 Acre

TAX LIABILITY

1991	\$ 27.68
1992	28.58
1993	33.34
1994 (estimated).....	<u>33.34</u>

Estimated Total Taxes	\$122.94
Interest	6.40
Costs	16.00
Deed	<u>8.00</u>

Total\$153.34

Recommendation: Sell to Robert B. Schon for \$153.34. If he does not pay this amount within 60 days of the effective date of

2 this resolve, sell to the highest bidder for not less than
\$170.00.

4

6

T3 R1 NBKP, Somerset County

8

Map SO034, Plan 03, Lot 35 (258330055)

10

Keith & Michelle Hinman.....1.00 Acre

12

TAX LIABILITY

14

1991\$ 81.59

16

1992 84.24

1993 105.47

18

1994 (estimated).....105.47

20

Estimated Total Taxes\$376.77

22

Interest 18.89

24

Costs 16.00

Deed 8.00

26

Total\$419.66

28

Recommendation: Sell to Francis & Linda Lowell for
\$419.66. Francis & Linda Lowell own the building situated on
this parcel. On October 6 & 27, 1993, Keith Hinman & Michelle
Hinman recorded deeds granting Lot 35 to Francis & Linda Lowell.
However, at that time Lot 35 was owned by the State. In order to
reach an equitable result, the former owners are considered to be
Francis & Linda Lowell. If they do not pay this amount within 60
days of the effective date of this resolve, sell to the highest
bidder for not less than \$430.00.

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Concord Township, Somerset County

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Map SO081, Plan 05, Lot 26 (258180306)
Plan 06, Lot 1

44

Donald J. & Linda E. Johnson.....41.82 Acres

46

TAX LIABILITY

48

1991\$ 28.08

50

1992 31.12

2	1993	36.56
	1994 (estimated).....	<u>149.09</u>
4	Estimated Total Taxes	\$244.85
	Interest	6.61
6	Costs	16.00
	Deed	<u>8.00</u>
8		
10	Total	\$275.46

12 Recommendation: Sell to Donald J. & Linda E. Johnson for
 14 \$275.46. If they do not pay this amount within 60 days of the
 effective date of this resolve, sell to the highest bidder for
 not less than \$300.00.

16 -----

18 T25 MD, Washington County
 20 Map WA008, Plan 01, Lot 10 (298230028)

22 Robert J. Forrest.....43.50 Acres

24 TAX LIABILITY

26	1991	\$ 432.59
28	1992	442.08
	1993	476.59
30	1994 (estimated).....	<u>476.59</u>
32	Estimated Total Taxes	\$1,827.85
	Interest	99.93
34	Costs	16.00
	Deed	<u>8.00</u>
36		
38	Total	\$1,951.78

40 Recommendation: Sell to Robert J. Forrest for \$1,951.78
 upon payment of this amount by or on behalf of Robert J.
 42 Forrest. If the property is transferred to Robert J. Forrest, it
 is subject to any encumbrance that existed immediately prior to
 the State's foreclosure, exclusive of any property tax liens. If
 44 neither party pays this amount within 60 days of the effective
 date of this resolve, sell to the highest bidder for not less
 46 than \$1,970.00.

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T25 MD, Washington County

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Map WA008, Plan 01, Lot 14

(298230032)

Robert J. Forrest.....40.10 Acres

TAX LIABILITY

1991	\$ 467.80
1992	478.06
1993	639.68
1994 (estimated).....	<u>438.13</u>
Estimated Total Taxes	\$2,023.67
Interest	108.05
Costs	16.00
Deed	<u>8.00</u>
Total	\$2,155.72

Recommendation: Sell to Robert J. Forrest for \$2,155.72 upon payment of this amount by or on behalf of Robert J. Forrest. If the property is transferred to Robert J. Forrest, it is subject to any encumbrance that existed immediately prior to the State's foreclosure, exclusive of any property tax liens. If neither party pays this amount within 60 days of the effective date of this resolve, sell to the highest bidder for not less than \$2,160.00.

Brookton Township, Washington County

Map WA028, Plan 01, Lot 9

(298010069)

Gerald B. & Arlene Kinney.....1.50 Acres w/Bldg.

TAX LIABILITY

1991	\$ 526.37
1992	537.92
1993	583.22
1994 (estimated).....	<u>583.22</u>
Estimated Total Taxes	\$2,230.73
Interest	121.59
Costs	16.00
Deed	<u>8.00</u>
Total	\$2,376.32

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Recommendation: Sell to Gerald B. & Arlene Kinney for \$2,376.32. If they do not pay this amount within 60 days of the effective date of this resolve, sell to the highest bidder for not less than \$2,400.00.

Brookton Township, Washington County

Map WA028, Plan 01, Lot 8.1 (298010152)

Gerald B. Kinney.....9.10 Acres

TAX LIABILITY

1991	\$ 65.20
1992	66.63
1993	71.83
1994 (estimated).....	<u>71.83</u>
Estimated Total Taxes	\$275.49
Interest	15.05
Costs	16.00
Deed	<u>8.00</u>
Total	\$314.54

Recommendation: Sell to Gerald B. Kinney for \$314.54. If he does not pay this amount within 60 days of the effective date of this resolve, sell to the highest bidder for not less than \$320.00.

Marion Township, Washington County

Map WA031, Plan 03, Lot 19 (298100082)

Norman L. Grant, Sr. & Virginia Grant.....20.00 Acres

TAX LIABILITY

1990.....	\$ 72.14
1991.....	66.20
1992.....	67.65
1993.....	72.93
1994 (estimated).....	<u>72.93</u>

2 Estimated Total Taxes.....\$351.85
 3 Interest 36.55
 4 Costs 16.00
 5 Deed 8.00
 6 Total\$412.40

8 Recommendation: Sell to Norman L. Grant, Sr. & Virginia
 9 Grant for \$412.40. If they do not pay this amount within 60 days
 10 of the effective date of this resolve, sell to the highest bidder
 11 for not less than \$420.00.

16 Treescott Township, Washington County
 18 Map WA032, Plan 01, Lot 55.11 (298110521)
 20 Neil & Linda Cass.....5.95 Acres

22 TAX LIABILITY
 24 1991.....\$ 321.56
 25 1992..... 328.62
 26 1993..... 354.26
 27 1994 (estimated)..... 354.26
 28 Estimated Total Taxes.....\$1,358.70
 29 Interest 74.28
 30 Costs 16.00
 31 Deed 8.00
 32 Total\$1,456.98

36 Recommendation: Sell to Neil & Linda Cass for \$1,456.98.
 37 If they do not pay this amount within 60 days of the effective
 38 date of this resolve, sell to the highest bidder for not less
 39 than \$1,470.00.

44 Treescott Township, Washington County
 46 Map WA032, Plan 01, Lot 125.2 (298110040)
 48 Marshall Hodges, Personal Representative.....3.68 Acres w/Bldg.
 49 Louise Pressley Estate

TAX LIABILITY

2		
	1991.....	\$133.50
4	1992.....	136.43
	1993.....	147.08
6	1994 (estimated).....	<u>147.08</u>
8	Estimated Total Taxes.....	\$564.09
	Interest	30.83
10	Costs	16.00
	Deed	<u>8.00</u>
12		
	Total	\$618.92

14 Recommendation: Sell to Marshall Hodges, Personal
 16 Representative of the Louise Pressley Estate, for \$618.92. If he
 18 does not pay this amount within 60 days of the effective date of
 this resolve, sell to the highest bidder for not less than
 \$630.00.

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24 TreScott Township, Washington County

26 Map WA032, Plan 01, Lot 42 (298110369)

28 Frank W. Spearrin.....1.29 Acres

30 TAX LIABILITY

32	1991.....	\$ 35.51
	1992.....	36.29
34	1993.....	39.12
	1994 (estimated).....	<u>39.12</u>
36	Estimated Total Taxes.....	\$150.04
38	Interest	8.20
	Costs	16.00
40	Deed	<u>8.00</u>
42	Total	\$182.24

44 Recommendation: Sell to Frank W. Spearrin for \$182.24. If
 46 he does not pay this amount within 60 days of the effective date
 of this resolve, sell to the highest bidder for not less than
 \$200.00.

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T14 ED, Washington County

Map WA034, Plan 01, Lot 6 & 6.1 (293300182)

Mary Gregor.....172.60 Acres

TAX LIABILITY

1991.....	\$ 462.15
1992.....	267.63
1993.....	288.52
1994 (estimated).....	<u>288.52</u>
Estimated Total Taxes.....	\$1,306.82
Interest	71.52
Costs	16.00
Deed	<u>8.00</u>
Total	\$1,402.34

Recommendation: Sell to Land Investment, Inc. and Douglas F. Schmidt, former mortgage holders, for \$1,402.34. Land Investment, Inc. and Douglas F. Schmidt became owners of record as of November 12, 1992 pursuant to foreclosing their mortgage with Mary Gregor, mortgagor, for violation of the mortgage contract. If they do not pay this amount within 60 days of the effective date of this resolve, sell to the highest bidder for not less than \$1,420.00.

T14 ED, Washington County

Map WA034, Plan 01, Lot 6.4 - 6.9 (293300190)

Mary Gregor.....401.60 Acres

TAX LIABILITY

1991.....	\$ -----
1992.....	549.40
1993.....	592.28
1994 (estimated).....	<u>592.28</u>
Estimated Total Taxes.....	\$1,733.96
Interest	30.16
Costs	16.00
Deed	<u>8.00</u>
Total	\$1,788.12

2 Recommendation: Sell to Land Investment, Inc. and Douglas
4 F. Schmidt, former mortgage holders, for \$1,788.12. Land
6 Investment, Inc. and Douglas F. Schmidt became owners of record
8 as of November 12, 1992 pursuant to foreclosing their mortgage
contract. If they do not pay this amount within 60 days of the
effective date of this resolve, sell to the highest bidder for
not less than \$1,800.00.

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STATEMENT OF FACT

16

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

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This document has not yet been reviewed to determine the
need for cross-reference, stylistic and other technical
amendments to conform existing law to current drafting standards.