

Notice of Tax Sale

The Town of Jay is accepting bids for the purchase of the municipality's interest in a tax-acquired property. Each bid must be in writing and in a sealed envelope marked "Tax Sale Bid". All bids must be received at the Jay Town Office, 340 Main St. Jay, ME 04239 by 4:00 PM on April 6, 2018.

Each bid must include the bidder's name, mailing address and phone number and must clearly identify the property being bid on. The bids will be reviewed at the Select Board's meeting on April 9, 2018. The Board reserves the right to reject any and all bids. The successful bidder shall have 10 days from the date of the bid acceptance in which to complete the purchase by certified bank check. The property will be conveyed by a quitclaim deed without covenants. In the event that a successful bidder fails, for any reason, to complete the purchase in the time stated the bid acceptance is void. The Board may thereafter negotiate a sale of the property with any or all unsuccessful bidders.

Properties for bid are as follows:

Map 6 Lot 8 – 23 acre lot off Main Street – back side of Jay Hill (no road frontage)
Minimum Bid: \$2,700.00

Map 11 Lot 53 – 40 acre lot off Plaisted Road - next to power lines (no road frontage)
Minimum Bid: \$2,000.00

Map 15 Lot 133 – 2-unit apartment building at 13 Jewell Street
Minimum Bid: \$11,000.00

Map 15 Lot 140 – Single family house at 4 Church Street
Minimum Bid: \$6,000.00

The Town of Jay makes no warranties or representations of any kind whatsoever concerning the nature, extent, validity, value or utility of any rights to be conveyed. Bidders are strongly advised to consult an attorney prior to filing a bid. The sale is subject to any condition a title search would reveal and is "As Is" and subject to the provisions of Maine Standards of Title.

Information on the properties is available at the Jay Town Office, online at www.jay-maine.org and on the Town of Jay Facebook page.

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Property for sale:

**Map 6 Lot 8 – 23 acre lot off Main Street – back side of Jay Hill (no road frontage)
Minimum Bid: \$2,700.00**

Information on the properties is available at the Jay Town Office, online at www.jay-maine.org and on the Town of Jay Facebook page.

006-008 B3009P254
 FLAGG, LANCE
 53 DIAMOND ROAD
 LIVERMORE FALLS, ME 04254

DATE	DATE	BK/PG	AMOUNT
12-1-76	1-1-77		
4-5-86			

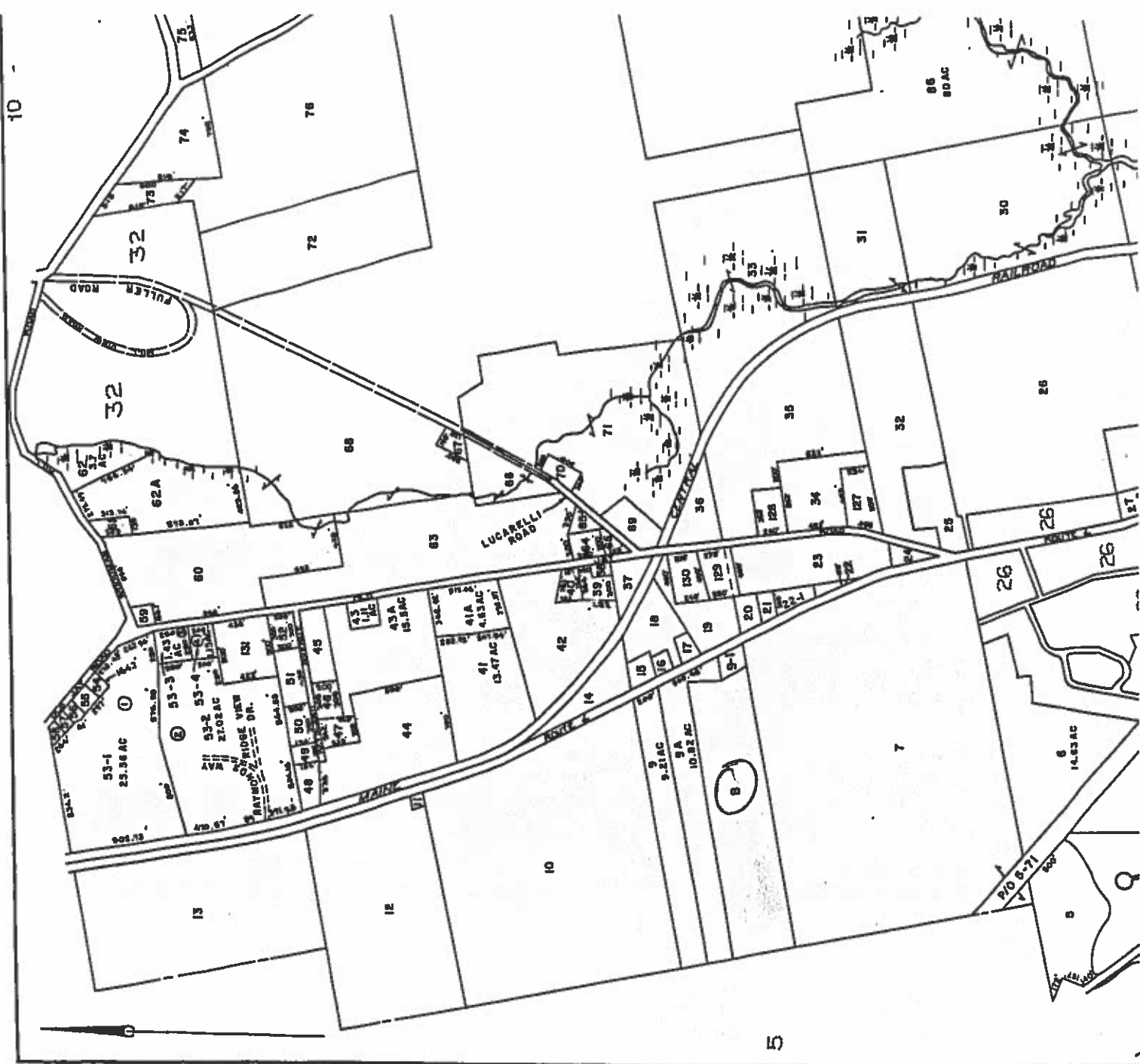
DATE	PURPOSE
12-1-76	✓
4-5-86	Remo Rm V

COMMENTS

removed - Shaping
 No frontage in yard

WATER	No.	Drilled	Dug	Lake	Point	Town
SEWER	No.	Septic	Cess	Town		
ROAD	No.	Paved	Dirt	Not Maintained	R.O.W.	P.V.T.
SHORE	Frontage 500'					
	Schedule					
	Frontage					

TYPE	SCHEDULE	Acres	Yr	Acres	Yr	Acres	Yr	Acres	Yr	Acres	Yr	Acres	Yr	Acres	Yr
BASE															
Additional															
Water															
Tree Growth															
	Soft														
	Mixed														
	Hard														
Total/Site Imp		23													
TOTAL LAND VALUES															
TOTAL BUILDING VALUES															
TOTAL LAND & BUILDING															



map 6
lot 8

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Property for sale:

**Map 11 Lot 53 – 40 acre lot off Plaisted Road - next to power lines (no road frontage)
Minimum Bid: \$2,000.00**

Information on the properties is available at the Jay Town Office, online at www.jay-maine.org and on the Town of Jay Facebook page.

DATE	PURPOSE
11-22-76	8:45 AM V.I.S.P
5-30-00	Rebound lot size p.c. 12/13/2002

OWNERSHIP	DATE	BK/PG	AMOUNT
B3578P257 8/22/2013	7/7/88		

COMMENTS

W.D.S.D. 12-1-1988 checked.

CMP FORS (handwritten)

ACCESS VIA CMP??

7.21-99 applied topsoil tractor per Paul.

WATER	No.		Dug	Lake	Point	Town
	Drilled	Septic				
SEWER	NO	NO				
ROAD	NO	NO				
SHORE	Frontage					
	Schedule					
Frontage						

TYPE	SCHEDULE	Acres	Yr	Acres	Yr	Acres	Yr	Acres	Yr	Acres	Yr	Acres	Yr	Acres	Yr
BASE															
Additional															
Water															
<i>wet</i>															
Tree Growth															
	Soft														
	Mixed														
	Hard														
Total/Site Imp		45		40											
TOTAL LAND VALUES		95700		15533											
TOTAL BUILDING VALUES		0		0											
TOTAL LAND & BUILDING		95700		15533											



map 11
lot 53

Proprietor
Conveyances

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Property for sale:

Map 15 Lot 133 – 2-unit apartment building at 13 Jewell Street

Minimum Bid: \$11,000.00

Information on the properties is available at the Jay Town Office, online at www.jay-maine.org and on the Town of Jay Facebook page.

Information on Tax Acquired Property

Map 15 Lot 133 – 13 Jewell St. This is a 2 unit apartment building on .50 acres of land, one unit is occupied.

Minimum bid: \$11,000.00

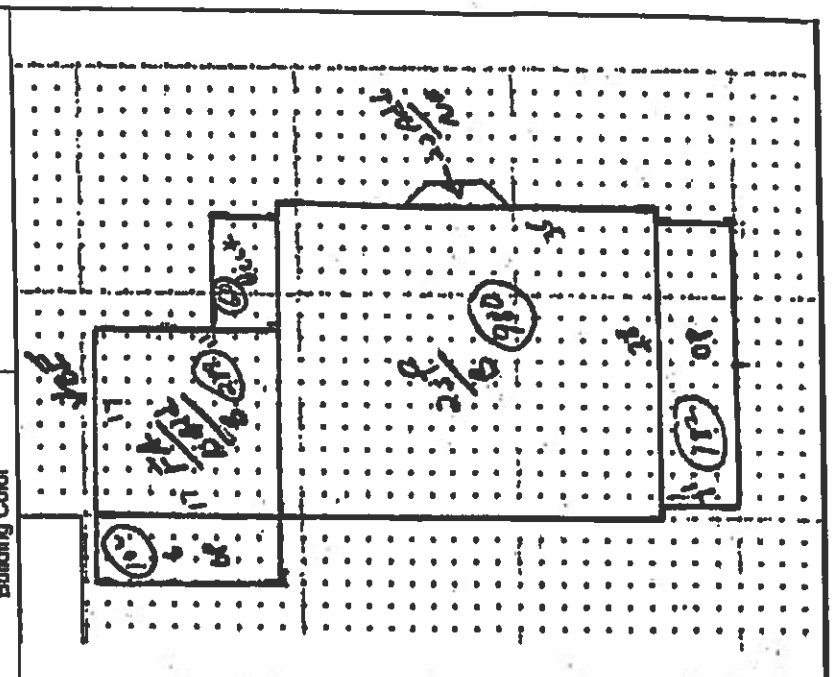
15-133
T. GER
OWNE
TOWN

PROPERTY ASSESSMENT OF 13 JEWELL STREET

Map 015, Lot 133

GRADE		CONSTRUCTION DETAILS				BUILDING STYLE	AREA	GRADE	Comd.	F. Obs.	E. Obs.	BUILDING VALUE
FOUNDATION		Material:	Floor:	Headroom:	Main Building	980	3.2	0.75	0.90	0.80	\$80,724	
BASEMENT		Type:			Open Porch (OP)	\$112,452		0.75	0.90	0.80	\$2,002	
FRAMING		Studs:	Rafters:	Windows:	Deck	60	3.0	0.75	0.90	0.80	\$314	
ROOF		Joists:			Open Porch (OP)	102	3.0	0.75	0.90	0.80	\$1,122	
EXTERIOR		Cover:	Insulation:		1-Story	289	3.0	0.75	0.90	0.80	\$10,140	
INTERIOR		Exterior Type:	Kitchen Rating:									
FLOORS		Interior Material:										
HEATING		<input type="checkbox"/> Softwood <input type="checkbox"/> Hardwood <input type="checkbox"/> Carpet <input type="checkbox"/> Lino <input type="checkbox"/> Tile <input type="checkbox"/> Other										
PLUMBING		System:	Fuel:									
ELECTRIC		Number of Baths:	<input type="checkbox"/> Circuit Breakers		Total Replacement Cost						\$74,302	
TOTAL	3.2	Wiring Type:	Amps:		Adjustment		\$624	0.75	0.90	0.80	\$337	
CONDITION	0.75	Quality of Fixtures:	Unfinished Attic Area:		Adjusted Replacement Cost						\$74,639	
		Finished Attic Area:	Non-Basement Area:		Add Outbuildings						\$0	
		Finished Basement Area			Total Building Value						\$74,640	
		Special Features										
		Basement Entry: Standard										
					TOTAL ADJUSTMENT		\$624					

COMMENTS



OUTBUILDING	Type	Area	Foundation	Framing	Roof	Exterior	Interior	Wall Height	Floors	Heating	Plumbing	Electrical	Unadjusted cost	Grade	Functional Obs.	Economic Obs.	Condition	Estimated Cost
										<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
										<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
										<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
										<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
										<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
										<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
										<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
										<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
										<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						

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Property for sale:

Map 15 Lot 140 – Single family house at 4 Church Street

Minimum Bid: \$6,000.00

Information on the properties is available at the Jay Town Office, online at www.jay-maine.org and on the Town of Jay Facebook page.

Information on Tax Acquired Property

Map 15 Lot 140 – 4 Church St. This is a single family home on the corner of Church and Horan St. At the present time there are three vehicles located on the property a 2001 Ford F150, a 2001 Volvo V70AWd and a 2002 VW Jetta. The last known owners have been notified and a ad was placed in the paper. They have 21 days to claim the vehicles.

Minimum bid: \$6,000.00

PROPERTY ASSESSMENT RECORD

MAP/LOT

YR BUILT	GRADE	CONSTRUCTION DETAILS	STORY	GRADE	AREA	REPL COST	REPL COST	REPL COS
1985	3.5	Concrete Fwy () 10 12 BLOCK () ST () MFS () CP () WF () SL () NONE () PART FULL () H.R. - S.X. STUDS JOISTS RAFTERS RAFTERS WINDOWS	E1	C				
	3.0		E1					
	3.0		E1					
	3.0							
	3.5							
	3.0							
	2.5							
	3.0							
	3.0							
	3.1							
	3.5							

COMPUTATION OF BUILDING VALUES	NET ADJ
TOTAL REPL COST	
ADJUSTMENT	
ADJUSTED REP. COST	
CONDITION	
FUNCT. OBSOL. FACTOR	
ECONOMIC OBSOL. FACTOR	
REPL. COST LESS DEFREC.	
ADD OUT BUILDINGS	
TOTAL VALUE BUILDINGS	
Pricing Method:	

1 of 139

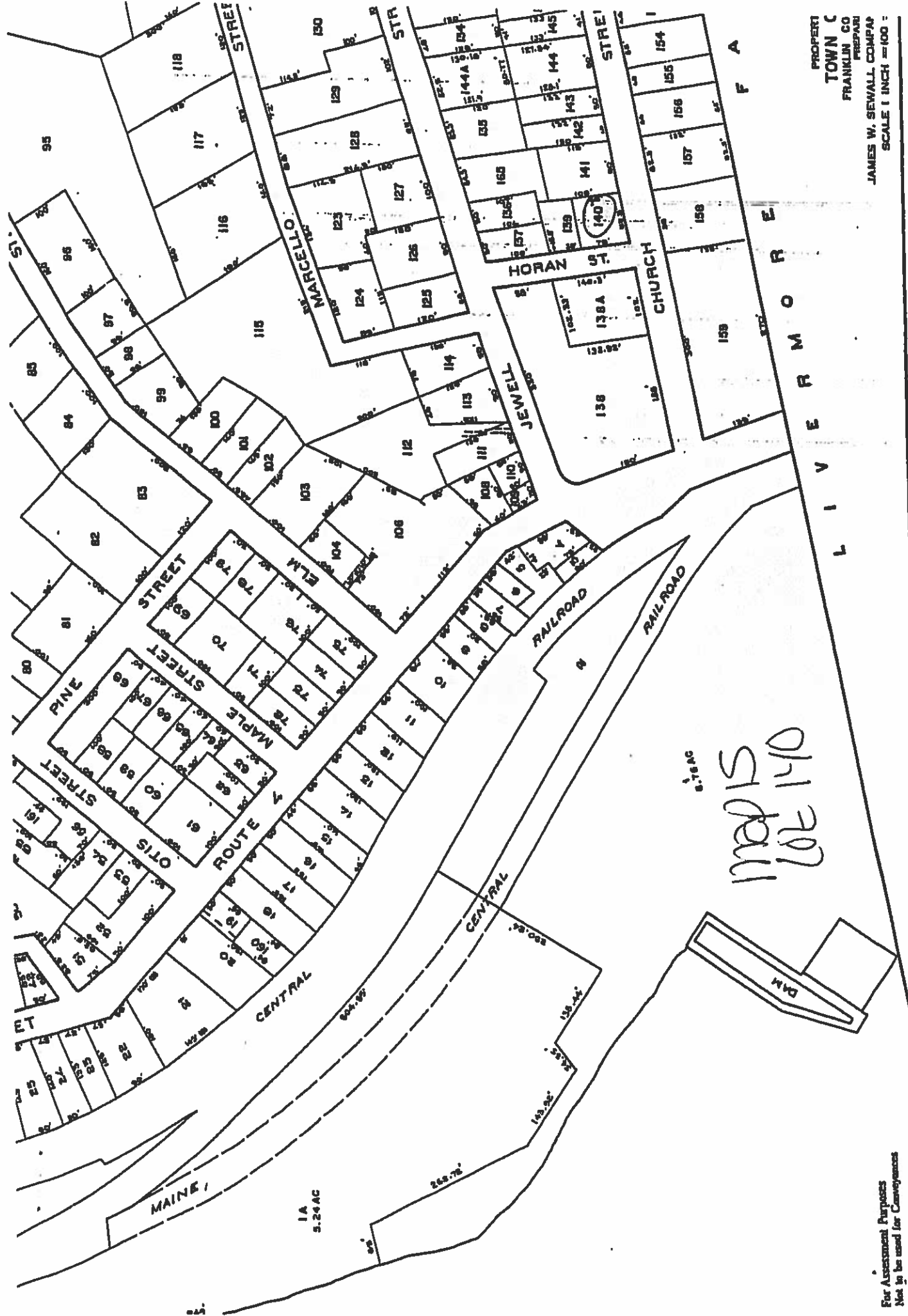
11-17-05 Adj. Condit. - 1000.0K set

OUTBUILDINGS	GARAGE	SHED	BARN	FUNCTIONAL OBSOLESCENCE
		2 x 17	Deck 8 x 17	15% x .70
DIMENSIONS				
FOUNDATION				
FRAMING				
ROOF				
EXTERIOR				
INTERIOR				
WALL HEIGHT				
FLOORS				
HEATING				
PLUMBING				
ELECTRICAL				
TOTAL UNIT COST/S.F.			96	
SIZE-AREA				
GRADE	42.80			
ADJUSTED COST				
CONDITION			70	
COST LESS DEFREC.				

COMMENTS home int panel w knob phasing same time cost as

11-17-05 Adj. Condit. - 1000.0K set

CONSTRUCTION DETAILS	STORY	GRADE	AREA	REPL COST	REPL COST	REPL COS
CONCRETE FLY () 10 12 BLOCK () ST () MFS () CP () WF () SL () NONE () PART FULL () H.R. - S.X. STUDS JOISTS RAFTERS RAFTERS WINDOWS	E1	C				
SHEATHING COVER: WDSH () ASPH. () METAL () R.R. () B & B () T111 () MASONITE () BDS. () LOG () DROP () WD SH () CLBD () ALUM () ASB () VIN. () BRICK () STUCCO () CONC. BLK ()						
UNFINISHED () PLASTER () PINE () PANELING () DRYWALL () KITCHEN () SFTWD () HDWD () CARPET () LINO () OTHER () TILE () STOVE () ELECTRICAL () FLOOR FURNACE () STEAM () STACK () HOT WATER () MONITOR () FORCED HA. () FIREPLACE () SOLAR/HP () NON () FLUSH () 2 PC () 3 PC () 4 PC () EXTRA FIXTURES () TILE/FIN ()						
FRONEX () KNOB & TUBE () EX. CABLE () CIRCUIT BREAKERS () AMPERS. 80 () 100 () 200 ()						
ATTIC () FIN () UNFIN () FINISHED BSMT. ROOM SQ. FT. GRADE () BSMT ENT. CHD () OH DOOR						
SPECIAL FEATURES: # OF FAMILY 1 2 3 4 MORE						



PROPERTY
 TOWN C
 FRANKLIN CO
 PREPARED BY
 JAMES W. SEWALL, COMPANION
 SCALE 1 INCH = 100 FEET

For Assessment Purposes
 Not to be used for Conveyances