

NOTICE OF FORECLOSURE SALE

The Board of Selectmen of the Town of Wilton is accepting bids for the purchase of the municipality's interest in a tax acquired property located at 18 Adams Street. Bid must be in writing and in a sealed envelope marked "**Tax Foreclosure Bid – Map # 06 Lot# 36**" on the outside. All bids must be received by the Board of Selectpersons no later than **4:00 o'clock p.m., Monday, February 5th, 2018**. Late bids will not be opened or considered. The **Minimum bid for the property is \$6,000.00**

Bids will be opened, reviewed and awarded by the Selectpersons at the Selectboard Meeting on **Tuesday, February 6th, 2018** at 6:00 p.m. The Board of Selectpersons reserves the right to reject any and all bids. The successful bidder shall have 15 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. The successful bidder will have the responsibility of all title work. In the event that a successful bidder fails, for any reason, to complete the purchase in the time stated, the bid acceptance is void. The Board of Selectpersons may thereafter negotiate a sale of the property with any or all unsuccessful bidders.

The properties for sale are described on the Town's Tax Maps as:

18 Adams Street, Map 06/ Lot 36; Minimum bid: \$6,000.00.

The properties to be sold "as is where is".

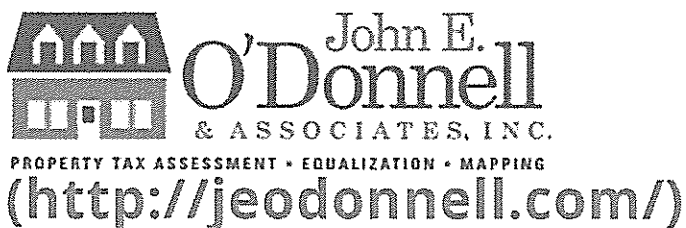
The tax maps and other public information concerning the property may be reviewed at the Wilton Town Office during its normal business hours, Monday and Tuesday, 8:30 to 4:30 p.m. and Thursday and Friday 9:00 a.m. to 5:00 p.m.

Respectfully,

Board of Selectpersons

Town of Wilton

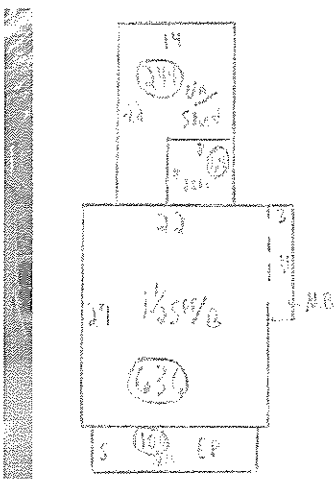
632 Bald Hill Rd, New Gloucester, ME 04260 (<https://goo.gl/maps/YYJfHUjCfYq>) | 207.926.4044 (tel:207.926.4044) | info@jeodonnell.com (<mailto:info@jeodonnell.com>)



Wilton

[* \(HTTP://IEODONNELL.COM\)](http://jeodonnell.com) > CAMA

18 ADAMS ST, Wilton, ME



[\(/cama files/wilton/06-036 Sketch.jpg\)\(/cama files/wilton/06-036.jpg\)](#)

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Property Information

Site: Map 06 , Lot 036

Town: Wilton

Tax Year: 2017

Owner: MOON, LINDA G. HEIRS OF

Last Committed Tax: \$1,323.44

See:

Includes:

Land Value: \$17,312

Building Value: \$46,777

Total Real Value: \$64,089

Exemption Value: \$0

Net Taxable Real Value: \$64,089

Personal Property: \$0

Owner Information

Owner #1: MOON, LINDA G. Page: Error#94

HEIRS OF

Mailing Address:

18 ADAMS ST

PO BOX 28

DRYDEN, ME 04225

Trio Account #: 1509

Documents

- [06-036 \(/cama_files/wilton/06-036.jpg\)](#)
- [06-036 Side \(/cama_files/wilton/06-036 Side.jpg\)](#)
- [06-036 Sketch \(/cama_files/wilton/06-036 Sketch.jpg\)](#)

Land Information

Land Group: Type	Size	Method	Value	Total Adj	Adj Details
Primary Lot : Table 2	0.2 Ac	Calculated	\$9,312.00	100.0%	
	0.22 Ac		\$9,312.0		
Tree Growth:	Open Space:			Farmland:	

Site Information

Description	Adjustment
Grade 2	\$8,000.00
	\$8,000.00

Lump Sum: \$0

Zoning Information

Zoning	Description
Zoning 1	Residential 1

Primary Building Data

Building Type	Area	Grade	Cond (Condition)	F.Obs. (Functional Obsolescence)	E.Obs. (Economic Obsolescence)	Value	Color	Year (Year Built)
1½-Story Frame	636	2.75	75%	90%	100%	\$41,260	BGE	1880
Enclosed Porch (EP)	100	2.75	75%	90%	100%	\$1,836		1900
Shed	244	2.75	75%	90%	100%	\$1,780		1900
1-Story	64	2.75	75%	90%	100%	\$1,901		1900

Visit History

Date	Purpose	Result	Individual	Comments
07/10/2015	Equalization	Measure & List	Matt Berube	

Exemptions

Type	Value
No data available in table	

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Town Information

Town of Wilton

Tax Rate: 0.020650

Tax Due Dates: 11/03/2017, 05/03/2018

Commitment Date: 09/14/2017

Certified Ratio: 1.00

**RE Account 1509 Detail
as of 01/02/2018**

Name: MOON, LINDA G. HEIRS OF
Location: 18 ADAMS ST
Acreage: 0.22 Map/Lot: 06-036
Book Page:

Land: 17,312
Building: 46,777
Exempt 0

Total: 64,089

2017-1 Period Due:
1) 669.44
2) 661.72

Ref1: B0605P0255
Mailing 18 ADAMS ST
Address: PO BOX 28
DRYDEN ME 04225

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2017-1	R				1,323.44	7.72	0.00	1,331.16
2016-1	L	*			1,323.44	58.58	47.59	1,429.61
2015-1	L	*			1,014.38	45.90	47.00	1,107.28
2014-1	L	*			765.14	157.56	67.82	990.52
2013-1	R				0.00	0.00	0.00	0.00
2012-1	R				0.00	0.00	0.00	0.00
2011-1	R				0.00	0.00	0.00	0.00
2010-1	R				0.00	0.00	0.00	0.00
2009-1	R				0.00	0.00	0.00	0.00
2008-1	R				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
Account Totals as of 01/02/2018					4,426.40	269.76	162.41	4,858.57

Per Diem

2017-1	0.1287
2016-1	0.0003
2015-1	0.0020
2014-1	0.1488
Total	0.2797

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