

FORECLOSURE: 3BR/2BA HOME ON 14.59± ACRES

 **AUCTION**

THURSDAY, AUGUST 27 @ 11AM

Registration & Inspection from 10AM

428 Mountain Road, Montgomery, VT

Open House: Thursday, August 13 from 1-3PM



2-story home with 2,215± SF sits on a 14.59± acre parcel with a pond. Home has 3BR/2BA, garage, basement. Close to Jay Peak.

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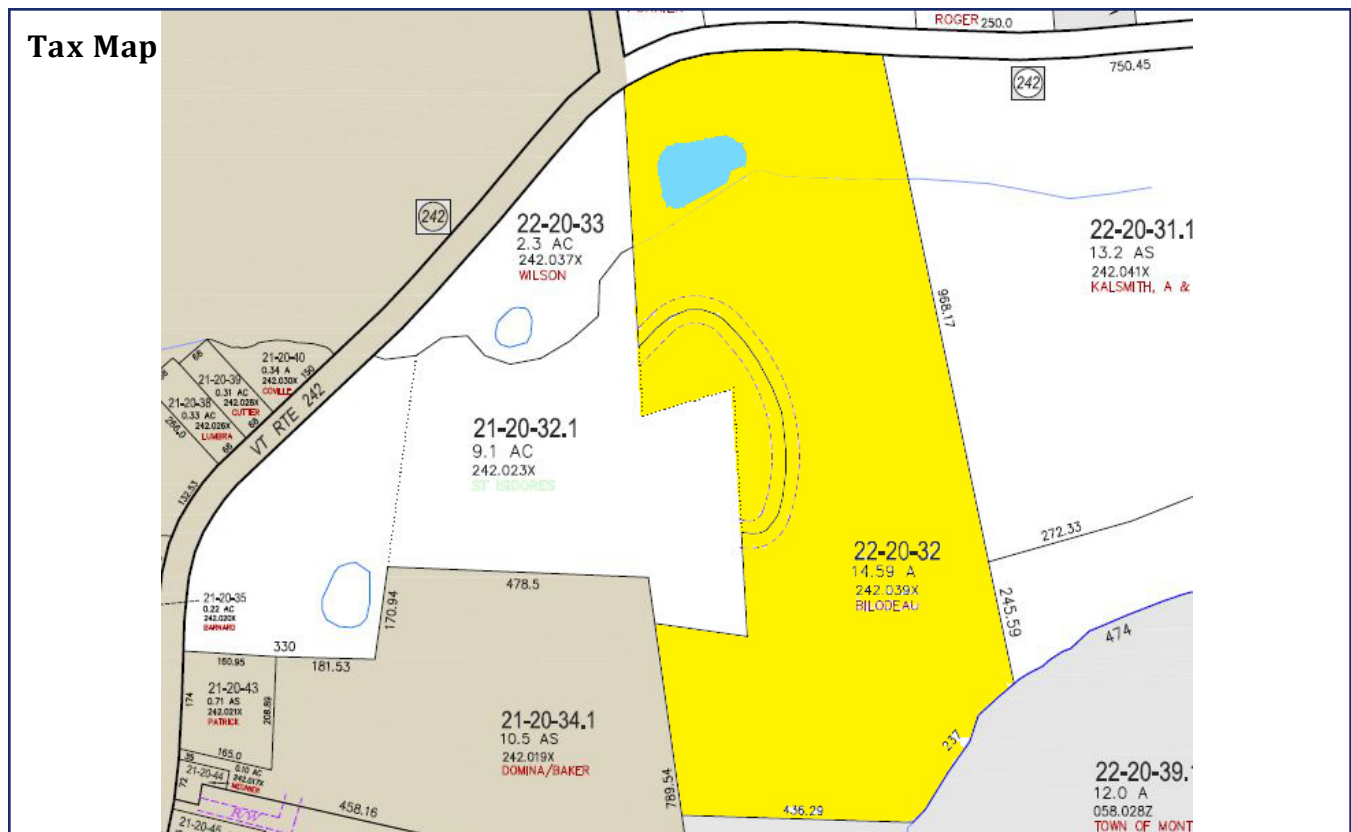
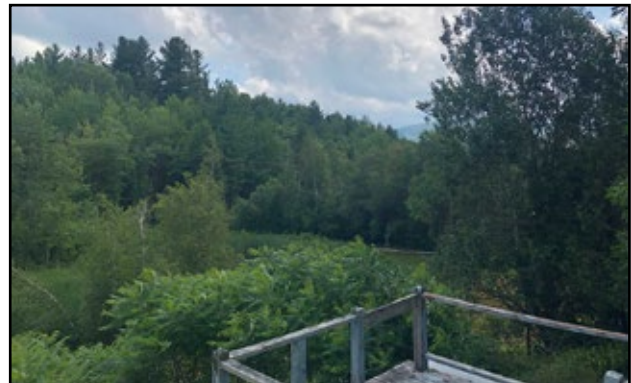
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Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

STATISTICS

Year Built	1872
Siding	Wood
Roof	Metal
Basement	Full, Partially Finished
Foundation	Stone & Poured Concrete
Heat	Oil/FHA
Water	Municipal
Past Due Water: \$1,015.32 as of 7/29/20	
Sewer	On Site
Square Footage	2,215±
Rooms	7
Bedrooms	3
Baths	2
Garage	1-Car Attached
Acreage	14.59±
Assessment	\$173,100
Year Taxes	\$3,099.70
Past Due Taxes	None (as of 07/29/20)

AUCTION TERMS: All of the Property shall sell to the highest bidder, subject to property taxes and municipal assessments, if any. Plaintiff is authorized to require the purchaser to sign a purchase and sale agreement. The purchaser at the sale shall pay cash or certified funds to the person holding the sale. The Notice of Sale shall specify that this form of payment is authorized. A deposit shall be paid at the time of sale of at least \$10,000 in the form of cash, a bank treasurer's check, or certified funds, unless Plaintiff agrees to some other amount. See STIPULATED JUDGMENT AND DECREE OF FORECLOSURE BY JUDICIAL SALE for further information.




Web Data

Montgomery, VT

Official copies of data must be obtained at the Montgomery Town Office.
 Last Updated: 2020-01-16 02:05:00

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Owner Information		Parcel Value Information					
Parcel	00242.039X	Land Value	46,700	Homestead	173,100		
Owner	BILODEAU JACQUELINE PO BOX 376 MONTGOMERY CTR, VT 05471	Dwelling Value	106,700	Housesite	151,600		
Location	428 MOUNTAIN RD	Site Imprvmt	19,000	Outbuildings	700		
Descr	1.5S DWL	Total	173,100				
Parcel Information							
NBHD	10					SPAN	402-125-10246
Acres	14.59					Status	A - Active
Sales Information							
Book	89	Sale Date	2013-08-15				
Page	204	Sale Price					

BUILDING	Total Rooms	7	Year Built	1872	Building SF	2215	Energy Adj	Average	Roughins	1
	Bedrooms	3	Effect Age	1986	Quality	2.50	Bsmt Wall	Conc 8in	Plumb Fixt	11
	Full Baths	2	Condition	Average	Style	2 Story	Bsmt SF	1172	Fireplaces	
	Half Baths		Phys Depr	29	Design	Two Story	Bsmt Fin		Porch	1097
	Kitchens	1	Funct Depr	11	Bldg Type	Single	Bsmt Fin SF	704	Gar/Shed	593
			Econ Depr	5						
	Notes	<p>1.5 S DWL IS SITED SLIGHTLY BELOW THE ROAD GRADE ON LAND WITH GENTLE TO SLIGHTLY MODERATE GRADES AROUND THE SITE. DWL IS SITED 5' OFF THE ROAD. BSMT - ORIGINAL STONE FOUNDATION WITH A DIRT FLOOR UNDER THE ORIGINAL DWL BUILT IN 1872. THERE IS A CONCRETE BSMT UNDER THE NEWER ADDITION WITH MINIMAL FINISH IN PART OF THE AREA. BSMT HAS A WALK OUT GRADE. 1986 - 2S DWL ADDITION ADDED TO ORIGINAL DWL. PHYSICAL DEPRECIATION - MTT / DWL HAS SOME DEFERRED MAINTENANCE. FUNCTIONAL DEPRECIATION - 6% FOR SIZE AND QUALITY, PLUS 6% FOR PORCH EXTENT EXCEEDING 5% OF THE RCN. TOTAL FUNCTIONAL ADJUSTED FOR MORE THAN 10% TOTAL = 11% ECONOMIC DEPRECIATION - 5% FOR PROXIMITY TO ROAD.</p>								
LAND	Type	Bldg Lot	Area	2.00	Grade	0.90				
LAND	Type	Other	Area	12.59	Grade	0.90				

Sketch

