

**FORECLOSURE: 4BR/3.5BA CAPE HOME
ON 10.8± ACRES**

 **AUCTION**

WEDNESDAY, SEPTEMBER 9 @ 11AM

Registration & Inspection from 10AM

2229 VT-128, Westford, VT

Open House: Tuesday, August 25 from 1-3PM

Directions: 0.7 mile south of intersection of VT-128 Browns River Rd.) & VT-104.



Built in 2000, this Chittenden County cape home has 4BR/3.5 baths which includes a finished apartment in the basement. 2,315±SF, 2-car attached garage, 10.8± acres.

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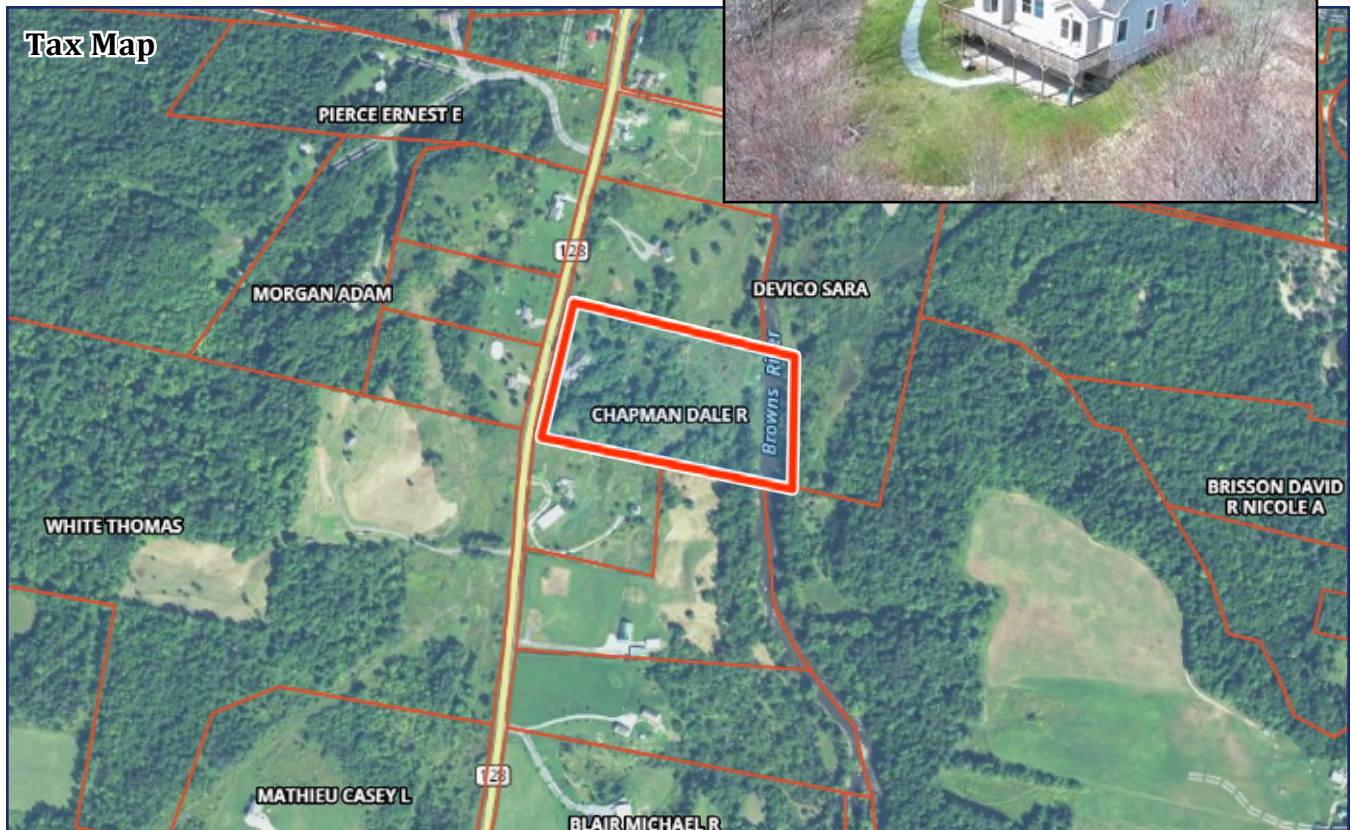
All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

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

STATISTICS

Year Built	2000
Siding	Wood
Roof	Asphalt Shingle
Basement	Full, Finished
Foundation	Concrete Block
Heat	Oil/HW
Water	Drilled Well
Septic	On Site
Square Footage	2,315±
Rooms	6
Bedrooms	4
Baths	3.5
Garage	2-Car Attached
Acreage	10.80±
Assessment	\$406,400
Year Taxes	\$9,107.64
Past Due Taxes	None (as of 07/30/20)*

AUCTION TERMS: All of the Mortgaged Property shall sell to the highest bidder, "AS IS, WITH ALL FAULTS, WITH NO REPRESENTATIONS OR WARRANTIES OF ANY KIND," subject to easements, rights of way, covenants, permits, reservations and restrictions of record, title defects, superior liens, environmental hazards, unpaid real estate taxes (delinquent and current, with all penalties and interest as of the date of closing on the sale of the property after confirmation of the sale by the Vermont Superior Court), and municipal liens, if any. A deposit shall be paid at the time of the public sale of \$10,000 in the form of cash, a bank treasurer's check, or certified funds. The deposit is subject to forfeiture. Plaintiff is authorized to require the purchaser (other than the mortgagee) to sign a no contingency Purchase and Sale Agreement (other than subject to confirmation by the Court) at the time of the Public Sale. See JUDGMENT AND DECREE OF FORECLOSURE BY JUDICIAL SALE for further information.



Owner Information

Parcel 01TW003
 Owner CHAPMAN DALE R & KAREN M

2229 VT RT 128
 WESTFORD, VT 05494

Location 2229 VT RT 128
 Descr: DWELLING, GARAGE & 10.8 AC

Parcel Value Information

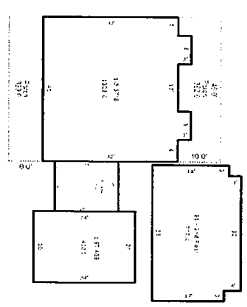
Land Value	116,200	Homestead	338,100
Dwelling Value	273,200	HouseSite	296,900
Site Imprvmt	15,000		
Outbuildings	2,000		
Misc. Adj.	0		
Total	406,400		

Parcel Information

Tax Map # 01TW003 NBHD 1
 Span 720-229-10652 Acres 10.80
 Status A - Active Last Update 06/05/17

Sales Information

Book 120 Sale Date 01/10/05
 Page 42 Sale Price 251,900



Sketch Updated: 07/06/12

BUILDING		Total Rooms	6	Year Built	2000	Building SF	2315	Energy Adj	Good	Roughins	1
Bedrooms	3	Effect Age	9	Quality	3.00	Bsmt Wall	Conc 8"	Plumb Fixt	15		
Full Baths	3	Condition	Average	Style	1.5 Fin	Bsmt SF	1280.00	Fireplaces	0		
Half Baths	1	Phys Depr	5	Design	CapeCod	Bsmt:Fin	Finish Apt	Porch	874		
Kitchens	2	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	1100	Gar/Shed	480		
		Econ Depr	0					% Complete:	0		

INSPECT INSP. NoData INSP. NoData INSP. NoData APPT. NoData APPTSCHD

NOTES

GARAGE BUILT AFTER SALE Valid sale?
 added 1,100 sq ft fna in basement and 4 fixtures 2015
 added 144 sq ft shed 2015
 ADDED 25% BUS/RENTAL FROM HS 122 2107 GL

Itemized Property Costs						
From Table: MAIN Section 1		Town of Westford			Record # 60	
Property ID: 01TW003		Span #: 720-229-10652		Last Inspected: 11/25/2002		Cost Update: 10/28/2015
Owner(s): CHAPMAN DALE R & KAREN M		Sale Price: 251,900		Book: 120	Validity: Yes	
Address: 2229 VT RT 128		Sale Date: 01/10/2005		Page: 42		
City/St/Zip: WESTFORD VT 05494		Bldg Type: Single		Quality: 3.00 AVERAGE		
Location: 2229 VT RT 128		Style: 1.5 Fin		Frame: Studded		
Description: DWELLING, GARAGE & 10.8 AC		Area: 2315		Yr Built: 2000	Eff Age: 9	
Tax Map #: 01TW003.		# Rms: 6		# Bedrm: 3	# Ktchns: 2	
		# 1/2 Bath: 1		# Baths: 3		
Item	Description	Percent	Quantity	Unit Cost	Total	
BASE COST						
Exterior Wall #1:	WdSidng / Ht=8	100.00		65.37		
ADJUSTMENTS						
Roof #1:	CompShg	100.00				
Subfloor	Wood					
Floor cover #1:	Allowance	100.00		3.20		
Heat/cooling #1:	HW BB/ST	100.00		1.63		
Energy Adjustment	Good			1.55		
ADJUSTED BASE COST			2,315.00	71.75	166,101	
ADDITIONAL FEATURES						
Fixtures (beyond allowance of 8)			7.00	1,100.00	7,700	
Roughins (beyond allowance of 1)				450.00		
Dormers	Shed roof		34.00	145.00	4,930	
Porch #1:	WoodDck/NoWall/NoRoo		352.00	10.08	3,548	
Porch #2:	WoodDck/NoWall/Roof/C		320.00	23.53	7,530	
Porch #3:	WoodDck/Solid/Roof/Ceil		202.00	41.29	8,341	
Basement	Conc 8"		1,280.00	16.18	20,710	
Finished Basement	Finish Apt		1,100.00	28.62	31,482	
Garage/Shed #1:	A/1S/WdSidng/No		480.00	23.21	11,141	
Subtotal					261,482	
Local multiplier			1.10			
Current multiplier			1.00			
REPLACEMENT COST NEW					287,630	
Condition		Average	Percent			
Physical depreciation			5.00		-14,382	
Functional depreciation						
Economic depreciation						
REPLACEMENT COST NEW LESS DEPRECIATION					273,200	
Business or rental use			25.00		-68,300	
ADJUSTED RCNLD					204,900	
LAND PRICES						
	Size	Nbhd Mult	Grade	Depth/Rate		
SI Bldg Lot	2.00	1.00	1.00			75,000
AC Other	8.80	1.00	0.80			41,200
Total					116,200	
SITE IMPROVEMENTS						
	Hsite/Hstd	Quantity	Quality			
Water	y / y	Typical	Average		5,000	
Sewer	y / y	Typical	Average		10,000	
Total					15,000	
OUTBUILDINGS						
	Hsite/Hstd	% Good	Size	Rate	Extras	
Toolshed	y / y	50	144	3.31	500	
Mat storag	y / y	50	160	9.53	1,500	

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TOTAL PROPERTY VALUE					406,400
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HOMESTEAD VALUE : . 338,100					
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