

**2 BEDROOM, 2 BATH CONDO AT FINNEY
CROSSING IN WILLISTON, VT**



AUCTION

TUESDAY, AUGUST 25, 2026 @ 2PM

Registration & Inspection from 1:00PM

127 Holland Lane, #2, Williston, VT 05495

OPEN HOUSE: Tuesday, August 11 from 11AM-1PM



Enjoy the convenience of single-level living in this well-maintained condominium located at 127 Holland Lane, Unit 2 in the desirable Finney Crossing community. Built in 2018, this one-story home offers approximately 1,351± square feet of living space with 2 bedrooms and 2 full bathrooms. The home features an open layout with a formal dining room, central air conditioning, and an attached garage. Conveniently located near shopping, restaurants, schools, medical facilities, and Interstate 89, the property provides easy access to Burlington, Essex, and surrounding Chittenden County communities. The monthly HOA fee covers water, sewer, trash removal, snow plowing, and landscaping. The community also offers sidewalks, community gardens, pickleball, tennis and basketball courts, an in-ground pool with pool house, guest parking, and a pet-friendly environment. Rental opportunities may also be available, subject to association rules.

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.

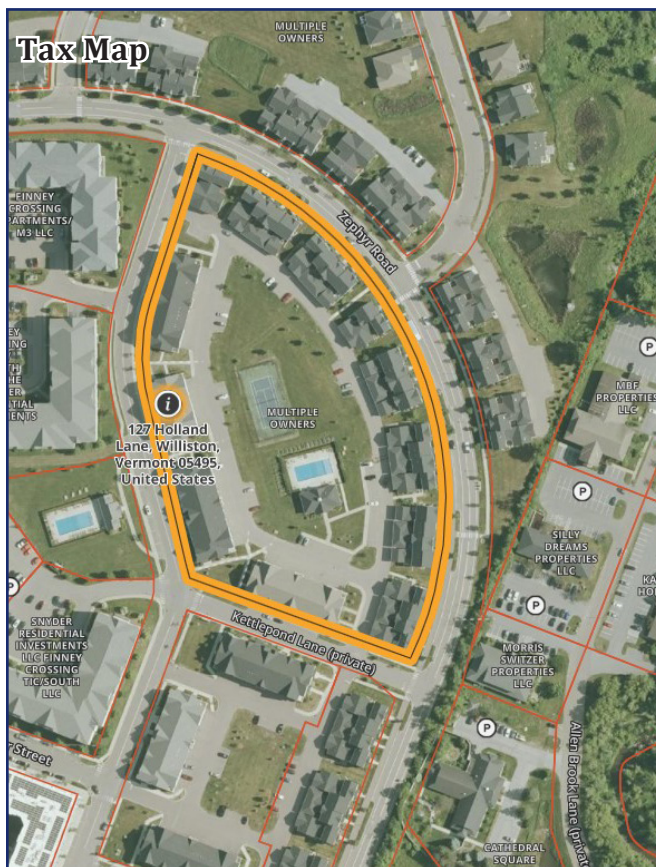
Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

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

Year Built 2018
 Siding Cement Board
 Roof Asphalt Shingles
 Basement None
 Foundation Concrete Slab
 Heat Natural Gas/Baseboard
 Cooling Central Air (roughed in)
 Water Town
 Sewer Town
 Square Footage 1351± SF
 Rooms 5
 Bedrooms 2
 Baths 2
 Garage 1-Car Attached
 Assessment \$299,860
 Town of Williston Taxes \$6000.15
 Finney Crossing Monthly HOA Dues \$263.00



AUCTION TERMS: 10% deposit due at sale, balance due at closing, on or within 30 days. Sale subject to 10% Buyer's Premium. Taxes and utilities to be prorated at closing.



HOA:

The HOA fee conveniently covers water, sewer, trash, plowing, and landscaping.



BOYAJIAN JEAN M
127 HOLLAND LN UNIT 2
WILLISTON, VT 05495

Neighborhood Number
155
Neighborhood Name
FINNEY CROSSING
TAXING DISTRICT INFORMATION
Jurisdiction Name
Area
District
Routing Number

WILLISTON
241
84
C6B

Site Description
Topography
Public Utilities
Street or Road
Neighborhood
Zoning:
Legal Acres:

0.0576

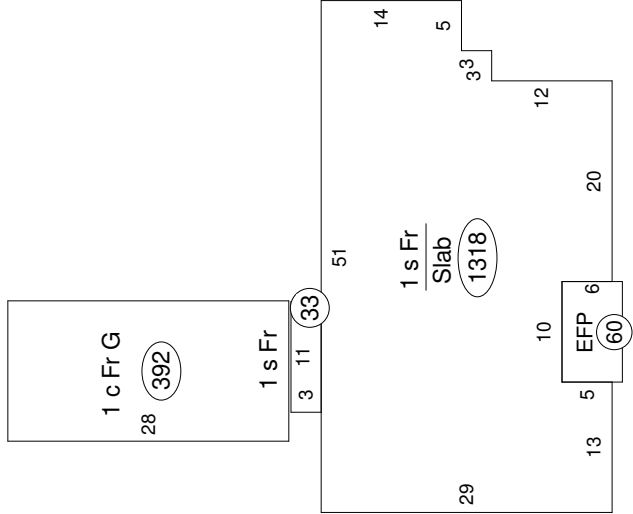
Transfer of Ownership				
Owner	Consideration	Transfer Date	Deed Type	Deed Book/Page
THE SNYDER TAFT CORNERS LLC	309305	12/12/2017	549	856

Valuation Record				
Assessment Year	2014	2016	2018	
Reason for Change	2014	2016 Reval	2018	
Market 2008	L I T	10000 0 10000	20000 0 20000	0 299860 299860



Land Size				
Land Type	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor

Physical Characteristics		
Style:	Condo Garden/Flat	
Occupancy:	Single family	
Story Height:	1.0	
Finished Area:	1351	
Attic:	None	
Basement:	None	
ROOFING		
Material:	Asphalt	
Type:	Gable	
Framing:	Std for class	
Pitch:	Not available	
FLOORING		
Slab	1.0	
Base Allowance	1.0	
EXTERIOR COVER		
Cement Fiber-Hardie	1.0	
INTERIOR FINISH		
ACCOMMODATION		
Finished Rooms	5	
Bedrooms	2	
Formal Dining Rooms	1	
HEATING AND AIR CONDITIONING		
Primary Heat: Forced Hot Air-gas		
	Lower	Full
	/Bsmt	Upper
Air Cond	0	1351
		0
PLUMBING		
	#	TF
3 Fixt. Baths	2	6
Kit Sink	1	1
Water Heat	1	1
TOTAL		8
REMODELING AND MODERNIZATION		
	Amount	Date



Special Features
Description

Summary of Improvements								
ID	USE	Story Height	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
D G01	DWELL ATTGAR	0.00 0.00	1	Good	2018	2018	GD	1351 14x 28

FAQ's About Finney Crossing Condominium Association

Who is the Association Manager: Marian Servidio & Bethany Rule; Email: marian@ppmvt.com, bethany@ppmvt.com; Phone: 802-860-5050

- How many units in the Association? 60
- What is the pet policy? 2 pet maximum
- Is there a rental cap? If so what is the cap? No
- Are short term rentals allowed? No
- What is the minimum leasing term? 6 months
- Who is the Association Insurance Agent? The Essex Agency
- What is the Association Deductible: \$5,000
- What amenities does the Association have? Individual garages, pool, clubhouse, tennis court
- What do the condo dues cover? Water/Sewer, Compost, Recycling, Trash, Landscaping/Plowing, Dryer vent cleaning, Deck power wash/reseal every 3 years (Upper floor condos)
- What is the range of monthly dues? \$263.00 for 2026

Can I pay my assessments online?

Yes! Once you are logged in, select the “Make a Payment” button to be directed to the payment processing service.

1. I have a question about my account or billing. How do I contact the management company?

Log into your owner portal by entering your Login information in the top right corner of this site. Once logged in, scroll to the bottom of the page, and Click the *Submit a New Request* button. From there, click the *General Request* button and select "Billing Question" from the *Choose Type of Request* Drop-down box. You can select "General Question" if you need information about your association but not specifically about your owner account.

I own multiple properties and/or I am a member of a Community Association that has a Master Association. How do I see and manage both of my accounts in my Owner Portal?

Log into your owner portal by entering your Login information in the top right corner of this

site. If you don't already see all of your properties linked to your portal you can scroll to the bottom of the page, and click the *Submit a New Request* button. From there, click the *General Request* button and select "General Question" from the *Choose Type of Request* Drop-down box. Please provide the details of the accounts you would like to link, and let us know what your mailing address is if it is not already the same on all accounts.

What are the Governing Documents of an Association?

Property owners associations derive their basic legal authority for their existence, activities, and actions from state statutes (laws) and certain legal documents:

- Articles of Incorporation
- Declaration of Covenants, Conditions and Restrictions
- By-Laws
- Rules & Regulations

What are the Articles of Incorporation?

- Bring the corporation into existence
- Define the basic purpose and powers of the corporation
- Indicate there will be a board of directors and may, identify the initial board

What are Declaration of Covenants, Conditions and Restrictions?

The underlying document of a property owners association, apart from state law, is the Declaration, also referred to as Covenants, Conditions, and Restrictions (CC&Rs). The Declaration is the constitutional law of the association. The Declaration defines the limits and inclusions of ownership for the owners and the association. As a legal entity the association is better prepared to pursue certain business needs, such as entering contracts, raising funds, filing liens, and collecting fees in a foreclosure.

The Declaration may contain:

- Definitions of the physical elements of the property
- The method for determining the share of interest in the common area for each property owner
- A list of the responsibilities for the association and individual owners and permitted uses of common areas and individual units
- Responsibilities for care of the association and the common areas

- Restrictions on the use or enjoyment of properties in the association and common areas

What are Bylaws?

The Declaration forms the constitutional foundation of the association; Bylaws define the laws and operating procedures of the association. Bylaws detail the framework for governing the association that is authorized in the Declaration. They address the association's structure, the board, the officers, definition of a quorum, ability to enter into contracts, etc. Bylaws provide reliable guidance for board members at meetings in addition to:

- Requirements of membership meetings
- Voting rights of property owners
- Procedures for electing the board of directors
- Procedures for the board of directors to elect officers
- General powers and duties of the board

What are Rules & Regulations?

Rules and regulations are the operational and behavioral laws that apply directly to association residents and their guest. They state acceptable and/or unacceptable conduct for all Owners, their guests, visitors and renters. Rules and regulations may generate conflict between the board and the owner(s) since they may provide restrictions regarding noise, pets, use of the property or common areas, and fining procedures, however, good rules serve the interests of the entire association and protect the common areas.

PAYABLE TO:

MAIL TO:

TOWN OF WILLISTON7900 WILLISTON ROAD
WILLISTON, VT 05495**TAX BILL**

802-878-5121

PARCEL ID	BILL DATE	TAX YEAR
08104.010462	07/13/2026	26/27

Description: CONDO UNIT C6B-7 UNIT COMPLEX

Location: 1272 HOLLAND LANE

OWNER BOYAJIAN JEAN M & WILLIAMS DAPHNE A
C/O ATHENA ADVOCACY
160 PALMER COURT, SUITE A3
WHITE RIVER JCT VT 05001HOUSESITE TAX INFORMATION
SPAN # 759-241-14270 SCL CODE: 241HOUSESITE VALUE 299,860
HOUSESITE EDUCATION TAX 5,667.05
HOUSESITE MUNICIPAL TAX 1,256.71
HOUSESITE TOTAL TAX 6,923.76
FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	
REAL	299,860	299,860	
EXEMPTION			
VETERANS	- 40,000	- 40,000	
TOTAL TAXABLE VALUE	259,860	259,860	
GRAND LIST VALUES	2,598.60	2,598.60	

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town	0.4123	x2,598.60=	1,071.39	HOMESTEAD EDUCATION	1.8899	x2,598.60=	4,911.09
Local Contracts	0.0018	x2,598.60=	4.68				
Environment Reserve	0.0050	x2,598.60=	12.99				
Revised Bill							
TOTAL MUNICIPAL TAX			1,089.06	TOTAL EDUCATION TAX 4,911.09			
MUNICIPAL STATE PAYMENT				EDUCATION STATE PAYMENT			
MUNICIPAL NET TAX DUE				EDUCATION NET TAX DUE			
				TAX SUMMARY			
				Municipal + Education			
				TOTAL TAX 6,000.15			
				TOTAL STATE PAYMENT			
				TOTAL NET TAX DUE			

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF WILLISTON

TAX YEAR 26/27

TOWN OF WILLISTON

TAX YEAR 26/27

TOWN OF WILLISTON

TAX YEAR 26/27

1ST PAYMENT DUE	
08/18/2026	
OWNER NAME	
BOYAJIAN JEAN M & WILLIAMS	
PARCEL ID	
08104.010462	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

Revised Bill

2ND PAYMENT DUE	
11/16/2026	
OWNER NAME	
BOYAJIAN JEAN M &	
PARCEL ID	
08104.010462	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

Revised Bill

3RD PAYMENT DUE	
02/16/2027	
OWNER NAME	
BOYAJIAN JEAN M & WILLIAMS	
PARCEL ID	
08104.010462	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

Revised Bill