

Finance Department

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Chelmsford, MA 01824

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John Sousa, Jr.

Finance Director/Treasurer/ Collector

March 14, 2019

**PUBLIC AUCTION NOTICE – TAX POSSESSION PROPERTY
LOCATED ON SECOND AVENUE, NORTH CHELMSFORD
Parcel Identifier No. 18/66/6**

A parcel of land located on Second Avenue, North Chelmsford will be sold at Public Auction on Monday, April 8, 2019 at 10:00 A.M. at Town Offices, 50 Billerica Road, Room 205.

This parcel of land is shown in the records of the Chelmsford Assessors as Parcel Identifier number 18/66/6 (formerly identified as Lot 24 on Assessors' Map 68) and being the premises described in book 738 on page 600 at the Middlesex North Registry of Deeds. The parcel contains approximately 3,240 square feet, more or less.

Background: The Town of Chelmsford acquired this property as the result of a Judgment entered by the Land Court on July 14, 1993 in the Town's tax lien foreclosure Case No. 93 TL 097573

Terms and Conditions of Sale

The successful bidder will be required to pay a non-refundable deposit of \$500.00 in the form of cash, money order, or certified check to pre-qualify for auction participation. Personal or business checks will not be accepted. The buyer will also be required to pay pro forma real estate tax for the remainder of FY2019 and all of FY2020. The buyer will be required to execute a Memorandum of Sale, Certificate of Non-Collusion, Arson/Tax Delinquency Statement, and other forms required by law. The balance of the purchase price and all fees must be paid to the Town of Chelmsford within 30 days after the auction. Additional terms and conditions may be announced at the auction.

The property is being sold "As-Is". The Town of Chelmsford makes no warranties, guarantees, or representations for this property and urges all bidders to rely entirely on their own inspection and investigation of the premises.

Assessed Value: \$2,400.00

If you have further questions regarding this auction, please contact the Treasurer's Office at (978) 250-5210. Additional information is available online at: www.townofchelmsford.us

John Sousa, Jr.

Finance Director/ Tax Title Custodian

Property Location: SECOND AV
 Vision ID: 2350

Account #2171

MAP ID: 18/ 66/ 6/1

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1 Card 1 of 1

State Use: 9035

Print Date: 02/27/2019 09:39

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
CHELMSFORD TOWN OF						Description	Code	Appraised Value	Assessed Value
50 BILLERICA RD						EXM LAND	9035	2,400	2,400
CHELMSFORD, MA 01824		SUPPLEMENTAL DATA				Total: 2,400 2,400			
Additional Owners:									
		Other ID: 00068 00024 01117							
		SUB-DIV							
		PHOTO							
		WARD							
		PREC.							
		GIS ID: F_684650_3056332				ASSOC PID#			

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CHELMSFORD, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
CHELMSFORD TOWN OF		6608/ 121	08/06/1993	U	V	0	1L	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
MACLAUGHLIN DAVID E						0		2019	9035	2,400	2018	9035	2,400	2017	9035	2,400
								Total:		2,400	Total:		2,400	Total:		2,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	2,400
Special Land Value	0
Total Appraised Parcel Value	2,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	2,400

NOTES
 FY 94 EXEMPT

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result
										01/11/2016			PM	00	Measur+Listed
										01/25/1982					

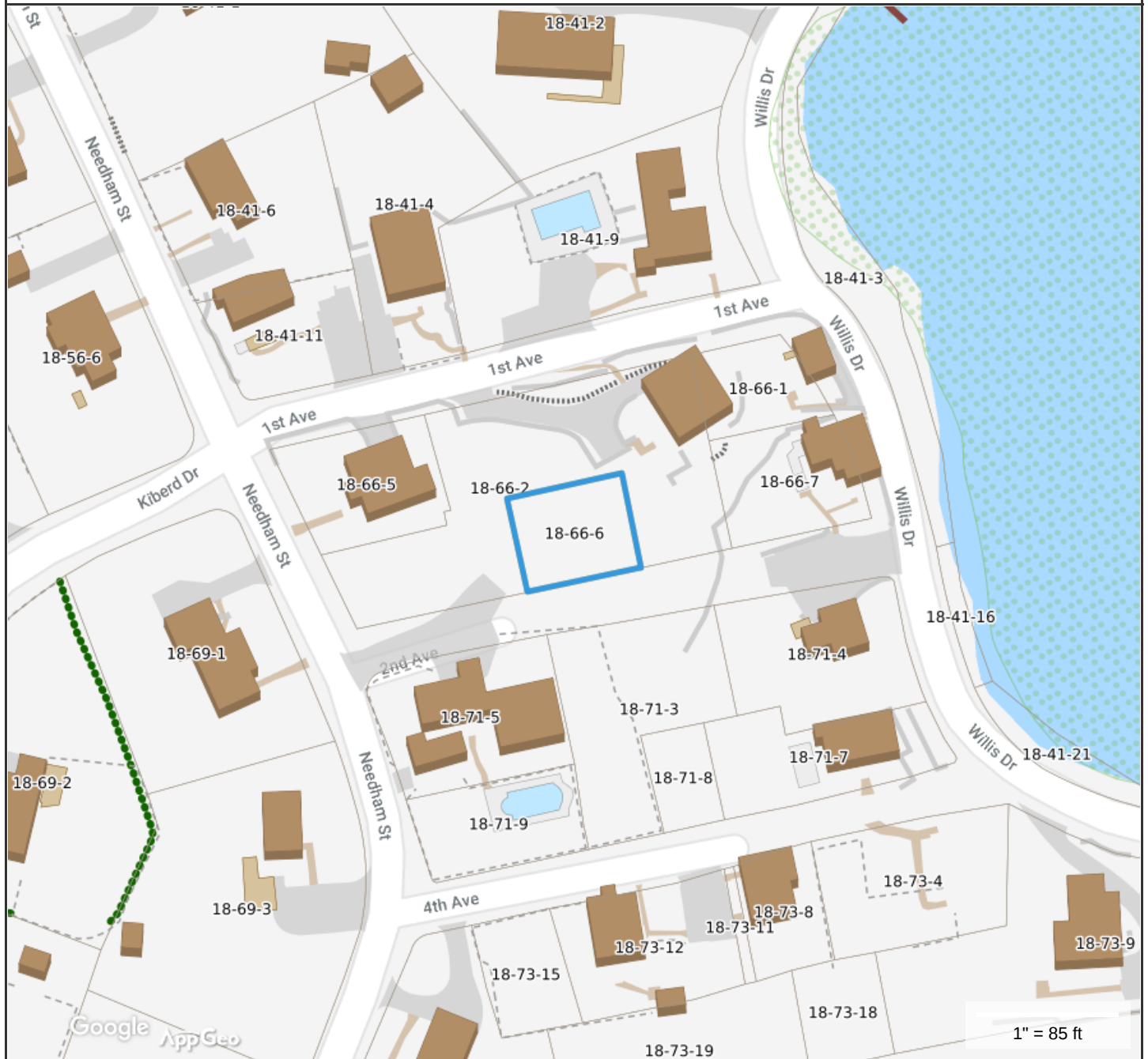
LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing				
															Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value	
1	903V	TOWN-PROP MDL-00	RB				3,240 SF	0.74	1.0000	0	1.0000	1.00		0.00	00001MACLAUGHLIN			1.00		2,400

Total Card Land Units: 3,240 SF Parcel Total Land Area: 3,240 SF Total Land Value: 2,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Model	00		Vacant									
MIXED USE												
Code	Description			Percentage								
903V	TOWN-PROP MDL-00			100								
COST/MARKET VALUATION												
Adj. Base Rate:				0.00								
Replace Cost				0								
AYB												
EYB				0								
Dep Code												
Remodel Rating												
Year Remodeled												
Dep %												
Functional ObsInc												
External ObsInc												
Cost Trend Factor												
Condition												
% Complete												
Overall % Cond												
Apprais Val												
Dep % Ovr				0								
Dep Ovr Comment												
Misc Imp Ovr				0								
Misc Imp Ovr Comment												
Cost to Cure Ovr				0								
Cost to Cure Ovr Comment												
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
Ttl. Gross Liv/Lense Area:		0	0	0								

No Photo On Record

SECOND AVE. Parcel 18-66-6



Property Information

Property ID 18-66-6
Location SECOND AV
Owner CHELMSFORD TOWN OF



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Chelmsford, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 01/01/2018
Data updated 11/18/2018