

**ESTATE AUCTION: 3 BEDROOM / 1.5 BATH RAISED
RANCH HOME IN COLCHESTER, VT**



THURSDAY, NOVEMBER 20 @ 11AM

Registration & Inspection from 10AM

ADDRESS: 55 Bonanza Park Drive, Colchester, VT 05446

Open House: Thursday, Nov. 6 from 11AM - 1PM



Don't miss this estate auction opportunity featuring a well-located raised ranch home on 0.35± acres in the heart of Colchester, Vermont. Built in 1971, the home offers 1,132 sq. ft. of living space with 3 bedrooms, 1.5 baths, and two fireplaces for added comfort and charm.

The basement is partially finished, providing additional space for a home office, recreation room, or extra storage. Enjoy outdoor living with a 14' x 16' enclosed porch, plus a utility shed added in 2016 for added convenience.

Ideally situated within walking distance to local amenities including restaurants, coffee shops, grocery stores, shops, churches, playgrounds, and schools—everything you need is just steps away. Located only 1.5 miles from Lake Champlain, this property offers lifestyle, location, and potential all in one package.

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 1971
 Siding Vinyl
 Roof Asphalt Shingle
 Basement Partially Finished
 Foundation Concrete
 Heat Gas/Hot Water
 Water Town
 Sewer Town
 Square Footage 1,132±
 Rooms 5
 Bedrooms 3
 Baths 1.5
 Garage None
 Acreage 0.35±
 Assessment \$232,700
 Town of Colchester Taxes \$6,227.97



AUCTION TERMS: 10% deposit due at sale, balance due at closing, on January 7, 2026. Sale subject to 10% Buyer's Premium. Taxes and utilities to be prorated at closing.



CURRENT OWNER			TOPO	UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT							
MCKENZIE WILLIAM W MCKENZIE PAULINE J 55 BONANZA PK COLCHESTER VT 05446										Description	Code	Assessed	Assessed				
										RES BLD	RES	142,900	142,900				
										RES LND	RES	88,100	88,100				
										RES OBXF	RES	1,700	1,700				
			SUPPLEMENTAL DATA														
Alt Prc'l ID			37-034002-00000000	AKA		4 BONANZA PAR											
State Clas			R1:Res <6A	Description													
Developer			0003	Res Status A:													
Zoning			R2	Map Slide													
SPAN NU			153-048-20604	UNK Sketc													
Sewer ID			OS:ON SITE														
GIS ID			37-034002-000	Assoc Pld#													
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS(HISTORY)							
MCKENZIE WILLIAM W				0018	0307	07-13-1971	I		0	Year	Code	Assessed	Year	Code	Assessed V	Year	Code
												2024	RES	142,900	2023	RES	142,900
											RES	88,100		RES	88,100		RES
											RES	1,700		RES	1,700		RES
				Total						Total	232,700		232,700		232,700		
EXEMPTIONS				OTHER ASSESSMENTS													
Description				Amount		Description		Number		Amount		Comm Int					
				Total		0.00											
				ASSESSING NEIGHBORHOOD													
Nbhd		Nbhd Name		B		Tracing		Batch									
0001																	
				NOTES													
2016 SHED ADDED																	
WHITE																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Pur		
25812	10-04-2017	BP	Permit	3,500		100	04-24-2017	Replace porch columns and ro		04-27-2016	TMP			14	Vision Fiel	Pur	
222481	09-12-2011			2,000		100		REMODEL GARAGE		02-08-2012	RQV			P	Permit		
15246	10-01-1995			4,000		0		14X16 PORCH		03-09-2011	JG			14	Vision Fiel		
15233	10-01-1995			6,800		0		SIDING		10-14-2010	PM			01	Measur+1		
										12-01-2009	PM			01	Measur+1		
Total Appraised Parcel Value																	
VISIT / CHANGE HISTORY																	
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment	Adj U		
1	1010	Single Family	R2	Primary Sit	15,246 SF	5.78	1.00000	5	1.00	50	1,000			1.0000			
Total Card Land Units					0 SF	Parcel Total Land Area 0											Total Land V

2025/2026

ocheTown of
781 Blakely Rd.
Colchester, VT
www.colchestervt.go
802-264-5520

PARCEL ID

37-034002.0000000

10/15/2025

Description: 55 BONANZA PK

Location: 55 BONANZA PK

HOUSESITE TAX INFORMATION

SPAN # 153-048-20604 SCL CODE: 048

TOTAL PARCEL ACRES 0.35

OWNER MCKENZIE PAULINE J
C/O ATHENA ADVOCACY
160 PALMER CT
SUITE A2
WHITE RIVER JCT VT 05001

FOR INCOME TAX PURPOSES

ASSESSED VALUE

NONHOMESTEAD

REAL 232,700

232,700

TOTAL TAXABLE VALUE 232,700

232,700

GRAND LIST VALUES 2,327.00

2,327.00

Municipal Services Tax Rate: The Selectboard is the legislative body that sets the municipal services tax rate to raise the necessary funds to cover the cost of providing municipal services in the Town of Colchester.

State Education Tax Rate: Homestead/Non-homestead rates are set annually by the VT Legislature and the Dept. of Taxes. This portion is collected by the town and submitted to the Colchester School District as required by the State of Vermont.

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Municipal Tax	0.6745	x2,327.00=	1,569.55
TOTAL MUNICIPAL TAX			1,569.55
MUNICIPAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			1,569.55

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON RESIDENTIAL EDUCATION	2.0019	x2,327.00=	4,658.42
1.7030 (state rate) / 85.07% (CLA ÷ SA) = 2.0019			
TOTAL EDUCATION TAX			4,658.42
EDUCATION STATE PAYMENT			0.00
EDUCATION NET TAX DUE			4,658.42

TAX SUMMARY Municipal Services + State Education

TOTAL TAX	Due Date	Amount Due
6,227.97	08/15/2025	2,075.99
TOTAL STATE PAYMENT	11/17/2025	2,075.99
0.00		
TOTAL NET TAX DUE	03/16/2026	2,075.99

Revised Bill

ocheTown of

2025/2026

08/15/2025

MCKENZIE PAULINE J

37-034002-0000000

2075.99

Revised Bill

ocheTown of

2025/2026

11/17/2025

MCKENZIE PAULINE J

37-034002-0000000

2075.99

Revised Bill

ocheTown of

2025/2026

03/16/2026

MCKENZIE PAULINE J

37-034002-0000000

2075.99

Revised Bill

Cash, Checks,
Credit/Debit Accepted
Office Hours:
8:00AM to 4:30PM
Mon.thru Fri.
Postdated Checks Not
Accepted