Town of Canaan

277 Main Street · PO Box 68
Canaan, Maine 04924

Notice of Sale

The Canaan Board of Selectmen 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"** with the **appropriate map/lot and account numbers** (see below) on the outside.

All bids must be received by the Board of Selectmen no later than 5:30pm on August 19, 2020. Late bids will not be opened or considered.

The minimum bid for this property is $7,800. Each bid must also include the bidder's name, mailing address, and telephone number and must be accompanied by a deposit in the form of a certified check or money order, in an amount equal to or greater than 10% of the bid price. Each successful bidder's deposit will be credited to the total purchase price for that parcel. Deposits will be returned to the unsuccessful bidders no later than 7 days after the opening. Any bid which does not contain the proper deposit will be rejected.

Bids will be opened, reviewed, and awarded by the Selectmen at the **Canaan Town Office**, August 19, 2020 at 6:00pm. The Board of Selectmen reserves the right to reject any and all bids. Each successful bidder shall have 2 business days from the date of the bid acceptance in which to complete the purchase. 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 and the bidder's deposit shall be forfeited to the Town. The Board of Selectmen may thereafter negotiate the sale of the property with any or all unsuccessful bidders.

The property for sale is described on the Canaan Tax Maps as: **Map 8 Lot 1-A located at 472 Main St. – Account #858**

The tax maps and other public information concerning the properties may be reviewed at the Town Office 474-8976 during its normal business hours, M-F 8-12, 1-4 W 11-7 or at www.townofcanaan.com

Phone
207-474-8976
207-474-8682

www.townofcanaan.com
townofcanaan@roadrunner.com

Fax
207-612-2037

Map Lot 008-001-A | Account 858 | Location 472 MAIN ST | Card 1 Of 1 | 7/09/2020

GREGORY, ROBERT N
c/o Town of Canaan
PO Box 68
Canaan ME 04924

B5007P234

Previous Owner
GREGORY, ROBERT N.
7030 EVERGREEN WOODS TRAIL
APT B315
SPRING HILL FL 34606 1642
Sale Date: 3/11/2016

Previous Owner
MILCENDEAU,YANN & JACQUELINE
PO BOX 391

CANAAN ME 04924
Sale Date: 6/10/2005

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood	1 ROUTE 2
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	11 RURAL
Secondary Zone	
Topography	2 Rolling

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities 5 Dug Well/Lake Water 6 Septic System

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.
3.Sewer 6.Septic 9.None

Street 1 Paved

1.Paved 4.Proposed 7.
2.Semi Imp 5. 8.
3.Gravel 6. 9.None

FLOOD PLAIN MAP	858
CLASSIFICATION	0

Sale Data

Sale Date	3/11/2016
Price	
Sale Type	2 Land & Buildings

1.Land 4.Mobile 7.
2.L & B 5.Other 8.
3.Building 6.COMM 9.

Financing 9 Unknown

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity 3 Distressed Sale

1.Valid 4.Split 7.Changes
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified 5 Public Record

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2020	28,600	65,000	0	93,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	

Square Foot	Square Feet		
16.Regular Lot		%	
17.Secondary Lot		%	
18.Excess Land		%	
19.Condominium		%	
20.Miscellaneous		%	
		%	
		%	

Fract. Acre	Acreage/Sites			
21.Homesite (Frac	21	4.00	100 %	0
22.Baselot (Fract	28	3.60	100 %	0
23.	46	1.00	100 %	0
Acres			%	
24.WATERFRONT A			%	
25.WATERFRONT B			%	
26.WATERFRONT C			%	
27.			%	
28.REAR 1 (1-10)				
29.REAR 2 (11-20				

Total Acreage 7.60

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Corner Infl
8.Environment
9.Fract Share

Acres

30.REAR 3 (21+)
31.TILLABLE
32.SUB ROAD
33.OPEN SPACE
34.HORTIC/BLUEBER
35.PASTURE
36.RIGHT OF WAY
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.CAMPSITE
45.ANTENNA SITE
46.SITE IMPROVEME

Canaan

Canaan

Map Lot 008-001-A | Account 858 | Location 472 MAIN ST | Card 1 Of 1 | 7/09/2020

Building Style	**3 Raised Ranch**		
1.Conv.	5.DOUBLE W	9.Other	
2.Ranch	6.Contemp	10.	
3.R Ranch	7.Seasonal	11.	
4.Cape	8.Prim Cp	12.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**2 WOOD SHINGLE**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Metal rs	
2.Slate	5.Wood	8.	
3.Metal lc	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1975**		
Year Remodeled	**0**		
Foundation	**2 Concrete Block**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

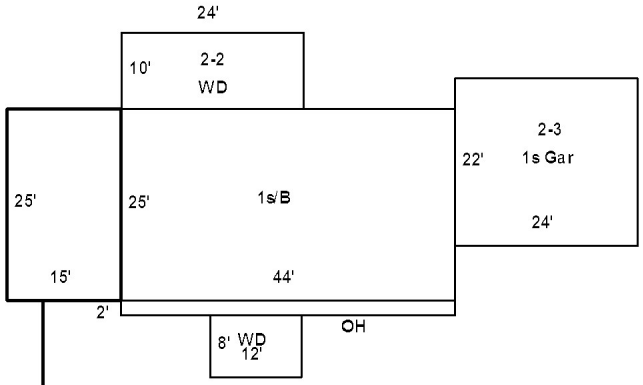
SF Bsmt Living	**275**		
Fin Bsmt Grade	**3 100**		
HEARTHS	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.Radiator	6.GravWA	10.	
3.Radiant	7.Electric	11.	
4.Steam	8.Units	12.	
Cool Type	**0%**	**9 None**	
1.Central	4.	7.	
2.None	5.	8.	
3.	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**7**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AA Grade	
2.D Grade	5.A Grade	8.AAA GRAD	
3.C Grade	6.A+ Grade	9.Same	
SQFT (Footprint)	**1100**		
Condition	**3 Below Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Delap	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected 7/29/2006

Steep lot hard drive way.

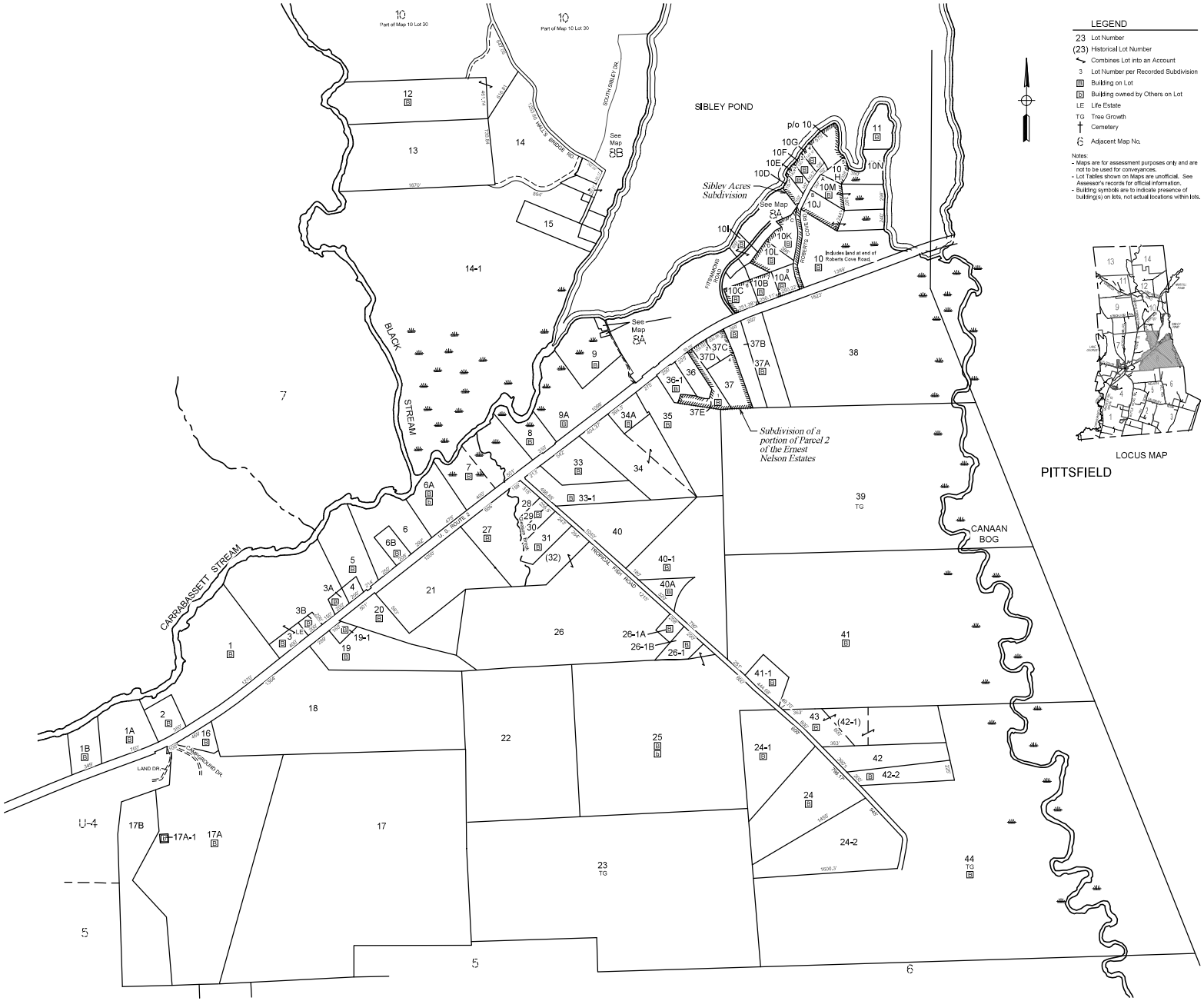


15x25 Conc found poor condtion NV.

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1SFr Overhang	0	88	0 0	0	0 %	0 %	
68 Wood Deck	1975	240	2 199	2	0 %	100 %	
68 Wood Deck	1975	96	2 100	2	0 %	100 %	
23 Frame Garage	1975	528	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.ONE STORY FRAM
2.TWO STORY FRAM
3.THREE STORY FR
4.1 & 1/2 STORY
5.1 & 3/4 STORY
6.2 & 1/2 STORY
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic



LEGEND

- 23 Lot Number
- (23) Historical Lot Number
- Combines Lot into an Account
- 3 Lot Number per Recorded Subdivision
- Building on Lot
- Building owned by Others on Lot
- LE Life Estate
- TG Tree Growth
- Cemetery
- Adjacent Map No.

Notes:
- Maps are for assessment purposes only and are not to be used for conveyances.
- Lot Tables shown on Maps are unofficial. See Assessor's records for official information.
- Building symbols are to indicate presence of building(s) on lots, not actual locations within lots.

LOCUS MAP

Lot	Owner	Acreage
001	Brooks, Kim & Tammi; Washburn, Kristen	26.03
001-A	U.S. Bank National Association	7.6
001-B	Rice, Robby D.	4.36
002	Ryan, John M.	3.10
003	Brooks, Kim & Tammi; Washburn, Kristen (Life Estate)	22.15
003-A	Brooks, Richard D.& Kim E.	0.92
003-B	Brooks, Kevin & Tammi	0.82
004	Brooks, Kim E.& Richard D.	0.90
005	Hart, Elizabeth L.	6.82
006	Vynalek, Edward & Adele	8.76
006-A	Dixon, Alphonso III & Perkins, Megan	6.28
006-B	Jadamec, Luke	1.91
007	Dorman, Ronald W. & Araminta N.	12.91
008	Greenier, Louise M & Cheryl A Preble	3.3
009	Souza, Thomas & Tianna J.	8.0
009-A	Corcoran, Michael C.	10.58
010	Roberts, Lorraine	16.5
010-A	Dickey, David & Sandra	1.89
010-B	Jacobs, Richard Jr.	2.40
010-C	Ramsdell, Joseph Jr. & Kelly Y.	3.25
010-D	Hubbard, Philip & Jean	0.80
010-E	Dickey, David A. & Sandra K.	0.72
010-F	Newby, Brittany	0.79
010-G	Thyng, James N & Laura A	0.78
010-H	Roberts, Lorraine	0.79
010-I	Christiansen, Glen M.	1.71
010-J	Dickey, David & Sandra	5.12
010-K	Albertson, Everett M.& Shirley M	1.92
010-L	Cates, Lisa M.	1.73
010-M	Pelotte, Ryan	5.01
010-N	Roberts, Lorraine	2.75
011	Wells, Wayne W. & Miriam Fay	2.9
012	Young, Matthew James	22.5
013	Kingsley, Rex, Pamela, Sarah, Katherine	35.0
014	Rocky Bend Property Mgmt & Dev. LLC	105.72
014-1	Young, Mark & Lucille	19.56
015	Boshuizen, Geurt & Elizabeth	5.0
016	Natale, Rena M.	2.13
017	Clemente, Anthony Sr. & Carmela	127.64
017-A	The Mountains are Calling Realty, LLC	59.93
017-A-1	Kennedy, Thomas III & Susan	0.0
017-A-1-ON	American Tower Management	0.0
017-B	The Mountains are Calling Realty, LLC	22.5
018	Brooks, Kim, Brooks, Tammi	52.52
019	Edgerly, Dana Sr. Dana Jr., & Deletesky, Donna Reed, Virginia & Goodin , Valerie	13.39
019-1	Edgerly, Dana L. Jr. & Sindi L.	0.87
020	Smith, Lorraine	10.5
021	Jewell, David & Mark	21
022	Smith, Lorraine	49.0
023	Nelson, Kevin, Randy, & Ford	118.0
024	Fitzgerald, Orrin E. & Shelley M.	17.2
024-1	Fitzgerald, Wyatt C. & Lisa	12.1
024-2	Fitzgerald, Jeremy O. & Jessica	18.93
025	Carter, Cyrus Y.	67.0
025-ON	Carter, Mary & Homer Jr.	0.0
026&32	Weisher, Kevin C. & Kara M.	50.82
026-1	Danforth, Wendy K	2.34
026-1-A	Danforth, Bruce	1.15
026-B-1	Danforth, Wendy	0.46
027	Maine, State Of	5.9
028	Cooley, Clayton & Sharon	1.44
029&30	Smith, Matthew M.	2.6
031	Pallo, John D.	3.2
033	Hart, Merle Jr.	6.57
033-1	Carter, Homer O. Jr.	6.76
034	Dorman, Ronald & Araminta	11.63
034-A	Decker, Dale K	2.36
035	Pomelow, Kerry	10.77
036	Scott, Michael B.	3.14
036-1	Grignon, Megan E.	2.46
037	Gilbert, Michael Sr. & Steward, Todd	3.7
037-A	Bates, Kevin	5.84
037-B	Gilbert, Michael Sr. & Steward, Todd	1.04
037-C	Gilbert, Michael Sr. & Thurlow, Donald	1.39
037-D	Davis, Jon K. & Tina R.	1.18
037-E	Nelson, Arthur	2.49
038	O'Leary, John	55.89
039	McLaughlin, Jay & Ellen	119.0
040	Nelson, Kevin S., Ford O., & Randy G.	13.7
040-1	Graf, Darren S.	20.0
040-A	Gustafson, David & Naomi	2.0
041	Carter, Homer Jr. & Mary A.	114.83
041-1	Carter, Marjorie & Melissa A	3.17
042	Fitzgerald, Wyatt	7.2
042-2	Duchesne, Christopher & Alyssa	3.8
043	Nelson, Ford O.	15.3
044	Nelson, Kevin S., Ford O., & Randy G.	148.0

TAX MAP

TOWN OF CANAAN

SOMERSET COUNTY, MAINE

ORIGINAL MAPS PREPARED BY
CENTRAL MAINE SURVEYING
1979

UPDATED BY R.J. BUTLER &
HEART OF MAINE SURVEYING
HARMONY, MAINE

- October 2018 -

0' 500' 1000' 1500' 2000'

SCALE: 1 INCH = 500 FEET at 24"x36"

TAX MAP

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