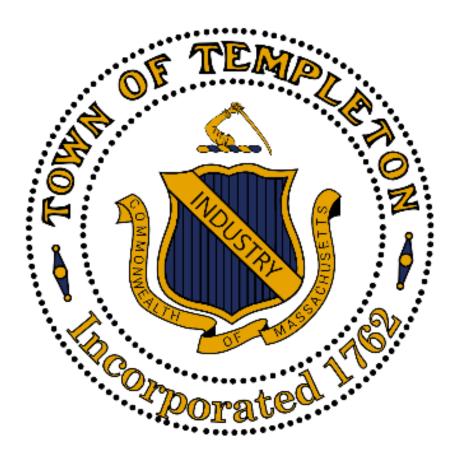
Of Lands of Low Value Templeton, MA November 2, 2022

Sale



Cheryl Richardson, Treasurer/Collector

Table of Contents

Legal Notice of Sale	3
Conditions of Sale	5
Assessors Card and Parcel Map	6
Bid Forms	25

Town of Templeton Legal Notice

Land for Sale

The Town of Templeton offers for sale six (6) parcels of land of low value for which the former owner's right of redemption has been foreclosed. Sealed bids will be accepted until 1:00 p.m. on November 2, 2022, in the Offices of the Select Board, 160 Patriots Road, East Templeton MA 01438, at which time the auction will take place and sealed bids will be opened and publicly read aloud.

The auction package with full list of the properties, information on the conditions of sale, maps and the like is available at <u>www.templetonma.gov</u> (Click on paid volunteer & contract opportunities) & at the Select Board Office, M - Th., 7.30 am - 4:30 pm.

Advertised: Gardner News 10/14/2022

Posted: Town Website and BBs

Bids due November 2, 2022

GENERAL CONDITIONS OF SALE

1.) There is no required minimum acceptable bid.

2.) All bids must be submitted using the attached bid forms. You must use a separate bid form for each parcel you bid upon.

3.) You must submit each bid form in a separate sealed envelope.

4.) You must submit a deposit of \$350.00, in the form of a bank check (*i.e.* cashier's, certified, money order) with each separate bid. This deposit will be held for a period of up to forty-five (45) days from the date the bids are opened for the Town to evaluate the bids and notify the parties of its decision.

5.) If you are informed that you are the successful bidder, you will have ten (10) days in which to pay any the amount you have proposed to pay for the parcel that you have bid upon. This will be held until the various rights of first refusal have been exhausted and the closing. At that time, you will pay any final sums owed to the Town. If you do not pay the amount you bid on the parcel within ten days, the initial bid deposit of \$350.00 will become the property of the Town of Templeton.

6.) Abutters (i.e. those whose property lines touch upon the property line of the property being sold) who bid on a parcel will have the right of first refusal at the highest bid price. In the case of more than one abutter having bid on the property, the right of first refusal will first be assigned to those abutters which jointly made a bid so that they might each improve their respective lots and then in order of the highest to lowest bid of any other abutters who may have bid on the parcel.

7.) If the land is acquired by an abutting property owner(s) and if noted in the proposed Disposition Table, the bidder(s) will be required to merge the parcel being acquired with their lot(s) at the time the property is transferred.

8.) If no abutter bids on a parcel, then the Town will select the highest-priced proposal from a responsive and responsible proposer.

9.) In addition to the purchase price and a lump sum fee of \$350 to cover our attorney and recording costs, the recording fee for any notices of a merger of lots, a payment in the amount of what real estate taxes would have been collected if the property had been taxed throughout FY '22, and any similar closing costs of which none are currently known to exist.

10.) The Town makes no expressed or implied warranties of any information contained herein. All parcels are sold with the right of redemption foreclosed but without warranty as to suitability for building, the ability to gain any desired regulatory approval from the town (i.e. zoning compliance), or the absence of any environmental hazard. Bidders are responsible for performing their own due diligence appropriate to the purchase of any real estate.

11.) The Town reserves the right to reject any and all bids, and waive any minor or nonmaterial informalities, if deemed to be in its best interests.

12.) Bids will be opened at 1:00pm on November 2, 2022 at the Offices of the Select Board.

13.) All sales are subject to the requirements for Land of Low Value: Sales without Foreclosures, M.G.L. c. 60, § 79.

14.) Any questions with respect to this invitation must be received, in writing, by mail (160 Patriots Road PO Box 620, East Templeton MA 01438), or email (alamontagne@templetonma.gov), by Adam Lamontagne, Town Administrator, no later than 2:00pm on October 24, 2022. Copies of the answers will be posted online no later than 4:00pm on October 26, 2022. It is the responsibility of the bidders to check on-line and account for any addendum so issued.

Land of Low Value

EXHIBIT A Tax Maps/Aerial Photos And Assessment Data Parcels 1 to 6

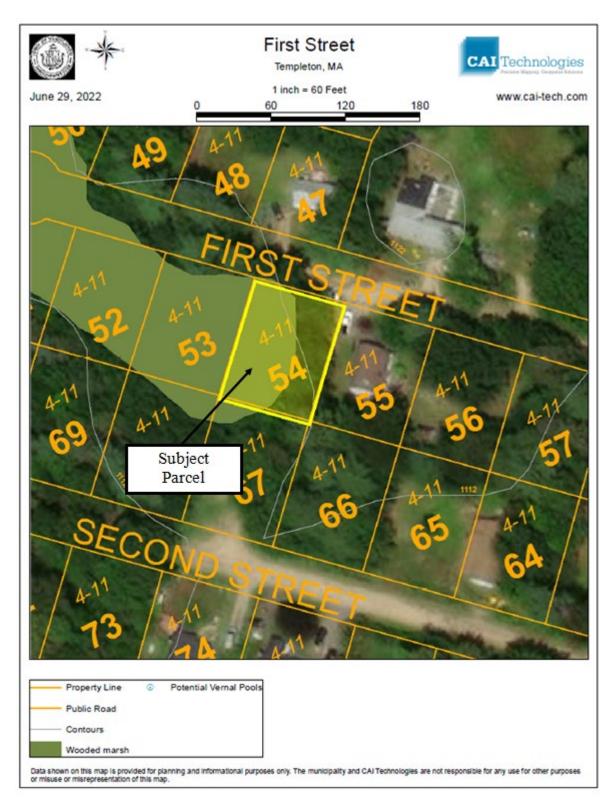
Parcel 1: Alexandria Avenue



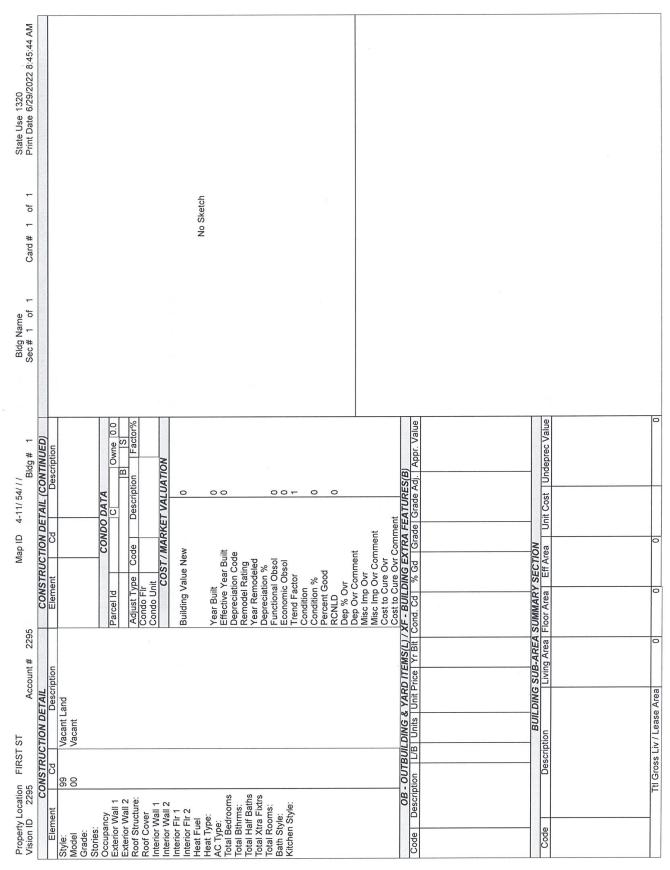
Print Use 9300 Print Date 6/29/2022 8:46:04 AM 350 TEMPLETON, MA VISION	D Code Assessed 0 1320 200	Total 200 tor or Assessor		0 0	200	200	U	200	DKT Purpost/Result		Adj Unit P Land Value	2,200	Total Land Value 200
4 Asse	200 200 200 PREVIOUS ASSESSMENTS (HISTORY) 200 200 sed Year Code Assessed V Year 200 2021 1320 200 2020 2020	200 Total 200 Total This signature acknowledges a visit by a Data Collector or Assessor Assessor	APPRAISED VALUE SUMMARY	ilue (Card) alue (Bldg)	/alue (Bldg) lue (Bldg)	e ircel Value	a a	arcel Value	Id Type Is Cd		Location Adjustment		Total
e of 1 Card # 1 of <u>COde</u> Assessed 9300 Assessed 0200 200	Assessed Year C 200 2021 1:		A	Appraised Bidg. Value (Card) Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg)	Special Land Value Total Appraised Parcel Value	Valuation Method	Total Appraised Parcel Value	Date		Notes		
Bidg Nam Sec # 1 Description ExmptLand	VC V 1 Year Code 0 1 2022 1320	AENTS Comm Int			Datci		RA1 TO		Comments	N SECTION	bhd. Nbhd. Adj	1.000 LL	
4-06/ 26/ 12/ / Bidg # 1 Bidg # 1 Bidg # 1 Daved 2 Suburban	Assoc Pid# <u>VU VI SALE PRICE</u> <u>V</u> V 175,000 <u>0</u> V 50,000	OTHER ASSESSMENTS		Tracine			5/15/19 ATM ZONING CHANGE FROM RA1 TO CIA		Comp Date Comp		Size Adj Site Index Cond. Nbhd. Nbhd. Adj	00 0	Parcel Total Land Area 0
Map ID 4-06/26/ UTILITIES STRT/RC 1 All Public SUPPLEMENTAL DATA	926457 = SALE DATE Q 04-05-2018 1 08-09-1978 0 08-09-1978 0	Code		0.00 SING NEIGHBORHOOD	NOTEC	NOLO	5/15/19 ATM ZO CIA		Amount Insp Date % (Unit Price	2,200.0	AC Parcel To
Account # 100768 TOPO 11 Level Alt Prol ID SUB-DIV WARD PREC.	GIS D	VS Amount		Total ASSESSI			:OURT DRIA		Description Amor		Zone Land Type Land Units	0.070	Total Card Land Units 0.070
ALEXANDRIA AVE TOWNER TON MA 01438	RECORD OF OWNERSHIP TOWN OF TEMPLETON BENJAMIN BUILDERS REALTY TRUST PUTNAM WILLIAM R & HOPE E	EXEMPTIONS Description					TAX TAKING FORECLOSURE LAND COURT CORNER OF BALD RD AND ALEXANDRIA		Issue Date Type		Description Zone	TOWN SELECT RA1	Total Car
Property Location ALEX Vision ID 100768 CURRENT OU TOWN OF TEMPLETON PO BOX 620 EAST TEMPLET MA	RECORD OF C TOWN OF TEMPLETON BENJAMIN BUILDERS R PUTNAM WILLIAM R & F	Year Code			0001	PLAN 784/58 OUTLOT C	TAX TAKING FO CORNER OF BA		Permit Id Iss		B Use Code	10000	

State Use 9300 Print Date 6/29/2022 8:46:04 AM		-		
Card # 1 of 1	No Sketch			
Bidg Name Sec # 1 of 1				
Map ID 4-06/ 26/ 12/ / Bldg # 1 CONSTRUCTION DETAIL (CONTINUED)	Element Cd Description Parcel Id CONDO DATA Owne Parcel Id CONDO DATA Owne Parcel Id C Owne Adjust Type Code Description Condo Fir C B Condo Fir Condo Fir Factor% Condition % Functor Functor Condition % Functor Functor Dep % Ovr Corrent Good Pacent	Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Cost to Cure Ovr Comment <i>XF - BUILDING EXTRA FEATURES(B)</i> Cond. Cd % Gd Grade Grade Adj. Appr. Value	UMMARY SECTION	0
cation ALEXANDRIA / 100768 CONSTRUCTION DI	Element Cd Description Style: 99 Vacant Land Model 00 Vacant Land Grade: Stories: 00 Vacant Land Crade: 2 Roof Structure: Roof Structure: Roof Structure: Roof Structure: Content and 1 Interior Wall 1 Interior Wall 2 Interior Mall 2 Interior Mall 2 Interior Mall 2 Exterior Wall 2 Interior Mall 2 Exterior Wall 2 Interior Mall 2 Interior Fir 2 Interior Mall 2 Interior Fir 2 Interior Fir 2 Interior Fir 2 Exterior Mall 2 Interior Fir 2 Interior Fir 2 Interior Fir 2 Interior Fir 3 Interior F	Code Description LB Unit Price Yr Bit Conde Grade Grade </td <td>Code Description</td> <td>Ttl Gross Liv / I</td>	Code Description	Ttl Gross Liv / I

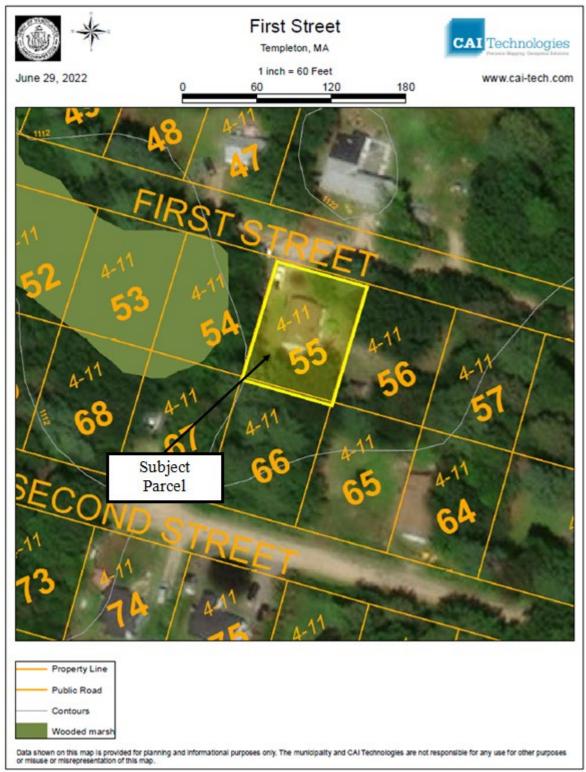
Parcel 2: First Street



State Use 1320 Print Date 6/29/2022 8:45:43 AM	350	TEMPLETON, MA	VISION		Accord		al 2,600				0	0	0	2,600	0	2,600	U		2,600		Purpost/Result	ted ted ted		t P Land Value	0.35 2,600	
e 1320 e 6/29/20	1-1-	TEM	>		r Codo		Total	tor or Asse		MMARY										ORY	Purp	Measur+Listed Measur+Listed Measur+Listed Measur+Listed Measur+Listed	AND AND AND	Adj Unit P		
State Use Print Date	Assessed 2,600			2,600	IISTORY	2,600 2020	2,600	Data Collect		LUE SUI										GE HIST	Cd			ustment	1.0000	
					PREVIOUS ASSESSMENTS (HISTORY	2,600	2,6	This signature acknowledges a visit by a Data Collector or Assessor		APPRAISED VALUE SUMMARY	ard)	(gplg)	Bldg)	(gp)		alue			alue	VISIT / CHANGE HISTORY	Type Is			Location Adjustment		
1 of 1	SSESSMENT Assessed 2,600			2,600	ASSESSA	1320	Total	nowledges		APPRA	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	alue	Total Appraised Parcel Value	ро		Total Appraised Parcel Value	VISI	L PI	S B E S S B F S S S S S S S S S S S S S S S S		۲		-
Card #	CORRENT ASSESSMENT Code Assessed 1320 2,600				NOUS 4		0	nature ackr			sed Bldg.	sed Xf (B	sed Ob (E	sed Land	Special Land Value	Appraised	Valuation Method		Appraised		Date	05-17-2021 11-03-2014 05-07-2009 05-10-1994 12-21-1987				
-	CURREN Code 1320			Total	Accecced	2,600	2,600	İ			Apprai	Apprai	- Apprai	Apprai	Specia	Total A	Valua		Total			05-1 11-0 05-0 05-1 12-2	STATISTICS AND	Notes		
Bldg Name Sec # 1 of	ption			1999 B			Total							The second second							s				3	
Bld Sec	Description Res Land				Vaar		-					Doted	Datch							a har a la an	Comments		NOIL	bhd. Adj	1.000	
	N				2 V	100		SMENTS	Amount														LAND LINE VALUATION SECTION	Size Adj Site Index Cond. Nbhd. Nbhd. Adj		
	2 Suburban				SALE PRICE	-		OTHER ASSESSMENTS	Number												Date Comp		ALUATI	cond.	0.10	
4/ / / Bldg #	OAD	A		0		>		OTHER	+			Tradina	I racing	and the second						100000			ID LINE \	Site Index	Ω	
	3 Unpaved	TAL DAT		Asso		⊃			Description			goo		and a state						RD	% Comp		LAN	Size Adj	1.00000	
Map ID		SUPPLEMENTAL DATA		49	BK-VOL/PAGE SALE DATE Q/U VI	10-02-1959			Code			SING NEIGHBORHOOD		S				RA2		BUILDING PERMIT RECORD	Insp Date			Unit Price S	3.49	
	OIILITES	<u>SUPP</u> 0054 0000		M_154993_922149	IGE SA				1Uno		0.00	ING NEIC	٥	NOTES				Ľ		VG PERA	unt Ir				ц	
2295		4-11		M_1549	-VOL/PF	4061 0265		V	Amor			ASSESS								BUILDI	Amount			Land Units	7,500	
Account # 2	1 Level 7 Waterview	It Prcl ID	SUB-DIV PHOTO WARD PREC.	GIS ID	BK	4					Total		a	たいたちにものない						Constant State	Description		Series series	Land Type		
Acco					HIP			SNOIL	iption			Albhd Momo	NDRIG INAL							5-15- 59 S.	\vdash			Zone Lar		-
T ST	OWNER	DV.	01605		RECORD OF OWNERSHIP			EXEMPTIONS	Description				_	The state of the s						A SUPERIOR	Type				Dud	
Ē	2.96	CLUB BL	MA		NED OF	NER									Щ						Issue Date			Description	Res Land Und	
Property Location Vision ID 2295	CURRENI FAIR GERALDINE B	132 COUNTRY CLUB BLVD	APT / U9 WORCESTER,		RECO	FAIR GERALDINE B		ŀ	2006			Michael			NOT BUILDABLE			IN TAX TITLE			Permit Id Is			Use Code	1320 F	
Prope	FAIR (132 C	WORCE			FAIR		X	Year						NOT E	WET		IN TA:			Perm		S. Paletick	B Us	-	_



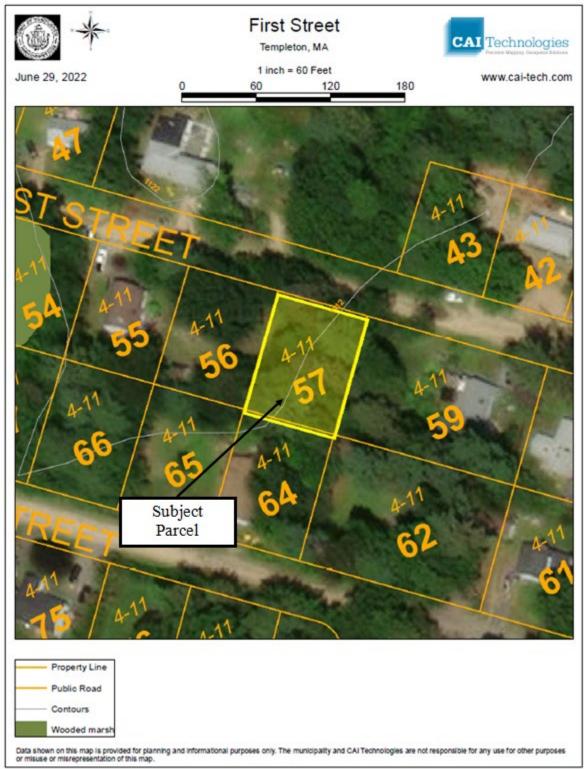
Parcel 3: First Street



State Use 9300 Print Date 6/29/2022 8:44:54 AM 350 2,600 TEMPLETON, MA	2600 ORY) Year Code Assessed 2020 1320 2,600	Total 2,600 ector or Assessor		2,600	0 0 0	2,600	Measurt-Listed Measurt-Listed Measurt-Listed Measurt-Listed Measurt-Listed Mo change Measurt-Listed	Adj Unit P Land V	.00000 0.35 2,600 0.35 2,600 Total Land Value 2,600
Asse	Cotal 2,600 2,600 PREVIOUS ASSESSMENTS (HISTORY) Vear Vear	2,600 Total 2,600 Total This signature acknowledges a visit by a Data Collector or Assesson	APPRAISED VALUE SUMMARY 'alue (Card) /alue (Bidg)	Value (Bidg) 'alue (Bidg) Ie	arcel Value	Parcel Value	Id Id <thid< th=""> Id Id Id<!--</td--><td>Location Adjus</td><td>1.00000 1.00000 1.00000</td></thid<>	Location Adjus	1.00000 1.00000 1.00000
e card # 1 of of 1 Card # 1 of <u>CURRENT ASSESSMENT</u> 9300 Assessed 2,600	Total FREVIOUS AS Assessed 2,600 2021	692	Appraised Bidg. Value (Card) Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value	Total Appraised Parcel Value Valuation Method	Total Appraised Parcel Value		1 12-18-1987 1 Notes	
Bidg Nam Sec # 1 Description ExmptLand	NC Year Code 1 1 Year Code 1 1 2022 1320 00 1 2022 1320	MENTS Total Amount Comm Int	Batch	0441		-	Comments	N SECTION Ibhd. Nbhd. Adj	000.1
4-11/ 55/ // Bidg # 1 STRT / ROAD LOCATION	soc Pid# <u>VI</u> <u>SALE PRICE</u> V 155,00 V 78,00 V 15,00	OTHER ASSESSMENTS	Tracino	P.			% Comp Date Comp	Site Index	9 1.00000 5 0.10
Map ID 4-11/55/ UTILITIES STRT / RC SUPPLEMENTAL DATA	5_922143 E SALE DATE Q 11-16-2016 U 11-10-2009 U 05-03-1999 U 10-13-1998 U 06-05-1978 Q	Code	0.00 SSING NEIGHBORHOOD	NOTES		RA2 <u>s permit record</u>	Amount Insp Date %	Unit Price	SF 3.49 1.000000 SF 5.49 1.000000 SF Parcel Tota
Account # 2296 TOPO At Prc1D 4-11 00 SUB-DIV WARD PREC.	GIS ID M_15501 BK-VOL/PAG 56397 238 56397 238 55397 238 23338 0026 21338 0026 20519 0341 06473 0219	S Amount	Total ASSES				Description Amoun	Zone Land Type Land Units	/, 500 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000 () 2000
T ST WER 01438	<u>RECORD OF OWNERSHIP</u> F TEMPLETON JASON N ONALD J & JESSICA M JONNA M E FRANKLIN	EXEMPTIONS Description	Nbhd Name	0001 TAX TAKING FORECI OSLIRE LAND COLIRT			Issue Date Type D	Description Zone L	WN SELECT
Property Location FIRS Vision ID 2296 CURRENT OU TOWN OF TEMPLETON PO BOX 620 EAST TEMPLET MA	RECORD OF OWNERS TOWN OF TEMPLETON ALLRED JASON N LEGER DONALD J & JESSICA M FISHER DONNA M AMBROZE FRANKLIN	Year Code		0001 TAX TAKING FOR	2021		Permit Id Issu	Use Code	

State Use 9300 Print Date 6/29/2022 8:44:55 AM		
Card # 1 of 1	No Sketch	
Bidg Name Sec # 1 of 1		
Map ID 4-11/55/// Bldg # 1	anti Cd Description CONDO DATA CONDO br>CONDO DATA CONDO DATA CONDO DATA CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO CONDO	tent FEATURES(B) Lonit Cost Undeprec Value
2296 Map ID	Element Cd Farcel Id COND Parcel Id COND Adjust Type Code Condo Fir Condo Fir Condo Fir Condition % Percent Good Condition % Percent Good RCNLD Dep % Ovr Dep % Ovr Miss Im Ovr Dep % Ovr	Imp Ovr Comment to Cure Ovr Cure Ovr Ovr Comm ULDING EXTRAIT UILDING EXTRAIT OVA Gd Grad Eff Area rea Eff Area
tion FIRST ST Account # 22 296 CONSTRUCTION DETAIL	Vacant Land Vacant Land	OB OUTBUILDING & YARD ITEMS(L) / XF - BG Cost Cost Cost Cost Cost UB Scription UB Description Living Area Titl Gross Liv / Lease Area
Property Location FIRS Vision ID 2296	Element Construction of the style: Style: 99 Cd Style: 99 Cd Stade: 99 Cd Stade: Stories: Sto	Code Description UTBL

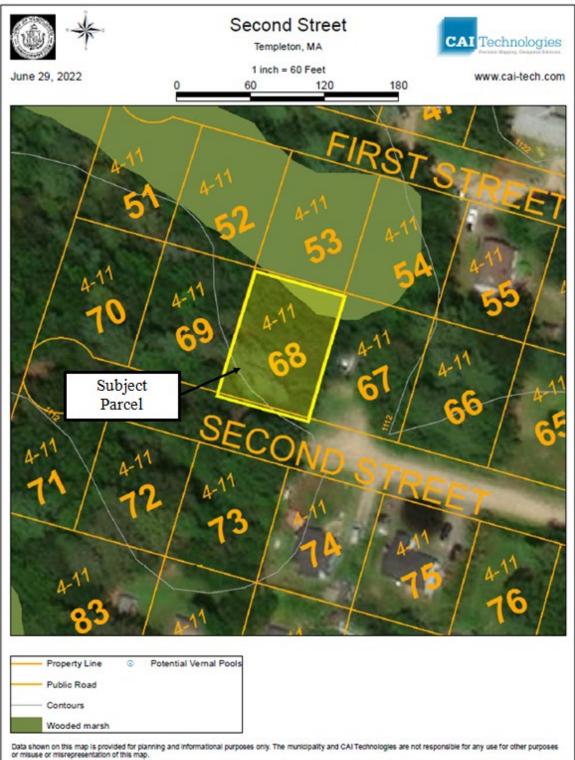
Parcel 4: First Street



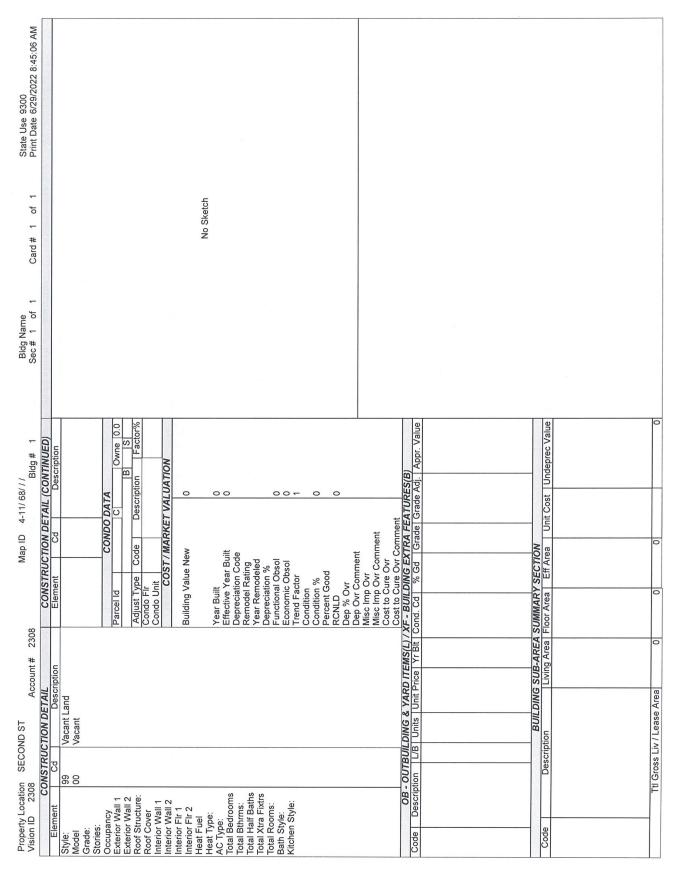
Print Date 6/29/2022 8:45:31 AM 2,600 TEMPLETON, MA VISION	Code Assessed 1320 2,600	Total 2,600 or or Assessor	MARY	0 0	0 0	2,600	2,600	U	2.600		Purpost/Result	Measur+Listed Measur+Listed Measur+Listed No change Measur+Listed Measur+Listed	States of the second	Adj Unit P Land Value		Total Land Value 2,600
Asse	2,600 0 0 0 0 0 0 0 0 0 0 0 0	2,600 a visit by a Data Collect	APPRAISED VALUE SUMMARY	(ard)	(Bldg)	(dg)	alue		Value	VISIT / CHANGE HISTORY	Type is Cd	888488		Location Adjustment	1.0000	Total
1 Card # 1 of 1 CURRENT ASSESSMENT Code Assessed 1320 2,600	Total 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2021 1320 2,600 2021 2,600 2021 2,600 2021 2,600 2020 2021 2,600 2021 2,600 2021 2,600 2021 2,600 2021 2,600 2021 2,600 2021 2,600 2021 2,600 2021 2,600 2021 2,600 2021 2,600 2021 2,600 2021 2,600 2021 2,600 2021 2,600 2021 2,600 2021 2,600 2021 2,600 2021 2,600 2021 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,	2,600 Total 2,600 Total This signature acknowledges a visit by a Data Collector or Assessor	APPRI	Appraised Bldg. Value (Card)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value Total Appraised Parcel Value	Valuation Method	Total Appraised Parcel Value	ISIA	Date Id	221 SO 014 BL 009 CS 994 AD 994 RD 987 PL	のないで、そうないなどのないのであったので	Notes		-
Bidg Name Sec # 1 of Description Res Land	VC 1V 1V 2022 1320 1 2022 1320	ENTS ENTS Amount Comm Int			Batch	PROCESSION AND AND AND AND AND AND AND AND AND AN					Comments		SECTION	Nbhd. Nbhd. Adj	1.000	_
4-11/57/1/ Bidg # 1 STRT/ROAD LOCATION	Assoc Pid# <u>VU V/I SALE PRICE</u> U V 155,000 U V 78,000 U V 155,000 0	OTHER ASSESSMENTS			Tracing						Comp Date Comp		LAND LINE VALUATION SECTION	Size Adj Site Index Cond. Nb	00 0.10	Parcel Total Land Area 0
Map ID 4-11/57/ UTILITIES STRT/RC STRT/RC 0057 0000	9_922130 1 -10-2009 1 11-10-2009 1 10-13-1998 1 01-06-1978 0	nt Code				NOTES			RA2	IG PER	unt Insp Date %			Unit Price Size A	3.4 3.4	SF
Account # 2298 TOPO Alt Prel ID 4-11 0 SUB-DIV PHOTO WARD PREC.	CISD	NS Amou		Total	Nbhd Name					BUILDIN	Description Amount			Zone Land Type Land Units		otal Card Land Units 7,500
FIRST ST IT OWNER MA 01468	RECORD OF OWNERSHIP ALLRED JASON N LEGER DONALD J & JESSICA M FISHER DONNA M AMBROZE FRANKLIN	EXEMPTIONS Description			Nbhc						Issue Date Type			Description Zone	Res Land Und	Total Ca
Property Location Vision ID 2298 CURREN ALLRED JASON N 20 FIRST ST TEMPLETON	RECORD OF ALLRED JASON N LEGER DONALD J & J FISHER DONNA M AMBROZE FRANKLIN	Year Code	5	_	phdN	1000	IN TAX TITLE				Permit Id Is		and the state of t	B Use Code	1 1320 R	

State Use 1320 Print Date 6/29/2022 8:45:32 AM		
Card # 1 of 1	No Sketch	
Bidg Name Sec # 1 of 1		
4-11/57/// Bldg # 1 ETAIL (CONTINUED)	Description Descri	tent FEATURES(B) I Grade Adi, Appr. Value Unit Cost Undeprec Value
Map ID CONSTRUCTION D	Element Cd Description Parcel Id CONDO DATA Parcel Id CONDO DATA Parcel Id C Codo Unit C Condo Unit 0 Perceitive Year Built 0 Perreciation Code C Perreciation % 0 Perreciation % 0 Perreciation % 0 Condition % 0 Percent Good 0 Rend Record 0 Percent Good 0 Percent Good 0 Percent Good 0	
ID NO	Vacant Land Vacant	Title Construction Dep Or Comment Misc Imp Ovr Comment Misc Imp Ovr Common Cost to Cure Ovr Comment Cost to Cure Ovr Cost Cost to Cost to Cure Ovr Cost Cost to Cost to Cost to Cost Cost to Cost to Cost Cost to Cost to Cost to Cost Cost to Cost to Cost Cost to Cost to Cost Cost to Cost Cost to Cost to Cost to Cost Cost to Cost to Cost Cost to Cost to Cost Cost to Cost to Cost t
17 Ga	Element Cd Style: 99 Style: 99 Grade: Stories: 90 Carade: Stories: Cocupancy Exterior Wall 2 Roof Structure: Nall 1 Exterior Wall 2 Roof Cover Interior Vall 1 Interior Vall 1 Interior Vall 1 Interior Vall 2 Interior Vall 2 Interior Fir 1 Interior Fir 2 Heat Type: Ac Type: Ac Type: Ac Type: Cotal Bedrooms Total Harf Baths Total Harf Baths Total Rooms: Total Harf Baths Total Rooms: Total Harf Baths Total Rooms: Kitchen Style: Kitchen Style:	OB OUTBUILDM Code Description LB Code Description LB Code Description LB

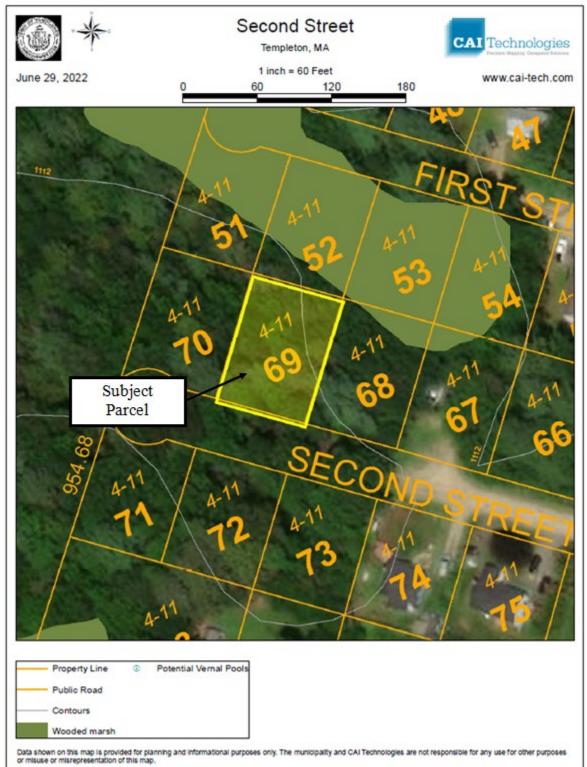
Parcel 5: Second Street



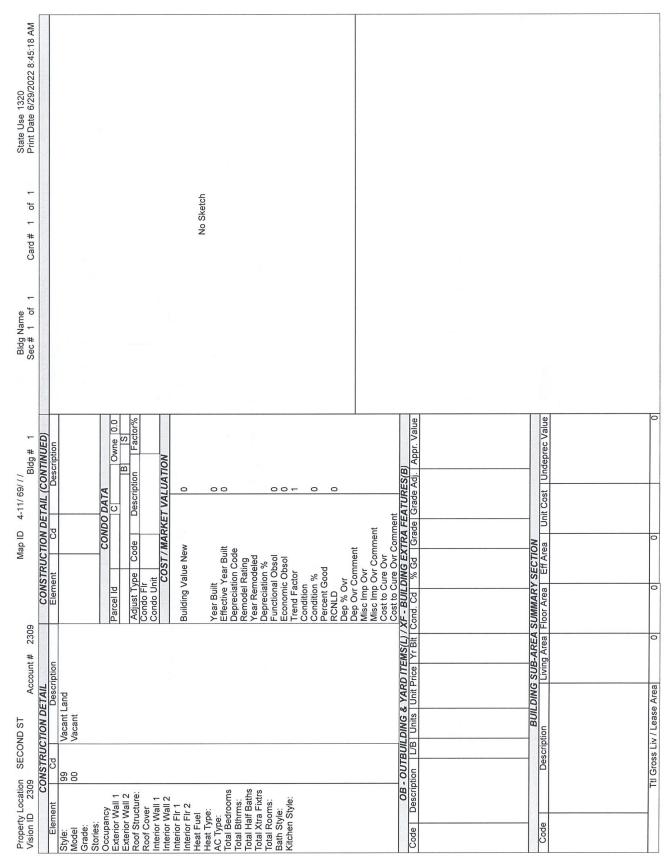
Print Date 6/29/2022 8:45:06 AM sesed 350 2,600 TEMPLETON, MA	VISION			Service Street	0 0	0	2,600	2,600 C	2.600		Purpost/Result	<u> </u>		Land Value	5,600	e 2,600
9300 6/29/202 TEMPI	-		or or Assess	MARY						DRY	Purpos	Measur+Listed Measur+Listed Measur+Listed Measur+Listed Measur+Listed		Adj Unit P	0.35	Total Land Value
State Use 9300 Print Date 6/29/ Assessed 2,600	2,600 V V Vest		ata Collecto	APPRAISED VALUE SUMMARY						VISIT / CHANGE HISTORY	\rightarrow	00 00 Mee 00 00 Mee	CARL CONTRACT	ustment	1.0000	Total I
Asse	NENTS (HIS	2,600	visit by a D	SED VA	ard) Idg)	(gplg)	(Bp	lue	alue	/ CHAN	ype Is		STATES IN CONTRACTOR	Location Adjustment		100
1 of 1 SMENT ssed 2,600	2,600 SSESSM		owledges a	APPRA	Value (Ca Value (Bl) Value (E	Value (Blo Ine	Parcel Va	Parcel V	LISIA	F	SS SB P P S S S S S S S S S S S S S S S	Provinsion of	Loc		
1 Card # 1 of CURRENT ASSESSMENT Code Assessed 9300 2,600	otal 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600 2,600	0 9	This signature acknowledges a visit by a Data Collector or Assessor		Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg) Special I and Value	Total Appraised Parcel Value Valuation Method	Total Appraised Parcel Value	の日本の日本の目的	Date	05-17-2021 11-03-2014 05-18-2009 05-10-1994 12-21-1987	and the second	Notes		
188	Tota	5,0			App	App	App	Tota	Tot			91991	日本の日本の	No		
Nam - Nam		1320 Total	Comm Int			ch					ents		Section of the	ġ	<u></u>	
Bidg Sec # Descript ExmptLand	Vear	2022	Amount			Batch					Comments		CTION	Site Index Cond. Nbhd. Nbhd. Adj	1.000	
1 LOCATION Suburban	F.	- 0	SSME							の時間の時間の			LAND LINE VALUATION SECTION	d. Nbhd.	0	
Bidg # 1 LOCATIO	t SALE PRICE		ER ASSE Number			D				A STATE OF	Date Comp		E VALUA	dex Con	0.10	rea 0
	Hid H	>>	OTHI ption			Tracing				17/11	\rightarrow		AND LIN	j Site In	2	Parcel Total Land Area
0 4-11/68/ 3 Unpaved NTAL DATA	a -	24	Description		DOOH					CORD	e % Comp			Size Adj	1.00000	arcel Tot
Map ID 4-11/ 68/ UTILITIES STRT/RC 3 Unpaved 3 Unpaved 8 0000	922126 SALE DATE	00-20-2012 02-15-1974	Code		0.00 ING NEIGHBORHOOD	B	NOTES		RA2	BUILDING PERMIT RECORD	Insp Date			Unit Price	3.49	
0068	M_154962_922126 BK-VOL/PAGE SALE	0214 0214	Amount		0.00 ESSING NE		N			LDING P	Amount		Section 1975	Land Units	7,500 SF	7,500 SF
# 2308 TOPO el el 4-11		5438 0214 5438 0214			Total ASSESS		中国の			BUI						
Account # 2 11 Level	MARD PREC. GIS ID		S			Nbhd Name	Tallo				Description		15-55-55	Zone Land Type		Fotal Card Land Units
	01438 IERSHIP		EXEMPTIONS Description		「日本のない」	pyqN					Type			Zone		otal Caro
SECOND ST T OWNER TON		Z	De					-0007			\square			Description	TOWN SELECT	T
coation SECOND : 2308 CURRENT OWNER TEMPLETON 220	WPLET MA 01438 RECORD OF OWNERSHIP	RROLL F	e			5					Issue Date				TOWN	
Property Location SEC Vision ID 2308 CURRENT OW TOWN OF TEMPLETON PO BOX 620	EAST TEMPLET	IOWN OF IEMPLEION MCPHEE CARROLL E	ar Code		-	Nbhd 0001	דמו ויסט מוזע דע וויסט בט וויסב ו	1			Permit Id		A. S. D. S.	Use Code	6300	
Pro TOV	EA	5 W	Year					2021			Pe		No. No.	В	~	



Parcel 6: Second Street



320 29/2022 8:45:18 AM 350 TEMPLETON, MA	Assessed 2,600	2,600		000	2,600	2.600	U	2.600		Result		Land Value	2,600	2,600
State Use 1320 Print Date 6/29/2022 8:45:18 AM 350 2,600 TEMPLETON, MA	Code 1320	Total or or Assessor	MARY						DRY	Purpost/Result Measur+Listed Measur+Listed Measur+Listed Measur+Listed Measur+Listed		Adj Unit P	0.35	Total Land Value
State Use Print Date Assessed 2,600	2,600 2,600 2,600 2,600 2,500 2,500	2,600 a Data Collecto	APPRAISED VALUE SUMMARY						/ CHANGE HISTORY	88888		djustment	1.0000	Total L
-	2,600 ESSMENTS (HIS ode Assessed V 320 2,600	otal 2 dges a visit by a	RAISED V	e (Bldg)	(Bldg)	Value		el Value	VISIT / CHA	Type Is		Location Adjustment		
Card # 1 of Assessed 2,6	Cotal 2,600 2,600 PREVIOUS ASSESSMENTS (HISTORY) 2,600 200 Sed Year Code Assessed V Year Code Assessed V Year 2,600 2021 1320 2021	2,600 Total 2,600 Total This signature acknowledges a visit by a Data Collector or Assessor	APP	Appraised bidg. Value (Card) Appraised Xf (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value Total Appraised Parcel Value	Method	Total Appraised Parcel Value	Ν	21 Id 221 SO 114 BL 009 SB 994 RD 887 PL				
JRRENT Code	Total PREVIC	2,600 This signatur	Annoiorad	Appraised	Appraised	Special Land Value Total Appraised Par	Valuation Method	Total App		Date 05-17-2021 11-03-2014 05-18-2009 05-10-1994 12-21-1987		Notes		
g Name # 1 of ption	Code Ass	Total Comm Int								ន			L	
Bidg Nat Sec # 1 Description Res Land	Year 2022	Amount		Batch						Comments	CTION	Nbhd. Adj	1.000	
1 LOCATION Suburban	500 00	ESSME								<u>e</u>	LAND LINE VALUATION SECTION	Site Index Cond. Nbhd. Nbhd. Adj	0.10	_
// Bidg #	Pid#	OTHER ASSI		Tracing						Date Comp	D LINE VAL	ite Index C	ى ب	and Area 0
0 4-11/69/// BI STRT/ROAD 3 Unpaved VTAL DATA	Assoc Pid#			dooh						% Comp	LANI	Size Adj S	1.00000	Parcel Total Land Area 0
Map ID 4-11/69/ UTILITIES STRT / RC 3 Unpaved 3 Unpaved 9 0000	22132 <u>SALE DATE</u> 08-25-1955	Code		0 IEIGHBORI	NOTES	2		RA2	ERMIT REC	Insp Date		Unit Price	3.49	Å
	M_154940_922132 BK-VOLPAGE SALE DATE 03707 0555 08-25-1955	Amount		0.00 ASSESSING NEIGHBORHOOD B	N				BUILDING PERMIT RECORD	Amount		Land Units	7,500 SF	7,500 SF
Account # 2309 TOPO Alt Prcl ID 4- SUB-DIV PHOTO PREC.	GIS ID N BK-V 0370			Total						Description				
4c	dir	EXEMPTIONS Description		Nbhd Name					14.14			Zone Land Type		otal Card Land Units
SECOND ST SR & VIOLA SR & VIOLA NETH PRUE L RD MA 013	<i>RECORD OF OWNERSHIP</i> :NNETH E SR & VIOLA H	Des							Sec. 1	Date Type		Description	Res Land Und	To
ation 2309 JETH E & KENI RY HIL	RUE KENNETH E SR & VIOLA H	Code		phdN	0001	ITLE				ld Issue Date				
Property Loc Vision ID PRUE KENN C/O LLOYD 90 CREAME N ORANGE	PRUE KI	Year				IN TAX TITLE			Strate Card	Permit Id		B Use Code	1 1320	



BID FORMS

	(Please Pri	nt or Type)	
lame of Bidder:			
Address:			
Contact Person:	Telephone	Fax	
	Email		
ubmitted herewith	n is my bid for Parcel #	Street Name:	
In Numbers			
In Words (I	Dollars and Cents)		

I certify, under the penalties of perjury, that (1) I have had an opportunity to view the full bid package and am aware it was my responsibility to perform my own due diligence appropriate to the purchase of real estate, (2) I am fully authorized to submit this bid, (3) I have not engaged in discussions, negotiations, or collusion with any person to determine what my bid will be and (4) that I, to the best of my knowledge and belief, have paid all local taxes, fees, assessments, betterments or other municipal charges that I am liable for.

above within ten (10) days of being notified I am the apparent high bidder.

The undersigned Acknowledges addenda #_____ (If None, Write None)

If I am notified my proposal is accepted, within forty-five (45) days of the proposals having been opened, I will pay the balance of any amount due.

TO BE RETURNED WITH BID SUBMISSION CERTIFICATE OF AUTHORITY

At a duly authorized meeting of the Board of Directors of the

		held	on
(Name of Corporatio	on)		(Date)
it was VOTED that:			
1)	Name)		(Officer)
of this company, be and he/she he in the name, and on behalf of, said and such execution of any contract behalf by such	d company, ai	nd affix its corp	oorate seal hereto;
under seal of (Officer)	of the Compan	y; will be bindi	ng upon this Company.
A True Copy,			
ATTEST:			
TITLE:			
PLACE OF BUSINESS:			
I hereby certify that I am the		of	
	(Title)		(Name of Corporation)
and that(Officer/Name)			
is duly elected(Position/Tit	tle)	of said com	ipany;
and the above vote has not been a effect as of the date of this contract		scinded and rem	ains in full force and
CORPORATE SEAL:			

Clerk's Signature

Clerk's Printed Name

PLEASE FILL OUT ONE OF THESE FORMS ACCORDING TO YOUR STATUS

CERTIFICATE OF TAX COMPLIANCE (Corporate)

Pursuant to Chapter 62C of the Massachusetts General Laws, Section 49A(b), I,

_____, authorized signatory for_____

name of consultant/business

do hereby certify under the pains and penalties of perjury that said contractor has complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Federal ID	#

Signature _____

Name _____

Title _____

Date _____

<mark>OR</mark>

CERTIFICATE OF TAX COMPLIANCE (Individual)

Pursuant to Chapter 62C of the Massachusetts General Laws, Section 49A(b), I,

do hereby certify under the pains and penalties of perjury that said contractor has complied with all laws of the Commonwealth of Massachusetts relating to taxes.

(Signature of person signing bid or bid)

(Date)

THIS FORM MUST BE SIGNED AND RETURNED WITH YOUR BID

CERTIFICATE OF NON-COLLUSION & GOOD FAITH

The undersigned certifies under penalties of perjury that this bid or bid has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean natural person, business, Town, corporation, union, committee, club, or other organization, entity, or group of individuals.

The undersigned further certifies under penalty of perjury that the said undersigned is not presently debarred from doing public construction work in the Commonwealth of Massachusetts under the provision of Section Twenty-Nine F of Chapter Twenty-Nine, or any other applicable debarment provisions of any other Chapter of the General Laws or any rule or regulations promulgated thereunder.

Printed name, Title	
---------------------	--

Name of Business

Signature _____

Date _____

THIS FORM MUST BE SIGNED AND RETURNED WITH YOUR BID

Disclosure of Parties with Beneficial Interest MGL Ch. 7 \S 40J

I do hereby certify that the following parties have – or are anticipated to have – a beneficial interest in our submissions seeking to acquire the parcels for sale in Templeton, MA.

Party 1 _____

Party 2 _____

I do make this declaration under the pains of penalties of law and understand that any material omission or miusrepresentations may not only lead to the disqualification of my proposal but prosecution under the pains and penalties of law.

Section 40J. No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintanence. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listen for sale to the general public with the securities and exchange commission, if such stockholder hold less than ten percent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chaper one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement made with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners.

A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change in interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property persuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all discosure statements received available to the state ethics commission upon request. The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

ACKNOWLEDGEMENT

ON THIS	DAY OF	, 20,		
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY				
APPEARED		(NAME OF DOCUMENT		
SIGNER), PROVED TO ME THROUGH SATISFACTORY EVIDENCE OF				
IDENTIFICATIO	N, WHICH WAS	, то		
BE THE PERSON WHOSE NAME IS SIGNED ON THE PRECEDING OR				
ATTACHED DOCUMENT, AND ACKNOWLEDGED TO ME THAT				
(HE/SHE/THEY) SIGNED IT VOLUNTARILY FOR ITS STATED				
PURPOSE.				
(AS PARTNER FOR				
(AS	FOR	, A CORPORATION)		
(AS ATTORNEY IN FACT FOR, THE PRINCIPAL)				
(AS	FOR			
(OFFICIAL SIGNATURE OF				
NOTARY-NOTARIAL SEAL OF NOTARY)				