

**MULTI-FAMILY BUILDING IN ENOSBURG FALLS
3BR/1BA & 2BR/1BA**

 **AUCTION**

**OWNER AUCTION:
TUESDAY, APRIL 13 @ 11AM**

Registration & Inspection from 10AM

453 Main Street, Enosburg Falls, VT
Open House: Wed., March 31 from 1-3PM



Two-unit building on a 0.22± acre corner lot in the village.
Unit 1: 2-Story with 3BR/1BA • Unit 2: One-Story with 2BR/1BA
Units are occupied, please respect privacy of tenants. Appliances belong to tenants.

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	1857
Siding	Vinyl & Wood
Roof	Metal
Basement / Crawl Space672± SF
Foundation	Stone
Heat	Natural Gas/HW
Water	Village
Sewer	Village
Acreage	0.22±
Square Footage	1,968±
Total Rooms	9
Units Rent Includes Utilities (1 Electric Meter)	
..... Unit1: 3BR/1BA (\$800 rent)	
..... Unit 2: 2BR/1BA (\$700 rent)	
Assessment.....	\$130,300
Year Taxes Town.....	\$2,614.86
Year Taxes Village.....	\$706.88
Zoning.....	Village of Enosburg Falls

AUCTION TERMS: 10% deposit due at time of sale. Balance due at closing, on or within 30 days. Sale subject to 10% buyer's premium and confirmation of seller. Taxes and utilities to be prorated at closing. Property conveyed by Warranty Deed.



Vermont Parcel Program



3/18/2021, 3:50:54 PM

VT Parcels

VCGI Color Imagery Service

- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:564

0 0.01 0.01 0.02 mi
0 0.01 0.01 0.03 km

VCGI, Esri, Community Maps Contributors, VCGI, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METINASA, USGS, EPA, NPS, US Census Bureau, USDA

Web AppBuilder for ArcGIS

Esri, Community Maps Contributors, VCGI, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METINASA, USGS, EPA, NPS, US Census Bureau, USDA | VCGI | Esri, Community Maps Contributors, VCGI, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph,

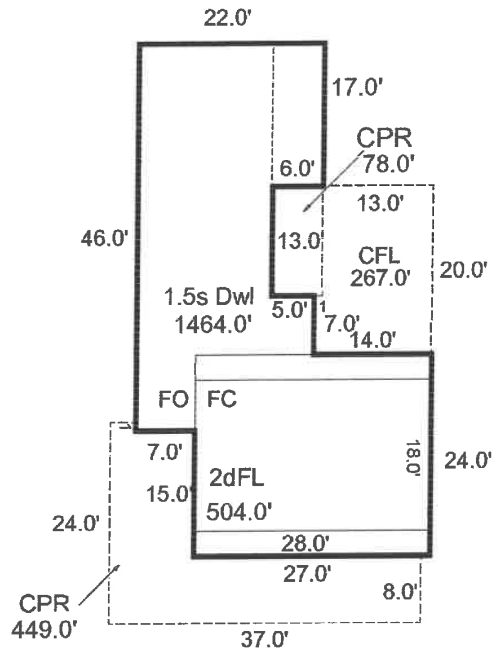
Itemized Property Costs					
From Table: MAIN Section 1		Town of Enosburg		Record # 633	
Property ID: MS0453a-b		Span #: 204-065-10593		Last Inspected: 03/14/2006	
				Cost Update: / /	
Owner(s): DASARO JOHN & CANDACE		Sale Price: 114,000		Book: 100 Validity: No Data	
Address: 2719 PUMPKIN VILLAGE RD		Sale Date: 06/15/2004		Page: 591	
City/St/Zip: ENOSBURG FALLS VT 05450		Bldg Type: Multi		Quality: 2.50 FAIR/AVG	
Location: 453 MAIN ST		# of Units: 2		Frame: Studded	
Description: 0.22 AC & DWL		Area: 1968		Yr Built: 1857 Eff Age: 164	
Tax Map #: MS0453		# Rms: 9		# Bedrm: 4 # Ktchns: 0	
		# 1/2 Bath: 0		# Baths: 2	
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	VnlSide / Ht=8	75.00		33.02	
Exterior Wall #2:	WdSidng / Ht=8	25.00		11.12	
ADJUSTMENTS					
Roof #1:	Metal-Chn	100.00		-0.33	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		1.43	
Heat/cooling #1:	HW BB/ST	100.00		1.42	
Energy Adjustment	Average				
ADJUSTED BASE COST			1,968.00	46.65	91,807
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 10)			-2.00	567.50	-1,135
Roughins (beyond allowance of 0)			1.00	285.00	285
Porch #1:	OpenStp/NoWall/Roof/Ce		78.00	20.98	1,636
Porch #2:	OpenStp/NoWall/Roof/Ce		449.00	16.36	7,346
Basement	Stone		672.00	15.53	10,436
Subtotal					110,375
Local multiplier		1.30			
Current multiplier		1.00			
REPLACEMENT COST NEW					143,488
Condition		Fair/Avg	Percent		
Physical depreciation			30.00		-43,046
Functional depreciation			5.00		-7,174
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					93,300
LAND PRICES					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	0.22	1.00	1.00		29,000
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		4,000
Sewer	y / y	Typical	Average		4,000
TOTAL PROPERTY VALUE					130,300
NOTES					
				HOUSESITE VALUE :	130,300
				HOMESTEAD VALUE :	130,300
Size (2% funct) Porches (3% funct)					

SKETCH/AREA TABLE ADDENDUM

Parcel No MS0453

SUBJECT	Property Address		
	City	State	Zip
	Owner		
	Client		
	Appraiser Name		

MS0453a-b
03-14-06



Scale: 1 = 20

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals		
	1FL1	1.5s Dw1	1.00	1464.00	204.0	1464.00		
	1FL2	2dFL	1.00	504.00	92.0	504.00		
	1BS	FC	1.00	672.00	104.0	672.00		
F/P11	1sCPR	1.00	78.00	38.0	78.00			
F/P12	CPR	1.00	449.00	122.0	449.00	Comment Table 2 Comment Table 3		
TOTAL BUILDING (rounded)						1968		

H) FLOOD HAZARD OVERLAY DISTRICT

OBJECTIVE: To minimize and prevent the loss of life and property, the disruption of commerce, the impairment of the tax base, and the extraordinary public expenditures and demands on public service that result from flooding. To ensure that the design and construction of development in flood hazard areas are accomplished in a manner that minimizes or eliminates the potential for flood and loss or damage to life and property. To encourage the maintenance of flood hazard areas as open space that will complement the use and development of adjacent areas, as provided for in the Enosburgh Town Plan. To manage all flood hazard areas designated pursuant to 10 V.S.A) 753. To make the Town of Enosburgh eligible for federal flood insurance and other federal disaster recovery and hazard mitigation funds as may be available.

- 1) This district is an overlay district and shall be superimposed on the other districts established by this bylaw. Where the provisions of the underlying district conflict or differ from those of this district, the more restrictive shall govern.
- 2) All development in the Flood Hazard Overlay must comply with the requirements of Article 9.

Section 2.4: Zoning District Uses

Table 2.1 Town of Enosburgh: Zoning District Uses					
P = Permitted (Section 3.2) E = Exempt from Permits (Section 2.5) C = Conditional (Section 3.3) S = Site Plan Review (Section 3.4) R = Restricted					
*any use not included in this Table will be required to obtain conditional use approval					
A = Agriculture	RR =Rural Residential	A	RR	CON	GSP
CON = Conservation	GSP = Ground Source Protection				
Agriculture, Forestry and Conservation Uses					
Agricultural Use and Agricultural Structures <i>also called</i> Agriculture Farming and Farm Structure		E	E	E	E
Conservation		E	E	E	E
Forestry		E	E	E	E
Recreation Uses					
Campgrounds (Section 5.2)		C/S	C/S	R	R
Indoor Recreation		C/S	C/S	C	R
Outdoor Recreation (no roads or structures)		P	E	E	E
Outdoor Recreation (structures and roads)		C	C	C	C

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Residential Uses				
Accessory Dwelling (Section 5.1)	P	P	C	P
Accessory Structures	P	P	C	P
Camps	C	P	C ¹	R
Multi family dwelling, including Two family dwelling	C	C	R	R
Planned Unit Development (residential)	R	P	R	R
Planned Unit Development (non-residential)	R	C	R	R
Mobile Home Parks (Section 5.5)	R	C	R	R
Single family dwelling	P	P	R	P
Daycare facilities or group home (8 or less), as part of single family dwelling	E	E	E	E
Commercial Uses				
Accessory Use	C	P	R	R
Accessory Structure (Also called Accessory use structures)	C	P	C	C
Small Accessory Structure (Section 2.5 A 11)	E	E	E	E
Commercial Facilities	R	C/S	R	R
Daycares	C	C/S	R	R
Home Industry (Section 5.4)	C/S	C/S	R	R
Home occupation (Section 5.4)	P	P	R	P
Lodging Establishments with ten or fewer units	C/S	C/S	R	R
Nursing Home/Community Care Facility	R	C/S	R	R
Professional Services	P/S	P/S	R	C

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Industrial Uses					
Excavating and land-filling (Section 5.3)		C/S	C/S	R	R
Light Industry		C/S	C/S	R	R
Public Uses					
Community Facilities		R	C/S	R	R
Other Uses					
Commercial Telecommunications (Section 5.7)		R	C	R	R
Public Service or Utility (also called public service, or utility or facility and Essential public service, utility or facility)		C	C	C	C
Temporary Uses and structures (also called Temporary use structures)		R	P	C	C
Wind Turbines (1, less than 120 ft tall, <100KW) (Section 5.8)		E	E	R	C

The Flood Hazard Overlay, Natural Resources Overlay and Wetland Overlay districts are superimposed on the other districts and uses are as allowed in the underlying district unless explicitly noted.

¹ Camps in the Conservation District are limited to 900 square feet or less, no more than 20 feet in height, and porches or decks may not be larger than 20% of the size of the footprint of the dwelling portion of the camp.

Section 2.5: Exemptions

A) No zoning permit or approval by the DRB under this bylaw shall be required for the following activities:

- 1) Accepted agricultural and best management practices (AAPs and BMPs), including farm structures, as defined by the Secretary of Agriculture, Food and Markets, in accordance with the Act. Written notification, including a sketch plan showing structure setback distances from road rights-of-way, property lines, and surface waters shall be submitted to the Zoning Administrator prior to any construction, as required for AAPs. Such structures shall meet all setback requirements under these regulations, unless specifically waived by the Secretary.
- 2) Accepted management practices (AMPs) for forestry (silviculture) as defined by the Commissioner of Forests, Parks and Recreation, in accordance with the Act.