

**FORECLOSURE: 3-BEDROOM, 2-BATH HOME WITH
1-BEDROOM APARTMENT ON 0.25± ACRES IN NEWPORT, VT**



TUESDAY, OCTOBER 7 @ 11AM

Registration & Inspection from 10AM

63 Highland Ave., Newport, VT 05855

No Open House. Home is occupied, please respect current tenants.



Foreclosure Real Estate Auction in Newport, Vermont

Nestled in the heart of Newport, this spacious Cape-style home offers a deep lot. The property features 3-bedrooms, 2-baths, and plenty of living space, including a formal living room with a gas fireplace, dining room, and a large family room. Enjoy outdoor living on the covered patio or relax in the bright three-season sunroom.

An added bonus is the attached studio apartment, ideal for generating rental income, providing private guest quarters, or accommodating a caretaker. Upstairs, you'll find three additional bedrooms and a 3/4 bath, while the first floor includes a primary bedroom with full bath and laundry. Modern conveniences include central A/C, an alarm system, and a three-car heated garage.

Located just minutes from downtown Newport's shopping, dining, and boardwalk, this property offers both comfort and investment potential.

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.

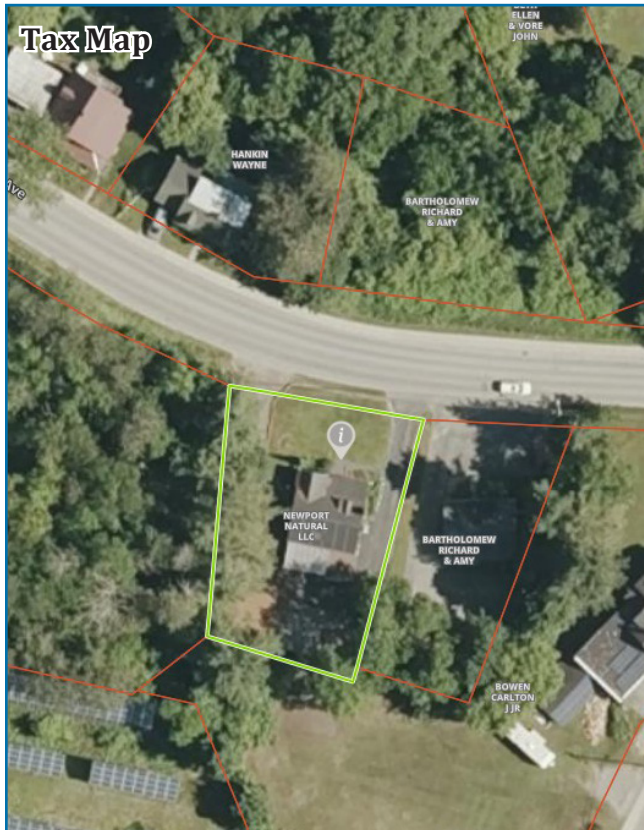
Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

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 1952
 Siding Vinyl Siding
 Roof Asphalt/HIP
 Solar Panels Installed
 Basement Full Finished
 Foundation Concrete
 Heat Oil / Hot Air
 Cooling Mini Splits
 Water Public
 Sewer Public
 Square Footage 2,000±
 Rooms 6
 Bedrooms 3
 Baths 2
 Garage Detached 3 Car
 Acreage 0.25±
 City of Newport Assessment \$203,700
 City of Newport Taxes 2025 \$7,016.24



AUCTION TERMS: Required \$10,000 deposit must be increased up to 10% of the purchase price within 5 days after the auction, balance due at closing, on or within 14 days after issuance of the Court's Confirmation Order. Buyer responsible for all delinquent real estate taxes, utilities and municipal charges.

Delinquencies:

Delinquent Taxes. \$15,180.99 (entire property)
City of Newport House - Water/Sewer. \$596.95
City of Newport Apt. - Water/Sewer. \$596.95



63 HIGHLAND AVE

Location	63 HIGHLAND AVE	Mblu	134065/ / / /
Acct#	435-136-14468	Owner	NEWPORT NATURAL LLC
Assessment	\$203,700	PID	955
Building Count	2		

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$168,900	\$34,800	\$203,700

Owner of Record

Owner	NEWPORT NATURAL LLC	Sale Price	\$175,000
Co-Owner		Certificate	
Address	194 MAIN STREET NEWPORT, VT 05855	Book & Page	258/ 387
		Sale Date	06/10/2021
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NEWPORT NATURAL LLC	\$175,000		258/ 387	00	06/10/2021
PRUE AMY BETH	\$0		258/ 256	08	05/12/2021
PRUE AMY BETH	\$0		257/ 441	11	04/06/2021
PRUE FREDERICK	\$199,000		226/ 463	00	01/16/2015
BOWERS JAMES & KRISTINE MARIE	\$0		164/ 125	08	07/23/2004

Building Information

Building 1 : Section 1	
Year Built:	1952
Living Area:	2,000
Replacement Cost:	\$177,294
Building Percent Good:	70

Replacement Cost
Less Depreciation: \$124,100

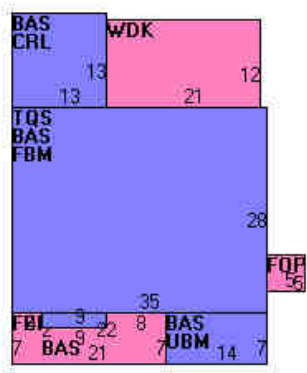
Building Attributes	
Field	Description
Style	Cape Cod
Model	Residential
Grade:	Above Average
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	6
Bath Style:	Average
Kitchen Style:	Average
Window Type	Double Hung/DP
Insulated	Yes

Building Photo



(https://images.vgsi.com/photos/NewportVTPhotos/\00\00\40\03.jpg)

Building Layout



(https://images.vgsi.com/photos/NewportVTPhotos//Sketches/955_948.jp

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,265	1,265
TQS	Three Quarter Story	980	735
CRL	Crawl Space	169	0
FBM	Basement, Finished	980	0
FEP	Porch, Enclosed, Finished	129	0
FOP	Porch, Open, Finished	25	0
UBM	Basement, Unfinished	98	0
WDK	Deck, Wood	252	0
		3,898	2,000

Building 2 : Section 1

Year Built: 1952
Living Area: 660
Replacement Cost: \$124,100

Replacement Cost
Less Depreciation: \$41,600

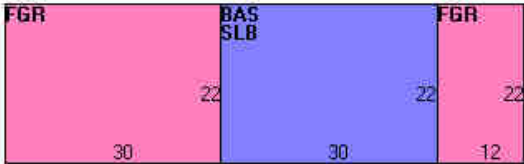
Building Attributes : Bldg 2 of 2	
Field	Description
Style	Ranch
Model	Residential
Grade:	Fair
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Rolled Compos
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	2
Bath Style:	Average
Kitchen Style:	Average
Window Type	Double Hung/SP
Insulated	Yes

Building Photo



(https://images.vgsi.com/photos/NewportVTPhotos/\00\00\40\04.jpg)

Building Layout



(https://images.vgsi.com/photos/NewportVTPhotos//Sketches/955_949.jp

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	660	660
FGR	Garage, Finished	924	0
SLB	Slab	660	0
		2,244	660

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1 UNITS	\$2,000	1
WHL	WHIRLPOOL	10 S.F.	\$200	1

Land

Land Use

Use Code 1090
Description MULTI HSES MDL-01
Zone GR
Neighborhood 50
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.25
Frontage 0
Depth 0
Assessed Value \$34,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DRV3	LARGE DRIVEWAY			1 UNITS	\$1,000	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$168,900	\$34,800	\$203,700
2017	\$168,900	\$34,800	\$203,700
2016	\$176,900	\$17,300	\$194,200

MAIL TO:

222 MAIN ST
NEWPORT, VT 05855

This is the only bill you
will receive for payment.
POSTMARKS ARE NOT ACCEPTED.

TAX BILL

802-334-2112

Description: 2 HOUSES
Location: 63 HIGHLAND AVE

OWNER NEWPORT NATURAL LLC
NEWPORT NATURAL LLC
194 MAIN ST
NEWPORT VT 05855

SPAN # 435-136-14468	SCL CODE: 136
TOTAL PARCEL ACRES	0.25

FOR INCOME TAX PURPOSES

[illegible]

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TAX YEAR 2024-2025

1ST PAYMENT DUE	
11/15/2024	
OWNER NAME	
NEWPORT NATURAL LLC	
PARCEL ID	
134065-	
AMOUNT DUE	3508.12
AMOUNT PAID	

Payments must be received on or before the due dates in order to avoid interest or penalty.
POSTMARKS ARE NOT ACCEPTED.
Forward bill to new owner if property is sold.

TAX YEAR 2024-2025

3RD PAYMENT DUE	
05/15/2025	
OWNER NAME	
NEWPORT NATURAL LLC	
PARCEL ID	
134065-	
AMOUNT DUE	3508.12
AMOUNT PAID	

Payments must be received on or before the due dates in order to avoid interest or penalty.
POSTMARKS ARE NOT ACCEPTED.
Forward bill to new owner if property is sold.