



GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET



Meeting Date	11/18/2020	Department	Tax Collector
Agenda Item	4.h Consider Purchase Offer for Marks Lane		
Est. Cost	n/a		

Background Information

Attached is an email from Brandon Bibber whom lives at 59 Marks Lane. He is offering the City of Gardiner \$8,000 for 56 Marks Lane (Map 15 Lot 005 H). This property was sent out to bid on March 6, 2019 (abutters were also notified) with a minimum bid of \$6,500. No bids were received.

The property, assessed for a total of \$44,800, and taxes owed totaling \$6,550.94 has been owned by the city since November 2014.

Previously, this property did include a clean-up clause in the first bid process.

Requested Action	'I move to accept Brandon Bibber's offer of \$8,000 for 56 Marks Lane, Map 015 Lot 005 H, and transfer the property with a quit claim deed and a clean-up clause that must be completed within six months.'
City Manager and/or Finance Review	The City Manager recommends the above action.
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only	1 st Reading _____	Advertised <u>11/08/2020</u>	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____

Christine Landes

From: Kathleen Cutler
Sent: Thursday, October 22, 2020 10:59 AM
To: Christine Landes
Subject: FW: [Gardiner ME] Marks lane (Sent by Brandon Bibber, Bbibber65@ail.com)

I would like to give this to council to consider. We have tried, unsuccessfully to bid this property out publicly and also to the abutters. THIS would get the property back on the tax rolls and get it cleaned up.

Kathleen Cutler
Tax Collector/Deputy Treasurer
City of Gardiner
6 Church St.
Gardiner, Maine 04345
(207) 582-2223
F-(207) 582-6895

-----Original Message-----

From: cmsmailer@civicplus.com <cmsmailer@civicplus.com>
Sent: Thursday, October 22, 2020 10:38 AM
To: Kathleen Cutler <KCutler@gardinermaine.com>
Subject: [Gardiner ME] Marks lane (Sent by Brandon Bibber, Bbibber65@ail.com)

Hello kcutler,

Brandon Bibber (Bbibber65@ail.com) has sent you a message via your contact form (<https://www.gardinermaine.com/user/49/contact>) at Gardiner ME.

*56
marks lane*

If you don't want to receive such e-mails, you can change your settings at <https://www.gardinermaine.com/user/49/edit>.

Message:

Hi there I would offer 8000. As I have gotten a price to clean up property. I would have it cleaned. Up in one weekend . I would need to get demolition permit. And it will all be loaded up in to big roll off dumpsters. It is rat infested. I would want a tittle search . But as I already own property on that road it would be nice to see it cleaned up . Thanks any questions feel free to reach out .

Thank you
Brandon Bibber 207 2329317.

**RE Account 550 Detail
as of 11/12/2020**

Name: GARDINER CITY OF
Location: 56 MARKS LN
Acreage: 1.38 Map/Lot: 015-005-H
Book Page: B11416P0135

Land: 26,200
Building: 18,600
Exempt 44,800

Total:

2021-1 Period Due:

Ref1:
Mailing 6 CHURCH STREET
Address: GARDINER ME 04345

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2021-1	R				0.00	0.00	0.00	0.00
2020-1	R				0.00	0.00	0.00	0.00
2019-1	R				0.00	0.00	0.00	0.00
2018-1	R				0.00	0.00	0.00	0.00
2017-1	R				0.00	0.00	0.00	0.00
2016-1	R				842.40	289.75	0.00	1,132.15
2015-1	R				1,217.46	504.09	0.00	1,721.55
2014-1	L *				1,176.09	565.80	61.23	1,803.12
2013-1	L *				1,176.09	610.79	107.24	1,894.12
2012-1	L *				0.00	0.00	0.00	0.00
Account Totals as of 11/12/2020					4,412.04	1,970.43	168.47	6,550.94

	Per Diem
2016-1	0.1616
2015-1	0.2335
2014-1	0.2256
2013-1	0.2256
Total	0.8461

Exempt Codes: 903 - Exempt

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

Property Card: 56 MARKS LN
 City of Gardiner, ME



Parcel Information	
Parcel ID: 015005H Vision ID: 2665 Owner: GARDINER CITY OF Co-Owner: Mailing Address: 6 CHURCH STREET GARDINER, ME 04345	Map: 015 Lot: 005-H Use Description: GARDINER MDL-01 Zone: 13 Land Area in Acres: 1.38
Sale History	Assessed Value
Book/Page: 11416/0135 Sale Date: 12/11/2015 Sale Price: \$0	Land: \$26,200 Buildings: \$18,600 Extra Bldg Features: \$0 Total Improvements: \$18,600 Total: \$44,800

Building Details: Building # 1		
	Model: Mobile Home Living Area: 924 Year Built: 1979 Style: Mobile Home Stories: 1 Occupancy: 1 No. Total Rooms: 4 No. Bedrooms: 2 No. Baths: 1 No. Half Baths: 0	Int Wall Desc 1: Plywood Panel Int Wall Desc 2: Ext Wall Desc 1: Vinyl Siding Ext Wall Desc 2: Roof Cover: Asph/F Gls/Cmp Roof Structure: Gable/Hip Heat Type: Forced Hot Air Heat Fuel: Oil A/C Type: None



www.cai-tech.com

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CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
GARDINER CITY OF		4 Rolling	5 Well 6 Septic	1 Paved	3 Rural	Description EXEMPT EXM LAND	Code 903R 903R
6 CHURCH STREET		SUPPLEMENTAL DATA				Assessed	18,600 26,200
GARDINER ME 04345		SEND VALUE E TAX ACQ PIP PIP: LISTING AGE LIST PRICE SPEC DISTRIC Assoc Pic#				Year	2019 2020
GIS ID 015005H		SALE PRICE				Code	903R 903R

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
GARDINER CITY OF		11416	12-11-2015	U	I	0	1L
ATKINS CATHERINE		10687	02-01-2011	U	I	0	1
ATKINS ERIC C (PERSON IN POSSESSION)		9637	12-08-2007	U	I	0	1
ATKINS CATHERINE		6995	06-09-2005	U	V	12,580	1I

EXEMPTIONS		Amount	Description	Number	Amount
Total		0.00			

OTHER ASSESSMENTS		Year	Code	Description	Number	Amount	Comm Int
Total							

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing
Total		0001	B	

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total										

LAND LINE VALUATION SECTION		Zone	Description	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
Total Card Land Units		13	GARDINER MDL GARDINER MDL		43,560 SF 0.380 AC	1.08 2,250	1.00000 1.00000	5 0	1.00 1.00	30 30	1,000 1,000	

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	18,600
Appraised Xf (B) Value (Bldg)		0	
Appraised Ob (B) Value (Bldg)		0	
Appraised Land Value (Bldg)		26,200	
Special Land Value		0	
Total Appraised Parcel Value		44,800	

PREVIOUS ASSESSMENTS (HISTORY)		Year	Code	Assessed V	Year	Code	Assessed
Total		2020	903R	18,600	2019	903R	18,600
Total		2020	903R	26,200	2019	903R	26,200
Total		44800		44800			44800

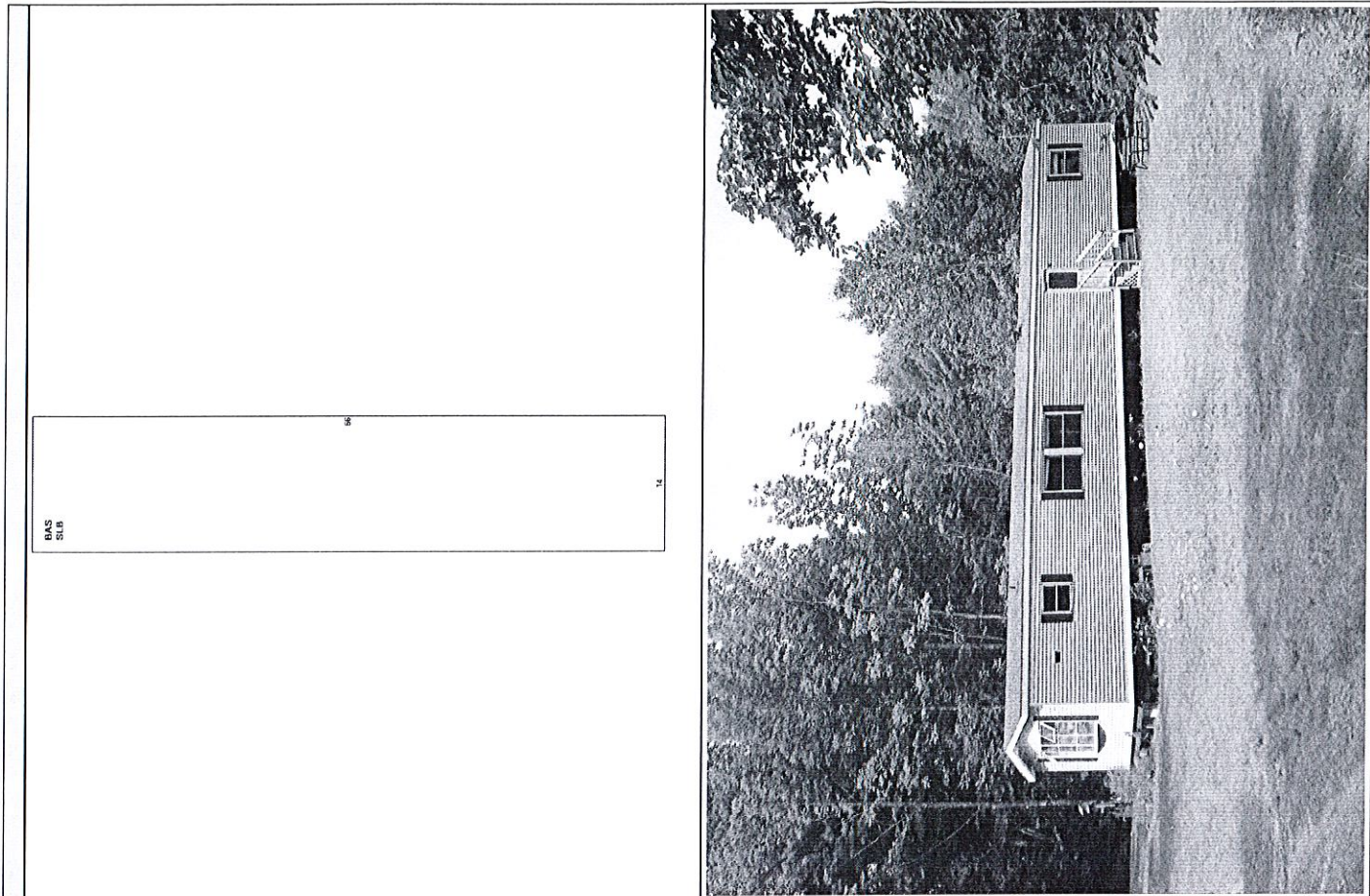
This signature acknowledges a visit by a Data Collector or Assessor

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Total		06-01-2016	CL			43	Assessor Review
		11-18-2014	CL			43	Assessor Review
		01-04-2010	CL	04		43	Assessor Review
		02-11-2008	KL			12	Field Review
		08-07-2007	RS			07	Measure/Info at Door

LOCATION ADJUSTMENT		Location Adjustment	Adj Unit P	Land Value
Total		1.0000	1.08	25,300
		1.0000	2,250	900
Total Land Value				26,200

VISION

3510
GARDINER, ME



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Description	Element	Description								
Style:	Mobile Home										
Model:	Mobile Home										
Grade:	Average										
Stories:	1										
Occupancy:	1										
Exterior Wall 1:	Vinyl Siding										
Exterior Wall 2:	Gable/Hip										
Roof Structure:	Asph/F Glis/Cmp										
Roof Cover:	Plywood Panel										
Interior Wall 1:	Inlaid Sht Gds										
Interior Wall 2:	Carpet										
Interior Flr 1:	Oil										
Interior Flr 2:	Forced Hot Air										
Heat Fuel:	None										
Heat Type:	2 Bedrooms										
AC Type:											
Total Bedrooms:	02										
Total Bathrooms:	1										
Total Half Baths:	0										
Total Xtra Fixtrs:	4										
Total Rooms:	02										
Bath Style:	Average/Modern										
Kitchen Style:	Average/Modern										
		Building Value New	61,862								
		Year Built	1979								
		Effective Year Built	1974								
		Depreciation Code	P								
		Remodel Rating	34								
		Year Remodeled									
		Depreciation %									
		Functional Obsol	1								
		External Obsol	PD								
		Trend Factor	30								
		Condition	30								
		Condition %									
		Percent Good	18,600								
		RCNLD									
		Dep % Ovr									
		Dep Ovr Comment									
		Misc Imp Ovr									
		Misc Imp Ovr Comment									
		Cost to Cure Ovr									
		Cost to Cure Ovr Comment									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Floor Area	Unit Cost	Undeprac. Value				
BAS	First Floor	924	924	924	924	66.95	61,862				
SLB	Slab	0	924	0	924	0.00	0				
Ttl Gross Liv / Lease Area		924	1,848	924	924		61,862				