

# MAINE STATE LEGISLATURE

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# 121st MAINE LEGISLATURE

## SECOND REGULAR SESSION-2004

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Legislative Document

No. 1703

S.P. 635

In Senate, December 17, 2003

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

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

Received by the Secretary of the Senate on December 16, 2003. Referred to the Committee on Taxation pursuant to Joint Rule 308.2 and ordered printed pursuant to Joint Rule 401.

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

JOY J. O'BRIEN  
Secretary of the Senate

Presented by Senator STANLEY of Penobscot.  
Cosponsored by Representative LEMOINE of Old Orchard Beach and  
Senator: NASS of York, Representatives: CLOUGH of Scarborough, COURTNEY of Sanford,  
LERMAN of Augusta, McCORMICK of West Gardiner, McGOWAN of Pittsfield,  
SUSLOVIC of Portland, TARDY of Newport.

**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the sale is to be made to a specific individual or individuals as authorized in this resolve, in which case notice need not be published.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 March 1, 2005.

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 2001 State Valuation. Parcel descriptions are as follows.

**2001 MATURED TAX LIENS**

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Connor Township, Aroostook County

Map AR105, Plan 01, Lot 34.12

038020231

St. Peter, Lillian

1.0 Acre and Building

TAX LIABILITY

|    |                       |  |               |
|----|-----------------------|--|---------------|
| 2  | 2001                  |  | \$94.84       |
| 4  | 2002                  |  | 186.91        |
|    | 2003                  |  | 179.32        |
| 6  | 2004 (estimated)      |  | <u>179.32</u> |
| 8  | Estimated Total Taxes |  | \$640.39      |
|    | Interest              |  | 28.47         |
| 10 | Costs                 |  | 16.00         |
|    | Deed                  |  | <u>8.00</u>   |
| 12 |                       |  |               |
| 14 | Total                 |  | \$692.86      |

16 Recommendation: Sell to St. Peter, Lillian  
 18 for \$692.86. If she does not pay this  
 20 amount within 60 days after the effective  
 22 date of this resolve, sell to the highest  
 24 bidder for not less than \$700.00.

E Township, Aroostook County

26 Map AR108, Plan 03, Lot 27.4 031600262-1  
 28 Ferris, Michelle G. M. 1.0 Acre

TAX LIABILITY

|    |                       |  |              |
|----|-----------------------|--|--------------|
| 32 | 2001                  |  | \$25.68      |
|    | 2002                  |  | 23.64        |
| 34 | 2003                  |  | 22.68        |
|    | 2004 (estimated)      |  | <u>22.68</u> |
| 36 | Estimated Total Taxes |  | \$94.68      |
| 38 | Interest              |  | 5.46         |
|    | Costs                 |  | 16.00        |
| 40 | Deed                  |  | <u>8.00</u>  |
| 42 | Total                 |  | \$124.14     |

44 Recommendation: Sell to Ferris, Michelle  
 46 G. M. for \$124.14. If she does not pay  
 48 this amount within 60 days after the  
 effective date of this resolve, sell to  
 the highest bidder for not less than  
 \$125.00.

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Wyman Township, Franklin County

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Map FR004, Plan 02, Lot 80

078280212-1

8

Shea, Phillip R.

0.23 Acre

10

TAX LIABILITY

12

2001 \$42.77

2002 37.83

14

2003 75.12

2004 (estimated) 75.12

16

Estimated Total Taxes \$230.84

18

Interest 9.01

Costs 16.00

20

Deed 8.00

22

Total \$263.85

24

Recommendation: Sell to Shea, Phillip R.

26

for \$263.85. If he does not pay this

amount within 60 days after the effective

28

date of this resolve, sell to the highest

bidder for not less than \$275.00.

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Freeman Township, Franklin County

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Map FR025, Plan 03, Lot 21

078080071-1

36

Colkitt, Thompson M., Jr.

0.62 Acre

38

TAX LIABILITY

40

2001 \$39.72

2002 35.13

42

2003 43.84

2004 (estimated) 43.84

44

Estimated Total Taxes \$162.53

46

Interest 8.37

Costs 16.00

48

Deed 8.00

50

Total \$194.90

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Recommendation: Sell to Colkitt, Thompson M., Jr. for \$194.90. 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 \$200.00.

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Freeman Township, Franklin County

Map FR025, Plan 02, Lot 162.61 078080524-1  
Armstrong, William E. 11 Acres

TAX LIABILITY

|                       |               |
|-----------------------|---------------|
| 2001                  | \$1,668.46    |
| 2002                  | 112.37        |
| 2003                  | 140.01        |
| 2004 (estimated)      | <u>140.01</u> |
| Estimated Total Taxes | \$2,060.85    |
| Interest              | 220.14        |
| Costs                 | 16.00         |
| Deed                  | <u>8.00</u>   |
| Total                 | \$2,304.99    |

Recommendation: Sell to Armstrong, William E. for \$2,304.99. 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 \$2,325.00.

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Salem Township, Franklin County

Map FR027, Plan 01, Lot 17.7 078200102-1  
Howard, Randall W. 5.75 Acres and Building

TAX LIABILITY

|                  |               |
|------------------|---------------|
| 2001             | \$722.81      |
| 2002             | 738.54        |
| 2003             | 718.26        |
| 2004 (estimated) | <u>718.26</u> |

|   |                       |             |
|---|-----------------------|-------------|
| 2 | Estimated Total Taxes | \$2,897.87  |
|   | Interest              | 217.15      |
| 4 | Costs                 | 16.00       |
|   | Deed                  | <u>8.00</u> |
| 6 |                       |             |
|   | Total                 | \$3,139.02  |

8  
 10 Recommendation: Sell to Howard, Randall W.  
 12 for \$3,139.02. If he does not pay this  
 14 amount within 60 days after the effective  
 date of this resolve, sell to the highest  
 bidder for not less than \$3,150.00.

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T39 MD Township, Hancock County

16  
 18 Map HA013, Plan 01, Lot 6 098130024-1  
 20  
 22 Leblanc, Peter J. Building on Leased Lot

TAX LIABILITY

|    |                       |              |
|----|-----------------------|--------------|
| 24 | 2001                  | \$45.46      |
| 26 | 2002                  | 54.18        |
|    | 2003                  | 50.15        |
| 28 | 2004 (estimated)      | <u>50.15</u> |
| 30 | Estimated Total Taxes | \$200.04     |
|    | Interest              | 10.43        |
| 32 | Costs                 | 16.00        |
|    | Deed                  | <u>8.00</u>  |
| 34 |                       |              |
|    | Total                 | \$234.47     |

36  
 38 Recommendation: Sell to Leblanc, Peter J.  
 40 for \$234.47. If he does not pay this  
 42 amount within 60 days after the effective  
 date of this resolve, sell to the highest  
 bidder for not less than \$250.00.

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Albany Township, Oxford County

44  
 46 Map OX016, Plan 02, Lot 154.15 178020772  
 48  
 50 Mize, Penny Jo 0.8 Acre

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TAX LIABILITY

|                       |              |
|-----------------------|--------------|
| 2001                  | \$42.63      |
| 2002                  | 39.61        |
| 2003                  | 52.87        |
| 2004 (estimated)      | <u>52.87</u> |
| Estimated Total Taxes | \$187.98     |
| Interest              | 9.90         |
| Costs                 | 16.00        |
| Deed                  | <u>8.00</u>  |
| Total                 | \$221.88     |

Recommendation: Sell to Mize, Penny Jo for \$221.88. 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 \$225.00.

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Elliotsville Township, Piscataquis County

Map PI084, Plan 02, Lot 41 210800122-1  
Sigman, Janet 0.25 Acre

TAX LIABILITY

|                       |              |
|-----------------------|--------------|
| 2001                  | \$25.61      |
| 2002                  | 23.19        |
| 2003                  | 29.72        |
| 2004 (estimated)      | <u>29.72</u> |
| Estimated Total Taxes | \$108.24     |
| Interest              | 5.42         |
| Costs                 | 16.00        |
| Deed                  | <u>8.00</u>  |
| Total                 | \$137.66     |

Recommendation: Sell to Sigman, Janet for \$137.66. 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 \$150.00.



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Orneville Township, Piscataquis County

Map PI082, Plan 04, Lot 44.1 218210143-1  
Sweeney, Robert J. G. 0.10 Acre with Building

TAX LIABILITY

|                       |               |
|-----------------------|---------------|
| 2001                  | \$125.93      |
| 2002                  | 120.03        |
| 2003                  | 120.76        |
| 2004 (estimated)      | <u>120.76</u> |
| Estimated Total Taxes | \$487.48      |
| Interest              | 27.03         |
| Costs                 | 16.00         |
| Deed                  | <u>8.00</u>   |
| Total                 | \$538.51      |

Recommendation: Sell to Sweeney, Robert J. G. for \$538.51. 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 \$550.00.

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Lexington Township, Somerset County

Map SO001, Plan 02, Lot 65 258310133-1  
Perrino, P. J., Jr. 25 Acres

TAX LIABILITY

|                       |               |
|-----------------------|---------------|
| 2000                  | \$2,011.00    |
| 2001                  | 0.00          |
| 2002                  | 105.60        |
| 2003                  | 140.77        |
| 2004 (estimated)      | <u>140.77</u> |
| Estimated Total Taxes | \$2,398.14    |
| Interest              | 156.45        |
| Costs                 | 16.00         |
| Deed                  | <u>8.00</u>   |
| Total                 | \$2,578.59    |

2 Recommendation: Sell to Perrino, P. J.,  
4 Jr. for \$2,578.59. If he does not pay this  
6 amount within 60 days after the effective  
8 date of this resolve, sell to the highest  
bidder for not less than \$2,600.00.

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10 Brookton Township, Washington County

12 Map WA028, Plan 2, Lots 18 & 19 298010104-1

14 Porter, Vinal & Geraldine 0.84 Acre and Building

16 TAX LIABILITY

18 2000 \$1,296.47  
2001 \$1,413.49  
2002 1,504.37  
2003 1,514.61  
2004 (estimated) 1,514.61

22 Estimated Total Taxes \$7,243.55  
24 Interest 562.57  
26 Costs 16.00  
Deed 8.00

28 Total \$7,830.12

30 Recommendation: Sell to Porter, Vinal &  
32 Geraldine for \$7,830.12. If they do not  
34 pay this amount within 60 days after the  
effective date of this resolve, sell to  
the highest bidder for not less than  
\$7,850.00.

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38 Edmunds Township, Washington County

40 Map WA029, Plan 06, Lot 1 298040158-1

42 Murray, Frances E. 1 Acre

44 TAX LIABILITY

46 2001 \$51.52  
48 2002 52.58  
2003 50.12  
2004 (estimated) 50.12

|   |                       |             |
|---|-----------------------|-------------|
| 2 | Estimated Total Taxes | \$204.34    |
|   | Interest              | 11.26       |
| 4 | Costs                 | 16.00       |
|   | Deed                  | <u>8.00</u> |
| 6 |                       |             |
| 8 | Total                 | \$239.60    |

10 Recommendation: Sell to Murray, Frances E.  
 12 for \$239.60. If she does not pay this  
 14 amount within 60 days after the effective  
 16 date of this resolve, sell to the highest  
 18 bidder for not less than \$250.00.

16 T6 ND Township, Washington County

18 Map WA017, Plan 01, Lot 4 298130069-2  
 20 Cheney, Clifford Building on Leased Lot

22 TAX LIABILITY

|    |                       |              |
|----|-----------------------|--------------|
| 24 | 2001                  | \$47.10      |
| 26 | 2002                  | 64.51        |
|    | 2003                  | 53.25        |
| 28 | 2004 (estimated)      | <u>53.25</u> |
| 30 | Estimated Total Taxes | \$218.11     |
|    | Interest              | 11.29        |
| 32 | Costs                 | 16.00        |
|    | Deed                  | <u>8.00</u>  |
| 34 |                       |              |
| 36 | Total                 | \$253.40     |

38 Recommendation: Sell to Cheney, Clifford  
 40 for \$253.40. If he does not pay this  
 42 amount within 60 days after the effective  
 44 date of this resolve, sell to the highest  
 46 bidder for not less than \$275.00.

44 T24 MD Township, Washington County

46 Map WA007, Plan 02, Lot 12 298220036-3  
 48 Distefano, Nicolo 40.4 Acres

TAX LIABILITY

|    |                       |               |
|----|-----------------------|---------------|
| 2  |                       |               |
|    | 2000                  | \$1,502.57    |
| 4  | 2001                  | 96.23         |
|    | 2002                  | 0.00          |
| 6  | 2003                  | 129.60        |
|    | 2004 (estimated)      | <u>129.60</u> |
| 8  |                       |               |
|    | Estimated Total Taxes | \$1,858.00    |
| 10 | Interest              | 272.61        |
|    | Costs                 | 16.00         |
| 12 | Deed                  | <u>8.00</u>   |
| 14 | Total                 | \$2,154.61    |

16 Recommendation: Sell to Distefano, Nicolo  
 18 for \$2,154.61. If he does not pay this  
 amount within 60 days after the effective  
 20 date of this resolve, sell to the highest  
 bidder for not less than \$2,175.00.

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24 T 24 MD Township, Washington County

26 Map WA007, Plan 03, Lot 3 298220067-1  
 28 Brenes, Guido & Sandra 40.53 Acres

TAX LIABILITY

|    |                       |               |
|----|-----------------------|---------------|
| 32 | 2000                  | \$1,446.60    |
|    | 2001                  | 0.00          |
| 34 | 2002                  | 0.00          |
|    | 2003                  | 117.33        |
| 36 | 2004 (estimated)      | <u>117.33</u> |
| 38 | Estimated Total Taxes | \$1,681.26    |
|    | Interest              | 256.75        |
| 40 | Costs                 | 16.00         |
|    | Deed                  | <u>8.00</u>   |
| 42 |                       |               |
|    | Total                 | \$1,962.01    |

44 Recommendation: Sell to Brenes, Guido &  
 46 Sandra for \$1,962.01. If they do not pay  
 this amount within 60 days after the  
 48 effective date of this resolve, sell to  
 the highest bidder for not less than  
 50 \$1,975.00.

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T24 MD Township, Washington County

Map WA007, Plan 03, Lot 4 298220068-1  
Brenes, Guido & Sandra 40.83 Acres

TAX LIABILITY

|                       |               |
|-----------------------|---------------|
| 2000                  | \$1,451.80    |
| 2001                  | 0.00          |
| 2002                  | 0.00          |
| 2003                  | 117.87        |
| 2004 (estimated)      | <u>117.87</u> |
| Estimated Total Taxes | \$1,687.54    |
| Interest              | 258.42        |
| Costs                 | 16.00         |
| Deed                  | <u>8.00</u>   |
| Total                 | \$1,969.96    |

Recommendation: Sell to Brenes, Guido & Sandra for \$1,969.96. 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 \$1,975.00.

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.