

# FORECLOSURE: 2 COMMERCIAL CONDOS IN WOODSTOCK, VT



## THURSDAY, OCTOBER 16 @ 11:00AM

Registration & Inspection from 10:30AM

**217 Maxham Meadow Way, Units 2A-1 & 2A  
Woodstock, VT 05091**

***Open House: Tuesday, Sept. 30 from 11AM-1PM***



Two commercial condo units totaling 2,067± sq. ft. are being offered together at auction at The Mill in Woodstock, VT. Built in 1980 and formerly used as a doctor's office, these versatile spaces are located in a building with an elevator for easy access. Ideal for medical professionals, office users, or investors, this property offers a rare chance to secure adaptable commercial space in a prime Woodstock location.

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](http://THCAuction.com) • [Info@THCAuction.com](mailto: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 ..... 1980  
 Heat.....(Individually metered) Hot Water  
 Water .....Town  
 Sewer .....Town  
 Square Footage ..... 2,067± SF  
 Baths..... Common  
 Rooms.....10  
 Garage..... None  
 Acreage ..... None  
 Assessment.....\$134,400.00  
 Town of Woodstock Taxes..... \$4,186.02  
 Quarterly Assessment Fee..... \$1,760.00\*

*\*Assessment fee is due every 3 months and includes all building maintenance: landscaping, plowing, mowing, improvements, and repairs as needed. Not included in the assesement fee are heat and electricity.*



**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), and municipal liens, if any. A deposit shall be paid at the time of sale of at least \$10,000 in the form of cash, or certified funds. The closing shall be conducted fourteen (14) days after issuance of the Court's Confirmation Order or thirty (30) days from date of auction (the "Closing Date"), whichever is later, at a time and place mutually agreed upon by the parties. Plaintiffs are authorized to require the purchaser to sign a Purchase and Sales Agreement. See JUDGMENT AND DECREE OF FORECLOSURE BY JUDICIAL SALE and AUCTION PURCHASE AND SALE AGREEMENT for further information.

**NOTE:** For all Foreclosures, the required deposit must be in the form of Cash or a Bank/ Cashier's check and must be made payable to "Thomas Hirchak Company". Banks will not accept checks that are made payable to the holder and signed over to THC.










Woodstock, VT - Property Database - Detail Result

Last Updated: August 02, 2024 | Official copies of data must be obtained at the Woodstock Town Office.

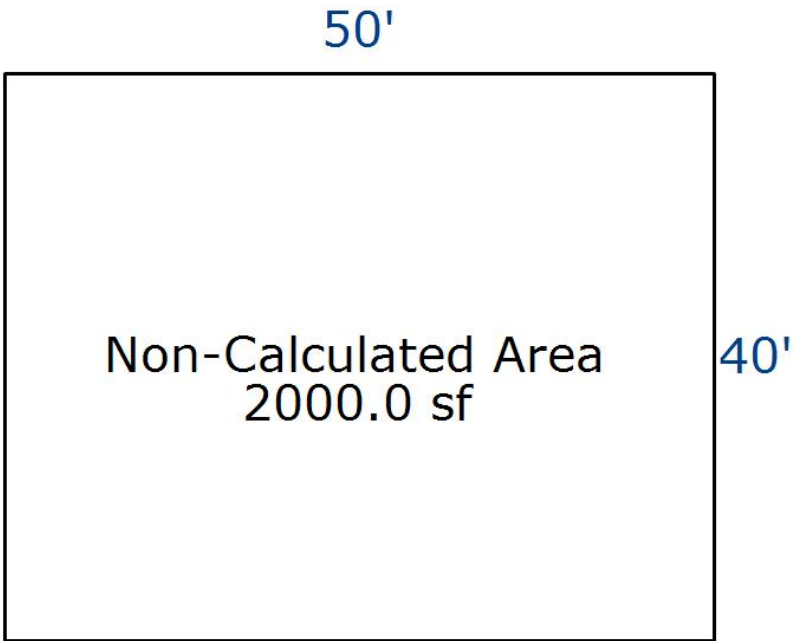
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www.nemrc.com

Owner Information				Parcel Value Information	
Parcel	21.51.042A1			Land Value	Homestead
Owner	WILSON JENNIFER S			Dwelling Value	134,400 Housesite
	PO BOX 437			Site Imprvmnt	
	WOODSTOCK, VT 05091			Outbuildings	
Location	217 MAXHAM MEADOW WY			Total	134,400
Sec/TWP/Range					
Descr					
UNIT 2A1 & 2A MILL CONDOS:					
Parcel Information					
NBHD	16	SPAN	786-250-10436		
Acres	0	Status	A - Active		
Sales Information					
Book	264	Sale Date	2018-06-13		
Page	570-571	Sale Price			



BUILDING	Total Rooms	Year Built	1980	Building SF	2067.00	Energy Adj	No Data	Roughins
	Bedrooms	Effect Age		Quality	5.00	Bsmt Wall	No Data	Plumb Fixt
	Full Baths	Condition	Average	Style	No Data	Bsmt SF		Fireplaces
	Half Baths	Phys Depr		Design	No Data	Bsmt Fin		Porch
	Kitchens	Funct Depr		Bldg Type	No Data	Bsmt Fin SF		Gar/Shed
	Notes	Econ Depr						

Sketch



# CONDOMINIUM PROPERTY RECORD CARD

PARCEL INFORMATION	Parcel ID #:	21.51.042A1	Neighborhood:	16	Sale Date:	06/13/18
	Owner #1:	WILSON JENNIFER S	Inspect Date:	02/01/16	Sale Price:	\$0
	Owner #2:		Inspect By:	AC	Validity:	0
	Description:	UNIT 2A1 & 2A MILL CONDOS:	Reinspect:	1	Last Update:	07/18/16
	Tax Map #:	21.51.04.2A1	Book:	264	Project Location:	0
	Prop. Class:	1	Page:	570-571	Condo Location:	0
	Location:	217 042A MAXHAM MEADOW WY	Amenities:	0		

VALUATION INFORMATION	Condo Value:	134400.00	Select Value:	1	Other Value:	68200.00
	Condo Ratio	0.00	Comp Value:	0.00	Other Ratio:	0.00
			Comp Ratio:	0.00	Homestead Value:	0.00

GARAGE	GARAGE ID	GAR/SHD TYPE	AREA
	1	No Data	0.00
HEAT	HEAT ID	HEAT/COOL	
	1	Hot Water	
PORCH	PORCH ID	PORCH AREA	
	1	0	

Section # 1  UNIT DETAILS	Quality:	Average	Bsmt FNA:	No Data	Extra Fixt.:	0	Half Baths:	0	Spa/Rms#:	0
	Level:	Average	Bsmt Fin SF:	0	Stove/Hrth:	0	Extra Baths	0	Year Built:	1980
	End Unit:	Middle	HT/WP/Sauna:	0.00	Total Rms:	0	Extra Half Baths:	0	Year/Time:	0
	Building SF:	2067	Lock-Off#:	0	Bedrooms:	0	Fireplaces:	0	Condition:	Average
	Bsmt SF:	0.00	Plumb Fixt:	0	Full Baths:	0	Loft SF:	0	Func Adeq:	NoData

NOTES			
GARAGE	GARAGE ID	GAR/SHD TY	AREA
	1	No Data	0.
HEAT	HEAT ID	HEAT/COOL	
	1	Hot Water	
PORCH	PORCH ID	PORCH AREA	
	1	0	

PAYABLE TO:

MAIL TO:

**Town of Woodstock**PO Box 488  
Woodstock, VT 05091-0488

Tel: (802)-457-3456

**TAX BILL**

This is the only bill you will receive. Please forward to new owner if property is sold.

PARCEL ID	BILL DATE	TAX YEAR
21.51.04.2A1	09/08/2025	FY2026

Nov 8, 2025 taxes not paid are late; 1% int for first 3 months 1.5% thereafter. May 2, 2026 taxes not paid in full are delinquent; 8% penalty on any principal, 1% int for first 3 months 1.5% thereafter.

Description: UNIT 2A1 &amp; 2A MILL CONDOS:

Location: 217042A MAXHAM MEADOW WY

SPAN # 786-250-10436

SCL CODE: 250

FOR INCOME TAX PURPOSES

OWNER  
WILSON JENNIFER S  
PO BOX 437  
WOODSTOCK VT 05091

ASSESSED VALUE				NONHOMESTEAD			
REAL		134,400				134,400	
TOTAL TAXABLE VALUE		134,400				134,400	
GRAND LIST VALUES		1,344.00				1,344.00	
MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.4560	x1,344.00=	612.86	NON HOMESTEAD EDUCATION	2.1694	x1,344.00=	2,915.67
HIGHWAY	0.1904	x1,344.00=	255.90				
LOCA AGREEMENT	0.0149	x1,344.00=	20.03				
SPECIAL ARTICLES	0.0241	x1,344.00=	32.39				
VILLAGE	0.2517	x1,344.00=	338.28	1.7030 (state rate) / 78.50% (CLA ÷ SA) = 2.1694			
COUNTY TAX	0.0081	x1,344.00=	10.89	Payments		TOTAL EDUCATION TAX	
				1	11/07/2025	EDUCATION STATE PAYMENT	
						EDUCATION NET TAX DUE	
				2	05/01/2026	TAX SUMMARY	
						Municipal + Education	
TOTAL MUNICIPAL TAX			1,270.35			TOTAL TAX	
MUNICIPAL STATE PAYMENT						4,186.02	
MUNICIPAL NET TAX DUE						TOTAL STATE PAYMENT	
						TOTAL NET TAX DUE	

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Woodstock

TAX YEAR FY2026

1ST PAYMENT DUE	
11/07/2025	
OWNER NAME	
WILSON JENNIFER S	
PARCEL ID	
21.51.04.2A1	
AMOUNT DUE	
AMOUNT PAID	

Both the Nov 7, 2025 and the May 1, 2026 payments must be received in the Finance Office by close of business on the due date. We no longer honor postmark.

Town of Woodstock

TAX YEAR FY2026

2ND PAYMENT DUE	
05/01/2026	
OWNER NAME	
WILSON JENNIFER S	
PARCEL ID	
21.51.04.2A1	
AMOUNT DUE	
AMOUNT PAID	

Both the Nov 7, 2025 and the May 1, 2026 payments must be received in the Finance Office by close of business on the due date. We no longer honor postmark.

PAYMENTS CAN BE MADE AT:  
WWW.TOWNOFWOODSTOCK.ORGPAYMENTS CAN BE MADE AT:  
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