

MAINE STATE LEGISLATURE

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123rd MAINE LEGISLATURE

FIRST REGULAR SESSION-2007

Legislative Document

No. 1816

H.P. 1268

House of Representatives, April 3, 2007

**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.

Millicent M. MacFarland
MILLICENT M. MacFARLAND
Clerk

Presented by Representative PIOTTI of Unity.
Cosponsored by Senator PERRY of Penobscot.

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

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9 resolve, in which case notice need not be published.

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

13 If bids in the minimum amount recommended in this resolve are not received after
14 the notice, the State Tax Assessor may sell the property for not less than the minimum
15 amount without again asking for bids if the property is sold on or before April 1, 2008.

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

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

23 Abbreviations and plan and lot references are identified in the 2004 State Valuation.
24 Parcel descriptions are as follows:

25 **2004 MATURED TAX LIENS**

26

27 TC R2 WELS, Aroostook County

28

29 Map AR002, Plan 1, Lot 1	038140018-1
30	
31 Hoyt, Harold	Building on leased lot

32 TAX LIABILITY

33 2004	\$62.21
34 2005	62.21
35 2006	75.52
36 2007 (estimated)	75.52

1		
2	Estimated Total Taxes	<u>\$275.46</u>
3	Interest	8.09
4	Costs	16.00
5	Deed	8.00
6		
7	Total	<u>\$307.55</u>

8
9 Recommendation: Sell to Hoyt, Harold for \$307.55. If he
10 does not pay this amount within 60 days after the effective
11 date of this resolve, sell to the highest bidder for not less
12 than \$325.00.

13

14 T16 R4 WELS, Aroostook County
15
16 Map AR020, Plan 2, Lot 127 038890249-1
17
18 Harris, Richard F. Sr. and Pauline et al. 0.61 acre and building

19		TAX LIABILITY
20	2004	\$1,317.69
21	2005	1,317.69
22	2006	1,528.97
23	2007 (estimated)	1,528.97
24		
25	Estimated Total Taxes	<u>\$5,693.32</u>
26	Interest	171.30
27	Costs	16.00
28	Deed	8.00
29		
30	Total	<u>\$5,888.62</u>

31
32 Recommendation: Sell to Harris, Richard F. Sr. and Pauline
33 et al. for \$5,888.62. If they do not pay this amount within
34 60 days after the effective date of this resolve, sell to the
35 highest bidder for not less than \$5,900.00.

1 T9 R5 WELS, Aroostook County
 2
 3 Map AR026, Plan 1, Lot 4 038260014-2
 4
 5 Phillips, Charles Jr. 122 acres

6		TAX LIABILITY	
7	2004		\$208.48
8	2005		208.48
9	2006		270.19
10	2007 (estimated)		270.19
11			<hr/>
12	Estimated Total Taxes		\$957.34
13	Interest		27.10
14	Costs		16.00
15	Deed		8.00
16			<hr/>
17	Total		\$1,008.44

18
 19 Recommendation: Sell to Phillips, Charles Jr. for
 20 \$1,008.44. If he does not pay this amount within 60 days
 21 after the effective date of this resolve, sell to the highest
 22 bidder for not less than \$1,025.00.
 23

24 T14 R7 WELS, Aroostook County
 25
 26 Map AR041, Plan 1, Lot 1 038690008-2
 27
 28 Shean, Mark R., Mark R. II, William H. Building on leased lot
 29 III and Maurice J. Barrows

30		TAX LIABILITY	
31	2004		\$26.24
32	2005		26.24
33	2006		44.54
34	2007 (estimated)		44.54
35			<hr/>

1	Estimated Total Taxes	\$141.56
2	Interest	3.41
3	Costs	16.00
4	Deed	8.00
5	Total	<u>\$168.97</u>

6
7 Recommendation: Sell to Shean, Mark R., Mark R. II,
8 William H. III and Maurice J. Barrows for \$168.97. If they
9 do not pay this amount within 60 days after the effective
10 date of this resolve, sell to the highest bidder for not less
11 than \$175.00.

12
13
14 T18 R12 WELS, Aroostook County
15
16 Map AR076, Plan 1, Lot 5 039050046-1
17
18 Hersey, Merrill Building on leased lot

19 TAX LIABILITY

20	2004	\$14.18
21	2005	14.18
22	2006	38.56
23	2007 (estimated)	38.56
24		
25	Estimated Total Taxes	<u>\$105.48</u>
26	Interest	1.84
27	Costs	16.00
28	Deed	8.00
29		
30	Total	<u>\$131.32</u>

31
32 Recommendation: Sell to Hersey, Merrill for \$131.32. If
33 he does not pay this amount within 60 days after the
34 effective date of this resolve, sell to the highest bidder for
35 not less than \$150.00.

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Connor Township, Aroostook County

Map AR105, Plan 2, Lot 89.2 038020036-1
Hayes, Rodger C. 30 acres

TAX LIABILITY

2004	\$56.85
2005	56.85
2006	55.54
2007 (estimated)	55.54
Estimated Total Taxes	<u>\$224.78</u>
Interest	7.39
Costs	16.00
Deed	8.00
Total	<u>\$256.17</u>

Recommendation: Sell to Hayes, Rodger C. for \$256.17. 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.

T4 R1 BKP WKR, Franklin County

Map FR001, Plan 1, Lot 1.3 078170006-2
Trillum Land Conservation LLC 3,442 acres

TAX LIABILITY

2004	\$4,904.03
2005	4,655.53
2006	4,098.77
2007 (estimated)	4,098.77

1	Estimated Total Taxes	\$17,757.10
2	Interest	627.58
3	Costs	16.00
4	Deed	8.00
5		
6	Total	<u>\$18,408.68</u>

7
8 Recommendation: Sell to Trillum Land Conservation LLC
9 for \$18,408.68. If it does not pay this amount within 60
10 days after the effective date of this resolve, sell to the
11 highest bidder for not less than \$18,425.00.
12

13 T2 R3 WBKP, Franklin County
14
15 Map FR006, Plan 3, Lot 17 078130102-3
16
17 Pollis, Darren Building on leased lot

18	TAX LIABILITY	
19	2004	\$73.28
20	2005	67.17
21	2006	72.41
22	2007 (estimated)	72.41
23		
24	Estimated Total Taxes	<u>\$285.27</u>
25	Interest	9.28
26	Costs	16.00
27	Deed	8.00
28		
29	Total	<u>\$318.55</u>

30
31 Recommendation: Sell to Pollis, Darren for \$318.55. If he
32 does not pay this amount within 60 days after the effective
33 date of this resolve, sell to the highest bidder for not less
34 than \$325.00.
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Freeman Township, Franklin County

Map FR025, Plan 2, Lot 108.1

078080110-1

Geddes, Paul

86.8 acres

TAX LIABILITY

2004	\$141.21
2005	489.57
2006	610.77
2007 (estimated)	610.77
Estimated Total Taxes	<u>\$1,852.32</u>
Interest	58.53
Costs	16.00
Deed	8.00
Total	<u>\$1,934.85</u>

Recommendation: Sell to Geddes, Paul for \$1,934.85. 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 \$1,950.00.

Freeman Township, Franklin County

Map FR025, Plan 2, Lots 49, 49.1, 50

078080111-1

Geddes, Paul

123.54 acres

TAX LIABILITY

2004	\$55.45
2005	658.84
2006	821.63
2007 (estimated)	821.63

1	Estimated Total Taxes	\$2,357.55
2	Interest	74.73
3	Costs	16.00
4	Deed	8.00
5		
6	Total	<u>\$2,456.28</u>

7
8 Recommendation: Sell to Geddes, Paul for \$2,456.28. If he
9 does not pay this amount within 60 days after the effective
10 date of this resolve, sell to the highest bidder for not less
11 than \$2,475.00.
12

13 Perkins Township, Franklin County
14
15 Map FR026, Plan 1, Lot 33 078180065-1
16
17 Wojciechowski, Robert A. et al. 1 acre

18		TAX LIABILITY
19	2004	\$61.44
20	2005	56.32
21	2006	70.64
22	2007 (estimated)	70.64
23		
24	Estimated Total Taxes	<u>\$259.04</u>
25	Interest	7.78
26	Costs	16.00
27	Deed	8.00
28		
29	Total	<u>\$290.82</u>

30
31 Recommendation: Sell to Wojciechowski, Robert A. et al.
32 for \$290.82. If they do not pay this amount within 60 days
33 after the effective date of this resolve, sell to the highest
34 bidder for not less than \$300.00.
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Madrid Township, Franklin County

Map FR029, Plan 1, Lot 15 071100092-1
Map FR029, Plan 2, Lots 11, 11.1 071100092-1
Geddes, Paul 238 acres

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TAX LIABILITY

2004	\$186.94
2005	1,186.30
2006	1,478.58
2007 (estimated)	1,478.58
Estimated Total Taxes	<u>\$4,330.40</u>
Interest	47.45
Costs	16.00
Deed	8.00
Total	<u>\$4,401.85</u>

Recommendation: Sell to Geddes, Paul for \$4,401.85. 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 \$4,425.00.

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Madrid Township, Franklin County

Map FR029, Plan 9, Lot 8.17 071100317-1
Gnozac, Jeffrey 2.1 acres

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TAX LIABILITY

2004	\$59.39
2005	64.79
2006	118.50
2007 (estimated)	118.50

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2	Estimated Total Taxes	<u>\$361.18</u>
3	Interest	7.94
4	Costs	16.00
5	Deed	8.00
6		
7	Total	<u>\$393.12</u>

8
9 Recommendation: Sell to Gnozac, Jeffrey for \$393.12. If
10 he does not pay this amount within 60 days after the
11 effective date of this resolve, sell to the highest bidder for
12 not less than \$400.00.
13

14 Madrid Township, Franklin County
15
16 Map FR029, Plan 9, Lots 8.11, 8.12 071100331-1
17
18 Jackson, Mary A. 4.1 acres

19		TAX LIABILITY	
20	2004		\$123.88
21	2005		113.56
22	2006		140.93
23	2007 (estimated)		140.93
24			
25	Estimated Total Taxes		<u>\$519.30</u>
26	Interest		15.69
27	Costs		16.00
28	Deed		8.00
29			
30	Total		<u>\$558.99</u>

31
32 Recommendation: Sell to Jackson, Mary A. for \$558.99. If
33 she does not pay this amount within 60 days after the
34 effective date of this resolve, sell to the highest bidder for
35 not less than \$575.00.
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Albany Township, Oxford County

Map OX016, Plan 1, Lot 131

178020149-1

Deroche, Raymond J.

0.15 acre

TAX LIABILITY

2004	\$21.65
2005	22.95
2006	26.96
2007 (estimated)	26.96
Estimated Total Taxes	<u>\$98.52</u>
Interest	2.87
Costs	16.00
Deed	8.00
Total	<u>\$125.39</u>

Recommendation: Sell to Deroche, Raymond J. for \$125.39. 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 \$150.00.

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Albany Township, Oxford County

Map OX016, Plan 2, Lot 160.3

178022034-1

Griffin, Mason

2.5 acres

TAX LIABILITY

2004	\$71.32
2005	75.58
2006	89.40
2007 (estimated)	89.40
Estimated Total Taxes	<u>\$325.70</u>

1	Interest	9.44
2	Costs	16.00
3	Deed	8.00
4		
5	Total	<u>\$359.14</u>

6
7 Recommendation: Sell to Griffin, Mason for \$359.14. If he
8 does not pay this amount within 60 days after the effective
9 date of this resolve, sell to the highest bidder for not less
10 than \$375.00.
11

12 T5 R7 WELS, Penobscot County
13
14 Map PE017, Plan 3, Lot 10 198270053-1
15
16 Landry, Barbara A. 0.67 acre

17		TAX LIABILITY
18	2004	\$100.63
19	2005	101.36
20	2006	155.72
21	2007 (estimated)	155.72
22		
23	Estimated Total Taxes	<u>\$513.43</u>
24	Interest	13.11
25	Costs	16.00
26	Deed	8.00
27		
28	Total	<u>\$550.54</u>

29
30 Recommendation: Sell to Landry, Barbara A. for \$550.54.
31 If she does not pay this amount within 60 days after the
32 effective date of this resolve, sell to the highest bidder for
33 not less than \$575.00.
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Grand Falls Township, Penobscot County

Map PE037, Plan 2, Lot 1.1

192500038-1

Brackett, Ron

12.4 acres and building

TAX LIABILITY

2004	\$220.49
2005	121.13
2006	121.44
2007 (estimated)	121.44
Estimated Total Taxes	<u>\$584.50</u>
Interest	24.69
Costs	16.00
Deed	8.00
Total	<u>\$633.19</u>

Recommendation: Sell to Brackett, Ron for \$633.19. 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 \$650.00.

Grand Falls Township, Penobscot County

Map PE037, Plan 3, Lots 33, 34

192500063-2

Riddle, Valerie

31.6 acres and building

TAX LIABILITY

2004	\$213.85
2005	312.99
2006	326.35
2007 (estimated)	326.35

1	Estimated Total Taxes	\$1,179.54
2	Interest	31.77
3	Costs	16.00
4	Deed	8.00
5		
6	Total	<u>\$1,235.31</u>

7
8 Recommendation: Sell to Riddle, Valerie for \$1,235.31. If
9 she does not pay this amount within 60 days after the
10 effective date of this resolve, sell to the highest bidder for
11 not less than \$1,250.00
12

13 Prentiss Township, Penobscot County
14
15 Map PE038, Plan 2, Lot 32.1 195400036-1
16
17 Grant, Steven L. and Victoria 51 acres

18	TAX LIABILITY	
19	2003	\$2,600.20
20	2004	0.00
21	2005	187.79
22	2006	192.65
23	2007 (estimated)	192.65
24		
25	Estimated Total Taxes	<u>\$3,173.29</u>
26	Interest	413.32
27	Costs	16.00
28	Deed	8.00
29		
30	Total	<u>\$3,610.61</u>

31
32 Recommendation: Sell to Grant, Steven L. and Victoria for
33 \$3,610.61. If they do not pay this amount within 60 days
34 after the effective date of this resolve, sell to the highest
35 bidder for not less than \$3,625.00
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Prentiss Township, Penobscot County

Map PE038, Plan 11, Lot 21 195400197-1

Keough, George and Damian Santiago 41 acres

TAX LIABILITY

2004	\$146.99
2005	148.06
2006	151.52
2007 (estimated)	151.52
Estimated Total Taxes	<u>\$598.09</u>
Interest	19.15
Costs	16.00
Deed	8.00
Total	<u>\$641.24</u>

Recommendation: Sell to Keough, George and Damian Santiago for \$641.24. 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 \$650.00.

Prentiss Township, Penobscot County

Map PE038, Plan 3, Lot 17 195400087-2

Shay, Peter A. 6.6 acres

TAX LIABILITY

2004	\$88.22
2005	88.86
2006	86.13
2007 (estimated)	86.13
Estimated Total Taxes	<u>\$349.34</u>

1	Interest	11.49
2	Costs	16.00
3	Deed	8.00
4		
5	Total	<u>\$384.83</u>

6
7 Recommendation: Sell to Shay, Peter A. for \$384.83. If he
8 does not pay this amount within 60 days after the effective
9 date of this resolve, sell to the highest bidder for not less
10 than \$400.00.
11

12 Orneville Township, Piscataquis County
13
14 Map PI082, Plan 2, Lot 46.1 218210621-1
15
16 Melanson, Tanya I., David S., Robert B. 27 acres
17 and Jennifer K.

18		TAX LIABILITY
19	2004	\$26.68
20	2005	24.93
21	2006	23.54
22	2007 (estimated)	23.54
23		
24	Estimated Total Taxes	<u>\$98.69</u>
25	Interest	3.40
26	Costs	16.00
27	Deed	8.00
28		
29	Total	<u>\$126.09</u>

30
31 Recommendation: Sell to Melanson, Tanya I., David S.,
32 Robert B. and Jennifer K. for \$126.09. If they do not pay
33 this amount within 60 days after the effective date of this
34 resolve, sell to the highest bidder for not less than \$150.00.
35

1 T9 R4 NBPP, Washington County
 2
 3 Map WA027, Plan 1, Lot 13.2 298060101-1
 4
 5 Wampler, Harold III 72 acres

6		TAX LIABILITY	
7	2004		\$185.95
8	2005		191.15
9	2006		195.27
10	2007 (estimated)		195.27
11			<hr/>
12	Estimated Total Taxes		\$767.64
13	Interest		24.38
14	Costs		16.00
15	Deed		8.00
16			<hr/>
17	Total		\$816.02

18
 19 Recommendation: Sell to Wampler, Harold III for \$816.02.
 20 If he does not pay this amount within 60 days after the
 21 effective date of this resolve, sell to the highest bidder for
 22 not less than \$825.00.
 23

24 T9 R4 NBPP, Washington County
 25
 26 Map WA0027, Plan 2, Lots 20, 21 298060102-1
 27
 28 Wampler, Maxine 5.21 acres and building

29		TAX LIABILITY	
30	2004		\$2,076.23
31	2005		2,134.29
32	2006		2,601.72
33	2007 (estimated)		2,601.72
34			<hr/>

1	Estimated Total Taxes	\$9,413.96
2	Interest	272.23
3	Costs	16.00
4	Deed	8.00
5		
6	Total	<u>\$9,710.19</u>

7
8 Recommendation: Sell to Wampler, Maxine for \$9,710.19.
9 If she does not pay this amount within 60 days after the
10 effective date of this resolve, sell to the highest bidder for
11 not less than \$9,725.00.
12

13 Brookton Township, Washington County
14
15 Map WA028, Plan 2, Lot 20 298010046-2
16
17 Porter, Vinal 1.1 acres

18		TAX LIABILITY
19	2004	\$54.59
20	2005	53.10
21	2006	53.39
22	2007 (estimated)	53.39
23		
24	Estimated Total Taxes	<u>\$214.47</u>
25	Interest	7.04
26	Costs	16.00
27	Deed	8.00
28		
29	Total	<u>\$245.51</u>

30
31 Recommendation: Sell to Porter, Vinal for \$245.51. If he
32 does not pay this amount within 60 days after the effective
33 date of this resolve, sell to the highest bidder for not less
34 than \$250.00.
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Trescott Township, Washington County

Map WA032, Plan 1, Lot 124 298110528-1
Lyons, Marie I. 5.42 acres

TAX LIABILITY

2003	\$77.77
2004	80.28
2005	82.53
2006	66.06
2007 (estimated)	66.06
Estimated Total Taxes	<u>\$372.70</u>
Interest	32.31
Costs	16.00
Deed	8.00
Total	<u>\$429.01</u>

Recommendation: Sell to Lyons, Marie I. for \$429.01. 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 \$450.00.

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.