



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 was tax acquired by the tax lien process which is being offered for sale by sealed bid. Bids on this property must be received no later than 3pm on **May 24, 2017** at the Hiram Town Office, 25 Allard Circle Hiram ME 04041. The bids will be opened at the Municipal Officers Meeting on Thursday **May 25, 2017** 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.

Each 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. Each 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 R14 Lot 55-B – 44 Gould Farm Rd – Minimum Bid \$20,000.00

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 6pm to 7:30pm 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 May 24, 2017 by 3pm.

**RE Account 848 Detail
as of 05/25/2017**

Name: HIRAM, TOWN OF TAP

Land: 24,710 As of 2016
Building: 95,390
Exempt 0

Total: 120,100

Location: 44 GOULD FARM RD

Acreage: 0.91 Map/Lot: R14-0055-0B

Book Page: B616P143

2016-1 Period Due:
1) 1,841.08

Ref1:
Mailing 25 ALLARD CIRCLE
Address: HIRAM ME 04041

Year/Rec #	Date	Reference	P	C	Principal	Interest	Costs	Total
2016-1 R					1,764.27	76.81	0.00	1,841.08
2015-1 L	*				2,064.94	245.53	70.41	2,380.88
2014-1 L	*				1,907.98	359.69	86.92	2,354.59
2013-1 R					0.00	0.00	0.00	0.00
2012-1 L	*				0.00	0.00	0.00	0.00
2011-1 L	*				0.00	0.00	0.00	0.00
2010-1 L	*				0.00	0.00	0.00	0.00
2009-1 R					0.00	0.00	0.00	0.00
2008-1 L	*				0.00	0.00	0.00	0.00
2007-1 R					0.00	0.00	0.00	0.00
2006-1 R					0.00	0.00	0.00	0.00
2005-1 R					0.00	0.00	0.00	0.00
2004-1 R					0.00	0.00	0.00	0.00
Account Totals as of 05/25/2017					5,737.19	682.03	157.33	6,576.55

Per Diem

2016-1	0.3384
2015-1	0.3960
2014-1	0.3659
Total	1.1003

Exempt Codes: 44 - Municipal

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

Account: 848 Card: 1 of 1

Map/Lot:

Location:

44 GOULD FARM RD

Neighborhood 1 Rural

Sale Data

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

Sale Date 12/10/2016
Sale Price
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
Validity Distressed Sale

Reference 1
Reference 2 RES
Tran/Land/Bldg 1 1 1
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	
0.91	Acres-Baselot	6,000.00	5,460	100%	-----	5,460	
Total Acres .91						Land Total	24,710

Dwelling Description

Replacement Cost New

Other	Description	Area/Qty	Grade	Base	Value
Other	One & 3/4 Story	768 Sqft	Grade C 90	Base	108,642
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100%	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,647
Attic				Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
0	0			Below Average	Typical	111,289			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		70%	100%	100%			
						Value(Rcnld)			
						77,902			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	0	624	C 110	13515	Avq-	60%	100%	100%	8,109
Water	0					----- SOUND VALUE -----			3,750
Septic	0					----- SOUND VALUE -----			5,625
1,344 SFLA		57.96 = \$/SFLA (4)				Outbuilding Total			17,484
Calc. Land				24,710	Calc. Bldg		95,390	Total	120,100