

# MAINE STATE LEGISLATURE

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# 127th MAINE LEGISLATURE

## FIRST REGULAR SESSION-2015

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Legislative Document

No. 1327

S.P. 479

In Senate, April 14, 2015

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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.

Reference to the Committee on Taxation suggested and ordered printed.

A handwritten signature in cursive script that reads "Heather J.R. Priest".

HEATHER J.R. PRIEST  
Secretary of the Senate

Presented by Senator McCORMICK of Kennebec.  
Cosponsored by Representative CHACE of Durham.

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 individual or individuals as authorized  
 9 in this resolve, in which case notice need not be published.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, 2016.

16          Employees of the Department of Administrative 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 2012 State Valuation.  
 24 Parcel descriptions are as follows:

25                                   **2012 MATURED TAX LIENS**

26                                   \_\_\_\_\_

27                                   Cross Lake TWP, Aroostook County

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29           Map AR031, Plan 1, Lot 70	038990249-2
30	
31           Lynch, Gene A. Heirs or Devises	Building on leased land

32                                   TAX LIABILITY

33                   2008	\$206.83
34                   2009	824.26
35                   2010	631.26
36                   2011	560.55

1	2012	474.46
2	2013	474.46
3	2014	337.98
4	2015 (estimated)	337.98
5		
6	Estimated Total Taxes	<u>\$3,847.78</u>
7	Interest	443.61
8	Costs	52.00
9	Deed	19.00
10		
11	Total	<u>\$4,362.39</u>

12  
13 Recommendation: Sell to Lynch, Gene A. Heirs or  
14 Devises for \$4,362.39. If they do not pay this amount  
15 within 60 days after the effective date of this resolve, sell  
16 to the highest bidder for not less than \$4,375.00.  
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19 Connor TWP, Aroostook County  
20 Map AR105, Plan 2, Lot 43.3 038020368-3  
21  
22 Demilia, John J., Jr., and Deborah J. 40.40 acres

23		TAX LIABILITY	
24	2012	\$117.22	
25	2013	118.27	
26	2014	117.74	
27	2015 (estimated)	117.74	
28			
29	Estimated Total Taxes	<u>\$470.97</u>	
30	Interest	17.82	
31	Costs	32.00	
32	Deed	19.00	
33			
34	Total	<u>\$539.79</u>	

35  
36 Recommendation: Sell to Demilia, John J., Jr., and  
37 Deborah J. for \$539.79. If they do not pay this amount  
38 within 60 days after the effective date of this resolve, sell  
39 to the highest bidder for not less than \$550.00.  
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Madrid TWP, Franklin County

Map FR029, Plan 5, Lot 35

071100131-1

Kurtz, Allen K. and Doris

0.34 acre

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TAX LIABILITY

2012	\$34.60
2013	42.34
2014	38.94
2015 (estimated)	38.94
Estimated Total Taxes	<u>\$154.82</u>
Interest	5.11
Costs	32.00
Deed	19.00
Total	<u>\$210.93</u>

Recommendation: Sell to Kurtz, Allen K. and Doris for \$210.93. 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 \$225.00.

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Fletchers Landing TWP, Hancock County

Map HA004, Plan 3, Lot 17

098040070-2

Madin, Constance

0.28 acre

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TAX LIABILITY

2012	\$51.15
2013	39.01
2014	47.32
2015 (estimated)	47.32
Estimated Total Taxes	<u>\$184.80</u>
Interest	6.74
Costs	32.00
Deed	19.00

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Total \$242.54

Recommendation: Sell to Madin, Constance for \$242.54.  
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 \$250.00.

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Milton TWP, Oxford County

Map OX018, Plan 1, Lot 31 178120076-2

Woolverton, Ralph B. 50 acres

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TAX LIABILITY

2012 \$391.13  
2013 379.08  
2014 443.37  
2015 (estimated) 443.37

Estimated Total Taxes \$1,656.95  
Interest 54.34  
Costs 32.00  
Deed 19.00  
Total \$1,762.29

Recommendation: Sell to Woolverton, Ralph B. for  
\$1,762.29. 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 \$1,775.00.

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Argyle TWP, Penobscot County

Map PE035, Plan 1, Lots 52 and 53 198010109-2

Hoff, Michael and Brian 28 acres

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TAX LIABILITY

2012	\$142.27
2013	138.75
2014	138.91
2015 (estimated)	138.91
Estimated Total Taxes	<u>\$558.84</u>
Interest	19.79
Costs	32.00
Deed	19.00
Total	<u>\$629.63</u>

Recommendation: Sell to Hoff, Michael and Brian for \$629.63. 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 \$650.00.

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Argyle TWP, Penobscot County

Map PE035, Plan 1, Lot 54

198010111-2

Hoff, Michael and Brian

8 acres

TAX LIABILITY

2012	\$92.60
2013	90.31
2014	90.41
2015 (estimated)	90.41
Estimated Total Taxes	<u>\$363.73</u>
Interest	12.88
Costs	32.00
Deed	19.00
Total	<u>\$427.61</u>

Recommendation: Sell to Hoff, Michael and Brian for \$427.61. 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 \$450.00.

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Prentiss TWP, Penobscot County

Map PE038, Plan 4, Lot 13.11

195400508-3

Fitzgerald, James

Building on 48 acres

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TAX LIABILITY

2012	\$288.01
2013	280.87
2014	281.19
2015 (estimated)	281.19
Estimated Total Taxes	<u>\$1,131.26</u>
Interest	40.07
Costs	32.00
Deed	19.00
Total	<u>\$1,222.33</u>

Recommendation: Sell to Fitzgerald, James for \$1,222.33. 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 \$1,225.00.

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Prentiss TWP, Penobscot County

Map PE038, Plan 9, Lot 46

195400178-1

Mulloy, Wenda L.

60 acres

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TAX LIABILITY

2011	\$2,989.60
2012	204.01
2013	198.95
2014	199.18
2015 (estimated)	199.18
Estimated Total Taxes	<u>\$3,790.92</u>
Interest	443.87
Costs	45.00



1	Deed	19.00
2		
3	Total	<u>\$4,298.79</u>

4  
5 Recommendation: Sell to Mulloy, Wenda L. for  
6 \$4,298.79. If she does not pay this amount within 60  
7 days after the effective date of this resolve, sell to the  
8 highest bidder for not less than \$4,300.00.  
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10 Greenfield TWP, Penobscot County  
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12 Map PE039, Plan 8, Lot 52 192700308-4  
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14 White, Tobin W. Building on 0.3 acre

15	TAX LIABILITY	
16	2012	\$201.35
17	2013	196.36
18	2014	196.58
19	2015 (estimated)	196.58
20		
21	Estimated Total Taxes	<u>\$790.87</u>
22	Interest	28.01
23	Costs	32.00
24	Deed	19.00
25		
26	Total	<u>\$869.88</u>

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28 Recommendation: Sell to White, Tobin W. for \$869.88.  
29 If he does not pay this amount within 60 days after the  
30 effective date of this resolve, sell to the highest bidder for  
31 not less than \$875.00.  
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33 TA R13 WELS, Piscataquis County  
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35 Map PI047, Plan 10, Lot 4 218092085-1  
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37 Decoste, Paul J. 1.98 acres

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TAX LIABILITY

2012	\$838.73
2013	807.53
2014	831.53
2015 (estimated)	831.53
Estimated Total Taxes	<u>\$3,309.32</u>
Interest	116.33
Costs	32.00
Deed	19.00
Total	<u>\$3,476.65</u>

Recommendation: Sell to Decoste, Paul J. for \$3,476.65.  
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 \$3,500.00.

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Orneville TWP, Piscataquis County

Map PI082, Plan 3, Lot 13.1

218210551-1

Shannon, Marvel

1.16 acres

TAX LIABILITY

2012	\$64.03
2013	61.65
2014	63.48
2015 (estimated)	63.48
Estimated Total Taxes	<u>\$252.64</u>
Interest	8.88
Costs	32.00
Deed	19.00
Total	<u>\$312.52</u>

Recommendation: Sell to Shannon, Marvel for \$312.52.  
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 \$325.00.

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T2 R3 BKP WKR, Somerset County

Map SO003, Plan 4, Lot 37

258150122-1

Boyd, Scott R.

42 acres

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TAX LIABILITY

2012	\$542.66
2013	542.13
2014	42.42
2015 (estimated)	42.42
Estimated Total Taxes	<u>\$1,169.63</u>
Interest	32.20
Costs	51.00
Deed	19.00
Total	<u>\$1,271.83</u>

Recommendation: Sell to Boyd, Scott R. for \$1,271.83.  
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 \$1,275.00.

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Trescott TWP, Washington County

Map WA032, Plan 2, Lot 39

298110083-9

Jay Dee Realty Trust

75 acres

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TAX LIABILITY

2012	\$72.22
2013	75.70
2014	74.21
2015 (estimated)	74.21
Estimated Total Taxes	<u>\$296.34</u>
Interest	10.23
Costs	32.00
Deed	19.00

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Total \$357.57

Recommendation: Sell to Jay Dee Realty Trust for  
\$357.57. If it does not pay this amount within 60 days  
after the effective date of this resolve, sell to the highest  
bidder for not less than \$375.00.

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**SUMMARY**

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