

3-4BR/2BA HOME WITH CARRIAGE BARN



ONLINE AUCTION

BIDDING ENDS WED., JUNE 3 @ 5PM

56 Maple Street, Poultney VT

Open House: Tues., Tuesday, May 26 from 2-4PM

Directions: From Main Street in Poultney, turn onto Maple Street. Property will be on the right. Watch for Auction sign.



3-4BR/2BA home with great carriage barn and spacious back yard. Located in a wonderful neighborhood. Home has fireplace, beautiful foyer, wood floors, dining room, office, enclosed porch.

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
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AUCTIONEER'S DISCLAIMER

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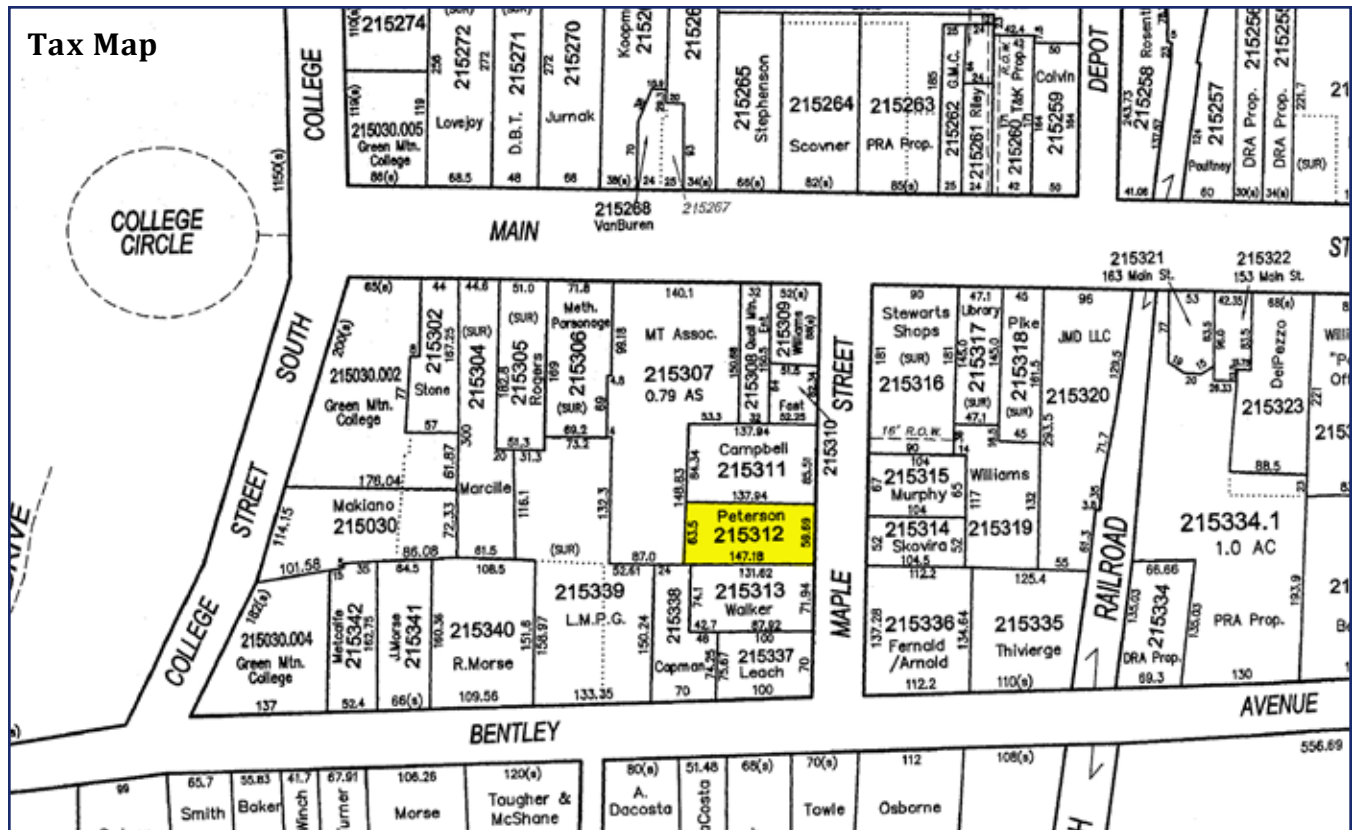
All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

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

STATISTICS

Year Built	1880
Siding	Aluminum
Roof	Rubber / Metal / Slate
Basement	Full
Foundation	Stone
Heat	Oil
Water & Sewer	Public
Square Footage	1,908±
Rooms	7
Bedrooms	3-4
Baths	2
Garage	Detached Carriage House
Acreage	0.20±
Assessment	\$150,200
Year Taxes (Town)	\$2,890.44
Year Taxes (Village)	\$744.24

AUCTION TERMS: \$5,000 deposit required to register to bid, balance due at closing, on or within 30 days. Subject to confirmation of seller and 10% buyer's premium. Taxes and utilities to be prorated at closing. See please see link to proxibid from our website for complete terms of sale.



RESIDENTIAL PROPERTY RECORD CARD

Date Printed 08/21/19

Owner Information

Parcel 215312
 Owner PETERSON MONIQUE

56 MAPLE STREET
 POULTNEY, VT 05764

Location 56 MAPLE STREET
 Descr: DWL,BLDG & 0.20 ACRES

Parcel Value Information

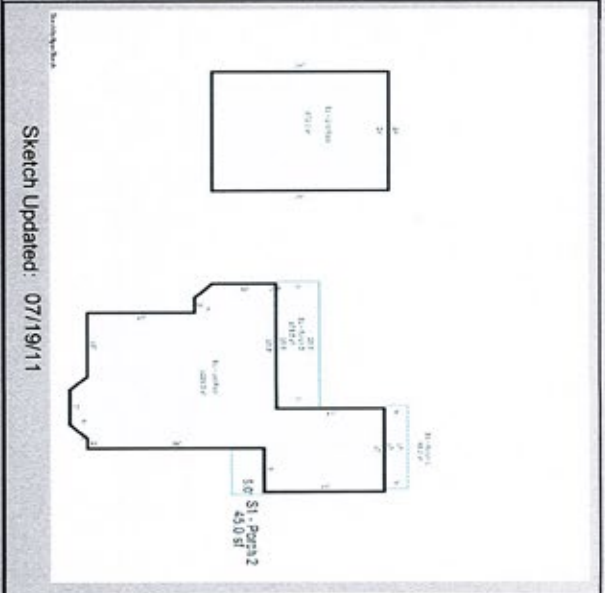
Land Value	10,400	Homestead	150,200
Dwelling Value	107,800	HouseSite	150,200
Site Imprmnt	9,000		
Outbuildings	23,000		
Misc. Adj.	0		
Total			150,200

Parcel Information

Tax Map # 215312 NBHD 1
 Span 492-155-10812 Acres 0.20
 Status A - Active Last Update 02/22/12

Sales Information

Book 176 Sale Date 11/14/16
 Page 259-261 Sale Price 0



BUILDING

Total Rooms	7	Year Built	1880	Building SF	1908	Energy Adj	Below	Roughins	1
Bedrooms	4	Effect Age	0	Quality	3.50	Bsmt Wall	Stone	Plumb Fixt	8
Full Baths	2	Condition	Avg/Good	Style	2 Story	Bsmt SF	1057.00	Fireplaces	2
Half Baths	0	Phys Depr	36	Design	Colonial	Bsmt Fin	UnFinish	Porch	292
Kitchens	1	Funct Depr	10	Bldg Type	Single	Bsmt Fin SF	0	Gar/Shed	0
		Econ Depr	0					% Complete:	0

LAND

CALC	Site	LAND	Bldg Lot	AREA	0.20	GRADE	1.00	FRONTAGE	0.00
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NOTES

Dwl,Bldg & .20 Acres
 2010 home is in good cond for age. needs some minor repairs. kitch+ baths avg quality/ nice wood flooring.
 2011: F.O=10%for outdated feat.
 7/2011 listers corrected roof...need to visit and remeasure sq ft of house
 7/2011 listers grivance remeasured and corrected sq ft, corrected porches, dgs 2 s adjustment on quality