

TOWN OF TEMPLETON, MASSACHUSETTS
160 Patriots Rd., Rm. 6
East Templeton, MA 01438
Sale of Tax Deeded Lands

ADDENDUM #1 – September 17, 2020

Please be Sure to Acknowledge This Addendum on Your Submission

1.) THERE IS NO CHANGE IN THE SUBMISSION DUE DATE!

2.) QUESTIONS:

Q. I need to know after the bid is accepted what any and all fees and back taxes, and penalties would be due. I am looking to find out how much is due to the Town of Templeton outside the bid amount?

A. For the property you are interested in; You will owe the sum total of the amount you bid plus a sum for "... all deed preparation, recording, and legal services regarding the sale of the property in the amount of \$350.00." You will also owe; "... a payment in the amount of what real estate taxes would have been collected if the property had been taxed throughout FY '21."

Q. I was interested in bidding on some property in the upcoming sale. The question I have is under general rules statement 7. Could you please explain? I believe these are sealed bids but the abutter would be able to see high bid then be able to bid higher than a non-abutter?

A. The Abutter cannot see your bid at the time they are submitted. Should an abutter bid in the process, we follow it to send the abutter a letter explaining they were not the high bid but that if they are willing to meet the high bid they may acquire the property. They are given a fairly narrow window in which to tell us if they wish to do this. If they do not respond in the affirmative, you are then awarded the bid.

Should there be more than one bid from abutters, the process follows Section 7.) 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.

3.) CLARIFICATION BELOW ON FRAGMENTED SENTENCE ON PAGE 31 BID FORM

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.