



**GARDINER CITY COUNCIL  
AGENDA ITEM INFORMATION SHEET**



<b>Meeting Date</b>	02/06/2019	<b>Department</b>	Tax Collector
<b>Agenda Item</b>	4.1 Awarding of Tax Acquired Property Bids		
<b>Est. Cost</b>	n/a		

**Background Information**

- a. Map 40 Lot 017 Minimum Bid \$15k 20 Bartlett Street
- b. Map 041 Lot 010 Minimum Bid \$20k 1 Sawyer Street
- c. Map 028 Lot 066 A 001 Minimum Bid \$17k 13 Old Brunswick Road
- d. Map 042 Lot 008 Minimum Bid \$5k 33 Capen Road

Four city-owned properties were recently placed out to bid. All four properties received bids and are noted on the attached sheet.

The Council is being asked to review the bids and award the property to the bidder that they feel is appropriate.

Tax Collector Cutler will be here to discuss the bid process and answer any other questions the Council may have.

As a side note: a meeting has been scheduled to review the remainder of tax acquired properties being put forth in and upcoming bid process. A parcel by parcel recommendation on specific items related to the upcoming available tax acquired properties will be presented at a future Council meeting.

<b>Requested Action</b>	'I motion to approve the bid of \$ _____ on Map 40 Lot 017 to _____; 'I motion to approve the bid of \$ _____ on Map 41 Lot 010 to _____; 'I motion to approve the bid of \$ _____ on Map 28 Lot 066 A 001 to _____; 'I motion to approve the bid of \$ _____ on Map 42 Lot 008 to _____;
<b>City Manager and/or Finance Review</b>	The City Manager recommends the above action.
<b>Council Vote/ Action Taken</b>	
<b>Departmental Follow-Up</b>	

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

# TAP Bid Opening 1/25/2019 2:00 p.m.

Address	Min Bid	Bid Amount
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1 Sawyer St	\$ 20,000.00	
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Robert Marston		\$ 21,000.00
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13 Old Brunswick Rd	\$ 17,000.00	
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Alexander Goode		\$ 18,800.00
Capital Area Properties		\$ 12,000.00

33 Capen Rd	\$ 5,000.00	
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Bolduc Builders		\$ 6,125.00
Capital Area Properties		\$ 8,500.00
Donald Gasink		\$ 10,000.00
Justin Healy		\$ 20,020.00
Mark Mansir		\$ 28,500.00

20 Bartlett St	\$ 15,000.00	
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Alexander Goode		\$ 17,800.00
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**Property Card: 33 CAPEN RD**  
 City of Gardiner, ME



Parcel Information	
<b>Parcel ID:</b> 042008 <b>Vision ID:</b> 2232 <b>Owner:</b> COLEMAN GERALD BASIL HEIRS OF <b>Co-Owner:</b> <b>Mailing Address:</b> P O BOX 253  SOUTH GARDINER, ME 04359-253	<b>Map:</b> 042 <b>Lot:</b> 008 <b>Use Description:</b> Single Fam MDL-01 <b>Zone:</b> 11 <b>Land Area in Acres:</b> 0.8
Sale History	Assessed Value
<b>Book/Page:</b> 6394/ 23 <b>Sale Date:</b> 12/3/1991 <b>Sale Price:</b> \$69,700	<b>Land:</b> \$23,400 <b>Buildings:</b> \$40,500 <b>Extra Bldg Features:</b> \$0 <b>Outbuildings:</b> \$1,400 <b>Total:</b> \$65,300

Building Details: Building # 1		
	<b>Model:</b> Residential <b>Living Area:</b> 1147 <b>Appr. Year Built:</b> 1940 <b>Style:</b> Ranch <b>Stories:</b> 1 <b>Occupancy:</b> 1 <b>No. Total Rooms:</b> 5 <b>No. Bedrooms:</b> 02 <b>No. Baths:</b> 1 <b>No. Half Baths:</b>	<b>Int Wall Desc 1:</b> Plastered <b>Int Wall Desc 2:</b> <b>Ext Wall Desc 1:</b> Vinyl Siding <b>Ext Wall Desc 2:</b> <b>Roof Cover:</b> Asph/F Gls/Cmp <b>Roof Structure:</b> Gable/Hip <b>Heat Type:</b> Forced Hot Air <b>Heat Fuel:</b> Oil <b>A/C Type:</b> None

*Mark Mansin  
 \$28,500*



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Property Card: 1 SAWYER ST  
City of Gardiner, ME



Parcel Information	
<b>Parcel ID:</b> 041010 <b>Vision ID:</b> 2174 <b>Owner:</b> DAWSON DEEDEE I PERSONAL <b>Co-Owner:</b> REPRESENTATIVE <b>Mailing Address:</b> PERSON IN POSSESSION 138 SECOND STREET #5 HALLOWELL, ME 04347	<b>Map:</b> 041 <b>Lot:</b> 010 <b>Use Description:</b> TWO FAMILY MDL-01 <b>Zone:</b> 12 <b>Land Area in Acres:</b> 0.2
Sale History	Assessed Value
<b>Book/Page:</b> 11694/ 107 <b>Sale Date:</b> 4/28/2014 <b>Sale Price:</b>	<b>Land:</b> \$19,400 <b>Buildings:</b> \$87,500 <b>Extra Bldg Features:</b> \$0 <b>Outbuildings:</b> \$0 <b>Total:</b> \$106,900

Building Details: Building # 1	
	<b>Model:</b> Residential <b>Living Area:</b> 2481 <b>Appr. Year Built:</b> 1880 <b>Style:</b> 2 Unit Apt Bldg <b>Stories:</b> 2 <b>Occupancy:</b> 2 <b>No. Total Rooms:</b> 8 <b>No. Bedrooms:</b> 04 <b>No. Baths:</b> 2 <b>No. Half Baths:</b>
	<b>Int Wall Desc 1:</b> Plywood Panel <b>Int Wall Desc 2:</b> <b>Ext Wall Desc 1:</b> Vinyl Siding <b>Ext Wall Desc 2:</b> <b>Roof Cover:</b> Asph/F GlS/Cmp <b>Roof Structure:</b> Gable/Hip <b>Heat Type:</b> Hot Water <b>Heat Fuel:</b> Oil <b>A/C Type:</b> None

*Robert  
Maurin  
\$ 21,000*



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TOPO	UTILITIES	STRT/ROAD	LOCATION
4 Rolling	1 All Public	1 Paved	3 Rural

CURRENT OWNER	APPROXIMATE VALUE	ASSESSED VALUE
DAWSON DEEDEE I PERSONAL REPR D PERSON IN POSSESSION 138 SECOND STREET #5 HALLOWELL, ME 04347 Additional Owners:	87,500	87,500
TRUMAN DANIEL D TRUMAN ROBERT D	19,400	19,400
<b>Total</b>	<b>106,900</b>	<b>106,900</b>

RECORD OF OWNERSHIP	BK-FOL/PAGE	SALE DATE	QTY	W/V	SALE PRICE	V.C.
DAWSON DEEDEE I PERSONAL REPRESENTATIVE	11694/107	04/28/2014	U	I		1U
TRUMAN DANIEL D	10776/293	07/08/2011	U	I		0 1A
TRUMAN ROBERT D	11221/297		U	V		0 1N

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm. Int.
Appraised Bldg. Value (Card)					87,500	0
Appraised XF (B) Value (Bldg)					0	0
Appraised OB (L) Value (Bldg)					19,400	0
Appraised Land Value (Bldg)					0	0
Special Land Value					106,900	C
Total Appraised Parcel Value					106,900	0

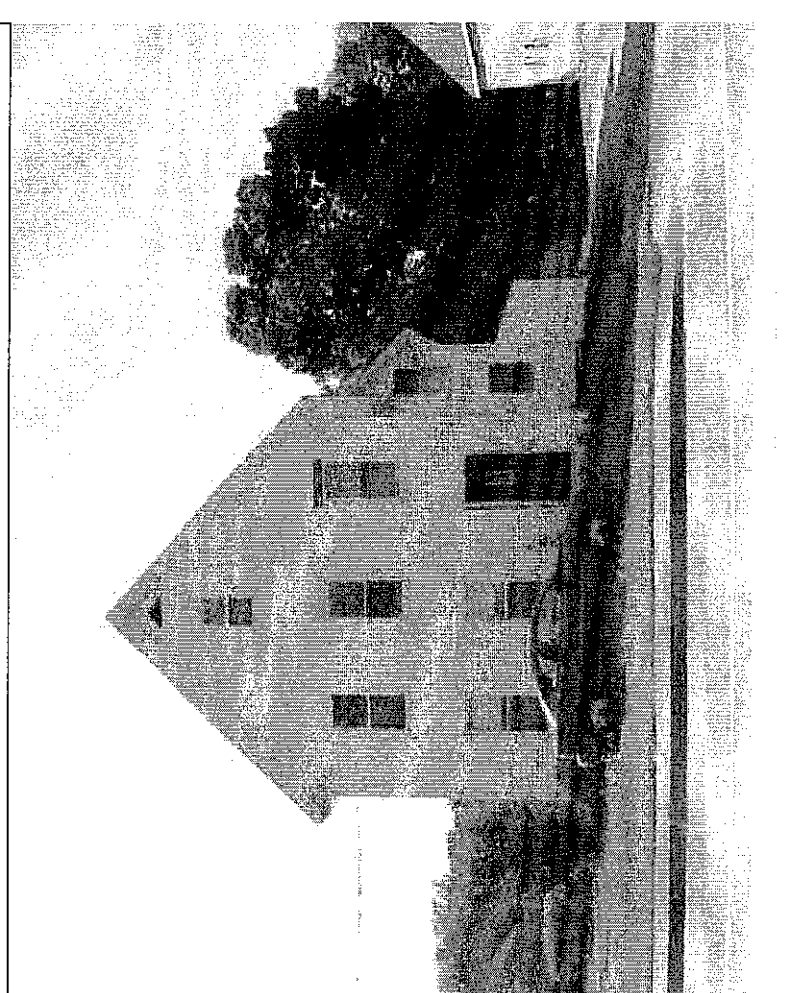
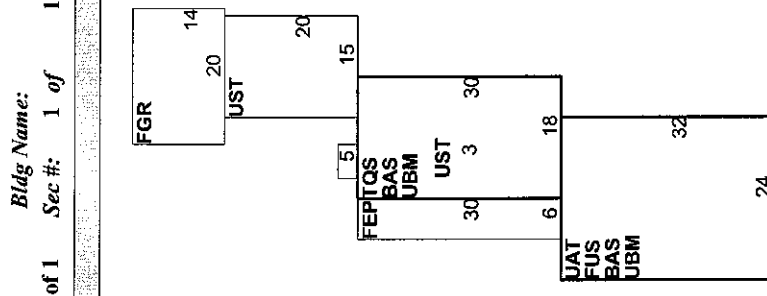
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
2018	1040		87,500	1040			87,500	0
2017	1040		19,400	1040			19,400	0
2016	1040			1040				0
<b>Total</b>			<b>106,900</b>				<b>106,900</b>	

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

Use Code	Use Description	Zone D	Front	Depth	Units	Unit Price	I. Factor	% A. Disc	Acre	C. Factor	ST. Idx	Notes-Adj	S Adj Fact	Spec Calc	Adj. Unit Price	Land Value
1	TWO FAMILY MDL-01	12			8,712	2.23	1.0000	5	1.0000	1.00	30		1.00		2.23	19,400
<b>Total Card Land Units:</b>									<b>0.20 AC</b>							<b>19,400</b>

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd. Ch.	Element	Description
09	2	2	Unit Apt Bldg
Model			Residential
Grade			Average
Stories			
Occupancy			Vinyl Siding
Exterior Wall 1			Gable/Hip
Exterior Wall 2			Asph/F Gls/Cmp
Roof Structure			Plywood Panel
Roof Cover			Pine/Soft Wood
Interior Wall 1			Carpet
Interior Wall 2			Oil
Interior Flr 1			Hot Water
Interior Flr 2			None
Heat Fuel			4 Bedrooms
Heat Type			
AC Type			Average/Modern
Total Bedrooms			Average/Modern
Total Bthrms			
Total Half Baths			
Total Xtra Fixtrs			
Total Rooms			
Bath Style			
Kitchen Style			

OB-BUILDING & YARD ITEMS(A) / X-F-BUILDING EXTRA FEATURES(B)		BUILDING SUB-AREA SUMMARY SECTION	
Code	Description	Living Area	Gross Area
BAS	First Floor	1,308	1,308
FEP	Porch, Enclosed, Finished	0	180
FGR	Garage, Framed	0	280
FUS	Upper Story, Finished	768	768
IQS	Three Quarter Story	405	540
UAT	Attic, Unfinished	0	768
UBM	Basement, Unfinished	0	1,308
UST	Utility, Storage, Unfinished	0	315
Ttl Gross Liv/Lease Area:		2,481	5,467
			3,055
			145,813





**Property Card: 13 OLD BRUNSWICK RD**  
 City of Gardiner, ME



Parcel Information	
<b>Parcel ID:</b> 028066A001 <b>Vision ID:</b> 2334 <b>Owner:</b> WILLIAMS WILLIAM CONSTRUCTION <b>Co-Owner:</b> COMPANY <b>Mailing Address:</b> PARTY IN POSSESSION 51 MATTSON HEIGHTS GARDINER, ME 04345	<b>Map:</b> 028 <b>Lot:</b> 066-A <b>Use Description:</b> OFFICE BLD <b>Zone:</b> 18 <b>Land Area in Acres:</b> 0.18
Sale History	Assessed Value
<b>Book/Page:</b> 5581/ 316 <b>Sale Date:</b> 3/20/1998 <b>Sale Price:</b> \$0	<b>Land:</b> \$37,300 <b>Buildings:</b> \$115,400 <b>Extra Bldg Features:</b> \$0 <b>Outbuildings:</b> \$0 <b>Total:</b> \$152,700

Building Details: Building # 1		
	<b>Model:</b> Commercial <b>Living Area:</b> 1344 <b>Appr. Year Built:</b> 1977 <b>Style:</b> Office Bldg <b>Stories:</b> 1 <b>Occupancy:</b> 1	<b>Int Wall Desc 1:</b> Drywall <b>Int Wall Desc 2:</b> <b>Ext Wall Desc 1:</b> Brick/Masonry <b>Ext Wall Desc 2:</b> Vinyl Siding <b>Roof Cover:</b> Asph/F Gls/Cmp <b>Roof Structure:</b> Gable/Hip <b>Heat Type:</b> Forced Air-Duc <b>Heat Fuel:</b> Oil <b>A/C Type:</b> Central
	<b>No. Total Rooms:</b> <b>No. Bedrooms:</b> <b>No. Baths:</b> <b>No. Half Baths:</b>	

*Alexander  
 Goode  
 18,800*



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<b>CURRENT OWNER</b> WILLIAMS WILLIAM CONSTRUCTION PARTY IN POSSESSION 51 MATTSON HEIGHTS GARDINER, ME 04345 Additional Owners:	<b>TOPO</b> Level	<b>UTILITIES</b> 2 Public Water 6 Septic	<b>STREET/ROAD</b> 1 Paved	<b>LOCATION</b> 2 Suburban	<b>CURRENT ASSESSMENT</b> Code Appraised Value Assessed Value 3400 115,400 115,400 3400 37,300 37,300	3510 GARDINER, ME
<b>SUPPLEMENTAL DATA</b> Other ID: SEND VALUI TIF CODE USE PROGRAM TG ENROLL YI TG PLAN YR LD #1 TYPE GIS ID: 028066A001						

<b>RECORD OF OWNERSHIP</b> WILLIAMS WILLIAM CONSTRUCTION COMPANY	<b>BK-VOL/PAGE</b> 5581/316	<b>SALE DATE</b> 03/20/1998	<b>SALE PRICE</b> 0	<b>V.C.</b> IN	<b>PREVIOUS ASSESSMENTS (HISTORY)</b> Yr. Code Assessed Value Yr. Code Assessed Value 2018 3400 115,400 2017 3400 115,400 2018 3400 37,300 2016 3400 37,300
<b>Total:</b> 152,700 152,700					

<b>EXEMPTIONS</b>	<b>OTHER ASSESSMENTS</b>
Year Type Description Amount	Number Amount Comm. Int.

<b>ASSESSING NEIGHBORHOOD</b> NBHD/SUB 0001/A	<b>Street Index Name</b>	<b>Tracing</b>	<b>Batch</b>
<b>NOTES</b>			

**FERRAILO OFFICE**  
 Appraised Bldg. Value (Card) 115,400  
 Appraised XF (B) Value (Bldg) 0  
 Appraised OB (L) Value (Bldg) 0  
 Appraised Land Value (Bldg) 37,300  
 Special Land Value 0  
 Total Appraised Parcel Value 152,700  
 Valuation Method: C  
 Exemptions 0  
 Adjustment: 0  
**Net Total Appraised Parcel Value 152,700**

<b>BUILDING PERMIT RECORD</b>	<b>DATE/CHANGE HISTORY</b>
Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Comments	Date Type IS ID Cd. Purpose/Result 07/01/2008 SW 40 Hearing No Change 09/07/2007 RS 00 Measure + Listed

<b>LAND LINE VALUATION SECTION</b>										
<b>B #</b>	<b>Use Description</b>	<b>Zone D</b>	<b>Front Depth</b>	<b>Units</b>	<b>Unit Price</b>	<b>Acres</b>	<b>I. Factor</b>	<b>S.A. Disc</b>	<b>C. Factor</b>	<b>ST. Idx</b>
1	3400 OFFICE BLD	18		7,841 SF	4.13	1.1500 F	1.0000	1.00	1.00	0.00
<b>Total Card Land Units: 0.18 AC Parcel Total Land Area: 0.18 AC</b>										
<b>Total Land Value: 37,300</b>										



**Property Card: 20 BARTLETT ST**  
 City of Gardiner, ME



Parcel Information	
<b>Parcel ID:</b> 040017 <b>Vision ID:</b> 2128 <b>Owner:</b> GARDINER CITY OF <b>Co-Owner:</b> <b>Mailing Address:</b> 6 CHURCH STREET  GARDINER, ME 04345	<b>Map:</b> 040 <b>Lot:</b> 017 <b>Use Description:</b> GARDINER MDL-01 <b>Zone:</b> 12 <b>Land Area in Acres:</b> 0.54
Sale History	Assessed Value
<b>Book/Page:</b> 11416/ 032 <b>Sale Date:</b> 12/11/2015 <b>Sale Price:</b>	<b>Land:</b> \$22,000 <b>Buildings:</b> \$40,200 <b>Extra Bldg Features:</b> \$0 <b>Outbuildings:</b> \$1,000 <b>Total:</b> \$63,200

Building Details: Building # 1		
	<b>Model:</b> Residential <b>Living Area:</b> 3230 <b>Appr. Year Built:</b> 1900 <b>Style:</b> 2 Unit Apt Bldg <b>Stories:</b> 2 <b>Occupancy:</b> 2 <b>No. Total Rooms:</b> 10 <b>No. Bedrooms:</b> 04 <b>No. Baths:</b> 2 <b>No. Half Baths:</b> 0	<b>Int Wall Desc 1:</b> Drywall <b>Int Wall Desc 2:</b> <b>Ext Wall Desc 1:</b> Clapboard <b>Ext Wall Desc 2:</b> <b>Roof Cover:</b> Asph/F Gls/Cmp <b>Roof Structure:</b> Gable/Hip <b>Heat Type:</b> Hot Water <b>Heat Fuel:</b> Oil <b>A/C Type:</b> None

*Alexander  
 Gorde  
 17,800*



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CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd.	Ch.	Description
Style	09		2 Unit Apt Bldg
Model	01		Residential
Grade	03		Average
Stories	2		
Occupancy	2		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F GlS/Cmp
Interior Wall 1	05		Drywall
Interior Wall 2			
Interior Flr 1	14		Carpet
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	10		
Bath Style	02		Average/Modern
Kitchen Style	02		Average/Modern

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Crd	Apr Value
SHD2	W/LIGHTS ET			L	128	15.00	2008		0		50	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value
BAS	First Floor	1,615	1,615	1,615		69,926
FUS	Upper Story, Finished	1,615	1,615	1,615		69,926
UAT	Attic, Unfinished	0	1,525	153		6,625
UBM	Basement, Unfinished	0	1,525	305		13,206
WDK	Deck, Wood	0	220	22		953
Ttl. Gross Liv/Lease Area:		3,230	6,500	3,710		160,636

