Article 3:

This policy is by virtue of the Parsonsfield Selectmen on April 3, 2021, and is written to replace the approved Article 34 of the 1995 Town Meeting concerning the sale of Town owned and/or tax acquired property.

This policy specifies how Article 3 will be implemented if it passes:

A. All Town-acquired properties shall be listed separately in the town Report.
B. Any properties, determined for sale by the Selectmen, shall dispose of by soliciting offers to purchase, utilizing the sealed bid method.
C. All property sales shall be for not less than the total of unpaid taxes plus interest and costs of administering, holding and sealing the property unless the Selectmen determine by unanimous vote of the entire board that the property concerned can only be sold for a lesser price.
D. The Board of Selectmen are authorized : 1) to sell tax acquired property to its previous owners or their successors in interest, 2) to sell an undeveloped, undersize or unbuildable lot to an abutter (All abutters will initially be notified of the property for sale).
E. All property for sale, excluding those purchased by abutters, will be advertised in the local paper for two consecutive weeks and placed on the Town's web site for at least a corresponding two weeks.
F. All bids received shall be opened and bid amounts announced at the Selectmen's meeting on the date bids are due. At the following Selectmen meeting the Selectmen will announce the bid winner; The Board of Selectmen will have the right to accept any or reject any and all bids if deemed necessary. All sales will be conducted at the convenience of the Selectmen.
G. Upon payment in full The Town will issue a quitclaim deed without covenants or warranties.
H. In the event that a successful bidder fails, for any reason, to complete the purchase in the time stated, the bid acceptance is void and the bidder's deposit shall be forfeited to the Town. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders.