



To: Peter Joseph, Town Manager
From: Jessica Maloy, Finance Director
Re: Tax Acquired Property
Date: April 4, 2023

The Automatic Foreclosure date for the 2021 Taxes was January 26th, 2023. This is 18 months after the recording of the lien, which occurred on July 26th, 2021. These taxes were committed on September 15th, 2020 with due dates of November 15th, 2020 & May 15th, 2021. As of March 27th, 2023 there were four parcels that remained unpaid.

The first parcel is 22 Prout Rd (018048000000) - \$2,997.06**. This parcel is a primary residence, is under a payment arrangement and should be paid off before April 10th. **Recommendation:** It is the recommendation of Management that Council allows the payment arrangement to remain in effect and authorizes the Treasurer to file a Mortgage Release Deed with the Registry upon full payment to formally discharge and release the property to the parties in possession.

The second parcel is 4 Beans Way (022019000000) - \$4,083.79**. This parcel is also a primary residence, has been in a lien status for 8+ years with payment coming in at the last minute. We have been unable to make contact with the homeowner/resident to date. **Recommendation:** It is the recommendation of Management that Council allows Staff to work with the Homeowner to establish a payment arrangement and/or alternate solutions before acting on this tax acquisition.

The third parcel is 0 Poland Rd (02100100A000) - \$2,220.35**. This parcel is a land only unit. Staff has made contact with the heirs to this parcel and they have no interest in retaining the property. **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.

The fourth parcel is 1527 US Route One (01801700A000) - \$6,263.57**. This parcel is not believed to be a primary residence. Taxpayer has made no attempts to pay taxes since the last tax foreclosure in 2020. The Town has attempted to contact the Taxpayer with 5 mailings (2 certified) and numerous phone calls with limited response from the Taxpayer, but no follow through on payment. **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

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.*