

**ESTATE AUCTION: 0.92± ACRES OF LAND
IN WILMINGTON, VT**



TUESDAY, SEPTEMBER 29 @ 1PM

Registration from 12:30PM

Howes Loop, Wilmington, VT 05363

No Open House. Walk the property at your leisure.



Located in Wilmington, Vermont, this 0.92± acre parcel offers an opportunity to purchase land in Southern Vermont. The property is approximately 7 miles, or a 13-minute drive, from Mount Snow Resort and is close to state parks, golf courses, and other year-round recreational opportunities.

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

Water Accessible at Street
Sewer None
Acreage 0.92±
Assessment..... \$30,000.00
Year Taxes\$589.40

**Please note that there are no signs posted at the property for this auction. Please refer to the map below for the property location.*

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.

Note: There is no street address available. Land is located at the corner of Howes Loop and Binney Brook Road.

Coordinates are: 42.89619, -72.90355

Visit ChimneyHill.com for more information about this property and HOA rules.



LEMAY BONNIE B
129 TAFT BROOK RD
E DOVER, VT 05341
LAND ONLY

Neighborhood Number
1

Neighborhood Name
CHIMNEY HILL

Property Class
811 Res Vacant Rural

TAXING DISTRICT INFORMATION

Jurisdiction Name
Wilmington
Area
762

Routing Number
00CHA128.000

Site Description
Topography

Public Utilities

Street or Road

Neighborhood

Zoning:

Legal Acres:
0.9200

Transfer of Ownership				
Owner	Consideration	Transfer Date	Deed Type	Deed Book/Page
NA	0	01/25/2012	291	517

Valuation Record				
Assessment Year	2019	2020	2024	
Reason for Change	2019	2020 Reval	2024 Reval	
2024 Market	L I T	0 20000 20000	20000 0 20000	30000 0 30000

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

PAYABLE TO:
MAIL TO:

TOWN OF WILMINGTON
PO BOX 217
WILMINGTON, VT 05363
www.wilmingtonvermont.us
802-464-8591

TAX BILL

THIS IS THE ONLY BILL YOU
WILL RECEIVE. FORWARD TO NEW
OWNER IF PROPERTY IS SOLD.

PARCEL ID	BILL DATE	TAX YEAR
00CHA128.000	08/06/2026	2026

Taxes unpaid after the due date are delinquent. Maximum as allowed by law will be charged in addition to collector's fee of 8%. US Postmark is accepted as timely payment.

Description: LAND ONLY
Location: HOWES LOOP

SPAN # 762-242-12128 SCL CODE: 242
TOTAL PARCEL ACRES 0.92

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	30,000	30,000
TOTAL TAXABLE VALUE	30,000	30,000
GRAND LIST VALUES	300.00	300.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.5497	x300.00=	164.90	NON HOMESTEAD EDUCATION 1.6430 (state rate) / 116.21% (CLA ÷ SA) = 1.4138	1.4138	x300.00=	424.14
VOTED EXEMPTIONS	0.0012	x300.00=	0.36				

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF WILMINGTON
TAX YEAR 2026

1ST PAYMENT DUE	
08/28/2026	
OWNER NAME	
LEMAI BONNIE B	
PARCEL ID	
00CHA128.000	
AMOUNT DUE	294.70
AMOUNT PAID	0.00
BALANCE DUE	294.70



126013851

PLEASE
RETURN THIS
STUB WITH
YOUR
PAYMENT.
MAKE CHECK
PAYABLE TO
TOWN OF
WILMINGTON
PO BOX 217
WILMINGTON
VT 05363.
FOR RECEIPT
ENCLOSE A
SELF
ADDRESSED
STAMPED
ENVELOPE

TOWN OF WILMINGTON
TAX YEAR 2026

2ND PAYMENT DUE	
02/26/2027	
OWNER NAME	
LEMAI BONNIE B	
PARCEL ID	
00CHA128.000	
AMOUNT DUE	294.70
AMOUNT PAID	0.00
BALANCE DUE	294.70



126013852

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