

MAINE STATE LEGISLATURE

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128th MAINE LEGISLATURE

SECOND REGULAR SESSION-2018

Legislative Document

No. 1660

H.P. 1145

House of Representatives, November 29, 2017

**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 203.

Received by the Clerk of the House on November 27, 2017. 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 "R B. Hunt".

ROBERT B. HUNT
Clerk

Presented by Representative HILLIARD of Belgrade.

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
7 3 consecutive weeks, in a newspaper in the county where the real estate lies, except in
8 those cases in which the sale is to be made to a specific individual or individuals as
9 authorized in this resolve, in which case notice need not be published.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, 2019.

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 2015 Unorganized
24 Territory valuation book. Parcel descriptions are as follows:

25 **2015 MATURED TAX LIENS**

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27 T17 R4 WELS, Aroostook County	
28	
29 Map AR021, Plan 6, Lot 113	038980448-1
30	
31 Carrier, Leo James and Patricia A.	0.14 acre

32		TAX LIABILITY	
33	2015		\$122.38
34	2016		131.29
35	2017		130.05
36	2018 (estimated)		130.05

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Estimated Total Taxes	<u>\$513.77</u>
Interest	17.45
Costs	38.00
Deed	19.00
Total	<u>\$588.22</u>

Recommendation: Sell to Carrier, Leo James and Patricia A. for \$588.22. 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 \$600.00.

Connor TWP, Aroostook County

Map AR105, Plan 5, Lot 42.1	038020407-4
Coleman, John Wayne	41.60 acres

TAX LIABILITY

2015	\$124.19
2016	153.77
2017	152.32
2018 (estimated)	152.32
Estimated Total Taxes	<u>\$582.60</u>
Interest	18.42
Costs	38.00
Deed	19.00
Total	<u>\$658.02</u>

Recommendation: Sell to Coleman, John Wayne for \$658.02. 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 \$675.00.

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Bancroft TWP, Aroostook County

Map AR110, Plan 2, Lot 6.4

030400029-1

Brooks, Ricky

7.45 acres

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TAX LIABILITY

2013	\$195.20
2014	197.86
2015	59.32
2016	58.86
2017	58.30
2018 (estimated)	58.30
Estimated Total Taxes	<u>\$627.84</u>
Interest	83.86
Costs	76.00
Deed	19.00
Total	<u>\$806.70</u>

Recommendation: Sell to Brooks, Ricky for \$806.70. 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 \$825.00.

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Bancroft TWP, Aroostook County

Map AR110, Plan 3, Lot 14

030400014-2

Battle Brook Farm Church

241.00 acres with building

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TAX LIABILITY

2014	\$1,109.52
2015	715.08
2016	736.85
2017	739.56
2018 (estimated)	739.56
Estimated Total Taxes	<u>\$4,040.57</u>
Interest	313.28

1	Costs	57.00
2	Deed	19.00
3		
4	Total	<u>\$4,429.85</u>

5
6 Recommendation: Sell to Battle Brook Farm Church for
7 \$4,429.85. If Battle Brook Farm Church does not pay this
8 amount within 60 days after the effective date of this
9 resolve, sell to the highest bidder for not less than
10 \$4,450.00.
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12 Bancroft TWP, Aroostook County
13
14 Map AR110, Plan 6, Lot 5.2 030400151-1
15
16 Nolan, Juanita 2.30 acres

17	TAX LIABILITY	
18	2015	\$44.56
19	2016	40.96
20	2017	40.57
21	2018 (estimated)	40.57
22		
23	Estimated Total Taxes	<u>\$166.66</u>
24	Interest	6.11
25	Costs	38.00
26	Deed	19.00
27		
28	Total	<u>\$229.77</u>

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30 Recommendation: Sell to Nolan, Juanita for \$229.77. If
31 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 \$250.00.
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35 Bancroft TWP, Aroostook County
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37 Map AR110, Plan 7, Lot 6.3 030400072-2
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Gard, James E.

2.30 acres

TAX LIABILITY

2012	\$105.59
2013	103.37
2014	107.78
2015	44.56
2016	40.96
2017	40.57
2018 (estimated)	40.57
Estimated Total Taxes	<u>\$480.40</u>
Interest	83.70
Costs	95.00
Deed	19.00
Total	<u>\$678.10</u>

Recommendation: Sell to Gard, James E. for \$678.10. 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 \$700.00.

Washington TWP, Franklin County

Map FR028, Plan 1, Lot 11.21

078270009-2

Bufford, Bowling G. and Linda P.

0.75 acre

TAX LIABILITY

2015	\$62.56
2016	67.43
2017	64.90
2018 (estimated)	64.90
Estimated Total Taxes	<u>\$259.79</u>
Interest	8.93
Costs	38.00
Deed	19.00

1 Total \$325.72
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 3 Recommendation: Sell to Bufford, Bowling G. and
 4 Linda P. for \$325.72. If they do not pay this amount
 5 within 60 days after the effective date of this resolve, sell
 6 to the highest bidder for not less than \$350.00.
 7

8 Fletcher's Landing TWP, Hancock County
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 10 Map HA004, Plan 2, Lot 42 098040206-1
 11
 12 Wilson, Tara 0.20 acre

13 TAX LIABILITY

14	2015	\$12.40
15	2016	11.70
16	2017	11.70
17	2018 (estimated)	11.70
18		
19	Estimated Total Taxes	<u>\$47.50</u>
20	Interest	1.71
21	Costs	38.00
22	Deed	19.00
23		
24	Total	<u>\$106.21</u>

25
 26 Recommendation: Sell to Wilson, Tara for \$106.21. If
 27 she does not pay this amount within 60 days after the
 28 effective date of this resolve, sell to the highest bidder for
 29 not less than \$125.00.
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31 T2 R6 WELS, Penobscot County
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 33 Map PE008, Plan 1, Lot 30.3 198030067-2
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 35 Huntley, Lance 10.31 acres

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TAX LIABILITY

2015	\$148.26
2016	313.52
2017	326.03
2018 (estimated)	326.03
Estimated Total Taxes	<u>\$1,113.84</u>
Interest	35.29
Costs	38.00
Deed	19.00
Total	<u>\$1,206.13</u>

Recommendation: Sell to Huntley, Lance for \$1,206.13.
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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T2 R6 WELS, Penobscot County

Map PE008, Plan 1, Lot 36

198030030-2

Coastal Maine LLC

0.23 acre

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TAX LIABILITY

2015	\$20.88
2016	18.65
2017	19.39
2018 (estimated)	19.39
Estimated Total Taxes	<u>\$78.31</u>
Interest	2.84
Costs	51.00
Deed	19.00
Total	<u>\$151.15</u>

Recommendation: Sell to Coastal Maine LLC for
\$151.15. If Coastal Maine LLC does not pay this amount
within 60 days after the effective date of this resolve, sell
to the highest bidder for not less than \$175.00.



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Argyle TWP, Penobscot County

Map PE035, Plan 1, Lot 30

198012045-1

Boswell, Robin

8.22 acres

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TAX LIABILITY

2015	\$91.35
2016	84.07
2017	87.43
2018 (estimated)	87.43
Estimated Total Taxes	<u>\$350.28</u>
Interest	12.53
Costs	38.00
Deed	19.00
Total	<u>\$419.81</u>

Recommendation: Sell to Boswell, Robin for \$419.81. If Boswell, Robin does not pay this amount within 60 days after the effective date of this resolve, sell to the highest bidder for not less than \$425.00.

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Argyle TWP, Penobscot County

Map PE035, Plan 4, Lot 38

198010230-1

Lusth-Winn, Marie

2.76 acres with building

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TAX LIABILITY

2015	\$26.28
2016	77.86
2017	80.96
2018 (estimated)	80.96
Estimated Total Taxes	<u>\$266.06</u>
Interest	10.49
Costs	38.00
Deed	19.00

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Total \$333.55

Recommendation: Sell to Lusth-Winn, Marie for \$333.55. 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 \$350.00.

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Kingman TWP, Penobscot County

Map PE036, Plan 3, Lots 214 and 216 198080138-1

Worster, Freeman 12.30 acres

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TAX LIABILITY

2015	\$143.03
2016	133.41
2017	138.73
2018 (estimated)	138.73

Estimated Total Taxes	<u>\$553.90</u>
Interest	19.69
Costs	38.00
Deed	19.00
Total	<u>\$630.59</u>

Recommendation: Sell to Worster, Freeman for \$630.59. 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.

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Grand Falls TWP, Penobscot County

Map PE037, Plan 3, Lot 20 192500003-2

Worster, Jennifer 55.00 acres with building

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TAX LIABILITY

2015	\$291.36
2016	393.01
2017	408.69
2018 (estimated)	408.69
Estimated Total Taxes	<u>\$1,501.75</u>
Interest	44.35
Costs	38.00
Deed	19.00
Total	<u>\$1,603.10</u>

Recommendation: Sell to Worster, Jennifer for \$1,603.10. 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 \$1,625.00.

Greenfield TWP, Penobscot County

Map PE039, Plan 1, Lot 21.1

192700457-4

Conary, Jerry A.

1.72 acres with building

TAX LIABILITY

2015	\$301.89
2016	286.32
2017	297.75
2018 (estimated)	297.75
Estimated Total Taxes	<u>\$1,183.71</u>
Interest	47.88
Costs	51.00
Deed	19.00
Total	<u>\$1,301.59</u>

Recommendation: Sell to Conary, Jerry A. for \$1,301.59. 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 \$1,325.00.

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Orneville TWP, Piscataquis County

Map PI082, Plan 1, Lot 39

218210036-1

Bowley, Norman W., Jr.

1.00 acre

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TAX LIABILITY

2015	\$44.89
2016	40.27
2017	41.67
2018 (estimated)	41.67
Estimated Total Taxes	<u>\$168.50</u>
Interest	6.12
Costs	38.00
Deed	19.00
Total	<u>\$231.62</u>

Recommendation: Sell to Bowley, Norman W., Jr. for \$231.62. 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 \$250.00.

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Orneville TWP, Piscataquis County

Map PI082, Plan 2, Lot 6.3

218210247-4

Citimortgage Inc.

10.23 acres

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TAX LIABILITY

2015	\$124.82
2016	115.09
2017	119.11
2018 (estimated)	119.11
Estimated Total Taxes	<u>\$478.13</u>
Interest	17.14
Costs	38.00
Deed	19.00

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Total \$552.27

Recommendation: Sell to Citimortgage Inc. for \$552.27.
If Citimortgage Inc. does not pay this amount within 60
days after the effective date of this resolve, sell to the
highest bidder for not less than \$575.00.

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T19 MD, Washington County

Map WA006, Plan 1, Lot 2.11 298210061-2

Worster, Jennifer M. 35.00 acres with building

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TAX LIABILITY

2015 \$1,401.32
2016 1,403.71
2017 1,455.88
2018 (estimated) 1,455.88

Estimated Total Taxes \$5,716.79
Interest 196.27
Costs 38.00
Deed 19.00
Total \$5,970.06

Recommendation: Sell to Worster, Jennifer M. for
\$5,970.06. 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 \$5,975.00.

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T10 R3 NBPP, Washington County

Map WA024, Plan 2, Lot 1 298050016-1

Craig, Sherwood 15.25 acres

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TAX LIABILITY

2015	\$309.55
2016	607.73
2017	629.75
2018 (estimated)	629.75
Estimated Total Taxes	<u>\$2,176.78</u>
Interest	53.77
Costs	38.00
Deed	19.00
Total	<u>\$2,287.55</u>

Recommendation: Sell to Craig, Sherwood for \$2,287.55. 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 \$2,300.00.



Brookton TWP, Washington County

Map WA028, Plan 2, Lot 16	298010090-1
McGibney, Belle Heirs	0.37 acre

TAX LIABILITY

2015	\$23.35
2016	25.51
2017	26.43
2018 (estimated)	26.43
Estimated Total Taxes	<u>\$101.72</u>
Interest	3.37
Costs	38.00
Deed	19.00
Total	<u>\$162.06</u>

Recommendation: Sell to McGibney, Belle Heirs for \$162.06. 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 \$175.00.



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Edmunds TWP, Washington County

Map WA029, Plan 1, Lot 76 298040011-3
Kazimierczak, George and Marie 17.17 acres with building

TAX LIABILITY

2015	\$214.46
2016	259.50
2017	268.90
2018 (estimated)	268.90
Estimated Total Taxes	<u>\$1,011.76</u>
Interest	31.60
Costs	38.00
Deed	19.00
Total	<u>\$1,100.36</u>

Recommendation: Sell to Kazimierczak, George and Marie for \$1,100.36. 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 \$1,125.00.



Trescott TWP, Washington County

Map WA032, Plan 2, Lot 72.3 298110271-1
Moores, Philip L. 2.07 acres

TAX LIABILITY

2015	\$45.43
2016	62.77
2017	65.04
2018 (estimated)	65.04
Estimated Total Taxes	<u>\$238.28</u>
Interest	6.97
Costs	38.00
Deed	19.00

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Total \$302.25

Recommendation: Sell to Moores, Philip L. for \$302.25.
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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Trescott TWP, Washington County

Map WA032, Plan 5, Lot 14 298110160-1

Hudson, Susan Ann 0.54 acre

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TAX LIABILITY

2015 \$18.78
2016 25.74
2017 26.67
2018 (estimated) 26.67

Estimated Total Taxes \$97.86
Interest 2.87
Costs 38.00
Deed 19.00
Total \$157.73

Recommendation: Sell to Hudson, Susan Ann for
\$157.73. 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 \$175.00.

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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.