



Town of Hiram  
25 Allard Circle  
Hiram ME 04041  
207-625-4663

Tax Acquired Property for Sale  
By Sealed Bid

The Town of Hiram has one parcel for sale that has been tax acquired by the tax lien process which is being offered for sale by sealed bid. The bid on this property must be received no later than 3pm on **June 12, 2019** at the Hiram Town Office, 25 Allard Circle Hiram ME 04041. The bids will be opened at the Municipal Officers Meeting on Thursday evening June 13, 2019 at 7:30 pm at the Town Office. Bids should be mailed or delivered to the Hiram Town Office 25 Allard Circle, Hiram ME 04041.

All bids must be in a sealed envelope marked with the map and lot of the parcel and the bidders name clearly marked on the envelope.

The bid must be accompanied by a deposit of 10% of the bid price in a certified check or money order. The successful bidder shall complete the bid process within 30 days of the bid award. If the successful bidder fails to complete the purchase, that bidders deposit shall be forfeited to the Town of Hiram. The successful bidder will be mailed a quitclaim deed from the Town of Hiram along with a transfer tax declaration form which must be filed at the Oxford County Western District Registry of Deeds located in Fryeburg Maine.

1. Map R08-14 100 Richardson Rd – **Minimum Bid \$10,000.00**

The Town of Hiram reserves the right to accept or reject any and all bids.

The office hours are Monday – Thursday 9am to 3pm Thursday evening 5:30pm to 7pm and Friday 9am to noon. Please contact the office for additional information.



Town of Hiram  
Sale of Tax Acquired Property  
Bid Sheet

Name of Bidder \_\_\_\_\_

Mailing Address \_\_\_\_\_

Physical Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Map and Lot Number \_\_\_\_\_

Amount of Bid \$ \_\_\_\_\_

Amount of Deposit \$ \_\_\_\_\_ (10% of Bid Price Certified Check or Money Order)

**Enclose this bid sheet along with the applicable deposit in a sealed envelope and write the map and lot number on the front along with your name and return to the Town Office on or before June 12, 2019 by 3pm.**

Account: 14 Card: 1 of 1

Map/Lot: R08-0014  
Location: 100 RICHARDSON RD

Neighborhood 1 Rural

Zoning/Use Residential  
Topography /  
Utilities None/None  
Street None

**Sale Data**  
Sale Date 12/5/2019  
Sale Price  
Sale Type Land & Buildings  
Financing Assumed Mortgage  
Verified Buyer  
Validity Distressed Sale

Reference 1  
Reference 2 RES  
Tran/Land/Bldg 2 1 11  
X Coordinate 0 Y Coordinate 0  
Exemption(s) 44 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	19,250.00	19,250	100%	-----	19,250
1.84	Acres-Baslot	6,000.00	11,040	100%	-----	11,040
Total Acres 1.84			Land Total			30,290

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	320 Sqft	Grade D 120	Base	47,816
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,307
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0%	Cooling	0% None	Heat	-5,678
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic				Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
0	0			Below Average	Typical	33,831		
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>	
None		None		70%	100%	100%	23,682	
<b>Outbuildings/Additions/Improvements</b>								
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
Water	2009			-----	SOUND	-----	-----	3,750
Septic	2009			-----	SOUND	-----	-----	5,625
Frame Shed	0	96	C 100	581	Ava.	70%	100% 100%	407
320 SFLA		74.01 = \$/SFLA (4)					Outbuilding Total	9,782
<b>Calc. Land</b>		30,290		<b>Calc. Bldg</b>		33,460	<b>Total</b>	63,750

Account: 14

HIRAM, TOWN OF (TAP CAREY)

Printed: 05/10/2019



20'
16' 1 STY
CS

8'
12'
SHD

Building Value: 33,460  
 Land Value: 30,290  
 Municipal : 0

Location: 100 RICHARDSON RD  
 Address: 25 ALLARD CIR  
 HIRAM, ME 04041

Book	Page	Map / Lot
490	494	R08-0014

Total Acres: 1.84

<b>Total Assessment:</b>	63,750
<b>Tax:</b>	928.84

**Land Detail:**

Description	Units	Factor	Value
Homesite (Fract)	Fr. Acre	1.00 100%	19,250
Baselot	Acre	1.84 100%	11,040
<b>Total Value of Land:</b>			<b>30,290</b>

**Building Detail:**

Description	Floors	Sqft	Grade	Condition	Phys	Func	Econ	Value
Ranch	1	320 Sqft	D 120	Below Average	70%	100%	100%	23,682
Water			****	Sound Value ****				3,750
Septic			****	Sound Value ****				5,625
Frame Shed		96	C 100	Avg.	70%	100%	100%	407
<b>Total Value of Buildings:</b>								<b>33,464</b>