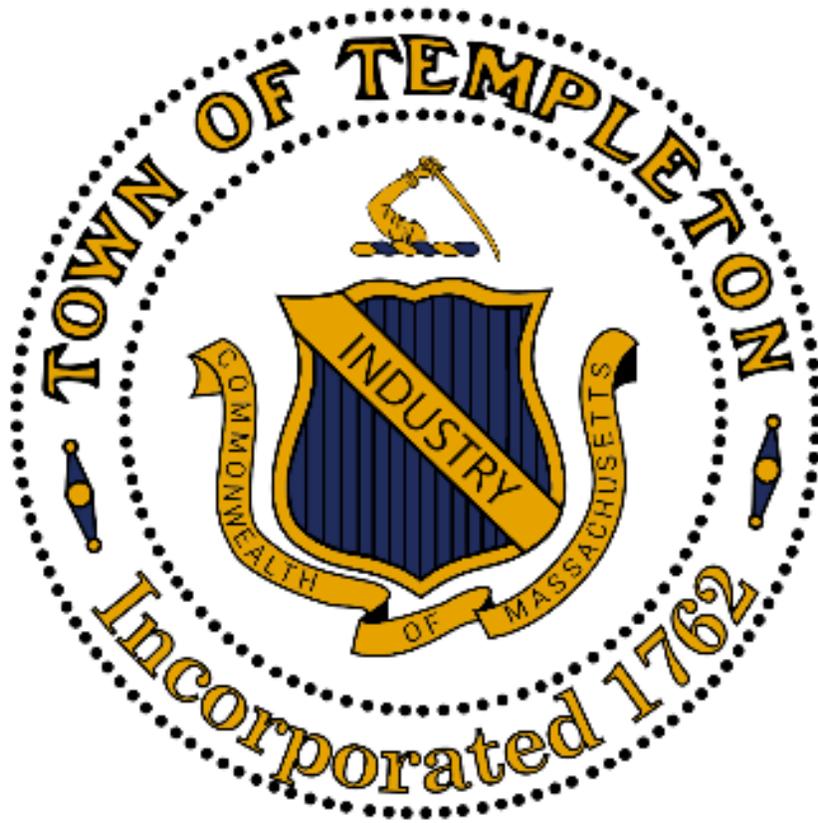


**Sale
Of
Tax Deeded Lands
Templeton, MA
August 19, 2020**



**Michael Currie, Chairman
Templeton SelectBoard**

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Legal Notice of Sale



Land For Sale

The Town of Templeton offers for sale seven (7) parcels of tax deeded land for which the former owner's right of redemption has been foreclosed. Sealed bids will be accepted until 2:00 p.m. on September 30, 2020, in the Offices of the SelectBoard, 160 Patriots Road PO Box 620, East Templeton MA 01438 at which time they will be opened and publicly read aloud.

The bid package is available at www.templetonma.gov [Click on "Paid, Volunteer, & Contract Opportunities" and then on "Contract Opportunities".] A package with further information on the conditions of sale, maps and the like is also available by mail from said offices for payment of a non-refundable fee of \$25.00.

Tax Deeded Parcels:

Parcel 1: State Road; Land of 16,250^{+/-} s.f. [Board of Assessor's Maps, Parcel 1-3-1.31.1. Worcester County Registry of Deeds Bk 12401 Pg 0332.]

Parcel 2: Fifth Street; Land of 7,500^{+/-} s.f [Parcel 4-11.108. Worcester County Registry of Deeds Bk 22558 Pg 0094.]

Parcel 3: Willow Street; Land of 87,000^{+/-} s.f. [Parcel 5-08.19. Worcester County Registry of Deeds Bk 10445 Pg 0134.]

Parcel 4: Whitney Street; Land of 40^{+/-} acres [Parcel 5-14.26. Worcester County Registry of Deeds Bk 43578 Pg 0036.]

Parcel 5: South Main Street; Land of 54,500^{+/-} s.f. [Parcel 4-12.175.2. Worcester County Registry of Deeds Bk 44050 Pg 0071.]

Parcel 6: Laurel View; Land of 43,500^{+/-} s.f. [Parcel 4-10.119.7. Worcester County Registry of Deeds Bk 47520 Pg 0043.]

Parcel 7: Pleasant Street; Land of 12,250^{+/-} s.f. with fire damaged structure [Parcel 1-04.132. Worcester County Registry of Deeds Bk 61845 Pg 212.]

All bidders are required to pay a bid deposit of \$350.00 in the form of cash or a bank check to assure their completion of the purchase. This deposit is applied toward the purchase price and all related expenses identified above. All bids may be held for a period of forty-five (45) days to evaluate them and account for certain rights of refusal. Successful bidders must close on the sale within forty-five (45) days of being notified that their bid has been accepted.

In addition to the purchase price the successful bidder must pay all deed preparation, recording, and legal services regarding the sale of the property in the amount of \$350.00. Additional fees or escrow requirements may apply depending upon the parcel that you acquire.

If mailed, each bid should be in a separate sealed envelope marked, Sale of Tax Deeded Lands Templeton, MA to protect against them being opened in error.

Any questions with respect to this invitation must be received in writing by mail (above address), fax (978-894-2801) or email (cterenzini@templetonma.gov), by Carter Terenzini, Town Administrator, no later than 4:00 p.m. on September 17, 2020. Answers and/or any additional

Legal Notice of Sale

notices or bid requirements will be posted on the town website as an addendum. It is the bidder's responsibility to view and account for any addendums relating to this request.

The town reserves the right to reject any and all bids, and waive any minor or non-material informalities, if deemed to be in its best interests.

Michael Currie, Chairman
Board of Selectmen

Advertised: Gardner News 8/19/2020 & 8/26/2020
Central Register 8/19/2020

Posted: Town Website and BBs (8)

Mailed: Vendors List
Bids due September 30, 2020

GENERAL CONDITIONS OF SALE

- 1.) There is no required minimum acceptable bid.
- 2.) Certain parcels may be subject to additional provisions beyond those specifically noted herein if noted in the Table of Conditions of Disposition.
- 3.) All bids must be submitted using the attached bid forms. You must use a separate bid form for each parcel you bid upon.
- 4.) You must submit each bid form in a separate sealed envelope.
- 5.) You must submit a deposit of \$350.00, in the form of cash or 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 45 days from the date the bids are opened for the Town to evaluate the bids and notify the parties of its decision.
- 6.) If you are informed that you are the successful bidder, you will have fifteen 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 fifteen days, the initial bid deposit of \$350.00 will become the property of the Town of Templeton.
- 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.
- 8.) 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.
- 9.) If no abutter bids on a parcel, then the Town will select the highest-priced proposal from a responsive and responsible proposer.
- 10.) 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 '21, and any similar closing costs of which none are currently known to exist.
- 11.) 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.

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

13.) **This is an important note relative to Parcel 7.** The Town is currently perfecting its taking of the adjoining lot #132. It will be offered for sale as soon as practicable after that actin occurs either in the form of a sale of the tax lien or a deed for which the right of redemption has been foreclosed upon.

14.) Bids will be opened at 2:00 pm on September 30, 2020 at the Offices of the SelectBoard. If the Town offices shall still be closed due to the COVID-19 pandemic, the opening shall be broadcast live by TCTV on its you tube channel.

15.) All sales are subject to action by the resident voters in attendance of the town's Fall Town Meeting currently anticipated to be November 4, 2020.

16.) Any questions with respect to this invitation must be received, in writing, by mail (160 Patriots Road PO Box 620, East Templeton MA 01438), fax (978-894-2801) or email (cterenzini@templetonma.gov), by Carter Terenzini, Town Administrator, no later than 4:00pm on September 17, 2020 Copies of the answers will be posted online no later than 4:00pm on September 24, 2020. It is the responsibility of the bidders to check on-line and account for any addendum so issued.

TAX DEEDED LAND - PROPOSED DISPOSITION CONDITIONS

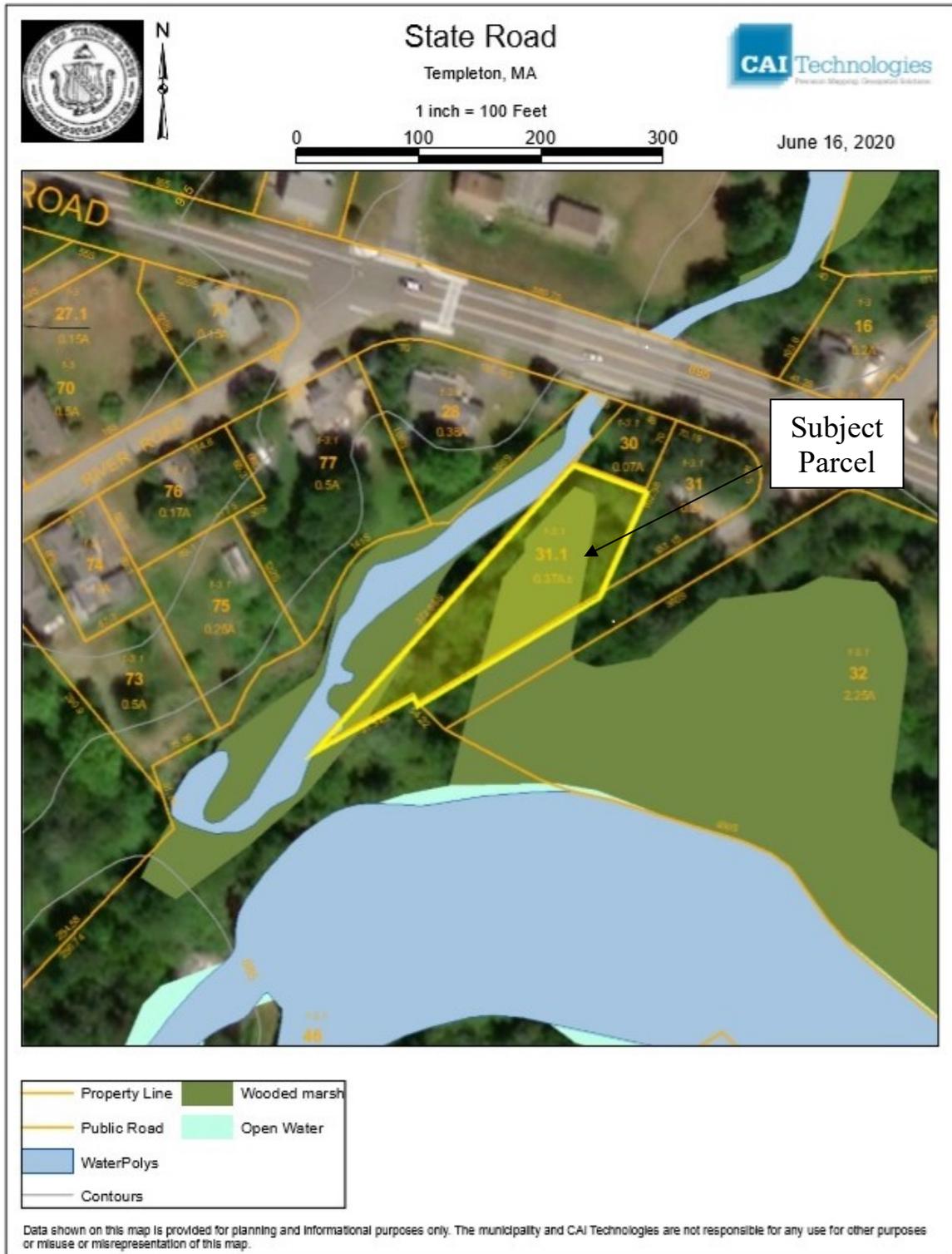
Prepared 07/19/20

Map - Lot	Location	Exhibit	Acquired	Land Area ^{+/-}	Zoning	Buildable	Bldng. Note	Structure	Conditions of Sale/Reasons of K/H
1-3-1.31.1	State Road	1	8/23/1989	16,250 sf	Village	Possible	1	N	RFR to Abutter @ Highest Price; Merge with Abutting Lands
4-11.108	Fifth Street	2	1/31/2000	7500 sf	RA2	Possible	2	N	RFR to Abutter @ Highest Price; Merge with Abutting Lands
5-08.19	Willow Street	3	8/14/1995	87000 sf	RA1	Yes	3	N	RFR to Abutter @ Highest Price; Merge with Abutting Lands
5-14.26	Whitney Street	4	#####	40 Ac	RA2	Possible	-	N	RFR to Abutter @ Highest Price; Merge with Abutting Lands
4-12.175.2	335 South Main St	5	3/11/2009	54500 sf	RA2	Possible	4	N	RFR to Abutter @ Highest Price; Merge with Abutting Lands
4-10.119.7	Laurel View	6	6/9/2011	43500 sf	RA2	Yes	5	N	RFR to Abutter @ Highest Price; Merge with Abutting Lands
1-04.132	10 Pleasant St	7	1/21/2020	12250 sf	Village	Yes	6	Y	Escrow of \$25k Released Upon Demo/Rehab
	Bldng Notes:	(1) If grandfathered lot, if frontage is on a town way							
		(2) If grandfathered lot, if not held in common ownership with abutting lots							
		(3) Conforming lot (150' frontage, 1 acre minimum); Possibly two lots upon survey.							
		(4) If grandfathered lot, if not held in common ownership with abutting lots							
		(5) Grandfathered lot							
		(6) Would require ZBA to grant extension of time to rebuild.							

Land For Sale

EXHIBIT A
Tax Maps/Aerial Photos
And
Assessment Data
Parcels 1 to 7

Parcel 1: State Road



Supply Location: STATE MA
 Vision ID: 732
 Account #: 0732
 Map ID: 1-3-11 31/11/
 Bldg Name: TEMPLETON, MA
 Sec # 1 of 1
 Card # 1 of 1
 State Use: 9300
 Print Date: 5/9/2020 11:59:56 AM

TOWN OF TEMPLETON
 PO BOX 620
 EAST TEMPLET MA 01438
 GIS ID: M_154793_927548
 Assoc Plat#
 SUPPLEMENTAL DATA
 AIR PLOT ID: 1-3-1 0031 0001
 SUB-DIV: PHOTO
 WARD: 4
 PREC: 4

RECORD OF OWNERSHIP

BK-VOL/PAGE	SALE DATE	QU	UN	SALE PRICE	VC
12401 0332	08-23-1969	Q	V		0 1

EXEMPTIONS

Year	Code	Description	Amount	CR#	Description	Number	Amount
			0.00				

ASSESSING NEIGHBORHOOD

NR#	NR#	NR#
0001	B	Tracing

OTHER ASSESSMENTS

Year	Code	Description	Assessed V	Year	Code	Assessed	
2020	9300		22,800	2018	9300	20,800	
TOTAL			22,800	TOTAL			20,800

APPROXIMATED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised XI (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	22,800
Special Land Value	0
Total Appraised Parcel Value	22,800
Valuation Method	C

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Lat Change	Committee

LAND LINE VALUATION SECTION

B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond	Nbhd	Adj
1	9300 TOWN SELECT			18,117 SF	1.89	1.00000	A	0.50	C1	1.530

VISIT / CHANGE HISTORY

Date	ID	TYPE	LC	Purpose/Result
05-09-2014	JB		00	Measur-Listed
03-30-1994	MH		00	Measur-Listed
02-11-1988	DA		00	Measur-Listed

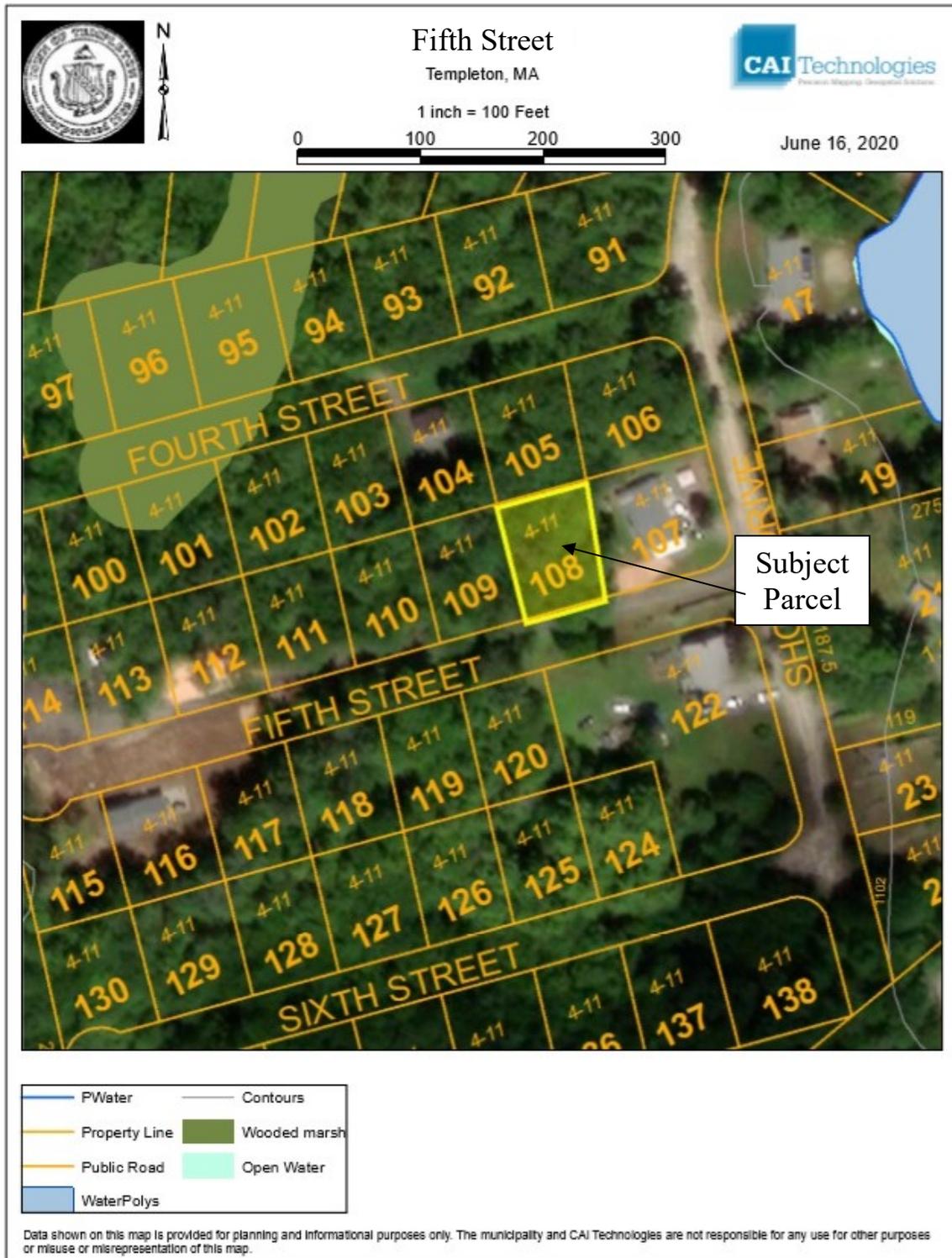
Notes: Location Adjustment: 1.6000, Adj Unit P: 1.42, Land Value: 22,800
 Total Appraised Parcel Value: 22,800

Element	Cd	Description	Element	Cd	Description
Style: 59		Vacant Land			
Model: 00		Vacant			
Grade:					
Stories:					
Occupancy:					
Exterior Wall 1:					
Exterior Wall 2:					
Roof Structure:					
Roof Cover:					
Interior Wall 1:					
Interior Wall 2:					
Interior Flr 1:					
Interior Flr 2:					
Heat Fuel:					
Heat Type:					
AC Type:					
Total Bedrooms:					
Total Brooms:					
Total Half Baths:					
Total Xtra Falls:					
Total Rooms:					
Bath Style:					
Kitchen Style:					

CONSTRUCTION DETAIL (CONTINUED)		CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description					
CONDO DATA										
Parcel ID	C	Owner	10.0							
Adjust Type		Description	B							
Condo Flr			S							
Condo Unit			Factor %							
COST / MARKET VALUATION										
Building Value New			0							
Year Built			0							
Effective Year Built			0							
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %			0							
Functional Obsol			0							
Economic Obsol			0							
Trend Factor			1							
Condition										
Condition %			0							
Percent Good			0							
RCNLD										
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS (U7 XF - BUILDING EXTRA FEATURES)										
Code	Description	U8	Units	Yr Bt	Cons. Cd	% Cd	Grade	Gr-Base	Ag	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	EIR Area	Unit Cost	Undeprrec Value				

No Sketch

Parcel 2: Fifth Street



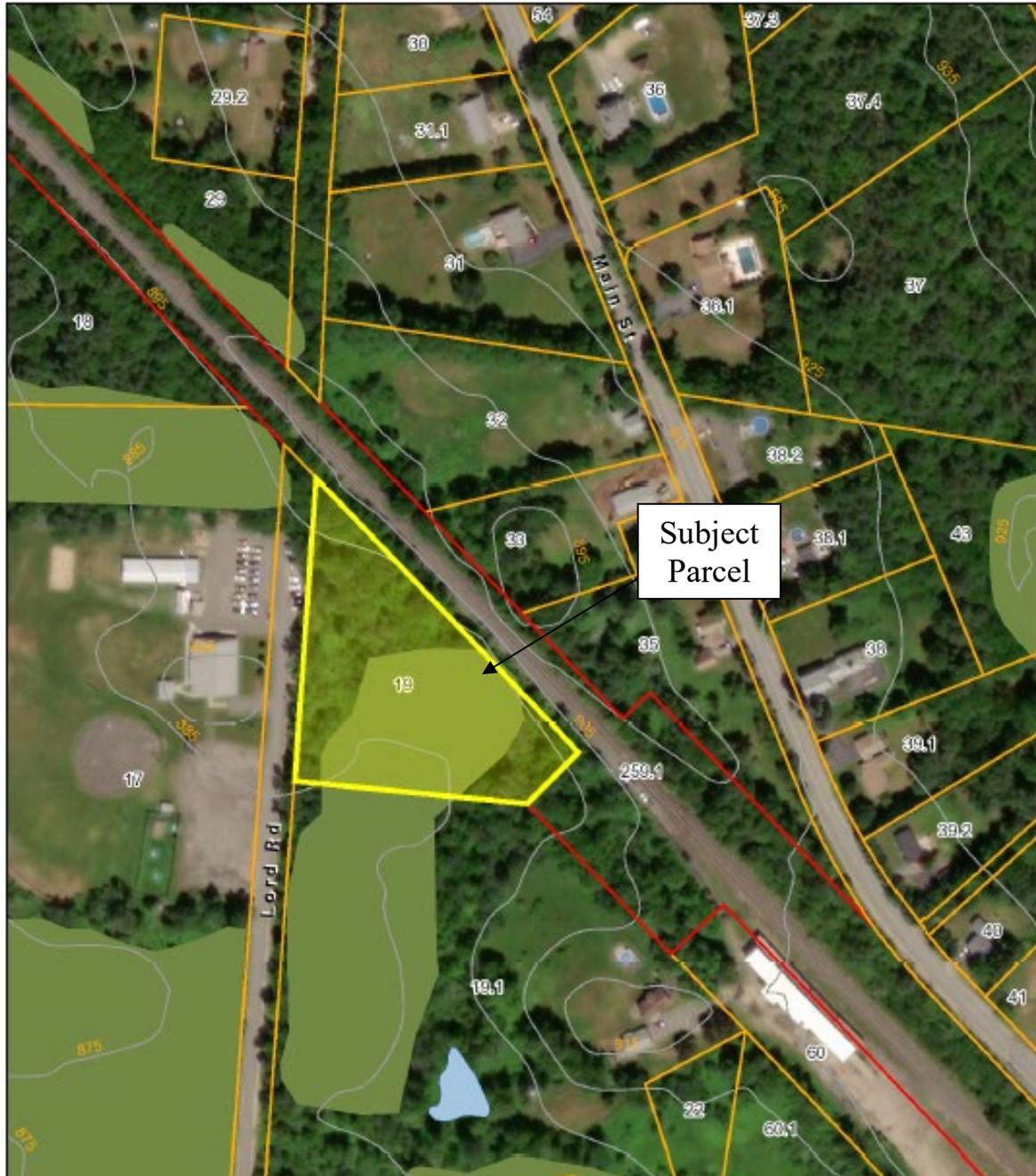
Parcel 3: Willow Street



Willow Street
Templeton, MA
1 inch = 200 Feet



June 16, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location: WILLOW ST
 Vision ID: 2846
 Account #: 2846
 Map ID: 5-08/19/11
 Bldg # 1
 State Use: 9300
 Print Date: 6/11/2020 10:04:17 A

CURRENT OWNER: TOWN OF TEMPLETON
TOPO: 1 Level
UTILITIES: 2 Public Water
STREET/ROADS: 2 Suburban
LOCATION: 2 Suburban
PREVIOUS ASSESSMENTS (HISTORY):
 Year Code Assessed Year Code Assessed V Year Code Assessed
 2020 9300 39,200 2019 9300 35,700 2018 9300 35,700
 9380 700 9380 600 9380 600
TOTAL: 39,900
VISION
 TEMPLETON, MA

RECORD OF OWNERSHIP: MALONSON ROGER A
BR-VOL/PAGE: 0
SALE DATE: 04-01-1994
OUT/IN: 0
SALE PRICE: 0
VC: 0
ASSOCIATED PAGES: 10448 0134 05-12-1987
ASSOCIATED PAGES: 10448 0134 05-12-1987
ASSOCIATED PAGES: 10448 0134 05-12-1987

EXEMPTIONS:
 Year Code Description Amount Code Description Number Amount Comm Int
 Total: 0.00

ASSESSING NEIGHBORHOOD: Tracing
NOTES:
 RA1

APPRaised VALUE SUMMARY:
 Appraised Bldg. Value (Cand) 0
 Appraised X' (B) Value (Bldg) 0
 Appraised O' (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 39,900
 Special Land Value C
 Total Appraised Parcel Value 39,900
 Valuation Method C

BUILDING PERMIT RECORD:
 Permit Id Issue Date Type Description Amount Insd Date % Comp Date Comp Comments
 202-00 10-15-2000 RS Res Rental 6,750 REPLACE BRICKS

LAND LINE VALUATION SECTION:
 B Use Code Description Zone Land Type Land Units Unit Price Size Adj Site Index Cond Nchd Nchd Adj Notes Location Adjustment Adj Unit P Land Value
 1 9300 TOWN SELECT 0.45 1,000,000 5 1.00 1,000
 1 9380 TOWN DISTRIC 2,200 1,000,000 0 1.00 1,000
 1 9380 TOWN DISTRIC 0.000 FF 0 1,000,000 0 1.00 1,000

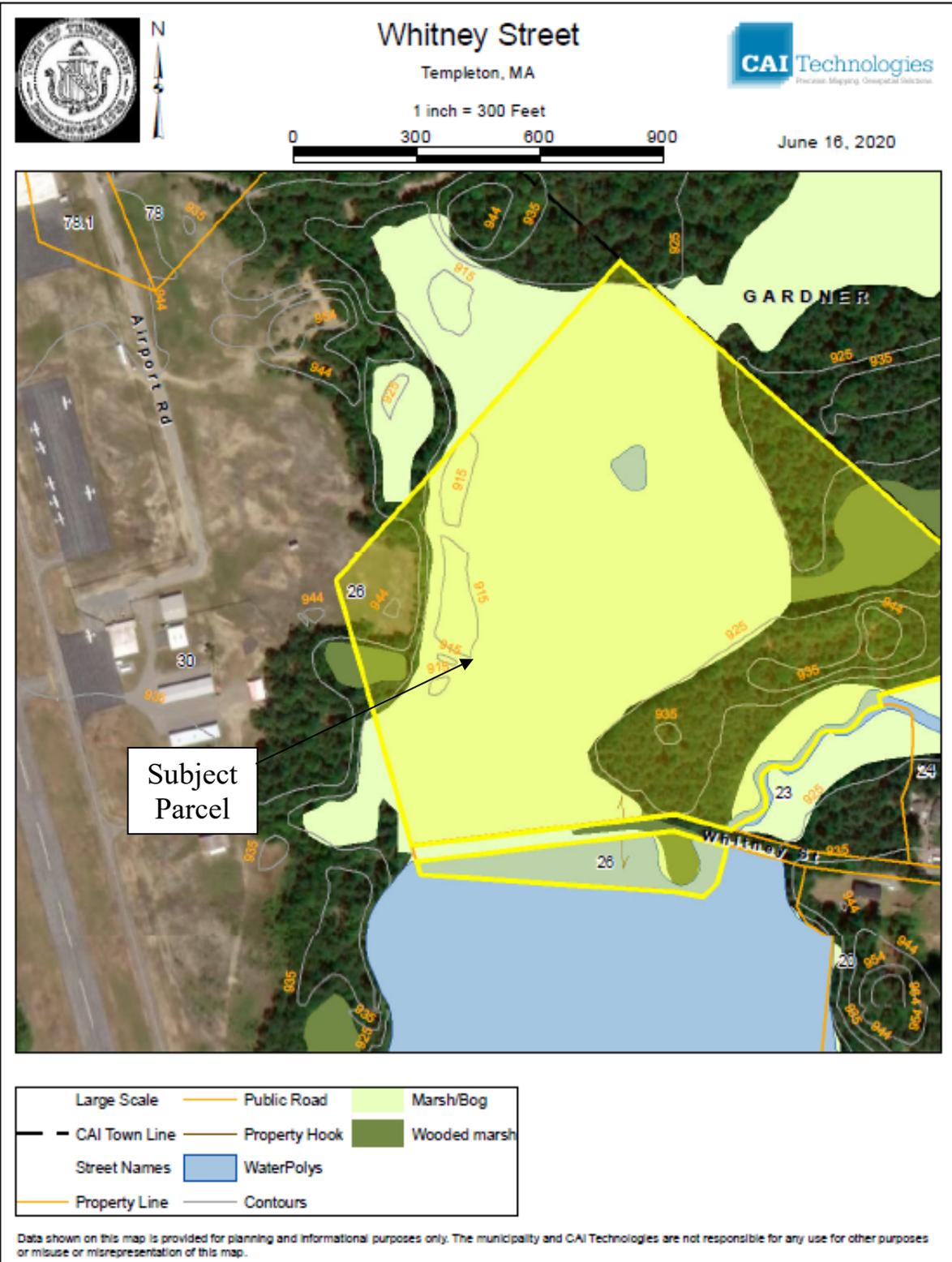
VISIT/CHANGE HISTORY:
 Date Id Type % Cd Purpose/Result
 08-20-2014 JB 00 Measure+Listed
 06-04-2001 JB 26 BUILDING PERMIT
 04-15-1994 RD 00 Measure+Listed
 11-30-1987 JB 00 Measure+Listed

OTHER ASSESSMENTS:
 Year Code Description Number Amount Comm Int
 Total: 35,900
 This signature acknowledges a visit by a Data Collector or Assessor

Element	Code	Description	Element	Code	Description									
Style:	99	Vacant Land												
Model:	00	Vacant												
Grade:														
Stories:														
Occupancy:														
Exterior Wall 1														
Exterior Wall 2														
Roof Structure:														
Roof Cover:														
Interior Wall 1														
Interior Wall 2														
Interior Ftr 1														
Interior Ftr 2														
Heat Fuel:														
Heat Type:														
AC Type:														
Total Bedrooms:														
Total Bthrms:														
Total Half Baths:														
Total Xtra Flrds:														
Total Rooms:														
Bath Style:														
Kitchen Style:														
CONDO DATA														
Parcel Id	C	Description	Parcel Id	S	Description									
Adjust Type			Adjust Type											
Condo Tr			Condo Tr											
Condo Unit			Condo Unit											
COST / MARKET VALUATION														
Building Value New		0												
Year Built		0												
Effective Year Built		0												
Deprecation Code														
Remodel Rating														
Year Remodelled														
Deprecation %														
Functional Obso		0												
Economic Obso		0												
Trend Factor		1												
Condition														
Condition %		0												
Percent Good														
RCNLD		0												
Dep % Ovr														
Dep Ovr Comment														
Misc Imp Ovr														
Misc Imp Ovr Comment														
Cost to Cure Ovr														
Cost to Cure Ovr Comment														
C3 - OUTBUILDING & YARD ITEMS (1) / XP - BUILDING EXTRA FEATURES (8)														
Code	Description	LB	Units	Total Price	Tr	MT	Code	%	Gr	Grade	Gr	Ad	Aggr	Value
BUILDING SUB-AREA SUMMARY SECTION														
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undsprec Value								

No Sketch

Parcel 4: Whitney Street



CURRENT OWNER
 TEMPLETON TOWN OF
 PO BOX 620
 EAST TEMPLET MA 01438

UTILITIES
 5 Well 11 Paved
 8 Septic

STRT / ROAD
 2 Shurban

LOCATION
 2 Shurban

CURRENT ASSESSMENT
 Code Assessed 9320 98,800
 Code Assessed 98,800

PREVIOUS ASSESSMENTS (HISTORY)
 Year Code Assessed V Year Code Assessed V
 2020 9320 98,800 2019 9320 89,900 2018 9320 89,900

EXEMPTIONS
 Year Code Description Amount

OTHER ASSESSMENTS
 Year Code Description Number Amount

RECORD OF OWNERSHIP
 BK-VOL/PAGE | SALE DATE | GV | WT | SALE PRICE | VC
 43578 | 0036 | 12-09-2008 | U | V | 0 | 1L
 14786 | 0007 | 12-10-1992 | U | I | 1,300,000 | 1

ASSOCIATED DATA
 GIS ID M_158103_922308 Assoc Plot

VISION

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised XI (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	98,800
Special Land Value	0
Total Appraised Parcel Value	98,800
Valuation Method	C

APPRaised VALUE SUMMARY

Total Appraised Parcel Value	98,800
------------------------------	--------

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
09-17-2014	JR			00	Measure-Listed
12-07-2006	VR			00	Measure-Listed
08-07-1994	KG			00	Measure-Listed
02-02-1988	AC			00	

LAND LINE VALUATION SECTION

B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size A-q	Site Index	Cond.	Nbrhd.	Nbrhd. Adj.	Notes	Location Adjustment	Adj Unit P	Land Value
1	9320 TOWN CONSERV			87,120 SF	0.45	1,000,000	5	1.00	1,000	1,000		1,000	0.45	39,200
1	9320 TOWN CONSERV			38,000 AC	2,200	1,000,000	0	0.75	1,000	1,000		1,000	1,067.5	59,600

BUILDING PERMIT RECORD

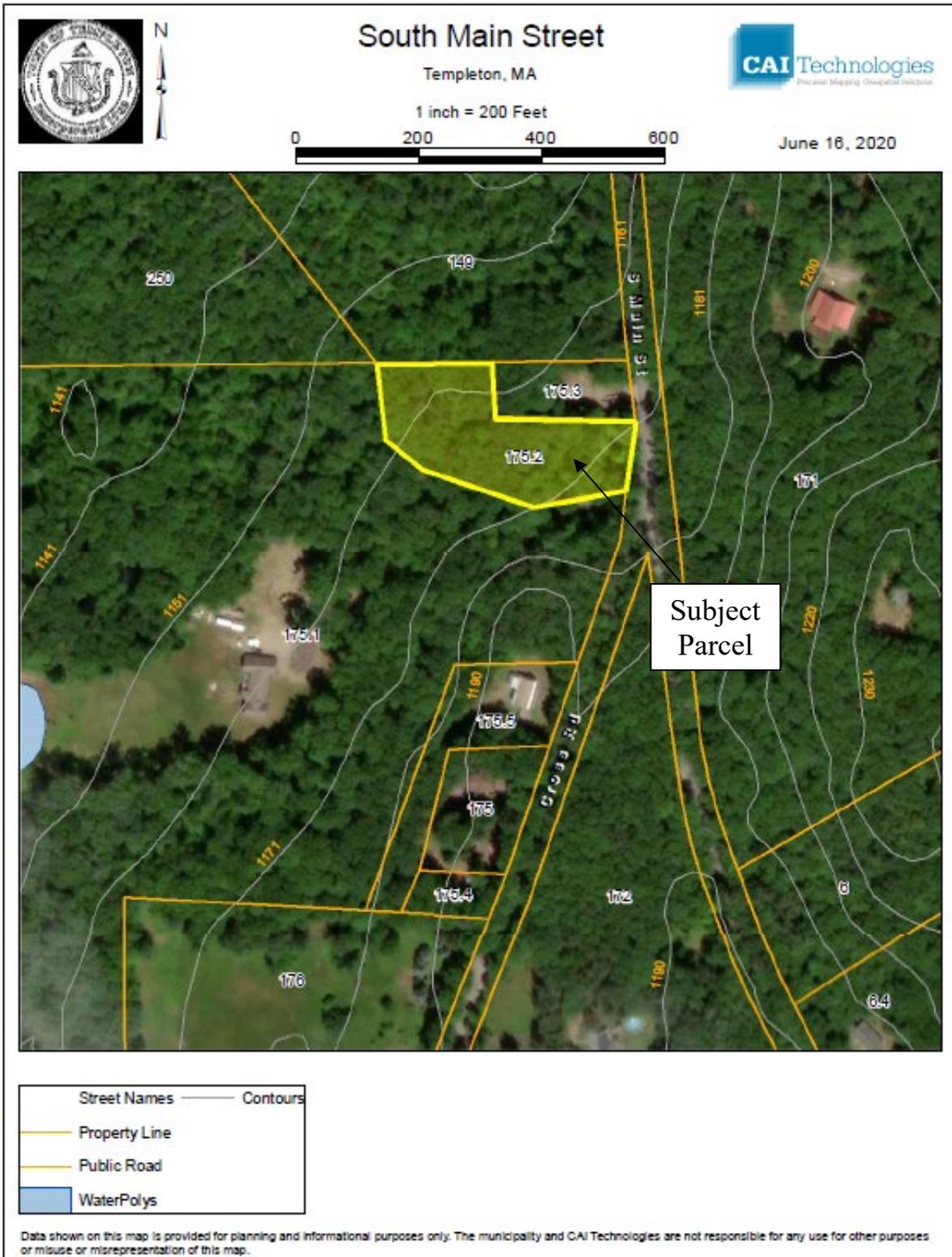
Permit ID	Issue Date	Type	Description	Amount	Inst Date	% Comp	Date Comp	Comments

NOTES
 LAND COURT DECISION 11/23/08

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
99	Vacant Land		
00	Vacant		
COB - OUTBUILDING & YARD ITEMS / XF - BUILDINGS EXTRA FEATURES(B)			
Code	Description	LB	Units
		Yr Bld	Cond. Cd
		% Cd	Grade Adj
			Appr. Value
BUILDING SUBAREA SUMMARY SECTION			
Code	Description	Living Area	Floor Area
		EIF Area	Unit Cost
			Undepec. Value
COST / MARKET VALUATION			
	Building Value New		0
	Year Built		0
	Effective Year Built		0
	Depreciation Code		
	Remodel Rating		
	Year Remodeled		
	Depreciation %		
	Functional Obso		0
	Economic Obso		0
	Trend Factor		1
	Condition		
	Condition %		0
	Percent Good		
	RCNLD		0
	Dep % Ovr		
	Dep Ovr Comment		
	Misc Imp Ovr		
	Misc Imp Ovr Comment		
	Cost to Cure Ovr		
	Cost to Cure Ovr Comment		

No Sketch

Parcel 5: South Main Street



Property Location 335 SOUTH MAIN ST Map ID 4-12/175/27/ Bldg # 1 of 1 Card # 1 of 1 State Use 9360
 Vision ID 2580 Account # 2580 Bldg # 1 of 1 Print Date 6/11/2020 10:06:05 A

CURRENT ASSESSMENT		LOCATION	
Code	9360	Description	Empty Land
Assessed	37,400	Assessed	37,400
360		TEMPLETON, MA	

RECORD OF OWNERSHIP		UTILITIES		STREET/ROAD		TOPO	
Address	PO BOX 160	Assoc Pld#	M_155792_921108	4-12	0175	0002	4-12
City	EAST TEMPLET MA 01438	Sub-Div	PHOTO WARD PREC.	Sub-Div	PHOTO WARD PREC.		

PREVIOUS ASSESSMENTS (HISTORY)	
Year	2020
Code	9360
Assessed	34,000
Year	2019
Code	9360
Assessed	34,000
Year	2018
Code	9360
Assessed	34,000
Total	37,400

OTHER ASSESSMENTS	
Year	2020
Code	9360
Assessed	34,000
Year	2019
Code	9360
Assessed	34,000
Year	2018
Code	9360
Assessed	34,000
Total	37,400

EXEMPTIONS	
Description	
Amount	0.00
Code	
Description	
Number	
Amount	
Code	
Description	
Number	
Amount	

BUILDING PERMIT RECORD	
Permit ID	331-04
Issue Date	12-09-2004
Type	DE
Description	Demolish
Amount	0
Resp Date	
% Comp	
Date Comp	
Comments	DEMOLITION

LAND LINE VALUATION SECTION	
Zone	TOWN TAX TITL
Description	
Land Units	54,450 SF
Unit Price	0.65
Size Adj	1.00000
Cond	0
Nbhd	
Nbhd Adj	1.000
Location Adjustment	1.00000
Adj Unit P	0.69
Land Value	37,400

APPROXIMATED VALUE SUMMARY	
Appraised Bldg Value (Card)	0
Appraised Xt (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	37,400
Special Land Value	0
Total Appraised Parcel Value	37,400
Valuation Method	C

VISIT / CHANGE HISTORY	
Date	10-14-2014
Id	BL
Type	40
In	00
Out	00
Purpose/Result	Measure Listed
Date	05-16-2003
Id	JB
Type	45
In	07
Out	00
Purpose/Result	Value Chang
Date	04-02-2002
Id	JB
Type	45
In	07
Out	00
Purpose/Result	Measure Listed
Date	05-04-1994
Id	RD
Type	07
In	00
Out	00
Purpose/Result	Measure Listed
Date	01-19-1988
Id	PL
Type	
In	
Out	
Purpose/Result	

NOTES	
LAND COURT DECISION 3/11/2009	
RA2	

APPROXIMATED VALUE SUMMARY	
Appraised Bldg Value (Card)	0
Appraised Xt (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	37,400
Special Land Value	0
Total Appraised Parcel Value	37,400
Valuation Method	C

VISIT / CHANGE HISTORY	
Date	10-14-2014
Id	BL
Type	40
In	00
Out	00
Purpose/Result	Measure Listed
Date	05-16-2003
Id	JB
Type	45
In	07
Out	00
Purpose/Result	Value Chang
Date	04-02-2002
Id	JB
Type	45
In	07
Out	00
Purpose/Result	Measure Listed
Date	05-04-1994
Id	RD
Type	07
In	00
Out	00
Purpose/Result	Measure Listed
Date	01-19-1988
Id	PL
Type	
In	
Out	
Purpose/Result	

Property Location: LAURELVIEW RD
 Vision ID: 2209
 Account #: 2209
 Map ID: 4-10' 119' 71'
 Bldg # 1
 State Use: 696D
 Print Date: 6/1/2020 10:06:25 A

CURRENT ASSESSMENT
 Description: 8060
 Assessed: 37,000
 Exempt Land: 37,000
 Assessed: 37,000
 Bldg Name: Sec # 1 of 1
 Card # 1 of 1

UTILITIES
 1) Sewer
 2) Water
 2) Gas
 2) Electric

LOCATION
 2) Suburb
 2) Suburb

RECORD OF OWNERSHIP
 GIS ID: M_154304_922192
 Assoc P#:#
 47520 0043 06-14-2005 U V 0 1L
 14861 0148 02-11-1993 U V 85,000 1
 14661 0138 10-27-1992 U V 10,400 1
 13740 0356 11-01-1991 U V 99 1A
 11300 0122 05-05-1988 U V 0 00

EXEMPTIONS
 Description Amount Code Description Number Amount
 Total 0.00

ASSESSING NEIGHBORHOOD
 Nbrhd Name: B
 Tracing: Batch

NOTES
 1ST PARCEL ON LEFT GOING INTO LAURELVIEW
 RAA2

PREVIOUS ASSESSMENTS HISTORY
 Year Code Assessed Year Code Assessed
 2020 9360 37,000 2019 9360 33,500 2018 9360 33,500

APPROXIMATED VALUE SUMMARY
 Appraised Bldg Value (Card) 0
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 37,000
 Special Land Value 0
 Total Appraised Parcel Value 37,000
 Valuation Method C

VISIT / CHANGE HISTORY
 Date B Type Is Cd Purpose/Result
 01-20-2018 BL 00 Measure-Listed
 10-13-2004 KV 00 Measure-Listed
 03-02-1994 JC 00 Measure-Listed

LAND LINE VALIDATION SECTION
 B Use Code Description Zone Land Type Land Units Unit Price Size Adj Site Index Cond Nbrhd Nbrhd Adj
 1 8060 TOWN TAX TITL 43,560 SF 0.95 1.00000 5 1.00 1.000 1.000
 Location Adjustment: 1.00000
 Adj Unit P: 0.85
 Land Value: 37,000

Total Appraised Parcel Value: 37,000

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)							
Element	Description	Element	Description						
59	Vacant Land								
00	Vacant								
Style: Model: Grade: Stories: Occupancy: Exterior Wall 1: Exterior Wall 2: Roof Structure: Roof Cover: Interior Wall 1: Interior Wall 2: Interior Flr 1: Interior Flr 2: Heat Fuel: Heat Type: A/C Type: Total Bedrooms: Total Bathms: Total Half Baths: Total Xtra Flrns: Total Rooms: Bath Style: Kitchen Style:									
CONDO DATA									
Parcel Id	Code	Description	Factor						
COST/MARKET VALUATION									
Building Value New		0							
Year Built		0							
Effective Year Built		0							
Depreciation Code									
Remodel Rating									
Year Remodeled									
Depreciation %		0							
Functional Obseol		0							
Economic Obseol		1							
Trends Factor									
Condition		0							
Condition %									
Percent Good									
RCNLD		0							
Dep % Ovr									
Dep Ovr Comment									
Misc Imp Ovr									
Misc Imp Ovr Comment									
Cost to Cure Ovr									
Cost to Cure Ovr Comment									
OB - OUTBUILDING & YARD ITEMS/LT/XF - BUILDING EXTRA FEATURES(8)									
Code	Description	Units	Unit Price	Yr Bt	Cond	% Gd	Grade	Grade Adj	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Est Area	Unit Cost	Underprec Value			

No Sketch

**Parcel 7:
Pleasant Street**



Property Location 10 PLEASANT ST
 Vision ID 414 Account # 0414 Map ID 1-04/132/11 Blg # 1
 State Use 8370 Print Date 6/11/2020 10:08:30 A

TOPO	UTILITIES	STREET/ROAD	LOCATION
TOWN OF TEMPLETON			
PO BOX 620			
EAST TEMPLET MA 01438			

RECORD OF OWNERSHIP	BKG/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
TOWN OF TEMPLETON	61845	212	03-04-2020	U	1	1
OJA DERRILLE SR	46281	0117	09-09-2010	U	75,000	1A
DAUPHINUS MELISSA	38509	0377	03-06-2006	U	45,000	1
OJA GLADYS I	4423	0024	11-19-1953	Q	0	00

EXEMPTIONS	Amount	Code	Description	Number	Amount
TOTAL	0.00				

OTHER ASSESSMENTS	Amount	Code	Description	Number	Amount
TOTAL	111,800				111,800

APPRaised VALUE SUMMARY	Year	Code	Description	Assessed V	Year	Code	Assessed
Appraised Bldg Value (Card)	2020	1210		74,400	2018	1210	69,300
Appraised Xf (B) Value (Bldg)	2020	1210		28,800	2018	1210	26,200
Appraised Ob (B) Value (Bldg)	2020	1210		8,600	2018	1210	8,600
Special Land Value							
Total Appraised Parcel Value				111,800			104,100

APPRaised VALUE SUMMARY	Year	Code	Description	Assessed V	Year	Code	Assessed
Appraised Bldg Value (Card)	2020	1210		74,400	2018	1210	69,300
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Appraised Ob (B) Value (Bldg)	2020	1210		8,600	2018	1210	8,600
Special Land Value							
Total Appraised Parcel Value				111,800			104,100

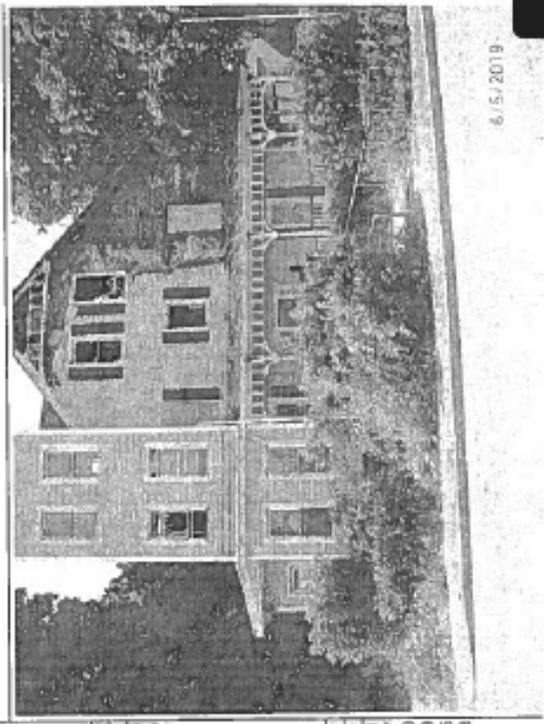
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Special Land Value							
Total Appraised Parcel Value				111,800			104,100

PERMIT RECORD	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
200-03	11-19-2003	RS	Residential	60,000				REPAIRS
83-15	03-29-1993	CM	Commercial	2,000		100		FIRE ESCA

LAND LINE VALUATION SECTION	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond	Nbhd	Nbhd Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	9370	TOWN TAX TITL			12,196	SF	2.36	1.00000	5	1.00	1.000		1.0000	2.35	28,800

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)																																																																									
Element	Description	Element	Description																																																																								
11	4+ Units																																																																										
03	Multi-Family																																																																										
04	Average +10																																																																										
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6/5/2019

OR - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)		BUILDING SUB-AREA SUMMARY SECTION																																									
Code	Description	Living Area	Floor Area																																								
FGRT	GARAGE-AVE	24.00	1960																																								
FLUZ	BRCK	800.00	1666																																								
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BID FORMS

Town of Templeton
Tax Deed Property Sale
Bid Form
(Please Use a Separate Form for Each Parcel You Are Bidding
On)

(Please Print or Type)

Name of Bidder: _____

Address: _____

Contact Person: _____

Telephone _____ Fax _____

Email _____

Submitted herewith is my bid for Parcel # _____ Street Name: _____

In Numbers

In Words (Dollars and Cents)

This bid is accompanied by a bid deposit (cash or bank check) in the amount of \$350.00 which you may hold for forty five (45) days while you evaluate my bid. I understand that I forfeit this deposit if I do not pay to you, in addition to the foregoing, the sum I bid above within fifteen (15) days of being notified I am the apparent high bidder.

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.

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

Signature

**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 Corporation) (Date)

it was VOTED that: _____
(Name) (Officer)

of this company, be and he/she hereby is authorized to execute contracts and bonds in the name, and on behalf of, said company, and affix its corporate seal hereto; and such execution of any contract or obligation in this company's name on its behalf by such

_____ under seal of the Company; will be binding upon this Company.
(Officer)

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 _____ of said company;
(Position/Title)

and the above vote has not been amended or rescinded and remains in full force and effect as of the date of this contract.

CORPORATE SEAL:

Clerk's Signature

Clerk's Printed Name

CERTIFICATE OF TAX COMPLIANCE

(Corporate)

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

printed name

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 _____

OR

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)

CERTIFICATION OF NON COLLUSION & GOOD FAITH

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

The Contractor by:

Print Name

Title/Authority

Disclosure of Parties with Beneficial Interest
MGL Ch. 7 § 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 misrepresentations 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 maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed 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 chapter 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 pursuant 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 disclosure 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.

Acknowledgment for Individual

State of Massachusetts

County _____

On this _____ day of _____, 20____, before me personally appeared _____ (or _____ and _____), to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Notary Public

Print Name: _____

My commission expires:
