



**Town of  
North Branford**  
**Purchasing Department**  
909 Foxon Road  
North Branford, CT 06471  
Tel: 203-484-6005

Michael P. Downes  
Town Manager

Michael V. Fumiatti, Sr  
Purchasing Agent

The Town of North Branford ("Town") is accepting sealed  
Request for Proposals (RFP) for the following:

## **Request for Proposal**

### **Project Summary**

RFP Title:	Sale of Land – 672 Totoket Road North Branford, CT			
RFP #:	926017			
Projection Description:	The Town of North Branford is seeking proposals for the sale of land located at 672 Totoket Road			
RFP/Advertise Date:	June 15, 2025			
RFP Due Date:	July 9, 2025	Opening Time:	11:00	AM

Responses must be submitted in the form and manner specified in this request.

**Submit bids digitally to [bids@nbct.us](mailto:bids@nbct.us)**

**RFP:  
Sale Of Town Land  
672 TOTOKET ROAD  
North Branford, CT 06471**

The Town Seeks to Sell 672 Totoket Road a 1.62 Acre parcel  
(Assessor Map 51/C 1-14)

This property is being sold “as-is”

Please see the attached information for details about the property.  
The Town of North Branford reserves the right to reject any and all  
responses in its sole and absolute discretion. The Town Council  
will approve the final sale.

All forms must be completed in their entirety and must be  
submitted to the address listed on or before the due date and time  
indicated above.

The Town will not be responsible for any brokerage, agent fees or  
legal fees, and the complete sale transaction must be  
completed by August 15, 2025.



# Town of North Branford

## Town Forms Signature Page

Solicitation Title:	Sale of Land – 672 Totoket Road
Solicitation Number:	926017
Contractor/Vendor Name:	

Attached please find the Town of North Branford forms which are required for this solicitation. Below please Initial to the left of each form and sign in the space below acknowledging that you have read, understood, and comply with these documents. This Town Forms Signature Page must be notarized below. **This entire packet must be submitted with your response.**

**Failure to complete & Submit this form with your bid / proposal / response will cause rejection of your submission.**

Initial	Town Form
	O/S Obligation Certificate
	Non-Collusion Affidavit
	Bid Submission Form

<b>Signature of person completing this form:</b>			
<b>Title of person completing this form:</b>			
<b>Printed name of person Signing above:</b>			
<b>Date:</b>			
<b>THIS FORM MUST BE NOTARIZED</b>		<b>NOTARY SEAL (if available)</b>	
Signature of Notary:			
Subscribed and sworn to, before me on this:		Day of	20 ____



# Town of North Branford

## **Certificate of Compliance regarding Outstanding Obligations**

I am the owner, partner, agent, officer, member, or representative, of the bidder/proposer of the submitted solicitation and the Bidder/Proposer, is in arrears to the Town of North Branford. Ie taxes, sewer, parking, permit fees etc.

## **Non-Collusion Affidavit of Bidder/Proposer**

The respondent, having fully informed themselves regarding the accuracy of the statements made herein certifies that:

The solicitation has been arrived at by the respondent independently and has been submitted without collusion with, and without any agreement, understanding, or planned common course of action with any other vendor of materials, supplies, equipment, or services described in the invitation to bid, designed to limit independent bidding or competition.

Such response is genuine and is not a collusive or sham response.

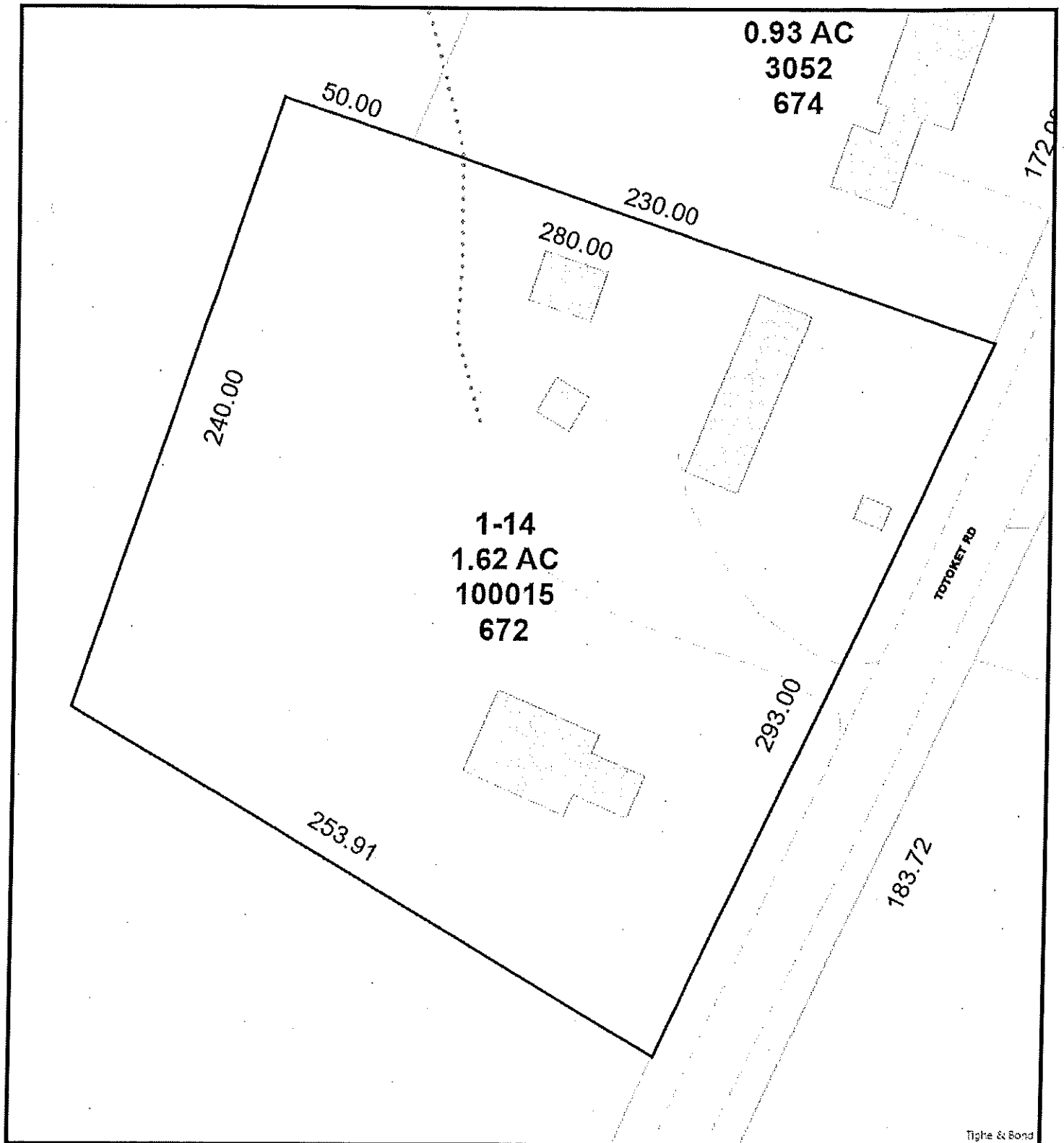
The contents of the response have not been communicated by the respondent or its employees or agents to any person not an employee or agent of the respondent or its surety on any bond furnished with the response and will not be communicated to any such person prior to the official opening of the solicitation.

No Council, committee member(s) or other officer or employee or person paid or unpaid in part from the Town Treasury is directly or indirectly interested in the response, or in the supplies, materials, equipment, work, or labor to which it relates, or in any of the profits thereof.

The above signed respondent further certifies that this statement is executed for the purpose of including the Town of North Branford to consider the response and make an award in accordance therewith.

# Town of North Branford - Sale of Town Property Bid Submission 672 Totoket Road

Is the Purchaser a:	Individual		Company	
Name				
Address (City State ZIP)				
EIN# of SS# of Purchaser				
Buyer / Company Representative				
Email Address				
Telephone:				
Additional Buyers listed on the deed (if none mark N/A) If so, Indicate below must include Name Address				
<b>OFFER AMOUNT:</b>				
	<i>Numeric Amount (Please print above)</i>			
	<i>Written Amount (Please print above)</i>			
Payment Method:	Cash		Financing	
Proposed Closing Date:				
Buyer Attorney Information				
Name				
Address				
Email Address				
Telephone:				

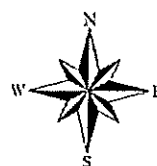


6/5/2025 8:35:25 AM

Scale: 1"=50'

Scale is approximate

The information depicted on this map is for planning purposes only.  
It is not adequate for legal boundary definition, regulatory  
interpretation, or parcel-level analyses.



Property Location 672 TOWNOKET RD		Map ID 51/C 1-14/11		Bldg # 1		Bldg Name Sec # 1 of 1		Card # 1 of 1		State Use 9030	
Vision ID 100015		Account # 005633		Bldg # 1		Sec # 1 of 1		Card # 1 of 1		Print Date	
<div><div><div><div><div>6099</div><div>NORTH BRANFORD, CT</div></div><div>VISION</div></div><div><div>6099</div><div>NORTH BRANFORD, CT</div></div></div><div><div>6099</div><div>NORTH BRANFORD, CT</div></div></div>											
NORTH BRANFORD TOWN OF											
909 FOXON RD											
NORTH BRANF CT 06471-1290											
GIS ID 100015											
Assoc Pld#											
SUPPLEMENTAL DATA											
Block											
Fire											
School											
Heart											
Freeze											
Alt Pct ID 005633											
Sub-Div											
Need Lette											
Ward											
Prec.											
Tract 1862											
GIS ID 100015											
RECORD OF OWNERSHIP											
NORTH BRANFORD TOWN OF											
BRODACH AUGUR FARMS LLC											
AUGUR LAURA EST											
EXEMPTIONS											
Description											
Amount											
Code											
Description											
Number											
Amount											
Comm Int											
Total											
0.00											
ASSESSING NEIGHBORHOOD											
Nbhd Name											
Nbhd											
B											
Tracing											
00											
Batch											
NOTES											
10/1/2000 TCM 17-59 NEW											
PAR "AUGUR FARMS"DVL3											
BUILDING PERMIT RECORD											
Permit Id											
Issue Date											
Type											
Description											
Amount											
Insp Date											
% Comp											
Date Comp											
Comments											
7228											
06-03-2003											
DE											
Demolish											
0											
10-01-2003											
100											
DEMOLISH BARN											
LAND LINE VALUATION SECTION											
B Use Code											
Description											
Zone											
Land Type											
Land Units											
Unit Price											
Size Adj											
Site Index											
Cond.											
Nbhd.											
Nbhd. Adj											
Notes											
Location Adjustment											
Adj Unit P											
Land Value											
1 903V MUNICIPAL MD R40											
249,002.60											
1.06091											
5											
1.00											
1.000											
1 903V MUNICIPAL MD R40											
12,000.00											
1.00000											
0											
1.00											
1.000											
284,166.8											
12,000											
243,000											
8,400											
Total Card Land Units											
2											
Total Card Land Value											
251,400											