

Alberta Byrnes
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April 21, 2025
Town Manager
Casco Maine Town Office
653 Meadow Rd
Casco ME 04015

****Subject: Interest in Representing the Town for the Sale of Tax-Acquired Properties****

Dear Mr. Ward,

I am writing to you today as a local real estate agent with Keller Williams Realty, deeply familiar with the real estate market in Casco Maine and the surrounding areas of Maine. I am keenly aware of the recent changes in Maine law regarding the disposition of tax-acquired properties, specifically the shift from traditional tax lien auctions to the option of listing these properties with licensed real estate agents.

With this new framework in mind, I am writing to express my strong interest in becoming the Town of Casco Maine's dedicated real estate agent for the purpose of listing and selling properties acquired through tax foreclosure.

I understand that the Town's priority is to maximize the return on these assets for the benefit of its taxpayers. As a dedicated professional, my approach to selling any property, including tax-acquired ones, is rooted in a comprehensive strategy that includes:

*** **Professional Listing and Marketing:**** I will ensure each property is presented in its best light through professional photography, compelling property descriptions, and strategic placement on the Multiple Listing Service (MLS) and other prominent real estate websites. This will ensure maximum exposure to a wide pool of potential buyers.

*** **Extensive Advertising:**** Beyond online listings, I will implement a targeted advertising campaign that may include local newspaper advertisements, social media promotion, direct mailers to potential buyers in the region, and open houses designed to generate interest and competitive offers.

*** **Diligent Due Diligence:**** I am committed to conducting thorough due diligence on each property, including researching property history, zoning regulations, potential title issues, and any other pertinent information that buyers will need to make informed decisions. This proactive approach can help streamline the sales process and avoid potential complications.

*** **Strategic Pricing:**** I will work closely with the Town to determine the optimal listing price for each property based on current market conditions, comparable sales, and professional appraisal if deemed necessary. My goal will be to attract strong offers that reflect the true value of the asset.

*** **Skilled Negotiation:**** As an experienced real estate agent, I possess strong negotiation skills to represent the Town's best interests and secure the most favorable sale terms and highest possible price for each property.

*** **Comprehensive Service:**** I will handle all aspects of the listing and sales process, from initial consultation and property preparation to showings, offer negotiation, and coordination of the closing process, ensuring a smooth and efficient transaction for the Town.

I am confident that my local market expertise, dedication to comprehensive marketing, and commitment to achieving the best possible results align perfectly with the Town of

Casco Maine's objectives for the sale of its tax-acquired properties. I am eager to discuss how my services can benefit the town and am available to meet with you at your earliest convenience to further elaborate on my qualifications and proposed approach.

Thank you for your time and consideration. I look forward to the possibility of working with the Town of Casco Maine.

Sincerely,

Alberta Byrnes


Real Estate Broker

Keller Williams Realty

ALBERTA BYRNES, REALTOR, BROKER

KELLER WILLIAMS REALTY

50 SEWALL STREET

PORTLAND, ME 04102

Alberta Byrnes is a full service realtor with Keller Williams Realty of Portland, Maine. She brings forth to her clients a wealth of real estate experience, knowledge, professionalism, negotiation and listening skills all with great enthusiasm for the industry!

Through her commitment to excellence and personal service Alberta has become one of the most highly regarded Realtors in the Sebago Lakes Region.

A great majority of Alberta's business is derived by referral from satisfied clientele and industry associates alike. Clients are impressed by her level of involvement and integrity with each transaction. Alberta believes that real estate is much more than simply buying or selling a home. To her a key element of real estate is developing relationships and building trust with her clients for over 23 years.

In addition to her Maine Real Estate License Alberta was a state registered Certified Maine Assessor enabling her to offer a wide range of information to her clientele as it relates to their real estate needs and objectives. She is a member of the National Association of Realtors, Maine Association of Realtors and Greater Portland Board of Realtors.

A Native of Sebago Lakes Region, Alberta is familiar with the unique market dynamics of the lakes region and local area.

Alberta is ready to serve you with honesty, integrity and professionalism.

Alberta served four years in the US Navy as an Interior Communications Electrician at ACB2 and Sima Long Beach.

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