

**5BR/5BA QUECHEE EXECUTIVE HOME
ON GOLF COURSE • OWNER SAYS SELL IN 2018!**

 **AUCTION**

FRIDAY, OCTOBER 26 @ 3PM

Registration & Inspection from 2PM

322 Allen Family Road, Quechee, VT

Open House: Sunday, October 14 from 11AM-1PM

Directions: From US-4 in Hartford, Head west on US-4 W. Turn right onto Quechee Main St., 2.6 mi. Slight left to stay on Quechee Main St., 1.1 mi. Turn right onto Hillside Rd., 0.4 mi. Turn left onto Allen Family Rd., 0.3 mi. Watch for Auction sign.



Contemporary Highland Golf Course home with 5,000±SF. Private Estate with 5BR/5BA on 1± acre. Great views and year-round recreational activities.

Owner needs the Write Off in 2018! His loss is your gain. Check out this fabulous property today.

Broker Participation Encouraged!



TERMS: \$25,000 (Twenty Five Thousand Dollars) deposit at time of sale, balance due at closing on or within 45 days. Sale is subject to confirmation by seller and 4% buyer's premium. Conveyed by Warranty Deed. Taxes and utilities prorated at closing. Property must close in 2018

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 warranty, expressed or implied, is 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 1988 (Renovated in 2001)
 Siding Wood Clapboard
 Roof Asphalt Shingle
 Basement Full w/Exterior Entrance
 Foundation Concrete
 Heating/Cooling Gas/FHA
 Climate controlled with seven zones of heating and central AC unit
 Water Drilled Well
 Sewer Public
 Rooms 13
 Bedrooms 5
 Baths (2) Full, (2) 3/4, (1) Half
 Garage Attached, 2-Car
 Square Footage 5,000±±
 Acreage 1±
 Assessment \$513,500
 Year Taxes \$13,398.24
 Zoning Residential
 HOA Quechee Lakes Landowners Assoc.
 Annual Association Dues \$4,950 (plus \$500)
 Transfer Fee due from Buyer \$4,000
 Membership includes family access to The Quechee Club facilities. See THCAuction.com for association documents.



- Upgraded gourmet kitchen with sub-zero refrigerator
- Cathedral Ceilings
- Spacious and easy family and entertainment floor plan
- Recreation room
- Laundry room
- Office
- Fireplace
- Vaulted Ceilings
- Indoor SwinEx resistance pool
- Sauna
- Jacuzzi
- Outdoor Chimera area
- Security system
- End of road location with level driveway
- Property is surrounded by greenbelt
- Renovated and enlarged in 2001
- On the golf course and one mile from the club house
- Large decks
- Lots of storage
- Great rental history

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT		
KATIMS RONALD		1 Level				Code	Assessed	
KATIMS MARGARET		TOPO WET	EASEMENT	TRAFFIC	CORNER	RES	452,000	
15 GIGGLESWICK WAY			2 Suburban			RES LND	48,600	
		DRAINAGE		VIEW	COMMUNITY	RES	12,900	
		5 Well						
EDISON	NJ 08820	SUPPLEMENTAL DATA					Total	513,500
		Alt Prcl ID	12-1042-0	Alt Energy				
		Owner Statu	NS:Owner lives out o	Description				
		Category	R1:RES < 6 AC	District				
		Old Address	036 ALLEN FAMILY	Parcel User_	June 12th Notice			
		Ex Statute		UNK Sketch				
		Ex End Date		Assoc Pld#				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
KATIMS RONALD		0180	0477	02-28-1992		365,000		Year	Code
								Assessed	Year
								2017	RES
								2016	RES
								2015	RES
								Total	Total
								495,400	495,400

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					
		0.00				

ASSESSING NEIGHBORHOOD		Street Index Name	Tracing	Batch
Nbhd	106			
NOTES				
END OF STREET LOCATION				
BSMT 4-3-2 (SAUNA=NV) WITH WOOD				
STOVE, LAP POOL, REMODELLED IN 2001				
IA				

OTHER ASSESSMENTS		Year <th>Code <th>Assessed <th>Year <th>Code <th>Assessed </th></th></th></th></th>	Code <th>Assessed <th>Year <th>Code <th>Assessed </th></th></th></th>	Assessed <th>Year <th>Code <th>Assessed </th></th></th>	Year <th>Code <th>Assessed </th></th>	Code <th>Assessed </th>	Assessed
		2017	RES	452,000	2016	RES	430,100
			RES	48,600		RES	55,100
			RES	12,900		RES	10,200
		Total	Total	513,500	Total	Total	495,400

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments/Additio	Date	Type	Is	Id	Cd	Purpose/Result
2001-36		04-04-2001				350,000		100		I; Residential/Additio	08-31-2016			JJ	00	Measure & Listed
											10-11-2012	N	1	C/T	00	Measure & Listed
											06-25-2007			L/A	00	Measure & Listed
											06-20-2007			RK	42	Change Rereview
											04-03-2007			MG	14	Vision Field Review
											08-26-1997	1	7	3	00	Measure & Listed

LAND LINE VALUATION SECTION		Zone	Depth	Fronta	Land Units	Unit Price	I. Fact	S.A.	Ac Dj	C. Fact	St. Idx	Adj	Notes	Special Pricing	Size A	Adj Unit Pric	Land Value
1	101R	1 FAMILY	0	0	1.000 AC	65,000.00	1.000	1	1.000	1.00	106	0.68	VIEW		0	48,620.00	48,600
Total Card Land Units 1.000 AC Parcel Total Land Area: 1.0000 Total Land Value 48,600																	

APPROXIMATE VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method	Adjustment
		451,000	1,000	12,900	48,600	0	513,500	C	
513,500									

This signature acknowledges a visit by a Data Collector or Assessor

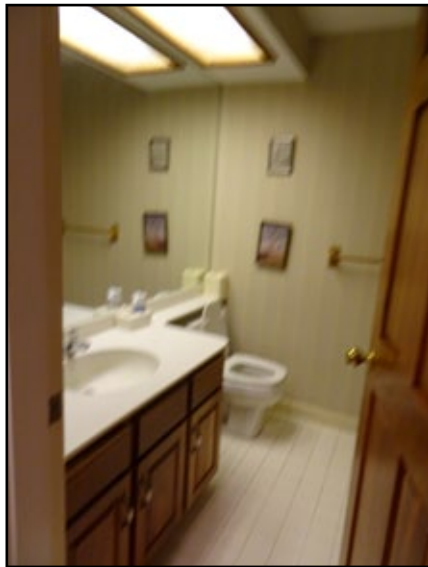
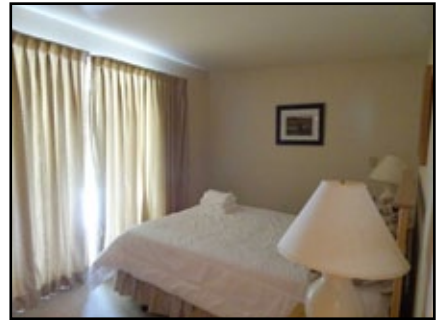
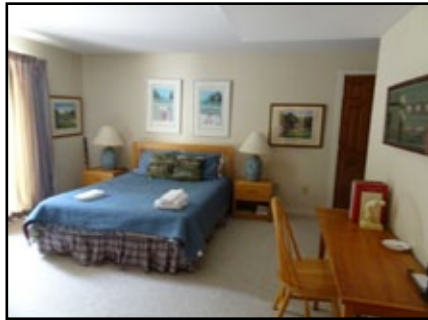
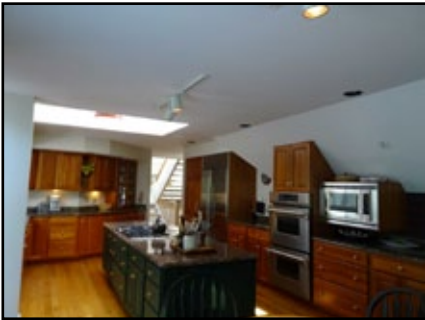
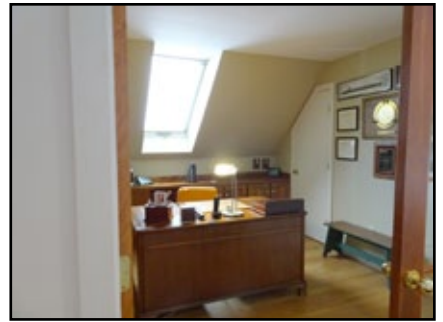
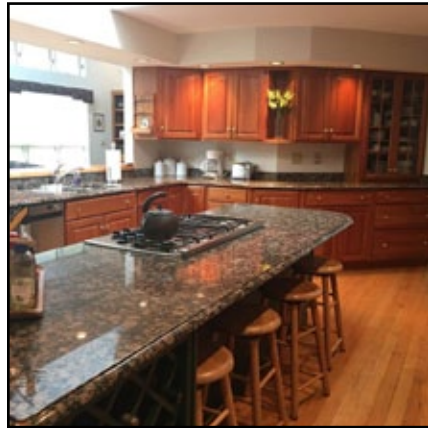
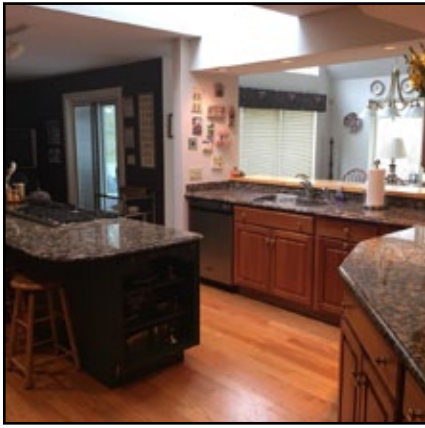
CONSTRUCTION DETAIL		Element	Description	Cd	Element	Description	Cd	CONSTRUCTION DETAIL (CONTINUED)
Style	07	Modern/Contemp			Usrflid 108			
Model	01	Residential			Solar			
Grade	B+				Usrflid 102			
Stories	2				MHP			
Occupancy	1							
Ext Wall 1	11	Cleapboard						
Ext Cndtn								
Roof Struct	03	Gable						
Roof Cover	03	Asphalt Drywall						
Int Wall 1	05	Hardwood						
Interior Wall 2	12	Carpet						
Interior Fir 1	14	Gas						
Interior Fir 2	03	Forced Hot Air						
Heat Fuel	03	Central						
Heat Type	03	5 Bedrooms						
Ac Type	05							
Num Bedrm	4							
Num Bathrm	1							
Num Half Baths	4							
Extra Fixtures	4							
Num Rms	10							
Bathrm Style	02	Average						
Kitchen Style	02	Average						
Fireplace	1							
Bsmt Gar	0							
Attic	1	None						
Bsmt	1	Full						
Bsmt Floor	2	Concrete						
Usrflid 106								
Basement								
Num Park								
Fireplaces								
Fndtn Cndtn								



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	Su	Sub Type	Lan Units	Unit Price	Yr Blt	%	Dep.	Conrd	Gra	Qual	Apprais Va
HRT	Hearth	B	1	1200.00	2002	85	1.00	0.00			0.00	1,000
PAT2	Patio-Good	L	204	15.00	2017	50	0.00	A		C	1.00	1,500
QLC	QL Common	L	1	11400.00	2017	100	0.00				0.00	11,400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,988	1,988		116.73	232,060
CTH	Cathedral Area	0	0	348	11.74	4,086
EAF	Attic, Expansion, Finished	25	72	40.53	2,918	17,510
EPL	Enclosed Pool	0	374	46.82	18,443	20,194
FAT	Attic, Finished	158	792	23.29	17.76	1,634
FGR	Garage	0	432	46.75	116.73	60,700
FOP	Porch, Open	0	92	17.76	70.05	103,540
FUS	Upper Story, Finished	520	520	116.73	23.35	9,105
SFB	Base, Semi-Finished	0	1,478	70.05	11.69	9,689
UBM	Basement, Unfinished	0	390	23.35		
WDK	Deck, Wood	0	829	11.69		
Ttl Gross Liv / Lease Area		2,691	7,315			







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