

**MIXED-USE VILLAGE PROPERTY WITH STORE-
FRONT & 2 APARTMENTS IN POWNAL, VT**

 **AUCTION**

WEDNESDAY, MAY 6 @ 11AM

Registration & Inspection from 10AM

ADDRESS:

442 Center Street, Pownal, VT 05261

Open House: Tuesday, April 21 from 11AM-1PM



Originally an old country store in the center of town offering unique character and flexible potential for a variety of uses. The building retains original store counters and features a spacious commercial area along with two separate apartments. The property offers approximately 3,312± square feet of space. The residential units include a vacant 3-bedroom, 1-bath apartment renting at \$1,000/month and a 2-bedroom, 1-bath apartment currently rented at \$800/month. The commercial store space is currently rented at \$500/month. All units have separate electric meters. Additional features include heat, cable and internet availability, municipal sewer service, and a private water provider. This property presents an excellent opportunity for investors, business owners, or those seeking a mixed-use space with historic charm and income 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

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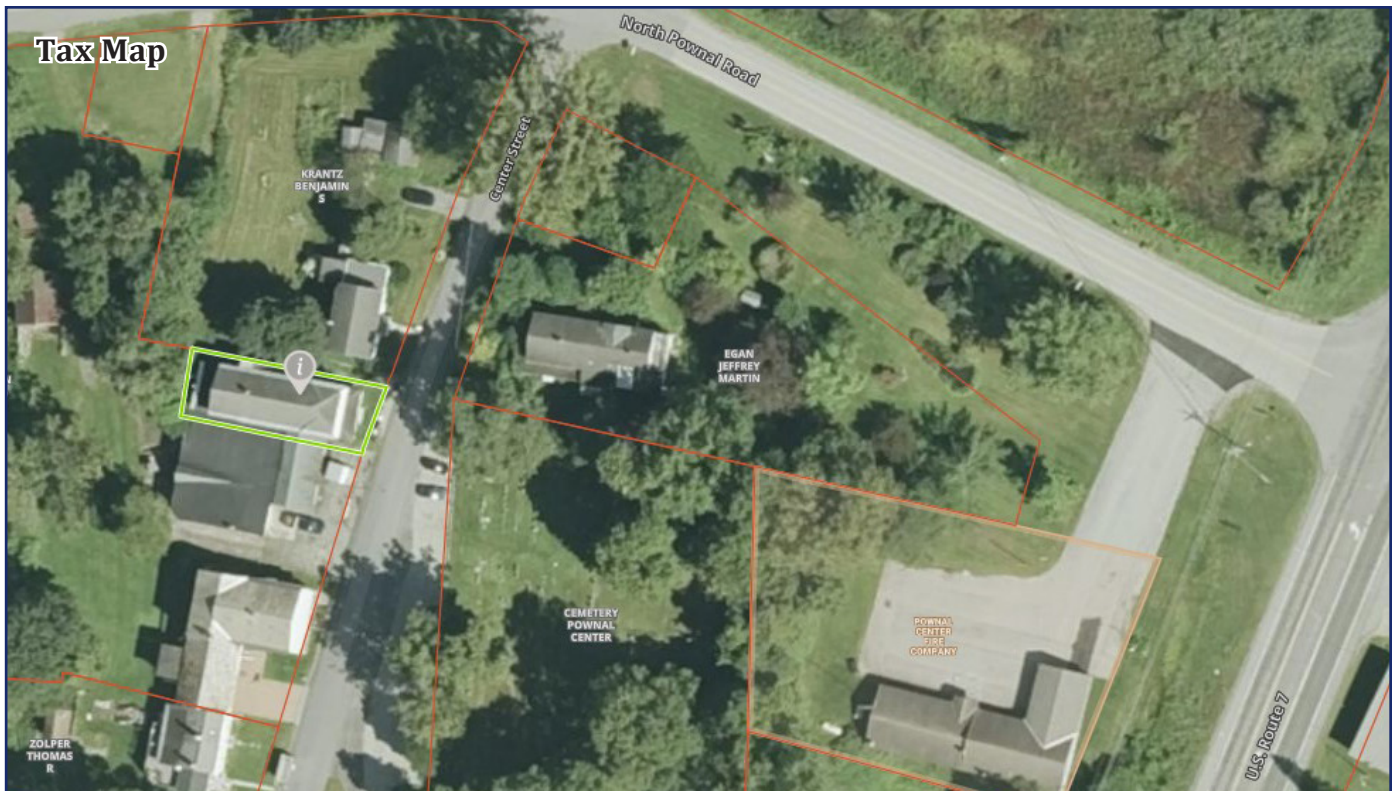
All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

STATISTICS

Year Built.....	1900
Lot Size.....	0.06± Acres
Square Footage.....	3,312 ± sq. ft.
Basement.....	Full
Foundation.....	Stone
Garage.....	None
Siding.....	Vinyl
Roof.....	Asphalt Shingles
Heat.....	Oil/Hot Water
Rooms.....	9
Bedrooms.....	5
Baths.....	2.5
Kitchens.....	2
Assessment.....	\$174,600.00
Yearly Taxes.....	\$4,408.74
Water.....	Community Drilled Well
Sewer.....	Public

AUCTION TERMS: 10% deposit due at sale, balance due at closing, on or within 31 days. Sale subject to 10% Buyer's Premium. Taxes and utilities to be prorated at closing.



Owner Information

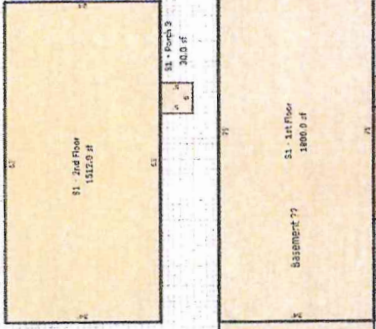
Parcel **053-13**
 Owner **CHAMAY JANE S**

PO BOX 78
 NORTH POWNAL, VT 05260-0078

Location **442 CENTER ST**
 Descr: **LAND, APTS**

Parcel Value Information

Land Value 1,500 Homestead **174,600**
 Dwelling Value 155,600 Housesite **174,600**
 Site Imprvmt 17,500
 Outbuildings 0
 Misc. Adj. 0
 Total **174,600**



Sketch Updated: 09/15/11

Parcel Information

Tax Map # **# 11** NBHD **10**
 Span **495-156-10341** Acres **0.06**
 Status **A - Active** Last Update **09/15/11**

Sales Information

Book **99** Sale Date **//**
 Page **569** Sale Price **0**

BUILDING

Total Rooms	9	Year Built	1900	Building SF	3312	Energy Adj	Average	Roughins	1
Bedrooms	5	Effect Age	25.0	Quality	3.00	Bsmt Wall	Stone	Plumb Fixt	12
Full Baths	2	Condition	Average	Style	2 Story	Bsmt SF	749.00	Fireplaces	0
Half Baths	1	Phys Depr	33	Design	Two Story	Bsmt Fin	No Data	Porch	292
Kitchens	2	Funct Depr	5	Bldg Type	Single	Bsmt Fin SF	0	Gar/Shed	0
		Econ Depr	0					% Complete:	0

LAND

CALC	Site	LAND	AREA	GRADE	FRONTAGE
			0.06	0.90	0.00

NOTES

PAYABLE TO:

MAIL TO:

TOWN OF POWNAL
TREASURER, TOWN OF POWNAL
511 CENTER STREET
POWNAL, VT 05261-0411
802-823-0116 X106

PAYMENTS BY CREDIT & DEBIT
 CARD, and E-CHECK ON
 www.townofpownal.org

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
053-13.	03/30/2026	2025

Taxes unpaid after the due date are delinquent. Interest of 1% will be added the first of every month, in addition to collector fee of 8% Postmarks accepted. A \$25.00 fee will be charged for returned checks.

Description: LAND & APTS

Location: 442 CENTER ST

OWNER **CHAMAY JANE S**
PO BOX 78
NORTH POWNAL VT 05260-0078

SPAN # 495-156-10341 SCL CODE: 156
 TOTAL PARCEL ACRES 0.06

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	174,600	174,600
TOTAL TAXABLE VALUE	174,600	174,600
GRAND LIST VALUES	1,746.00	1,746.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.3783	x1,746.00=	660.51	NON HOMESTEAD EDUCATION	1.7388	x1,746.00=	3,035.94
ROAD	0.3615	x1,746.00=	631.18	1.7030 (state rate) / 0.00% (CLA ÷ SA) = *****			
LOCAL AGREEMENT	0.0035	x1,746.00=	6.11	Payments			
				TOTAL EDUCATION TAX 3,035.94			
				EDUCATION STATE PAYMENT 0.00			
				EDUCATION NET TAX DUE 3,035.94			
Sewer Bond			75.00	TAX SUMMARY			
				Municipal + Education			
				TOTAL TAX 4,408.74			
				TOTAL STATE PAYMENT 0.00			
				TOTAL NET TAX DUE 4,408.74			
TOTAL MUNICIPAL TAX			1,372.80				
MUNICIPAL STATE PAYMENT			0.00				
MUNICIPAL NET TAX DUE			1,372.80				

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF POWNAL

PAYMENT DUE	TAX YEAR
11/10/2025	2025
OWNER NAME	
CHAMAY JANE S	
PARCEL ID	
053-13.	
AMOUNT DUE	4408.74
AMOUNT PAID	

If you are requesting a paid receipt please include a copy of the tax bill and a self addressed stamped envelope. NO POSTDATED CHECKS ACCEPTED

Revised Bill