

**ESTATE AUCTION: 2-BEDROOM, 1.5 BATH HOME
ON 0.30± ACRES IN RICHFORD, VT**



AUCTION

THURSDAY, SEPTEMBER 25 @ 2PM

Registration & Inspection from 1PM

ADDRESS: 218 Province St., Richford, VT 05476

Open House: Friday, Sept. 12 from 11AM - 1PM



Estate Auction in Richford, VT! 2-bedroom, 1.5-bath home located in the heart of Richford, VT. This property offers a functional layout with spacious living areas, making it an excellent opportunity for homeowners, investors, or those seeking an affordable Vermont residence. Situated on Province Street, the home provides convenient access to local amenities, schools, and outdoor recreation. Don't miss your chance to bid on this well-located property with great 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	1916
Siding	Vinyl
Roof	Metal
Basement	Unfinished
Foundation	Stone
Heat	Propane/Hot Air
Water	Town
Sewer	Town
Square Footage	1375±
Rooms	7
Bedrooms	2
Baths	1.5
Garage	Detached
Acreage	0.30±
Assessment	\$166,100
Town of Richford Taxes	\$3,450.06

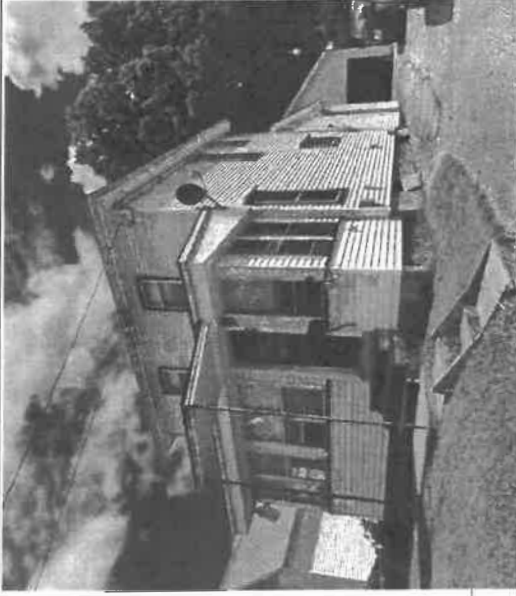
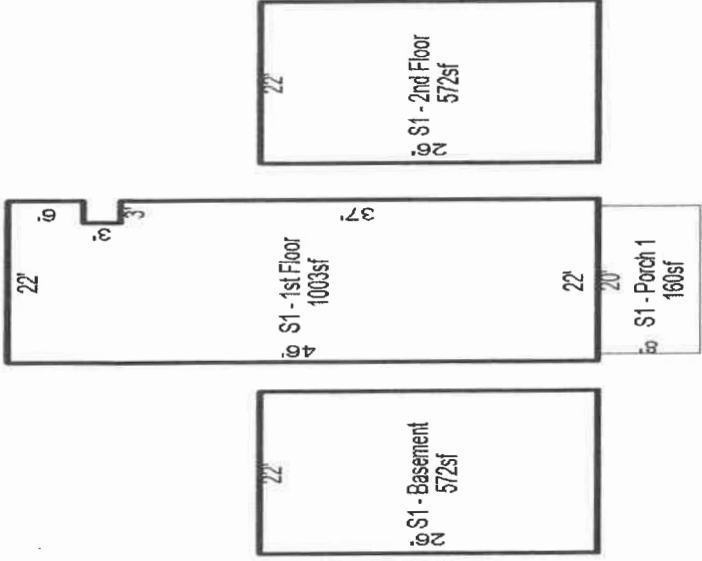


AUCTION TERMS: 10% deposit due at sale, balance due at closing, on or within 31 days. Sale subject to 10% Buyer's Premium. Taxes and utilities to be prorated at closing.



Residential Property Record Card

Date Printed 01/24/25

Owner Information Parcel PS0218 Owner TILLOTSON NORRIS, CAROL & DALE 69 BIRCH CT BURLINGTON, VT 05408 Location 218 PROVINCE ST Descr: 1F DWL & LAND		Parcel Value Information Land Value 20,700 Homestead 166,100 Dwelling Value 116,300 Housesite 166,100 Site Imprvmt 15,000 Outbuildings 14,100 Misc. Adj. 0 Total 166,100					
Parcel Information Tax Map # PS0218 NBHD 3 Span 516-162-10803 Acres 0.30 Status A - Active Last Update 05/07/24		Sales Information Book 124 Sale Date 07/27/12 Page 588-589 Sale Price 0		Sketch Updated: 07/29/22			

BUILDING

Total Rooms	7	Year Built	1916	Building SF	1375	Energy Adj	Average	Roughins	1
Bedrooms	2	Effect Age	70	Quality	3.00	Bsmt Wall	Stone	Plumb Fixt	7
Full Baths	1	Condition	Average	Style	2 Story	Bsmt SF	572.00	Fireplaces	0
Half Baths	1	Phys Depr	31	Design	Colonial	Bsmt Fin	UnFinsh	Porch	184
Kitchens	1	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	0	Gar/Shed	0
Econ Depr 0									% Complete: 100

PAYABLE TO:

MAIL TO:

TOWN OF RICHFORD

PO Box 236

Richford VT 05476

Please forward to new owner if
property is sold.**TAX BILL**

PARCEL ID	BILL DATE	TAX YEAR
PS0218.	08/19/2025	2025

Taxes unpaid after OCT. 10TH are delinquent. Interest at 1.0%
per month will be charged in addition to collectors fee of 8%.
Postmarks are NOT accepted as timely payment.

Description: 1F DWL & LAND

SPAN # 516-162-10803

SCL CODE: 162

TOTAL PARCEL ACRES

0.30

OWNER TILLOTSON NORRIS, CAROL & DALE
69 BIRCH CT
BURLINGTON VT 05408

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	166,100	166,100
TOTAL TAXABLE VALUE	166,100	166,100
GRAND LIST VALUES	1,661.00	1,661.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL TAX	0.8076	x1,661.00=	1,341.43	NON HOMESTEAD EDUCATION	1.2668	x1,661.00=	2,104.15
LOCAL AGREEMENT	0.0027	x1,661.00=	4.48	1.7030 (state rate) / 134.43% (CLA + SA) = 1.2668			
Revised Bill				Payments	TOTAL EDUCATION TAX		2,104.15
				1 08/10/2025	EDUCATION STATE PAYMENT		0.00
					1,725.03	EDUCATION NET TAX DUE	2,104.15
				2 10/10/2025			
					1,725.03		
TOTAL MUNICIPAL TAX						TOTAL TAX	3,450.06
1,345.91						TOTAL STATE PAYMENT	0.00
MUNICIPAL STATE PAYMENT						TOTAL NET TAX DUE	3,450.06
0.00							
MUNICIPAL NET TAX DUE							
1,345.91							

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF RICHFORD
TAX YEAR 2025

1ST PAYMENT DUE	
08/10/2025	
OWNER NAME	
TILLOTSON NORRIS, CAROL & DALE	
PARCEL ID	
PS0218-	
AMOUNT DUE	1725.03
AMOUNT PAID	Revised Bill

If you wish to have a receipt please enclose a stamped self-addressed envelope. Thank you. Office hours are now Monday through Thursday 8:00 - 4:30 and Friday 8:00 - 12:00.

TOWN OF RICHFORD
TAX YEAR 2025

2ND PAYMENT DUE	
10/10/2025	
OWNER NAME	
TILLOTSON NORRIS, CAROL & DALE	
PARCEL ID	
PS0218-	
AMOUNT DUE	1725.03
AMOUNT PAID	Revised Bill

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