

ESTATE AUCTION: 1.5± ACRES OF LAND IN DOVER, VT



AUCTION

TUESDAY, SEPTEMBER 29 @ 11AM

Registration from 10:30AM

129 Taft Brook Road, Dover, VT 05341

No Open House. Walk the property at your leisure.



Located in Dover, Vermont, this 1.5± acre wooded parcel offers an opportunity to purchase land in the heart of Southern Vermont. The property is approximately 7 miles from Mount Snow Resort and is located north of the Brattleboro and Bennington areas.

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

WaterWell On Site (condition unknown)

SewerOn Site (condition unknown)

Acreage 1.5±

Assessment..... \$25,700.00

Year Taxes\$379.23

AUCTION TERMS: 25% deposit due at sale, balance due at closing, on or within 31 days. Sale subject to confirmation of seller and 15% Buyer's Premium.



CAI Property Card

Dover, VT



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 129 TAFT BROOK ROAD ACRES: 1.5 PARCEL ID: TB017 LAND USE CODE: 10 CONDO COMPLEX: OWNER: BYRNE BONNIE E CO - OWNER: MAILING ADDRESS: PO BOX 938 WILMINGTON, VT 05363 ZONING: ACCOUNT #: 3403	BUILDING STYLE: UNITS: 0 YEAR BUILT: 0 FRAME: EXTERIOR WALL COVER: ROOF STYLE: ROOF COVER:
SALE INFORMATION	BUILDING INTERIOR
SALE DATE: BOOK & PAGE: SALE PRICE: 0 SALE DESCRIPTION: SELLER:	INTERIOR WALL: FLOOR COVER: HEAT TYPE: FUEL TYPE: PERCENT A/C: False # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: FINISHED BUILDING AREA: BASEMENT AREA: # OF PRINCIPAL BUILDINGS:	
ASSESSED VALUES	
LAND: \$200 YARD: \$0 BUILDING: \$0 TOTAL: \$200	
SKETCH	PHOTO
NO SKETCH AVAILABLE	



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

PAYABLE TO:

MAIL TO:

TOWN OF DOVER
DOVER TOWN TREASURER
P.O. BOX 527
WEST DOVER, VT., 05356-0527
802-464-5100 X6

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
TB017.	08/03/2026	2026

Taxes not paid by SEPTEMBER 15, 2026 are subject to interest.
TAXES BECOME DELINQUENT on FEB 15, 2027, at which time they are
subject to interest PLUS 8% PENALTY.

Description: LAND

Location: 129 TAFT BROOK ROAD

SPAN # 183-058-11940 SCL CODE: 058
TOTAL PARCEL ACRES 1.50

OWNER BYRNE BONNIE E
PO BOX 938
WILMINGTON VT 05363

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	25,700	25,700
TOTAL TAXABLE VALUE	25,700	25,700
GRAND LIST VALUES	257.00	257.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.2160	x257.00=	55.51	NON HOMESTEAD EDUCATION 1.6430 (state rate) / 142.19% (CLA ÷ SA) = 1.1555	1.1555	x257.00=	296.96
HIGHWAY	0.1040	x257.00=	26.73				
VETS	0.0001	x257.00=	0.03				

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF DOVER
TAX YEAR 2026

1ST PAYMENT DUE	
09/15/2026	
OWNER NAME	
BYRNE BONNIE E	
PARCEL ID	
TB017-	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

PLEASE
RETURN THIS
STUB WITH
YOUR
PAYMENT.

MAKE CHECKS
PAYABLE AND
MAIL TO:

TOWN OF
DOVER
PO BOX 527
WEST DOVER
VERMONT
05356-0527

TOWN OF DOVER
TAX YEAR 2026

2ND PAYMENT DUE	
02/15/2027	
OWNER NAME	
BYRNE BONNIE E	
PARCEL ID	
TB017-	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

PLEASE
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VERMONT
05356-0527