PROPERTY FOR SALE

SEALED BIDS DUE

OCTOBER 31, 2016 2PM

BID INFORMATION IS WITH THE TAX COLLECTOR IN ROOM 102

PRE-BID REGISTRATION IS REQUIRED

Town of Colchester, Connecticut

OFFICE OF THE TAX COLLECTOR
127 Norwich Avenue, Colchester, Connecticut 06415

NOTICE OF REQUEST FOR
SEALDED BIDS ON THE PURCHASE OF

235 LEBANON AVE; COLCHESTER, CT

The Town of Colchester, Connecticut is requesting written, sealed bids from interested parties for the purchase of 235 Lebanon Ave; Colchester, Ct pursuant to the provisions of Connecticut General statutes 12-181.

Potential bidders are advised of the possible existence of environmental contaminants on the property. The property will be sold "as is". Potential bidders assume full and complete responsibility for ascertaining the suitability and character of the property, for any and all cost incurred pursuant thereto, and for all cost and/or liability incurred as a consequence of the bid.

Terms of the sale: This is a closed sealed bid and the property will be sold to the highest bidder "as is". All bidders MUST pre-register with the Tax Collector. The Tax Collector will have packets readily available to all prospective bidders. Sealed bids must be received by the tax collector no later than 2:00pm EDT Monday, October 31, 2016 and addressed to: TAX COLLECTOR; 127 NORWICH AVE; COLCHESTER, CT 06415 RE: 235 LEBANON AVE. All interested bidders must submit along with their bid; a $5000.00 deposit in the form of a BANK CHECK or CERTIFIED CHECK or MONEY ORDER, payable to the Town of Colchester. Once awarded the deposit is non-refundable. The successful bidder must pay the difference within 10 working days from the date of the sale or forfeit the deposit. The$5,000 deposit will be returned to all unsuccessful bidders.

Bids will be opened in the First Selectman's office 3:00 PM EDT Monday, October 31, 2016.

No right shall accrue to any person submitting a bid until such bids have been accepted and contract awarded in writing by the duly authorized by the Tax Collector. The Tax Collector reserves the right to reject any and all bids and to accept the lowest responsible bidder, and to waive any informalities, omissions, excess verbiage, or technical defects in the Bidding, if, in the opinion it would be in the town's best interest to do so.

Information regarding the sale of the property obtained in the Tax Collector's office located at 127 Norwich Ave; Colchester, Ct and telephone (860) 537.7210.

Michele Wyatt; Tax Collector, Town of Colchester, Connecticut

Michele A. Wyatt, Tax Collector
Telephone (860) 537-7210 · Fax (860) 537-1147 · Email taxcollector@colchesterct.gov

Pre-register by October 12th with the tax collector if you wish to do a walk-thru. Conditions apply.

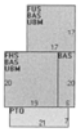
Town of Colchester, CT
Property Listing Report — Map Block Lot 27-00/033-000 — Account H0170000

Property Information

Property Location	235 LEBANON AVE
Owner	HUTCHINS DEBRA J
Co-Owner	
Mailing Address	235 LEBANON AVE COLCHESTER CT 06415
Land Use	1010 Single Fam
Land Class	R
Zoning Code	C
Census Tract	38
Sub Lot	
Neighborhood	0030
Acreage	0.1
Utilities	Public Water,Public Sewer
Lot Setting/Desc	Suburban Level
Survey Map	
Additional Info	

Photo

Sketch



Primary Construction Details

Year Built	1905	Bedrooms	3 Bedrooms	Exterior Walls	Vinyl Siding
Stories	1.5	Full Bathrooms	1	Interior Walls	Drywall
Building Style	Old Style	Half Bathrooms	0	Heating Type	Forced Air-Duc
Building Use	Residential	Bath Style	Average	Heating Fuel	Oil
Building Condition	C	Kitchen Style	Average	AC Type	None
Floors	Carpet	Roof Style	Gable	Gross Bldg Area	2274
Total Rooms	6	Roof Cover	Asphalt	Total Living Area	1344

Report Created On 9/8/2016

Town of Colchester, CT
Property Listing Report — Map Block Lot 27-00/033-000 — Account H0170000

Valuation Summary

(Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	76100	53300
Extras	0	0
Outbuildings	0	0
Land	60200	42100
Total	136300	95400

Outbuilding and Extra Items

Type	Description

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	789	789
Upper Story, Finished	289	289
Basement, Unfinished	669	0
Patio	147	0
Half Story, Finished	380	266
Total Area	2274	1344

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
HUTCHINS DEBRA J	1091/ 136	8/24/2010	0
HUTCHINS MITCHELL P + DEBRA J	0118/0259	6/30/1977	0

Report Created On 9/8/2016