



To: Peter Joseph, Town Manager
From: Jessica Maloy, Finance Director
Re: Tax Acquired Property
Date: May 17, 2022

The Automatic Foreclosure date for the 2020 Taxes was February 18th, 2022. This is 18 months after the recording of the lien, which occurred on August 18th, 2020. These taxes were committed on September 16th, 2019 with due dates of November 15th, 2019 & May 15th, 2020. As of February 21st, the next business day after the automatic foreclosure date, there were three parcels that remained unpaid.

The first parcel is 1527 US ROUTE ONE (01801700A000) - \$2,811.34. This parcel is not a primary residence. Taxpayer had made no attempts to pay taxes since taking ownership of the unit in 2019. The Town has attempted to contact the Taxpayer with 5 mailings (2 certified) and numerous phone calls with no response from the Taxpayer. Taxpayer finally came in within the 30 days after the Foreclosure Notice was sent and payment of taxes was accepted, bringing the account current to 2021 Taxes. **Recommendation:** No action is needed as account is no longer in foreclosure.

The second parcel is 70 Baker Road (01804200I000) - \$1,813.23. This parcel is also not a primary residence but has been under a payment arrangement and has now been paid to current 2021 Taxes. Under this current arrangement, taxpayer was agreeing to pay \$700 a month, which they met. **Recommendation:** No action is needed as account is no longer in foreclosure.

The third parcel is 93 Pleasant Hill Road (01809000A000) - \$2,023.70**. This parcel is not a primary residence. Taxpayer's last two payments were made on January 7, 2019 and April 22, 2019 for payment of the 2019 taxes. Taxpayer has made no attempts since then to pay. The Town had attempted to contact the Taxpayer with 5 mailings (2 certified) and numerous phone calls with no response from the Taxpayer until receipt of the automatic foreclosure notice. At this time, the taxpayer informed staff that they had no ability to continue to make payments on this lot and had no desire to do so given that they cannot do anything with it (It is a non-conforming lot and the structure on it needs to be removed/demolished). **Recommendation:** It is the recommendation of Management that Council allows Management to take the steps necessary to dispose of/sell the property in conjunction with the Tax Acquired Property Policy, specifically pursuing the sale of the property through a public sealed-bid process with the condition that the winning bidder convert it to a conforming lot.

Please do not hesitate to contact me should you have any questions or concerns.

***Daily Accumulation of Interest will slightly alter the total amount needed to clear all back interest due.*