

4.2 ACRES OF LAND IN FAIRFIELD, VT

 **AUCTION**

TUESDAY, FEBRUARY 4 @ 11AM

Registration from 10AM

1000 Menard Road, Fairfield, VT 05455



This 4.2 acre property offers the perfect blend of open space and wooded areas. The land is conveniently located just 18 minutes (12 miles) from St. Albans, Vermont, and only 1.5 hours from Montreal, Canada. Whether you're looking to build your dream home or invest in a serene getaway, this property offers endless possibilities. Don't miss this opportunity to bid on a piece of land that promises both tranquility and convenience. There is no open house. Feel free to walk the property at your convenience. This is not a foreclosure.

The information contained herein is taken from sources deemed to be correct. The auctioneer makes no claim or warranties as to its accuracy. This is not an offering or solicitation in any state where prohibited by law. Announcements date of sale take precedence over previous information.

THOMAS HIRCHAK COMPANY • 1878 CADYS FALLS ROAD • MORRISVILLE, VT 05661
800-634-7653 • 802-888-4662 • THCAuction.com • Info@THCAuction.com



AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representations or warranties, expressed or implied, are made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

STATISTICS

Water Undeveloped
Sewer None
Acreage 4.2±
Assessment..... \$46,800.00
Year Taxes \$812.50

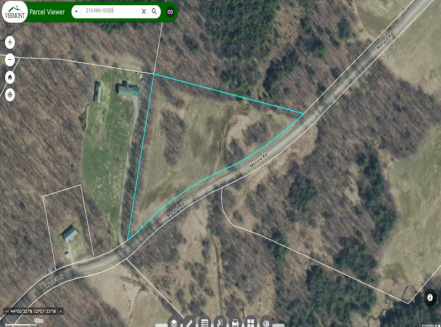
AUCTION TERMS: 10% deposit due at sale, balance due at closing, on or within 31 days. Sale subject to confirmation of seller and 10% Buyer's Premium. Taxes prorated at closing.



Fairfield, VT - Property Database - Detail Result

Last Updated: July 08, 2024 | Official copies of data must be obtained at the Fairfield Town Office.

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Owner Information				Parcel Value Information			
Parcel Owner	025-1000000 GIRARD FAMILY TRUST 1007 DORSET ST SOUTH BURLINGTON, VT 05403			Land Value	46,800	Homestead	
Location	1000 MENARD RD			Dwelling Value		Housesite	
Sec/TWP/Range				Site Imprmnt			
Descr	LAND			Outbuildings			
Parcel Information				Total	46,800		
NBHD	3	SPAN	213-069-10320				
Acres	4.2	Status	A - Active				
Sales Information							
Book	124	Sale Date	2020-08-25				
Page	308	Sale Price					
BUILDING	Total Rooms	Year Built	Building SF	Energy Adj	No Data	Roughins	
	Bedrooms	Effect Age	Quality	Bsmt Wall	No Data	Plumb Fixt	
	Full Baths	Condition	Style	Bsmt SF	No Data	Fireplaces	
	Half Baths	Phys Depr	Design	Bsmt Fin	No Data	Porch	
	Kitchens	Funct Depr	Bldg Type	Bsmt Fin SF	No Data	Gar/Shed	
	Notes	Econ Depr					
LAND	Land	6 Area	4.20	Grade	0.70	Frontage	Depth
Sketch							
Sketch not available.							

PAYABLE TO:
MAIL TO:

Town of Fairfield

PO Box 5
Fairfield Vt 05455

(802) 827-3261

Please forward this bill to the new owner if property is sold.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
025-1000.000	01/07/2025	2024

Taxes paid after 11/1/24 are DELINQUENT. An 8% penalty will be applied on 11/2/24 and 1% interest will be added each month. KEEP THIS BILL as you will need it for income tax purposes.

Location: 1000 MENARD RD

SPAN # 213-069-10320 SCL CODE: 069
TOTAL PARCEL ACRES 4.20

OWNER GIRARD FAMILY TRUST
C/O CHRIS BISHOP
1007 DORSET ST
SOUTH BURLINGTON VT 05403

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	46,800	46,800
TOTAL TAXABLE VALUE	46,800	46,800
GRAND LIST VALUES	468.00	468.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town Taxes	0.4601	x468.00=	215.33	NON HOMESTEAD EDUCATION	1.2738	x468.00=	596.14
Local Agreement	0.0022	x468.00=	1.03	<i>1.3910 (state rate) / 109.20% (CLA) = 1.2738</i>			
Revised Bill				Payments			
				1 11/01/2024 812.50			
				TOTAL EDUCATION TAX 596.14			
TOTAL MUNICIPAL TAX 216.36				EDUCATION STATE PAYMENT 0.00			
MUNICIPAL STATE PAYMENT 0.00				EDUCATION NET TAX DUE 596.14			
MUNICIPAL NET TAX DUE 216.36				TAX SUMMARY			
				Municipal + Education			
				TOTAL TAX 812.50			
				TOTAL STATE PAYMENT 0.00			
				TOTAL NET TAX DUE 812.50			

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

Town of Fairfield

PAYMENT DUE		TAX YEAR
11/01/2024		2024
OWNER NAME		
GIRARD FAMILY TRUST		
PARCEL ID		
025-1000.000		
AMOUNT DUE	812.50	
AMOUNT PAID		

Due date is Fri. November 1, 2024. Postmarks dated Nov. 1st are accepted. Credit cards and direct pay from checking are accepted at www.fairfieldvermont.us. Fees apply.

Revised Bill