

**3-BED, 1-BATH HOME ON 0.17± ACRES
IN HARDWICK, VT**



FRIDAY, SEPTEMBER 11 @ 3PM

Registration & Inspection from 2PM

ADDRESS: 208 MACKVILLE ROAD, HARDWICK, VT 05843

Open House: FRIDAY, Aug. 28 from 11AM - 1PM



Located in the town of Hardwick, this two-story home, built in 1910, offers 1,044± square feet of living space with three bedrooms and one full bathroom. With its traditional early 20th-century Vermont character, the home provides an opportunity for homeowners, investors, or buyers looking for a property they can update to fit their needs. The property has potential as a primary residence, seasonal getaway, or income-producing rental property. Situated on Mackville Road, it offers a peaceful rural setting while remaining just a short drive from Hardwick's shops, restaurants, schools, and everyday amenities.

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 1910
 Siding Wood
 Roof..... Metal
 Basement..... Partial
 Foundation Stone
 Heat..... Oil/Forced Hot Air
 Water Town
 Sewer Town
 Square Footage1,044±
 Rooms..... 5
 Bedrooms 3
 Baths..... 1
 Garage..... None
 Acreage 0.17
 Assessment.....\$93,300
 Town of Hardwick Taxes\$2,105.13

AUCTION TERMS: \$10,000.00 deposit due at sale, balance due at closing, on or within 30 days. Sale subject to 10% Buyer's Premium. The buyer will be responsible for the November, February, and May tax installments regardless of when the closing takes place. Utilities to be prorated at closing.



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Assessment Field Card

Town of Hardwick, Vermont

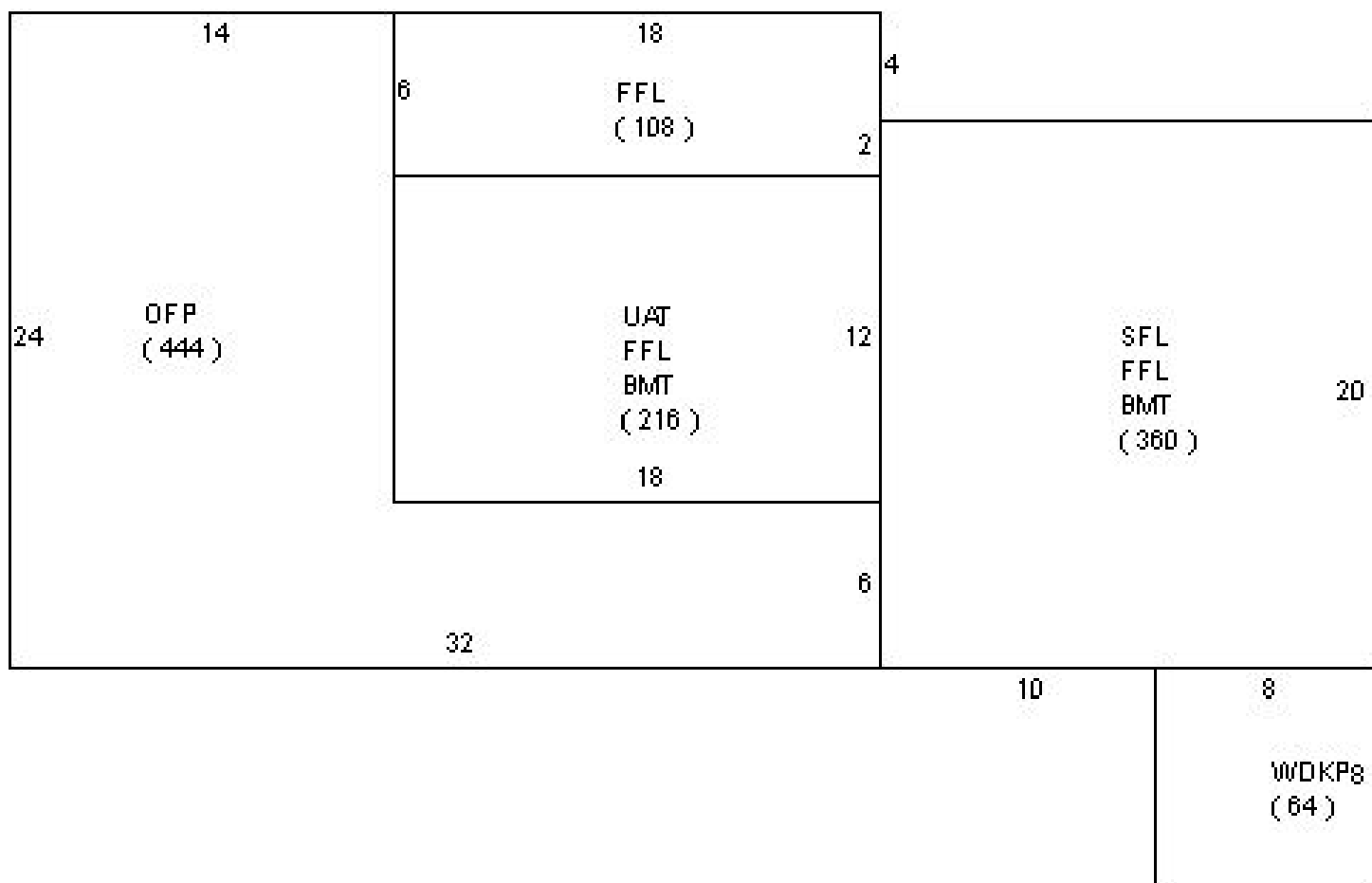


Parcel Information	
	Address: 208 MACKVILLE RD Map-Lot: 23084-00000 Patriot Account #: 436 Owner: THOMPSON BEVERLY Co-Owner: Mailing Address: C/O LINDA THOMPSON PO BOX 1071 HARDWICK, VT 05843
Building Exterior Details	General Information
Building Type: MULTI-CONV Year Built: 1910 Grade: C- Frame Type: WOOD Living Units: 1 Building Condition: Fair Roof Cover: METAL Roof Type: GABLE Exterior Wall Type: CLAPBOARD Pool: False	Total Acres: 0.17 Land Use Code: 10 Neighborhood Code: 21 Owner Occupied: Condo Name: Condo Unit: Zone: Utility Code 1: Utility Code 2: Utility Code 3:
Building Area	Ownership History
Gross Area: 2344 sqft Finished Area: 1044 sqft Basement Area: 576 sqft Garage Area: 0 sqft Detached Garage: sqft Basement Garage: 0 sqft	Sale Date: 1/1/1900 Sale Price: \$ 0 Nal Description: Grantor (Seller): Book/Page: 57/496
Building Interior	Assessed Value
No. Total Rooms: 5 No. Bedrooms: 3 No. Full Baths: 1 No. Half Baths: 0 Bath Rating: FAIR No. Kitchens: 1 Kitchen Rating: FAIR Building Framing: WOOD Interior Wall Type: PLYWD PANL Fireplaces: 0 Solar Hot Water: False Central Vac: False Floor Type: MIX FR Heat Type: FORCED H/A Heat Fuel: OIL Percent A/C: 0	Assessed Yard Value: \$ 2200 Assessed Land Value: \$ 47300 Assessed Bldg Value: \$43800 Total Assessed Value: \$93300



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 HARDWICK
PO BOX 523
20 CHURCH STREET
HARDWICK, VERMONT 05843
802-472-5971

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

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
23084.00000	08/14/2025	2025-2026

TAXES NOT PAID ON OR BEFORE MAY 10 WILL BE COLLECTED BY THE TAX COLLECTOR WITH PENALTIES & INTEREST. FOR A RECEIPT YOU MUST ENCLOSE SELF ADDRESSED STAMPED ENVELOPE.

Description: HOUSE/SHED/LOT
Location: 208 MACKVILLE RD

OWNER THOMPSON BEVERLY
C/O LINDA THOMPSON
PO BOX 1071
HARDWICK VT 05843

HOUSESITE TAX INFORMATION	
SPAN # 282-089-11506	SCL CODE: 089
TOTAL PARCEL ACRES	0.17
HOUSESITE VALUE	93,300
HOUSESITE EDUCATION TAX	1,162.80
HOUSESITE MUNICIPAL TAX	942.33
HOUSESITE TOTAL TAX	2,105.13
FOR INCOME TAX PURPOSES	

ASSESSED VALUE		HOMESTEAD	
REAL	93,300	93,300	
TOTAL TAXABLE VALUE		93,300	
GRAND LIST VALUES		933.00	

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Municipal	0.6237	x933.00=	581.91	HOMESTEAD EDUCATION	1.2463	x933.00=	1,162.80
Local Agreement	0.0037	x933.00=	3.45	1.7771 (district rate) / 142.59% (CLA + SA) = 1.2463			
Highway	0.3826	x933.00=	356.97				
TOTAL MUNICIPAL TAX			942.33	Payments		TOTAL EDUCATION TAX	
MUNICIPAL STATE PAYMENT				1	08/10/2025	EDUCATION STATE PAYMENT	1,162.80
MUNICIPAL NET TAX DUE				2	11/10/2025	EDUCATION NET TAX DUE	
				3	02/10/2026	TAX SUMMARY Municipal + Education	
				4	05/10/2026		
				TOTAL TAX		2,105.13	
				TOTAL STATE PAYMENT			
				TOTAL NET TAX DUE			

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF HARDWICK TAX YEAR 2025-2026		TOWN OF HARDWICK TAX YEAR 2025-2026		TOWN OF HARDWICK TAX YEAR 2025-2026		TOWN OF HARDWICK TAX YEAR 2025-2026	
1ST PAYMENT DUE		2ND PAYMENT DUE		3RD PAYMENT DUE		4TH PAYMENT DUE	
08/10/2025		11/10/2025		02/10/2026		05/10/2026	
OWNER NAME		OWNER NAME		OWNER NAME		OWNER NAME	
THOMPSON BEVERLY		THOMPSON BEVERLY		THOMPSON BEVERLY		THOMPSON BEVERLY	
PARCEL ID		PARCEL ID		PARCEL ID		PARCEL ID	
23084.00000		23084.00000		23084.00000		23084.00000	
AMOUNT DUE		AMOUNT DUE		AMOUNT DUE		AMOUNT DUE	
AMOUNT PAID		AMOUNT PAID		AMOUNT PAID		AMOUNT PAID	

TOWN OF HARDWICK
PO BOX 523
20 CHURCH STREET
HARDWICK VT 05843
802-472-6120

DELINQUENT TAX COLLECTORS NOTICE AS OF 08/12/2026

PARCEL NUMBER : 23084-00000

THOMPSON BEVERLY
C/O LINDA THOMPSON
PO BOX 1071
HARDWICK VT 05843

Taxes Assessed Against You

Year	Principal	Interest	Penalty	Other	Total Location
2025-2026	949.12	28.44	75.92	0.00	1,053.48 208 MACKVILLE RD

TOTAL AMOUNT DUE 1,053.48

August Interest will be + 14.24
added 814.26 1067.72

TAKE NOTICE

Our records indicate that all or a portion of your property taxes are not paid and are still delinquent. In accordance with Vermont State Law, penalty and interest have been added. Interest will continue to accrue every 11th day of the month at a rate of 1% for the first 90 days and 1.5% per month thereafter. You have the right to apply for an abatement of your taxes under VSA 1535. Payments can be made by mailing a check to the Town of Hardwick, Delinquent Tax Collector, PO BOX 523 Hardwick, VT 05843, stopping by the Town Manager's Office between the hours of 7:30AM - 3:30PM Monday through Friday, or visiting www.hardwickvt.gov to make an online payment.

Sincerely,

Town Manager
Delinquent Tax Collector

Please Contact Amanda Fecteau at 802-472-6120 if you have any questions.