

STATE OF MAINE

—
IN THE YEAR OF OUR LORD
TWO THOUSAND TWENTY-FOUR

—
S.P. 852 - L.D. 2024

Resolve, to Authorize the State Tax Assessor to Convey the Interest of the State in Certain Real Estate in the Unorganized Territory

Sec. 1. State Tax Assessor authorized to convey real estate. Resolved: That the State Tax Assessor is authorized to convey by sale the interest of the State in real estate in the Unorganized Territory as indicated in this resolve. Except as otherwise directed in this resolve, the sale must be made to the highest bidder subject to the following provisions.

1. In accordance with the Maine Revised Statutes, Title 36, section 943-C, at least 90 days prior to listing property for sale, the State Tax Assessor shall send a written notice to the last known address of the former owner by United States Postal Service certified mail, return receipt requested, and first-class mail of the right to require the sale process under Title 36, section 943-C, subsection 3.

2. If the former owner of the property submits a written demand within 90 days after the notification in subsection 1 in the resolve that the sale process be used, the State Tax Assessor shall list and sell the property using the sale process described in the Maine Revised Statutes, Title 36, section 943-C, subsection 3.

3. If the State Tax Assessor is unable to sell the property using the sale process described in the Maine Revised Statutes, Title 36, section 943-C, subsection 3, or the former owner does not submit a written demand under subsection 2 in the resolve within 90 days after the notification in subsection 1 in the resolve, the State Tax Assessor shall sell the property to the highest bidder. Notice of the sale must be published 3 times prior to the sale, once each week for 3 consecutive weeks in a newspaper in the county where the real estate lies, except in those cases in which the sale is to be made to a specific individual or individuals as authorized in this resolve, in which case notice need not be published.

4. Following the sale of any property under this resolve, the State Tax Assessor shall pay the former owner any excess sale proceeds in accordance with the Maine Revised Statutes, Title 36, section 943-C, subsection 3.

5. A parcel may not be sold for less than the amount authorized in this resolve. If identical high bids are received, the bid postmarked with the earliest date is considered the highest bid.

If bids in the minimum amount recommended in this resolve are not received after the notice of sale under subsection 3, the State Tax Assessor may sell the property for not less than the minimum amount without again asking for bids if the property is sold on or before April 1, 2025.

Employees of the Department of Administrative and Financial Services, Bureau of Revenue Services and spouses, siblings, parents and children of employees of the Bureau of Revenue Services are barred from acquiring from the State any of the real property subject to this resolve.

Upon receipt of payment as specified in this resolve, the State Tax Assessor shall record the deed in the appropriate registry at no additional charge to the purchaser before sending the deed to the purchaser.

Abbreviations and plan and lot references are identified in the 2021 Unorganized Territory valuation book. Parcel descriptions are as follows:

2021 MATURED TAX LIENS

T9 R5 WELS, Aroostook County

Map AR026, Plan 01, Lot 4	038260014-4
Phillips, Charles R., Jr.	122.00 acres

TAX LIABILITY

2021	\$465.50
2022	\$468.83
2023	\$466.83
2024 (estimated)	\$466.83
Estimated Total Taxes	\$1,867.99
Interest	\$37.31
Costs	\$38.00
Deed	\$19.00
Total	\$1,962.30

Recommendation: Sell to the former owner or the former owner's heirs or devisees for \$1,962.30. If payment is not received within 60 days after the effective date of this resolve, sell to the highest bidder for not less than \$1,975.00.

Connor Township, Aroostook County

Map AR105, Plan 04, Lot 8

038020203-2

Mander, Robert J.

2.00 acres

TAX LIABILITY

2021	\$53.20
2022	\$53.58
2023	\$53.35
2024 (estimated)	\$53.35
Estimated Total Taxes	<hr/> \$213.48
Interest	\$4.26
Costs	\$38.00
Deed	\$19.00
Total	<hr/> \$274.74

Recommendation: Sell to the former owner or the former owner's heirs or devisees for \$274.74. If payment is not received within 60 days after the effective date of this resolve, sell to the highest bidder for not less than \$275.00.

Bancroft Township, Aroostook County

Map AR110, Plan 01, Lot 15

030400167-1

Smith, William

0.50 acre

TAX LIABILITY

2021	\$29.82
2022	\$30.03
2023	\$29.91
2024 (estimated)	\$29.91
Estimated Total Taxes	<hr/> \$119.67
Interest	\$2.39
Costs	\$38.00
Deed	\$19.00
Total	<hr/> \$179.06

Recommendation: Sell to the former owner or the former owner's heirs or devisees for \$179.06. If payment is not received within 60 days after the effective date of this resolve, sell to the highest bidder for not less than \$200.00.

Albany Township, Oxford County

Map OX016, Plan 02, Lots 86, 87 and 88.1

178020183-3

Connor, Judy

25.00 acres with building

TAX LIABILITY

2021	\$2,302.45
2022	\$2,455.42
2023	\$2,497.62
2024 (estimated)	\$2,497.62
Estimated Total Taxes	<u>\$9,753.11</u>
Interest	\$187.26
Costs	\$38.00
Deed	\$19.00
Total	<u>\$9,997.37</u>

Recommendation: Sell to the former owner or the former owner's heirs or devisees for \$9,997.37. If payment is not received within 60 days after the effective date of this resolve, sell to the highest bidder for not less than \$10,000.00.

Albany Township, Oxford County

Map OX016, Plan 02, Lot 198

178020753-2

Connor, Judy

0.20 acre

TAX LIABILITY

2021	\$463.04
2022	\$493.80
2023	\$502.29

2024 (estimated)	\$502.29
Estimated Total Taxes	\$1,961.42
Interest	\$37.66
Costs	\$38.00
Deed	\$19.00
Total	\$2,056.08

Recommendation: Sell to the former owner or the former owner's heirs or devisees for \$2,056.08. If payment is not received within 60 days after the effective date of this resolve, sell to the highest bidder for not less than \$2,075.00.

Milton Township, Oxford County

Map OX018, Plan 04, Lots 3 and 4

178120081-5

Howe, Christopher P.

2.89 acres with building

TAX LIABILITY

2021	\$135.93
2022	\$144.96
2023	\$147.45
2024 (estimated)	\$147.45
Estimated Total Taxes	\$575.79
Interest	\$11.06
Costs	\$38.00
Deed	\$19.00
Total	\$643.85

Recommendation: Sell to the former owner or the former owner's heirs or devisees for \$643.85. If payment is not received within 60 days after the effective date of this resolve, sell to the highest bidder for not less than \$650.00.

Argyle Township, Penobscot County

Map PE035, Plan 02, Lot 27.3

198012038-1

Burns, Richard J.

3.70 acres

TAX LIABILITY

2021	\$98.59
2022	\$90.28
2023	\$98.26
2024 (estimated)	\$98.26
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Estimated Total Taxes	\$385.39
Interest	\$7.73
Costs	\$38.00
Deed	\$19.00
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Total	\$450.12

Recommendation: Sell to the former owner or the former owner's heirs or devisees for \$450.12. If payment is not received within 60 days after the effective date of this resolve, sell to the highest bidder for not less than \$475.00.

Orneville Township, Piscataquis County

Map PI082, Plan 01, Lots 4.111 and 4.12

218212043-1

Castellano, Dominic M.

84.00 acres

TAX LIABILITY

2021	\$391.30
2022	\$392.45
2023	\$396.47
2024 (estimated)	\$396.47
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Estimated Total Taxes	\$1,576.69
Interest	\$31.33
Costs	\$38.00
Deed	\$19.00
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Total	\$1,665.02

Recommendation: Sell to the former owner or the former owner's heirs or devisees for \$1,665.02. If payment is not received within 60 days after the effective date of this resolve, sell to the highest bidder for not less than \$1,675.00.

Atkinson Township, Piscataquis County

Map PI086, Plan 09, Lot 23 210200296-1

Snable, Albert 20.00 acres

TAX LIABILITY

2021	\$121.08
2022	\$121.44
2023	\$122.68
2024 (estimated)	\$122.68
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Estimated Total Taxes	\$487.88
Interest	\$9.69
Costs	\$38.00
Deed	\$19.00
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Total	\$554.57

Recommendation: Sell to the former owner or the former owner's heirs or devisees for \$554.57. If payment is not received within 60 days after the effective date of this resolve, sell to the highest bidder for not less than \$575.00.

T1 R1 NBKP Taunton and Raynham, Somerset County

Map SO031, Plan 02, Lot 1 258030150-1

Ames, Annabelle Tomer 0.15 acre

TAX LIABILITY

2021	\$110.96
2022	\$104.91
2023	\$109.45
2024 (estimated)	\$109.45

Estimated Total Taxes	\$434.77
Interest	\$8.76
Costs	\$38.00
Deed	\$19.00
Total	\$500.53

Recommendation: Sell to the former owner or the former owner's heirs or devisees for \$500.53. If payment is not received within 60 days after the effective date of this resolve, sell to the highest bidder for not less than \$525.00.

T3 R1 NBKP, Somerset County

Map SO034, Plan 03, Lot 7

258330010-2

Calvi, Morgan, Trustee

0.43 acre

TAX LIABILITY

2021	\$219.58
2022	\$207.61
2023	\$216.59
2024 (estimated)	\$216.59
Estimated Total Taxes	\$860.37
Interest	\$17.32
Costs	\$38.00
Deed	\$19.00
Total	\$934.69

Recommendation: Sell to the former owner or the former owner's heirs or devisees for \$934.69. If payment is not received within 60 days after the effective date of this resolve, sell to the highest bidder for not less than \$950.00.

T3 R1 NBKP, Somerset County

Map SO034, Plan 03, Lot 7.1

258330166-3

Calvi, Morgan, Trustee

0.26 acre

TAX LIABILITY

2021	\$153.49
2022	\$145.12
2023	\$151.40
2024 (estimated)	\$151.40
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Estimated Total Taxes	\$601.41
Interest	\$12.11
Costs	\$38.00
Deed	\$19.00
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Total	\$670.52

Recommendation: Sell to the former owner or the former owner's heirs or devisees for \$670.52. If payment is not received within 60 days after the effective date of this resolve, sell to the highest bidder for not less than \$675.00.

T1 R3 TS, Washington County

Map WA020, Plan 02, Lot 19

298090022-1

Gallison, Eleanor E. et al.

24.20 acres

TAX LIABILITY

2021	\$132.58
2022	\$136.77
2023	\$141.91
2024 (estimated)	\$141.91
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Estimated Total Taxes	\$553.17
Interest	\$10.69
Costs	\$38.00
Deed	\$19.00
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Total	\$620.86

Recommendation: Sell to the former owner or the former owner's heirs or devisees for \$620.86. If payment is not received within 60 days after the effective date of this resolve, sell to the highest bidder for not less than \$625.00.

Edmunds Township, Washington County

Map WA029, Plan 01, Lot 40

298040211-4

Tucker, Michael J., II

2.18 acres with building

TAX LIABILITY

2021	\$59.41
2022	\$61.29
2023	\$63.59
2024 (estimated)	\$63.59
Estimated Total Taxes	<hr/> \$247.88
Interest	\$4.79
Costs	\$38.00
Deed	\$19.00
Total	<hr/> \$309.67

Recommendation: Sell to the former owner or the former owner's heirs or devisees for \$309.67. If payment is not received within 60 days after the effective date of this resolve, sell to the highest bidder for not less than \$325.00.

Cathance Township, Washington County

Map WA034, Plan 03, Lot 14

293300019-3

Becnel, Chad

2.00 acres with building

TAX LIABILITY

2021	\$81.82
2022	\$84.41
2023	\$87.58
2024 (estimated)	\$87.58

Estimated Total Taxes	<u>\$341.39</u>
Interest	\$6.60
Costs	\$38.00
Deed	\$19.00
Total	<u>\$404.99</u>

Recommendation: Sell to the former owner or the former owner's heirs or devisees for \$404.99. If payment is not received within 60 days after the effective date of this resolve, sell to the highest bidder for not less than \$425.00.
