

1,450±SF COMMERCIAL BUILDING



TUESDAY, AUGUST 4 @ 11AM

Registration & Inspection from 10AM

4904 VT-22A, Addison, VT

Open House: Wed., July 22 from 1-3PM



Built ca. 1890 building with 1,450±SF, 2BR/1.5BA and mountain views from the half acre lot. High traffic in the Village Neighborhood Commercial Zoning District. Located just off VT-17.

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



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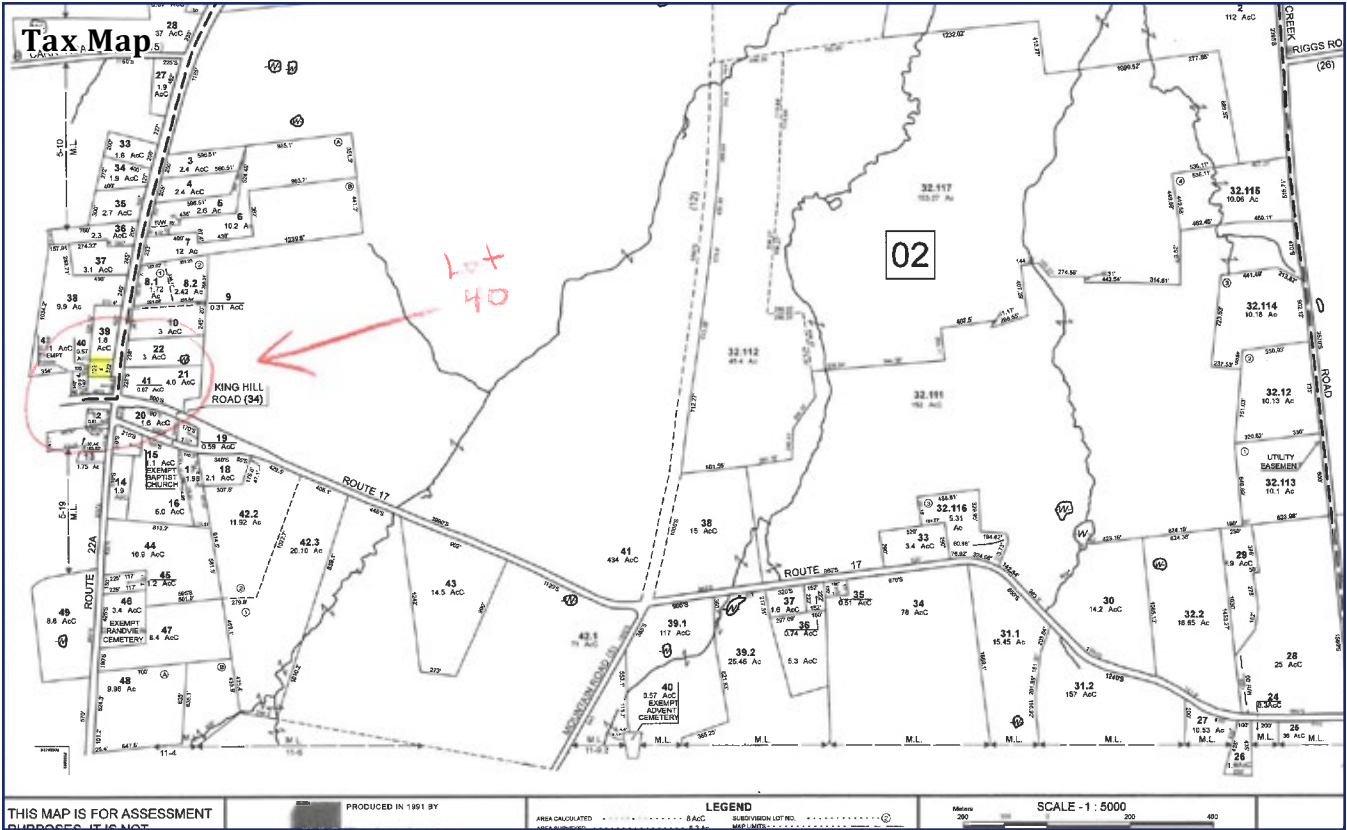
All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

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

STATISTICS

Year Built 1890
 Siding Wood Clapboard and Shingles
 Roof Asphalt Shingle
 Basement Full
 Foundation Stone
 Heat Oil/FHA
 Water Municipal
 Septic On Site, 1,000-gal. Concrete Tank
 Square Footage 1,450±
 Rooms 5
 Bedrooms 2
 Baths 1.5
 Garage 30 x 40 Detached, plus 16.5x20.5 Shed
 Acreage 0.49±
 Assessment \$168,800
 Year Taxes \$3,404.69
 Zoning Village Neighborhood Commercial

AUCTION TERMS: 10% deposit due at sale, balance due at closing, on or within 30 days. Sale subject to confirmation of seller and 10% buyer's premium. Taxes and utilities to be prorated at closing. Property conveyed by Trustees Deed.



Itemized Property Costs					
From Table: MAIN Section 1		TOWN OF ADDISON		Record # 602	
Property ID: VA4904		Span #: 003-001-10642		Last Inspected: 02/04/2006	
				Cost Update: / /	
Owner(s): GEVRY RHEAL P & GAIL M TRUST TRUSTEES GEVRY RHEAL & GAIL		Sale Price: 0		Book: 107 Validity: No Data	
Address: 802 MOUNTAIN RD		Sale Date: 05/12/2017		Page: 518 - 521	
City/St/Zip: ADDISON VT 05491		Bldg Type: Single		Quality: 2.75 FAIR/AVG	
Location: 4904 VT ROUTE 22A		Style: 1.5U (SF)		Frame: Studded	
Description: DWL & OUTBLDG & LAND		Area: 1450		Yr Built: 1890 Eff Age: 127	
Tax Map #: 6-01-40		# Rms: 5		# Bedrm: 2 # Ktchns: 1	
		# 1/2 Bath: 1		# Baths: 1	
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	Shingle / Ht=8	100.00		59.30	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	VnylSht	5.00		0.13	
Floor cover #2:	Hardwd	95.00		6.14	
Heat/cooling #1:	Air-Oil	100.00		0.57	
Energy Adjustment	Below Avg			-0.91	
Foundation Adjustment	SF w FrWI			3.89	
ADJUSTED BASE COST			1,450.00	69.11	100,213
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 6)			-2.00	803.75	-1,608
Roughins (beyond allowance of 1)				330.00	
Porch #1:	WoodDck/WdRI		68.00	20.32	1,382
Porch #2:	WoodDck/WdRI		68.00	20.32	1,382
Porch #3:	WoodDck/NoWall/Roof/		400.00	19.71	7,884
Basement Outside Entrance				1,200.00	1,200
Subtotal					110,453
Local multiplier			1.30		
Current multiplier			1.00		
REPLACEMENT COST NEW					143,589
Condition		Fair/Avg	Percent		
Physical depreciation			35.00		-50,256
Functional depreciation			2.00		-2,872
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					90,500
LAND PRICES					
SI Bldg Lot		Size	Nbhd Mult	Grade	Depth/Rate
		0.49	1.00	1.00	52,500
SITE IMPROVEMENTS					
Water		Hsite/Hstd	Quantity	Quality	
		y / y	Typical	Average	6,000
Sewer		y / y	Typical	Average	6,000
Landscape		y / y	< Typical	Below Avg	2,000
OUTBUILDINGS					
Toolshed		Hsite/Hstd	% Good	Quantity	Rate. Extras
		y / y	55	338	4.38
DGS 1S		y / y	55	1200	8.56
TOTAL PROPERTY VALUE					168,800
NOTES					
				HOUSESITE VALUE :	168,800
				HOMESTEAD VALUE :	168,800
0.49+- acre, DWL, garage, shed. Tax Map #6-01-40. 0.57 acre per Tax Map. Nearly level site, mostly open, view to fields and mtns. Next to Addison 4 Corners Store. 567 sf low hdrm stone bsmt, dirt floor, wet- costed as crawl. Rolls in L1 floor, no closets in BRs, small kitchen, no plumbing to kitchen sink. Not used as dwl for					

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	# 1/2 Bath: 1	# Baths: 1	

Item	Description	Percent	Quantity	Unit Cost	Total
many years.					

SKETCH/AREA TABLE ADDENDUM

Parcel No VA4904

Property Address 4904 VT Route 22A

City Addison

State VT

Zip 05491

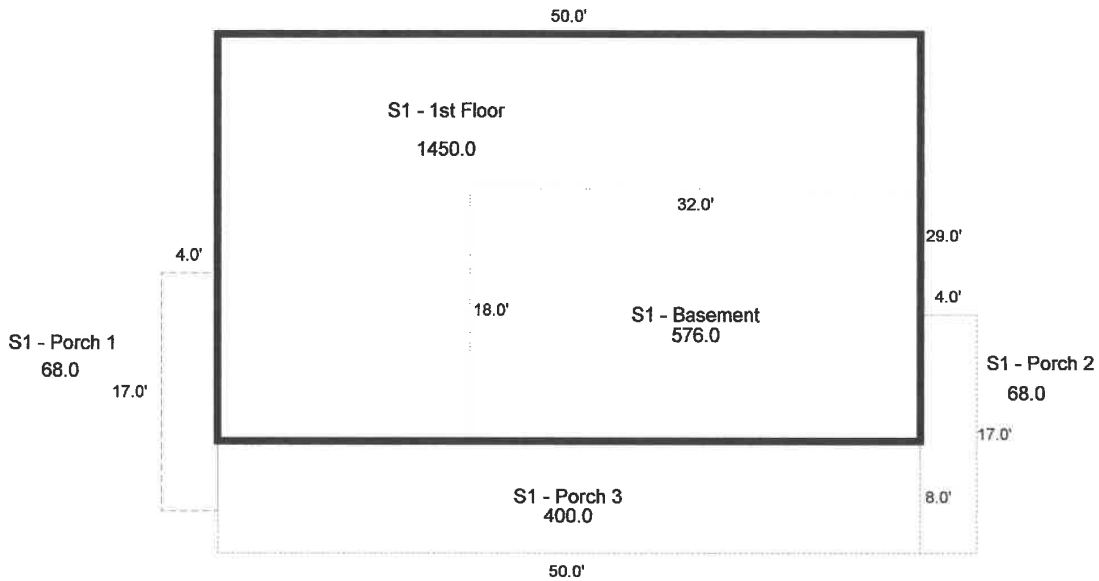
Owner Gevry, Rheel Sr. & Gail

Client

Appraiser Name

VA4904

IMPROVEMENTS SKETCH



Scale: 1 = 12

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	1450.00	158.0	1450.00
1BS	S1 - Basement	1.00	576.00	100.0	576.00
P/P11	S1 - Porch 1	1.00	68.00	42.0	68.00
P/P12	S1 - Porch 2	1.00	68.00	42.0	68.00
P/P13	S1 - Porch 3	1.00	400.00	116.0	400.00

TOTAL BUILDING (rounded) 1450

Comment Table 1

Comment Table 2

Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Parcel No **VA4904**

Property Address **4904 VT Route 22A**

City **Addison**

State **VT**

Zip **05491**

Owner **Gevry, Rheel Sr. & Gail**

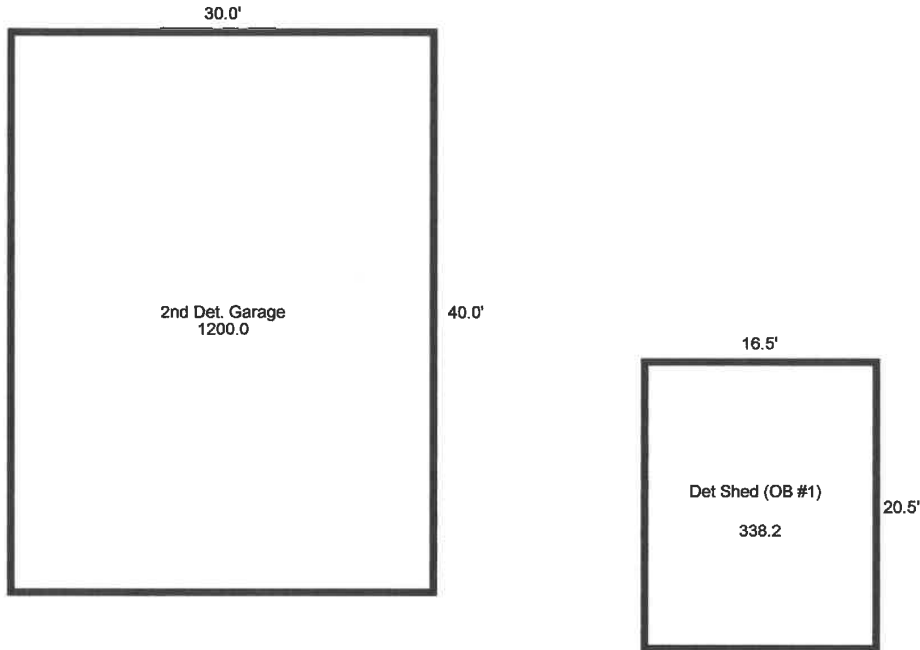
Client

Appraiser Name

SUBJECT

VA4904

IMPROVEMENTS SKETCH



Scale: 1 = 12

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1DG	1st Det. Garage	1.00	338.25	74.0	338.25
2DG	2nd Det. Garage	1.00	1200.00	140.0	1200.00

Comment Table 1

Comment Table 2

Comment Table 3

**TABLE 2.1
VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT (VC)**

A. **Purpose.** The purpose of this district is to preserve and develop a traditional village character and pattern of neighborhood commercial development that allows for a mix of commercial, residential, and public uses, supports existing businesses, and attracts new businesses to serve the community.

B. Permitted Uses	C. Conditional Uses
Accessory Structure/Use (to a pre-existing permitted use)	Accessory Apartment [see Section 4.1]
Agriculture [see Section 6.2]	Accessory Structure Use (to a pre-existing conditional use)
Bakery	Agricultural Sales & Service
Bed and Breakfast	Cemetery
Dwelling Single Family Two Family	Community Center
Financial Institution	Cottage Industry [see Section 4.9]
Forestry [see Section 6.2]	Cultural Facility
Funeral Home	Dwelling Multi-Family
Group Home	Day Care Facility [see Section 4.6]
Home Child Care [see Section 4.6]	Delicatessen
Home Occupation [see Section 4.9]	Gas Station
Office	Health Clinic
Personal Service	Inn
Place of Worship	Marine Sales & Service
Private Club	Mixed Use [see Section 4.11]
Public Facility [see (E)(3), Section 4.13]	Motor Vehicle Sales & Service
Retail Store	Parking Facility
Roadside Stand	Recreation/Indoor
School [see Section 4.13]	Recreation/Outdoor
	Residential Care Facility
	Restaurant
	Snack Bar
	Storage Facility (enclosed)
	Veterinary Clinic
	Telecommunications Facility [see Section 4.14]