

Bids must be submitted on the attached standard tender form. Highest, or any tender, will not necessarily be accepted.

All Bids are irrevocable for a period of 14 days from the tender closing date. All tenders become property of the Town until such time as a tender is awarded or rejected.

Bids must be determined independently from any other bidder or potential bidder. If, in the opinion of the Town, there is any appearance that a bidder has consulted with another bidder or potential bidder regarding:

- a) prices;
- b) methods, factors or formulas to calculate prices;
- c) the intention or decision to submit, or not submit, a bid; or
- d) any other indication or collusion regarding bid prices;

The Town may, in its discretion, take any action it considers appropriate, including rejecting any bid or disqualifying any bidder from bidding on this tender or another tender.

No multiple bids for a single property will be accepted.

No conditional bids will be accepted.

In accordance with the Tax Enforcement Act, bidders who are either a councilor or an official with the Town of Craik must identify on the front of the sealed bid that they are employed by the municipality.

Sale Agreement

The Successful bidder must enter into a Sale Agreement within 30 days of the notification of award of tender will be forfeited.

Representations, Warranties, and Environmental Condition

The property is being sold "as is". There are no representations, or warranties expressed or implied, as to fitness of the property for any particular purpose.

Possession

The successful bidder will be granted possession of the property after payment in full has been received, and in any event no later than 60 days from the closing of the tender (December 3rd, 2022)

The Following outlines the conditions for possession:

On or before the possession date, the successful bidder will deliver to the Town of Craik the following:

1. A Certified cheque, bank draft, or solicitor's trust cheque the purchase price.

The purchaser is responsible for fees of Transfer Title. The purchaser must provide the name of his/her solicitor who will undertake to register the Transfer Authorization on his/her behalf. The Town will provide a Transfer Authorization to the purchaser's solicitor upon receipt of the balance of the purchase price.

Property taxes will be adjusted as per the possession date.

Conditions

There will be no exceptions as to the conditions of this tender.

PURCHASER TENDER FORM

I wish to submit the following tender:

Lot: _____ Block: _____ Plan: _____

Civic Address: _____

Amount Tendered: \$ _____

Name of Bidder: _____

Address: _____

City & Province: _____

Postal Code: _____

Phone &/or Fax: _____

E-mail: _____

Solicitor: _____

Solicitor Address: _____

I have read and acknowledge the conditions as set out in the attached instructions to bidders.

Signature: _____

Date: _____

Property Report

Municipality Name: TOWN OF CRAIK

Assessment ID Number : CRAIK-505017200

PID: 2007219



Civic Address: 420 Crossford Ave
 Legal Location: Lot 7-8 Block 8 Plan D2627 Sup
 Supplementary:

Title Acres:
 School Division: 210
 Neighbourhood: CRAIK-100
 Overall PUSE: 1110
 Call Back Year:
 Reviewed: 02-May-2006
 Change Reason: Roll Correction
 Year / Frozen ID: 2024/-32560
 Predom Code: SR002 Single Family Dwell
 Method in Use: C.A.M.A. - Cost

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
07 / 1	Residential Land	Rectangular Width(ft) 50.00 Side 1 (ft) 140.00 Side 2 (ft) Area/Units 7,000.00	Prime Rate: \$0.52 Urban - Square Foot Lump Sum: 0.00	Std.Parcel Size: 28,907.00 Land Size Multiplier: 195 Adjustment reason:	1	R	Exempt
08 / 1	Residential Land	Rectangular Width(ft) 50.00 Side 1 (ft) 140.00 Side 2 (ft) Area/Units 7,000.00	Prime Rate: \$0.52 Urban - Square Foot Lump Sum: 0.00	Std.Parcel Size: 28,907.00 Land Size Multiplier: 195 Adjustment reason:	1	R	Exempt

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4049988 0	2 - Low	(0.8) - Good	64	0	0.92	1	R	Exempt
	Area Code(s):		Base Area (sq.ft)	Year Built	Unfin%	Dimensions		
	SFR - 1 Storey		736	1910		24.0 X 24.0 + 16.0 X 10.0		
	Basement		576	1910		24.0 X 24.0		
	Porch or Closed Veranda		80	1910		10 x 8		

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey	Building ID: 4049988.0	Section Area: 736
Quality: 2 - Low	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft
Heating / Cooling Adjustment: Heating Only	Res Hillside Adj:	Res Incomplete Adj :
Plumbing Fixture Default: Low (5 Fixtures)	Plumbing Fixture Adj:	Number of Fireplaces :

Property Report

Municipality Name: TOWN OF CRAIK

Assessment ID Number : CRAIK-505017200

PID: 2007219

Basement Rate: Basement

Basement Height: 07 ft

Basement Room Rate :

Percent of Basement Area:

Att/B-In Garage Rate:

Garage Finish Rate :

Garage Wall Height Adjustment:

Garage Floor Adj:

Incomplete Adjustment :

Detached Garage Rate:

Garage Finish Rate:

Garage Wall Height Adjustment :

Garage Floor Adj:

Incomplete Adjustment:

Shed Rate :

Porch/Closed Ver Rate: Porch/Closed Ver

Deck Rate:

Section: Basement Building ID: 4046888.0

Section Area: 578

Basement Rate: Basement

Basement Height: 07 ft

Basement Garage :

Basement Walkout Adj:

Basement Room Rate:

Percent of Basement Area :

Section: Porch/Closed Veranda Building ID: 4046888.0

Section Area: 80

Porch/Closed Ver Rate: Porch/Closed Ver

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Improvement	\$37,200		1	Residential	80%	\$0		\$29,760		Exempt
Non-Agricultural	\$7,300		1	Residential	80%	\$0		\$5,840		Exempt
Total of Assessed Values:	\$44,500									
					Total of Taxable/Exempt Values:	\$0		\$35,600		

