SHELBURNE BAY HIDEAWAY

Shelburne. VT | $3,995,000



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LandVest

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STATEMENT OF LIMITATIONS

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This Property Profile is intended to facilitate a prospective buyer's ability to become generally familiar with the Offered Property. However, neither the Seller nor Seller's representatives (including LandVest, Inc.) makes any express or implied representation or warranty as to the accuracy or completeness of any material or information in this Property Profile package (including, without limitation, any of the exhibits attached hereto), and none of such persons shall have any liability whatsoever relating to or arising from the use of any material or information in this Property Profile package or any errors therein or omissions therefrom. More specifically, no prospective buyer of all or any part of the Offered Property is entitled to rely on the accuracy or completeness of any of this material or information and shall be entitled to rely solely on such representations and warranties as may be specifically and expressly set forth in a fully executed Purchase and Sale Agreement relating to any acquisition of all or any part of the Offered Property, subject to the terms and conditions of such Agreement. Any prospective buyer will have to independently verify any material or information contained in this Property Profile which such prospective buyer deems relevant to his or her decision to purchase or not to purchase all or any part of the Offered Property.

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Any sketches produced by LandVest, Inc. or plans prepared by other professionals in this Property Profile package are included only to assist the reader in better visualizing the Offered Property.

No access to any part of the Offered Property is allowed unless accompanied by an authorized employee of LandVest, Inc.

ADDENDUM

SHELBURNE BAY HIDEAWAY
SHELBURNE, VERMONT

PROPERTY
5.5 ±acres
Extremely private
Contemporary Adirondack 6 bedroom residence
Lake Champlain location
Westerly and northerly views
290 feet of shoreline w/ beach and boat access
Expansive lawns surrounded by mature trees

RESIDENCE
Contemporary Adirondack
8180 sf
Built 1997, renovated 2023
6 bedrooms, 5.5 baths
First floor primary bedroom w/ full bath
3-car attached heated garage
Mudroom with direct access from garage
In-Law apartment over garage
Full finished walk out basement
Crushed stone drive
Deck
2-bedroom, 1 bath apartment
Standing seam roof
Poured concrete foundation

Main Level

Entry (6'8"x 12'8")
Covered porch
Double French doors
Ceramic tile floor
Double closet
Vaulted ceiling w/ transom window
View through to lake

Great Room (25'7" x 27'10")
White oak engineered flooring
Cathedral ceiling w/ 2 fans
Exposed metal beams
Floor-to-ceiling glass to view
Floor-to-ceiling stone 2-sided fireplace (wb)
Double sliding door to lakeside deck
Stairs up and down
Open to Kitchen and Informal dining
Open to upstairs walkway
Recessed and track lighting
Westerly lake and mountain views

Kitchen (14'3" x 16')
White oak engineered flooring
Breakfast bar
Granite counters w/ ceramic tile backsplash
Painted cabinets
Ceramic front apron farm sink
Center island
- Hammered copper exhaust hood
- Black walnut top
- Fisher-Paykel oversized range with 6-burner gas cooktop, griddle, warming oven

Electrolux full sized freezer
Electrolux full sized refrigerator
GE microwave
Zephr wine cooler
Electrolux dishwasher
Recessed lighting
Open to formal dining, informal dining and Great Room
Double window over sink

Half Bath
Ceramic tile floor
Single sink
Toto toilet

Mudroom (9'7" x 14'10")
Entry off attached garage
Ceramic tile floor
Built-in storage
Stairs to lower level
Recessed lighting

Primary Bedroom (13'6" x 15'7")
White oak engineered flooring
Walk-in closet w/ pocket door
Wall of windows to lake view
Sliding glass door to deck
Recessed lighting

Primary Full Bath
Ceramic tile floor
Marble walk-in shower w/ glass surround
Soaking tub
Dual sinks
Marble countertop
Wood vanity

Guest Room (12'1 x 22')
White oak engineered flooring
Recessed lighting
Casement window
¾ Bath

ADDENDUM

SHELBURNE BAY HIDEAWAY
SHELBURNE, VERMONT

Upper Level

Guest Room (15'2" x 18'9")
White oak engineered flooring
Exposed beam
Walk-in closet w/ sliding barn door

Guest Room (13'11" x 15'9")
White oak engineered flooring
Lake views
Closet

Full Bath
Ceramic tile floor
Dual sinks
Marble counter
Wood vanity
Tub w/ shower
Linen closet
Recessed lighting

Study (11'10" x 13')
White oak engineered flooring
Vaulted ceiling
Sliding door to balcony
Lake views

In-Law Apartment (over garage)

Access via walkway
Mini-split HVAC

Great Room (18'9" x 25'2")
White oak engineered flooring
Full Kitchen w/ island
Breakfast nook
Living area
Under eave storage

Bedroom 1 (13'2" x 16'2")
White oak engineered flooring
Sliding glass door to balcony
Recessed lighting
Closet
Lake views

Bedroom 2 (12'5" x 13'9")
White oak engineered flooring
Closet
Casement windows
Lake views

Full Bath

Exercise Studio (10'2" x 16'7")
Double glass doors
Ceramic tile floor
Walk-in storage closet

Laundry
LG front loading washer/dryer
Ceramic tile floor
Built-in shelving

Lower Level (Walk-Out)

White oak engineered flooring
Recessed lighting
Wet bar
Stone woodburning fireplace
Surround sound
Wall of glass w/ sliding doors
Lake views

Bonus Room (15'2" x 16'4")
White oak engineered flooring
Walk-in closet
Double sliding door

Gym (21'6" x 22'6")
Rubber mat floor
Recessed lighting

¾ Bath

Sauna Room (wired only)

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design; © Copyright LandVest, Inc., 2023. All brokers/salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise discloses. However, the broker/salesperson has an ethical and legal obligation to show honestly and fairness to the buyer in all transactions. Listing #VT1340.

EXCLUSIVELY LISTED WITH LANDVEST

Wade B.C. Weathers – 802-238-6362/Averill H. Cook– 802-488-0120
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www.landvest.com

ADDENDUM

SHELBURNE BAY HIDEAWAY
SHELBURNE, VERMONT

Office (13'3" x 16')
Double glass sliding door
Lake views

Workshop (11'7 x 14'9")

Laundry (7'4" x 12'5)
Electrolux washer/dryer
Built-in cabinets, shelving
Back stairs to Mudroom

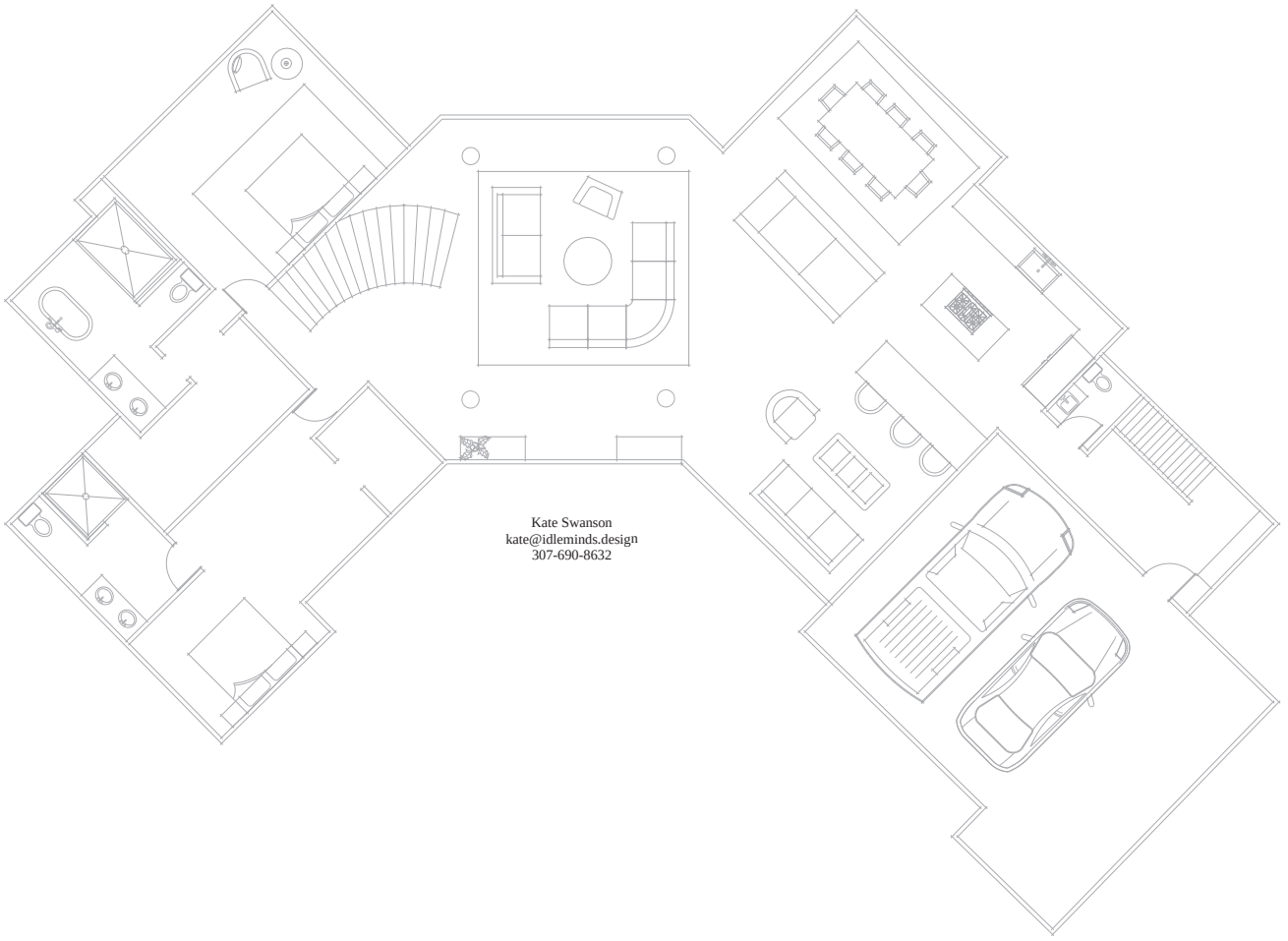
UTILITIES
Radiant heat on the 2 first floors
Hot water baseboard in upper floor level
Natural gas powered
14 zones
Central AC
Town water
Town sewer
400 amp electrical service
HTP tankless hot water heater
Mini splits and hot water baseboard in apartment
Pella windows and exterior doors
Smart thermostats
High speed internet available

TAXES: 2023-24 $37,017

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Kate Swanson
kate@idleminds.design
307-690-8632

From Table: MAIN Section 1 Record # 1624

Property ID: 7003336 **Span #:** 582-183-11898 **Last Inspected:** 02/16/2018 **Cost Update:** 02/27/2018

Owner(s): HACKERSON BLAKE

Address: 437 LONESOME TRAIL RD
City/St/Zip: WATERBURY VT 05676
Location: 3336 SHELBURNE RD
Description: 5.5A; DWL
Tax Map #: 23-50-52.100

Sale Price: 2,150,000 **Book:** 478 **Validity:** Yes
Sale Date: 03/02/2022 **Page:** 898-899
Bldg Type: Single **Quality:** 5.00 VERY GOOD
Style: 1.5 Fin **Frame:** Studded
Area: 4188 **Yr Built:** 1997 **Eff Age:** 15
 # Rms: 5 **# Bedrm:** 4 **# Ktchns:** 1
 # 1/2 Bath: 1 **# Baths:** 3

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	90.00		59.17	
Exterior Wall #2:	FaceBk (M) / Ht=8	10.00		7.41	
ADJUSTMENTS					
Roof #1:	CompShg	100.00		-1.29	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		6.77	
Heat/cooling #1:	HW Rad	74.00		1.53	
Heat/cooling #2:	HW BB/ST	26.00		0.37	
Energy Adjustment	Good			1.29	
ADJUSTED BASE COST			4,188.00	75.25	315,147
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 14)			8.00	1,650.00	13,200
Roughins (beyond allowance of 1)				460.00	
Fireplaces	1.5 Fin / Double		1.00	7,475.00	7,475
Porch #1:	OpenStp/NoWall/Roof/Ce		140.00	30.26	4,236
Porch #2:	WoodDck/WdRl		367.00	11.62	4,265
Porch #3:	WoodDck/WdRl		32.00	28.81	922
Basement	Conc 8"		2,890.50	14.56	42,086
Finished Basement	Rec Room		2,207.00	17.80	39,285
Basement Outside Entrance				2,125.00	2,125
Garage/Shed #1:	A/1.5S/WdSidng/No		769.00	36.92	28,390
Subtotal					457,130
Local multiplier		1.40			
Current multiplier		1.00			
Percent complete		95.00			
REPLACEMENT COST NEW					607,983
Condition	Average	Percent			
Physical depreciation		15.00			-91,197
Functional depreciation		5.00			-30,399
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					486,400

LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
FR Bldg Lot	265.00	0.80	1.00	328.00	1,039,700
AC Other	3.50	0.80	0.25		8,600
Total	3.50				1,048,300

SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality	
Water	y / y	Typical	Average	3,000
Sewer	y / y	Typical	Average	6,000
Landscape	y / y	Typical	Average	3,000
Total				12,000

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Address: 437 LONESOME TRAIL RD
City/St/Zip: WATERBURY VT 05676
Location: 3336 SHELBURNE RD
Description: 5.5A; DWL
Tax Map #: 23-50-52.100

Sale Price:	2,150,000	**Book:**	478	**Validity:**	Yes
Sale Date:	03/02/2022	**Page:**	898-899		
Bldg Type:	Single	**Quality:**	5.00	VERY GOOD	
Style:	1.5 Fin	**Frame:**	Studded		
Area:	4188	**Yr Built:**	1997	**Eff Age:**	15
# Rms:	5	**# Bedrm:**	4	**# Ktchns:**	1
# 1/2 Bath:	1	**# Baths:**	3		

Item	Description	Percent	Quantity	Unit Cost	Total
TOTAL PROPERTY VALUE					1,546,700

NOTES

HOUSESITE VALUE : 1,538,100
HOMESTEAD VALUE : 1,546,700

08-29-07; bay view; orig roof; heat & kitchen; tile counter; decks need replacing; needs painting.
2010- Reinspected interior and exterior. Second floor wing over kitchen/garage is unfinished (insulation only). Some trim unfinished in balance of dwelling; considered 95% complete on second floor (south wing) and first floor space. Some signs of weather damage (additional physical depreciation).

2013 - No change. Reinspect as a result of or following permits / new construction.

2016 - Applied functional depreciation for dwelling size based upon 2015-16 study.

2017 - Additional basement area finished (under north wing) completed with one new room and a full (3 fixture) bath - check in 2018 for center basement finished area.

2018 - Prjoect completed to finish the center portion of basement.

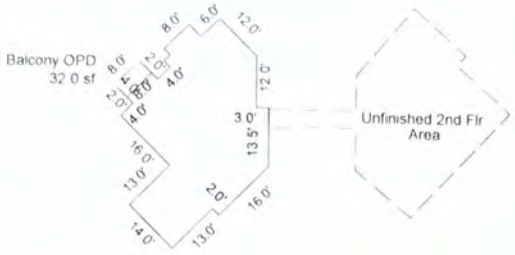
2021 - adjust % complete with reappraisal

SKETCH/AREA TABLE ADDENDUM

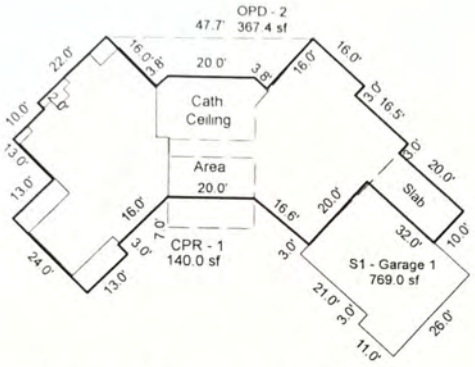
SUBJECT INFO

File No.: 22-50-52.100 Parcel No.: 2121979100
Property Address: 3336 Shelburne Rd
City: Shelburne County: State: Vermont ZipCode:
Owner:
Client: Client Address:
Appraiser Name: Inspection Date:

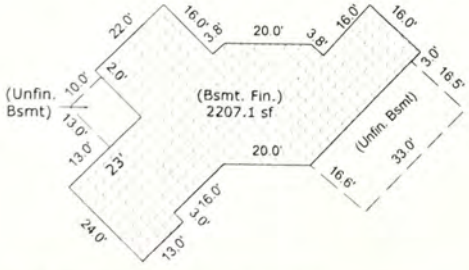
SKETCH



S1 - 2nd Floor 1101.2 sf



S1 - 1st Floor 3087.0 sf



S1 - Basement 2890.5 sf

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1BF	(Bsmt. Fin.)	1.0	2207.1	248.4	2207.1
1BS	S1 - Basement	1.0	2890.5	280.7	2890.5
1FL1	S1 - 1st Floor	1.0	3087.0	321.7	3087.0
1FL2	S1 - 2nd Floor	1.0	1101.2	158.5	1101.2
GAR11	S1 - Garage 1	1.0	769.0	116.0	769.0
P/P11	CPR - 1	1.0	140.0	54.0	140.0
P/P12	OPD - 2	1.0	367.4	107.3	367.4
P/P13	Balcony OPD	1.0	32.0	24.0	32.0

	Net BUILDING	cnt	2	(rounded)	4,188

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3

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Vermont Association of Realtors®

EQUAL HOUSING OPPORTUNITY

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 08/07/2023

Seller's Name(s): Blake Hackerson

Physical Property Address: 3336 Shelburne Road (Street) Shelburne (City/Town)

Type of Property: ☑ Single Family Residence ☐ Multi-Family Residence (duplex, triplex, etc.) ☐ Condominium/Townhouse ☐ Land Only ☐ Commercial

Use of Property: ☐ Primary Residence ☐ Vacation Property ☐ Rental Property ☑ Other: _____

INTRODUCTION: This Report provides information from the Seller based on Seller's personal knowledge concerning the above Property. Unless otherwise disclosed, Seller does not have any expertise in construction, architecture, engineering, surveying or any other skills that would provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Answer ALL questions. (3) Disclose conditions that you know about that affect the Property. (4) Attach additional pages to this Report if additional information is provided. (5) IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUESTION.

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.
THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

1. LAND (SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)

(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☐ NO	☑ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	☐ YES	☑ NO	☐ DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? ☑ Road Maintenance Agreement ☐ Homeowners/Road Association Other (explain): _____ Annual Cost(s): $500			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☑ NO	☐ DON'T KNOW

Seller's Initials BH 08/09/23 2:54 PM EDT dotloop verified ☐ ☐ ☐

Purchaser's Initials ☐ ☐ ☐ ☐

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(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: _____	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? When? _____ By whom? _____	☐ YES ☐ YES	☐ NO ☐ NO	☑ DON'T KNOW ☐ DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? flagging	☐ YES	☐ NO	☐ DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? last year By whom? Civil Engineering Associates	☑ YES	☐ NO	☐ DON'T KNOW
(m)	Are copies of any of the following available? ☐ Site Plan ☑ Survey ☐ Tax Map ☐ Subdivision Plan/Sketch	☑ YES	☐ NO	☐ DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, shared driveways, party walls or zoning set back violations affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW

Further explanation of any of the above: _____

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a) **Heating System (check all that apply)**: ☑ Base Board ☐ Hot Air ☑ Radiant ☐ Heat Pump ☐ Direct Vent ☐ Steam ☐ Other (explain): _____ Age of Furnace/Boiler: _____ ☐ Don't Know

Primary Fuel Type: ☐ Oil ☑ Natural Gas ☐ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain): _____

Primary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: VGS

Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☐ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain): _____

Secondary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: _____

If propane, who owns propane tank? ☐ Owner ☐ Propane Supplier ☐ Association

Property used: ☐ Full Time ☐ Seasonally Fuel consumption may vary by user, number of occupants and weather conditions.

(b) **Air Conditioning**: ☑ YES ☐ NO If "Yes," describe type and number of units (central, heat pump, window, etc.)
Ducted system, and Ductless System

(c) **Hot Water System (check all that apply)**: ☑ Hot Water Tank ☐ Domestic/Off Boiler ☐ On Demand ☐ Heat Pump Water Heater Age of Hot Water System: _____ ☐ Don't Know

Fuel Type: ☐ Oil ☑ Electric ☐ Natural Gas ☐ Propane ☐ Coal ☐ Solar ☐ Wood Pellet ☐ Other _____

Hot Water Tank is: ☑ Owned ☐ Rented If rented, from whom: _____ Monthly rental fee: $ _____

(d) **Alternative Energy System(s) (check all that apply):** ☐ Solar ☐ Wind ☐ Hydroelectric ☐ Geothermal ☐ Unknown
Energy returned to grid: ☐ YES ☑ NO Owned ☐ or Leased ☐

(e) **Electrical System:** Electrical service panel has: ☐ Fuses ☐ Circuit Breakers ☐ Other (explain) _____

Annual electricity usage: $ _____ Date Range: _____ Electric utility provider: _____

Property used: ☐ Full Time ☐ Seasonally Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions.

Main Breaker Amperes: _____ Amps ☐ Don't Know

(f)	Has a Vermont Home Energy Profile been created? If yes, when? _____ by whom? _____	☐ YES	☐ NO	☑ DON'T KNOW

(g) Are you aware of any problems or conditions that affect any of the above systems? ☐ YES ☐ NO If "Yes," explain in detail:

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TELEPHONE / INTERNET / TELEVISION

(h)	Is landline telephone service present at the Property? ☑ YES ☐ NO If "Yes," current provider: consolidated communications
(i)	Is cellular telephone service available at the Property? ☑ YES ☐ NO If "Yes," list available providers:
(j)	Is internet service available at the Property? ☑ YES ☐ NO If "Yes", current provider: consolidated communications If "Yes," service is: ☐ Dial Up ☑ Broadband ☑ Cable ☑ Satellite ☐ DSL ☐ Fiber Optic
(k)	Is television service available at the Property? ☑ YES ☐ NO If "Yes", current provider: If "Yes," source is: ☐ Antenna ☐ Cable ☐ Satellite ☐ DSL ☐ Fiber Optic

OTHER EQUIPMENT AND APPLIANCES

(l) Check the items that will be **included** in the sale of the Property:

☑ Electric Garage Door Opener - Number of Transmitters _____ ☐ Security Alarm System ☐ Owned ☐ Leased ☐ Humidifier
☐ Dehumidifier ☐ Lawn Sprinklers ☐ Automatic Timer ☑ Smoke Detectors - How Many? _____ ☐ Whirlpool Bath
☐ Swimming Pool ☐ Pool Heater ☐ Spa/Hot Tub ☑ Pool/Spa Equipment (list): Future electric
☑ Refrigerator ☑ Stove ☑ Hood/Fan ☑ Microwave Oven ☑ Dishwasher ☑ Garbage Disposal ☐ Trash Compactor
☑ Washer ☑ Dryer ☐ Central Vacuum ☑ Freezer ☐ Intercom ☑ Ceiling Fans ☑ Woodstove ☐ Sump Pump ☐ Well Pump
☑ Satellite Dish ☐ Indoor/Outdoor Grill ☐ Attic Fan(s) ☐ Window A/C ☐ Mini Split ☐ Compost Bin
☐ Wood/Gas/Pellet/Other Stove (describe): _____

OTHER:
List additional equipment and appliances, including any AC units, that will be **excluded** from the sale of the Property:

Are any of the items that will be included in the sale of the Property in need of repair or replacement? ☐ YES ☑ NO
If "yes", explain in detail:

3. STRUCTURAL COMPONENTS

Type of construction (check all that apply)
☐ Manufactured ☐ Modular ☑ Wood Frame ☐ Other (describe): _____

Age of Building(s): Main Bldg. 2023 Additions to Main Bldg. _____ Additional Building(s): (a) _____ (b) _____

Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterations or renovations to any building on the Property? ☑ Yes ☐ No
If "Yes," please explain:

If "yes," did you obtain all necessary permits and approvals for such work? ☑ Yes ☐ No

Check any of the following items that have significant defects or malfunctions or that need significant repair:
☐ Foundation ☐ Slab ☐ Chimney ☐ Fireplace ☐ Interior Walls ☐ Ceilings ☐ Floors
☐ Windows ☐ Doors ☐ Storms/Screens ☐ Exterior Walls ☐ Driveway ☐ Sidewalks ☐ Pool ☐ Roof
☐ Outside Retaining Walls ☐ Other Structures/Components:
If any of the above items are checked, describe the defect, malfunction or item(s) that need significant repair:

Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements or landslides?
☐ YES ☐ NO ☑ DON'T KNOW If "Yes," explain in detail, including any repairs:

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Purchaser's Initials ☐ ☐ ☐ ☐

dotloop signature verification: dtlp.us/mDNq-Yx0q-1Ycq

BASEMENT/CELLAR/CRAWL SPACE:
Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space?
☐ YES ☑ NO If "Yes," explain in detail: _____

Have there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space?
☐ YES ☐ NO ☑ DON'T KNOW If "Yes," explain in detail, including any repairs:

Are any of the above recurring problems? ☐ YES ☑ NO If "Yes," what are the problems and how often have they recurred?

ROOF: ☐ Shingle ☐ Slate ☑ Metal ☐ Tile ☐ Other (describe) _____ ☐ Don't Know
Approximate age of roof? new
Has the roof ever leaked since you have owned the Property? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," explain: _____
Has the roof been replaced or repaired since you have owned the Property? ☑ YES ☐ NO ☐ DON'T KNOW
If "Yes," when? 08/01/2023
Are there any current problems with the roof? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," explain: _____

4. WATER SUPPLY

Special Notice: Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. ***Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate or continue to function for any period of time.*** **Inspection of these systems by a qualified inspector is strongly recommended. As required by law, any seller with a potable water supply that is not served by a public water system shall provide the Purchaser with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.**

TYPE OF WATER SYSTEM The Property is connected to and serviced by (check all applicable boxes):
☑ Public or Municipal ☐ Community ☐ Private ☐ Shared ☐ Driven Point Well ☐ On-site ☐ Off-site
☐ Drilled Well ☐ Dug Well ☐ Spring ☐ Lake/Pond ☐ None ☐ Don't Know ☐ Other _____
Water System Features : ☐ Cistern/Reservoir/Holding Tank ☐ Water Softener/Conditioner ☐ Reverse Osmosis ☐ Infrared Light
☐ Ultraviolet ☐ Other: _____ ☐ None ☐ Don't Know
Water Pipes are: ☐ Copper ☐ Galvanized Metal ☐ Lead ☐ PVC (Plastic) ☑ Combination ☐ Don't Know
Age of Water System: _____
If Drilled Well: Drilled by: _____ Tag #: _____ Depth: _____
Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____
What is the annual cost for municipal water $ _____ Date Range: _____ Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM
Has the water been tested for coliform bacteria? ☐ YES ☐ NO ☑ DON'T KNOW
If "Yes," when? _____ By whom? _____ Results: _____
Has any other water quality or water chemistry testing been done? ☐ YES ☐ NO ☑ DON'T KNOW
If "Yes," when? _____ By whom? _____ Results: _____
Water softener ☐ YES ☑ NO If "Yes," ☐ Own ☐ Rent If rented, from whom: _____ Monthly Rental Fee: _____
Are you aware of low pressure in your water system? ☐ YES ☑ NO
Has your water supply ever run out or run low? ☐ YES ☑ NO If "Yes," describe: _____
Does the water have any odor, bad taste, cloudiness or discoloration? ☐ YES ☑ NO If "Yes," describe in detail: _____
Describe in detail any other problems you have had with your water system, including water quality or quantity: _____

Seller's Initials BH 08/09/23 2:54 PM EDT dotloop verified ☐ ☐ ☐

Purchaser's Initials ☐ ☐ ☐ ☐

dotloop signature verification: dtlp.us/mDNq-Yx0q-1Ycq

5. SEWER/SEPTIC/WASTEWATER SYSTEM

Special Notice: Sewer septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have any ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. ***Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time.*** **Inspection of these systems by a qualified inspector is recommended. State and local permits may be required for sewer, septic and wastewater systems.**

TYPE OF SYSTEM The Property is connected to and serviced by (check appropriate boxes):
☑ Public or Municipal Sewer System ☐ Shared ☐ On-site septic/wastewater system ☐ Off-site septic/wastewater system
☑ Septic Tank ☐ New or Alternate Technology (explain technology) _____
☐ Holding Tanks ☐ Cesspool ☐ Sewage Pump ☐ Dry Well ☐ Conventional disposal area ☐ Mound System disposal area
☐ At Grade ☐ Other ☐ Don't Know If other, please explain: _____
What is the annual cost of municipal/shared sewer? $_____ Date Range: _____

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:
Date system installed: _____ Is the system entirely on your Property? ☑ YES ☐ NO ☐ DON'T KNOW
If "No," where is it? _____
Has the system been repaired since you have owned the Property? ☐ YES ☑ NO If "Yes," when? _____
What was done? _____ By whom? _____
Type of septic tank: ☑ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe) _____ ☐ Don't Know
Septic tank capacity (in gallons) _____ ☑ Don't Know
Date Septic Tank Last Inspected? _____ ☑ Don't Know Reports of last inspection/pumping attached: ☐ YES ☐ NO
Date Septic Tank Last Pumped? _____ Don't Know By whom? _____
If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed? ☐ Yes ☐ No
If so, date of most recent service _____ Cost: $ _____ By whom: _____
To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☑ NO If "Yes," describe in detail: _____
Has the property been occupied as a primary residence for at least 181 days during any one calendar year between December 31, 1986 and December 31, 2006? ☑ YES ☐ NO ☐ DON'T KNOW

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? _____	☐ YES	☑ NO	
(b)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	☐ YES	☑ NO	
(c)	Is property enrolled in Vermont's Current Use program?	☐ YES	☑ NO	
(d)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	☐ YES	☑ NO	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(f)	If the house was built after December 31, 1997, is a Residential Building Energy Standard (RBES) certification available?	☑ YES	☐ NO	
(g)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	☐ YES	☑ NO	
(h)	Does the property have Urea-Formaldehyde Foam Insulation?	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Does the Property have Asbestos and/or Asbestos Materials in the siding, walls, plaster, flooring, insulation, heating system?	☐ YES	☑ NO	☐ DON'T KNOW
(j)	Has the Property been tested for Radon Gas? If "Yes," when? _____ By whom? _____ Results: _____	☐ YES	☐ NO	☑ DON'T KNOW
(k)	Has paint containing lead been used on the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold? _____	☐ YES	☑ NO	☐ DON'T KNOW

Seller's Initials BH 08/09/23 2:54 PM EDT dotloop verified ☐ ☐ ☐ Purchaser's Initials ☐ ☐ ☐ ☐

dotloop signature verification: dtlp.us/mDNq-Yx0q-1Ycq

(m)	Are you aware of any off-site conditions in your neighborhood/community that could affect the value or desirability of the Property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.? If "Yes," explain in detail:	☐ YES	☑ NO	
(n)	Is there any infestation by pests that affect the property? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW
(o)	Do you have any knowledge of any damage to the Property caused by pests?	☐ YES	☑ NO	☐ DON'T KNOW
(p)	Is the Property currently under warranty or other coverage by a pest control company?	☐ YES	☑ NO	☐ DON'T KNOW
(q)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	☐ YES	☑ NO	☐ DON'T KNOW
(r)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? Yes ☐ No ☐	☐ YES	☑ NO	☐ DON'T KNOW
(s)	**Further explanation of answers to any of the above:**			

7. CONDOMINIUMS/ SUBDIVISIONS/ HOMEOWNERS' ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership association or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached?	☐ YES	☑ NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Are pets allowed? If yes, what is allowed?	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Are there any rental restrictions?	☐ YES	☐ NO	
(f)	Are there any homeowners' association dues affecting the Property? If "Yes," amount: $_____ ☐ Monthly ☐ Quarterly ☐ Yearly	☐ YES	☑ NO	
(g)	Are there any special assessments on the Property? If "Yes," amount: $_____ ☐ Monthly ☐ Quarterly ☐ Yearly Purpose of special assessments: Years or term remaining on any outstanding special assessments:	☐ YES	☑ NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/ condominium owners' association and any other parties? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(j)	**Contact person/manager for condominium/homeowner association:** Name: Phone number/e-mail:			

Further explanation of any of the above:

Seller's Initials BH 08/09/23 2:54 PM EDT dotloop verified ☐ ☐ ☐

Purchaser's Initials ☐ ☐ ☐ ☐

dotloop signature verification: dtlp.us/mDNq-Yx0q-1Ycq

IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)

☐ **YES** ☐ **NO** ☑ **DON'T KNOW OF ANYTHING ELSE. If "Yes," explain:**

SELLER'S STATEMENT: Seller is providing the information in this report to reduce the likelihood of DISPUTES or LEGAL ACTION concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. IN DELIVERING THIS REPORT TO A BUYER OR PROSPECTIVE BUYER, NO REPRESENTATION IS MADE BY ANY REAL ESTATE AGENT THAT THEY HAVE ANY INDEPENDENT OR PERSONAL KNOWLEDGE ABOUT THE CONDITION OF THE PROPERTY, THAT THEY HAVE MADE ANY INQUIRY OR INVESTIGATION ABOUT THE CONDITION OF THE PROPERTY OR ANY OF THE INFORMATION PROVIDED IN THIS REPORT BY SELLER OR THAT THEY HAVE VERIFIED THE INFORMATION PROVIDED IN THIS REPORT BY THE SELLER. Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by Seller.

BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE SET FORTH BELOW. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THIS REPORT PROVIDES INFORMATION ABOUT THE PROPERTY MADE BY THE SELLER AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR ANY REAL ESTATE AGENT. THIS REPORT IS NOT A SUBSTITUTE FOR ANY PROPERTY INSPECTION. BUYER/PROSPECTIVE BUYER MAY OBTAIN A PROPERTY INSPECTION. HOWEVER, ANY SUCH INSPECTION MUST BE BY WRITTEN AGREEMENT WITH SELLER. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THERE MAY BE MATTERS RELATING TO THE PROPERTY WHICH ARE NOT ADDRESSED IN THIS REPORT.

Seller: *Blake Hackerson* dotloop verified 08/09/23 2:54 PM EDT 8BB7-GLO6-L4HJ-8AD6
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

Doc# 00000333 V: 479 PG: 11

TOWN CLERK'S OFFICE
Received Mar 07,2022 09:30A
Recorded in VOL: 479 PG: 11- 12
Of Shelburne Land Records
Attest:
Diane Vachon
Town Clerk

PRIVATE CROSSING AGREEMENT ASSIGNMENT

This Private Crossing Agreement Assignment (this "Agreement") is made effective as of the 3rd day of March 2022 (the "Effective Date"), by and between Patricia Ondovchik aka Patricia Serrano/Hu, a resident of Shelburne, Vermont (the "Assignor") and Blake Hackerson, a resident of Waitsfield, Vermont (the "Assignee").

Background

WHEREAS, Assignor is an assignee and successor to the rights as Licensee under that certain Private Crossing Agreement between the State of Vermont Agency of Transportation Joined by Vermont Railway, Inc. and John Ondovchik and Agnes Ondovchik aka Ingeborg Ondovchik, dated March 26, 1992, that pertains to a railroad crossing westerly of Route 7 in Shelburne, Vermont (the "Crossing Agreement") that is adjacent to land owned by Assignor (the "Property");

WHEREAS, Assignor is concurrent with the execution of this Agreement conveying the Property to Assignor; and

WHEREAS, Assignor wishes to convey the whole of rights under the Crossing Agreement to Assignee as an appurtenance to the Property.

NOW, THEREFORE,

In consideration of the foregoing and the mutual covenants and agreements herein set forth, the parties hereby agree as follows:

Section 1. **Assignment and Assumption**. For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, in connection with the conveyance of the Property from Assignor to Assignee, Assignor hereby assigns, grants, conveys and transfers to Assignee and his heirs, successors and assigns, forever, effective as of the Effective Date, and Assignee does hereby assume, agree to perform and discharge as and when due all of the terms and conditions of the Crossing Agreement.

Section 2. **Entire Agreement; Amendment**. This Agreement, including any exhibits, schedules and attachments, embodies the entire agreement and understanding between the parties relating to the subject matter hereof and there are no covenants, promises, agreements, conditions or understandings, oral or written, except as herein set forth. This Agreement may not be amended, waived or discharged except by an instrument in writing executed by each of the parties to this Agreement at the time of such amendment, waiver or discharge.

Section 3. **Governing Law**. This Agreement shall be governed by and construed in accordance with the laws of the State of Vermont, without giving effect to such jurisdiction's principles of conflict of laws.

Section 5. **Successors and Assigns**. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective permitted successors and assigns.

Section 5. **Counterparts**. This Agreement may be executed in one or more counterparts, each of which will be deemed to be an original copy of this Agreement and all of which, when taken together, will be deemed to constitute one and the same agreement.

IN WITNESS WHEREOF, the parties have hereto set their hands and seals as of the date written above.

Patricia J Ondovchik

Patricia Ondovchik

Blake Hackerson

END OF DOCUMENT

Doc# 00000331 V: 478 PG: 898

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT, **PATRICIA ONDOVCHICK AKA PATRICIA SERRANO/HU,** of Shelburne, in the County of Chittenden, and State of Vermont, in consideration of TEN AND MORE DOLLARS ($10.00) paid to her full satisfaction by **BLAKE HACKERSON,** of Waitsfield, in the County of Washington, and State of Vermont, Grantee, by these presents does freely, GIVE, GRANT, CONVEY and CONFIRM unto the said Grantee, **BLAKE HACKERSON,** and his heirs, successors and assigns forever, a certain parcel of land in the Town of Shelburne, County of Chittenden and State of Vermont, described as follows:

Being all the same lands and premises as conveyed to Patricia J. Ondovchik aka Patricia J. Serrano/Hu from John Ondovchik by the following:

1. Warranty Deed dated January 30th, 1998, and recorded in Book 214, page 105-06 of the Town of Shelburne Land Records.
2. Warranty Deed dated May 12th, 1998, and recorded in Book 215, page 75-6 of the Town of Shelburne Land Records.

The property is further described as a parcel of land located on the westerly side of Vermont Route 7, containing 5 acres, more or less.

The property is subject to and benefitted by a right-of-way for ingress and egress and utilities granted by the Ondovchik Family Limited Partnership by Warranty Deed dated July 28th, 1999 and recorded in Book 232, page 52 of the Town of Shelburne Land Records.

The property is benefitted by and subject to the terms and conditions of that certain Private Crossing Agreement between the State of Vermont Agency of Transportation Joined by Vermont Railway, Inc. and John Ondovchik and Agnes Ondovchik a/k/a Ingeborg Ondovchik dated March 26, 1992 and recorded in Volume 151 at Page 396 of the Town of Shelburne Land Records

This property is known as and has an address of 3336 Shelburne Road, Shelburne, VT 05482

Michael Serrano joins in this conveyance to release any marital interest he has in the herein conveyed property.

TOWN CLERK'S OFFICE
Received Mar 07,2022 09:30A
Recorded in VOL: 478 PG: 898-899
Of Shelburne Land Records
Attest:
Diana Vachon
Town Clerk

-ACKNOWLEDGMENT-
VPTT RETURNS RECEIVED
Return No 2021-367
Date 7 March 2022
Signed [signature], Asst. Clerk

Reference is hereby made to the above-mentioned deeds, the records thereof and the references therein contained, all in further aid of this description.

TO HAVE AND TO HOLD said granted premises with all privileges and appurtenances thereof, to the said Grantee, **BLAKE HACKERSON,** his heirs, successors and assigns forever, to his own use and behoof forever; and the said Grantor, **PATRICIA ONDOVCHICK AKA PATRICIA SERRANO/HU,** for herself and her heirs, successors and assigns does covenant with the said Grantee, **BLAKE HACKERSON**, and his heirs, successors and assigns forever, that until the ensealing of these presents she is the sole owner of the premises and has good right and title to convey the same in manner aforesaid, that they are free from every encumbrance, except for existing easements, restrictions, and rights of way of record and as aforesaid; (provided that this paragraph shall not reinstate any such encumbrances previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, V.S.A.); and she hereby engages to warrant and defend the same against all lawful claims whatever.

IN WITNESS WHEREOF, the undersigned execute this deed on March 3rd, 2022.

By: Patricia J Ondovchick L.S. By: Michael Serrano L.S.
PATRICIA ONDOVCHICK MICHAEL SERRANO

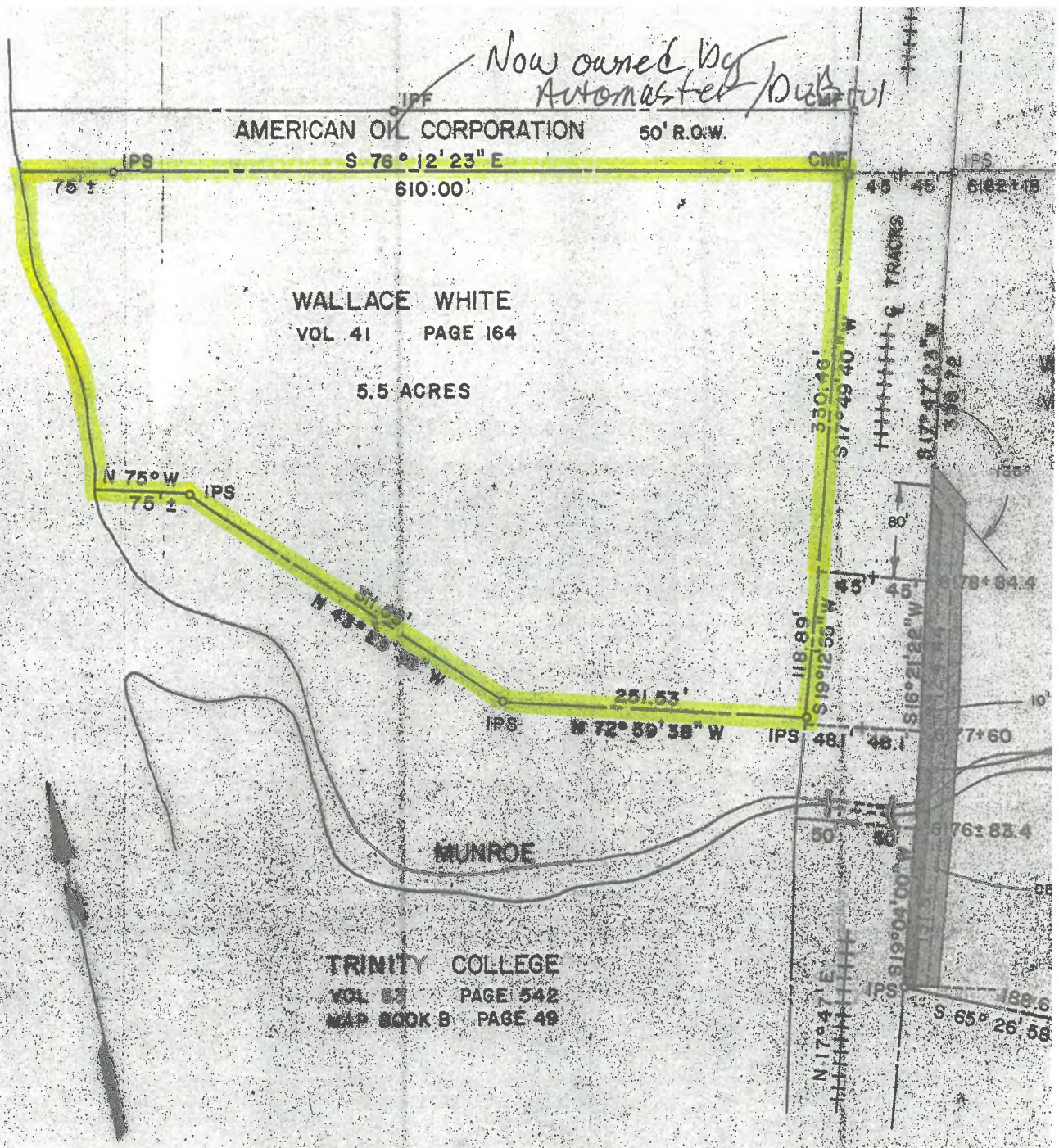
STATE OF VERMONT
COUNTY WASHINGTON

This record was acknowledged before me on March 3rd, 2022, by PATRICIA ONDOVCHICK and MICHAEL SERRANO.

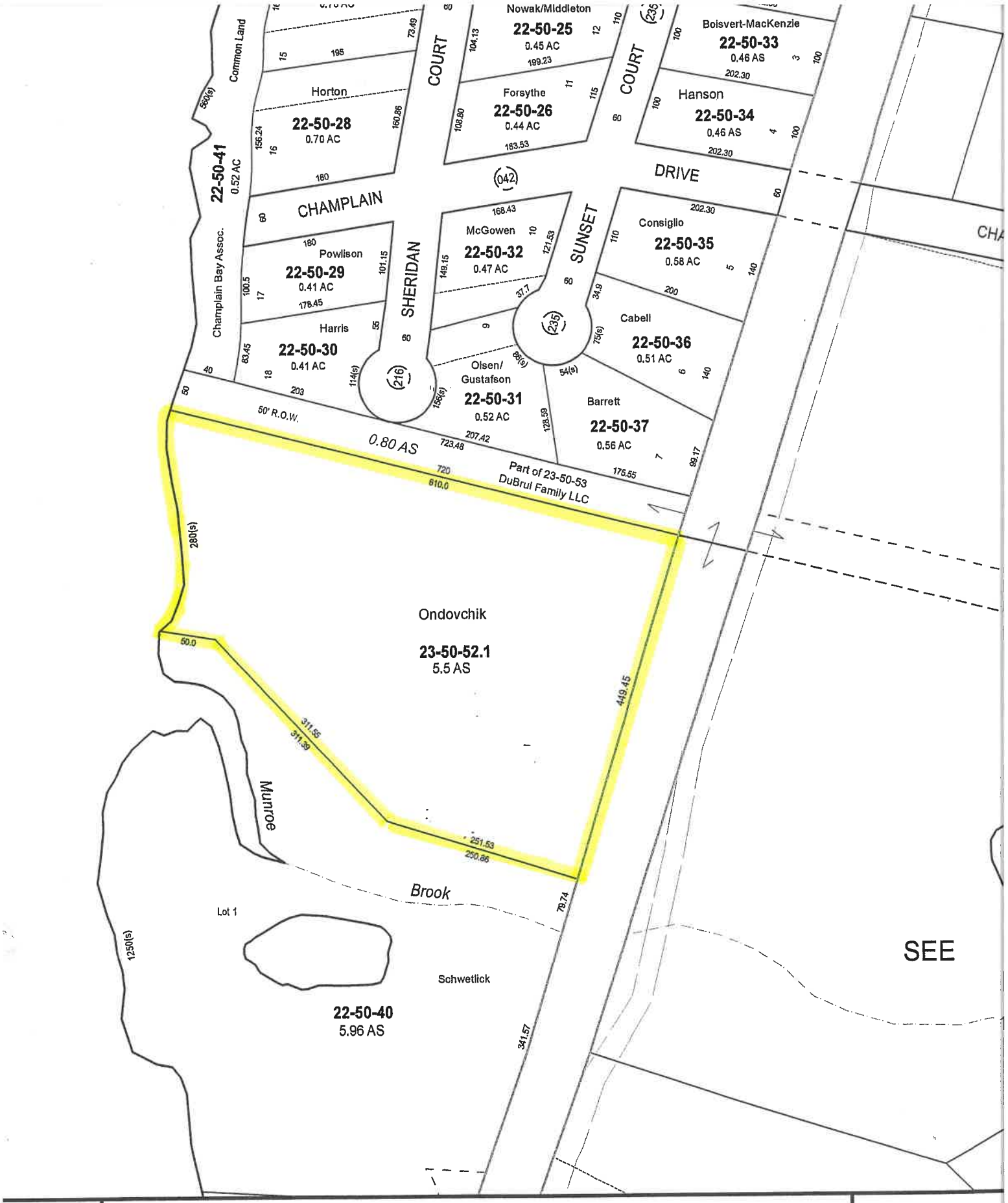
Vermont Notary Public {Stamp}

Jesse D. Bugbee, Esq.
Notary Public, State of Vermont
My Commission Number: 157.0006165
My Commission Expires: 1/31/2023

END OF DOCUMENT



—TRACED FROM A SURVEY BY CIVIL ENGINEERING ASSOCIATES, INC. DATED JANUAR



LEGEND

Parcel Number	20-50-23.1
Deed Acres	100 A
Computed Acres	100.5 AC
Surveyed Acres	100.25 AS
Scaled Dimensions	500(s)
Deed/Survey Dim.	450.15

Vermont Route (7)
Town Rd Number (103)
Subdivison Lot No. Lot 23
Building Approx. Location

Match Line
Property Line
Deed Line
Railroad Bndry.
Velco Easement
Town Line

River as a Property Line
River thru Parcel
Private R.O.W.

Open Space
Nat. Conserv
Town Owned

FEET 100 50 0
25 12.5 0 METERS

REVISED TO:

Shelburne Bay Hideaway

Shelburne, VT

Base Plan



LEGEND

- Subject Property - 5.5 ±Ac
- Adjacent Properties
- Building Footprints
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 07/27/23

Project Number: VT1340

0 50 100 200 Feet

Scale: 1 " = 100 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: VT1340 base

Shelburne Bay Hideaway

Shelburne, VT

Nautical Map

LEGEND

Subject Property - 5.5 ±Ac



Notes:

Credits: Nautical map background from NOAA 'Raster Nautical Features' map service.

Date: 07/27/23

Project Number: VT1340

0 1,000 2,000 4,000 Feet

Scale: 1 " = 2,000 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: VT1340 Nautical plan

Shelburne Bay Hideaway

Shelburne, VT

Base Plan Orthophotograph



LEGEND

- Subject Property - 5.5 ±Ac
- Adjacent Properties
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
Credits: 2015 imagery from ESRI 'World Imagery' map service.

Date: 07/27/23

Project Number: VT1340

0 50 100 200 Feet

Scale: 1 " = 100 '

This plan is conceptual only and is not represented as an engineered plan.

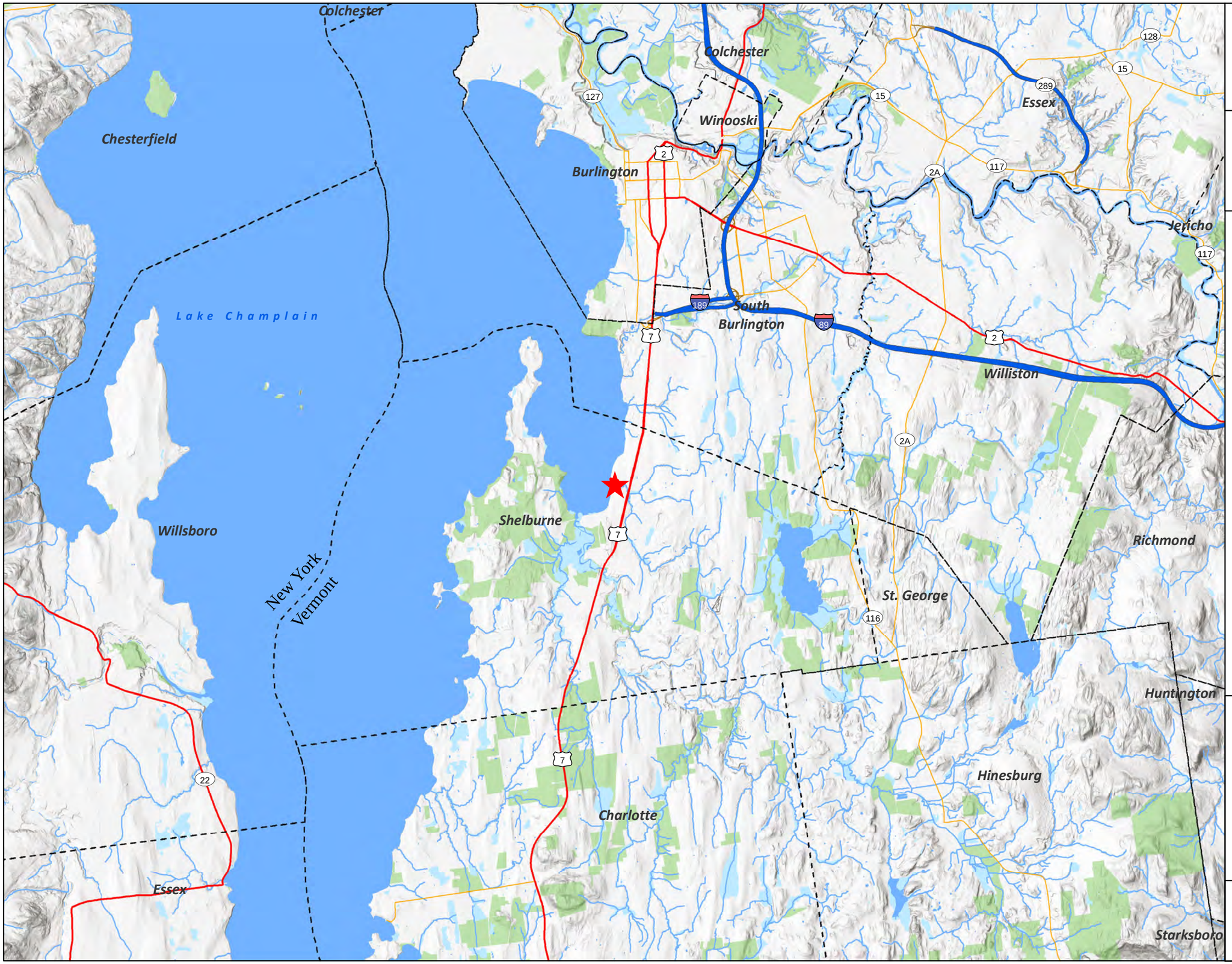
LandVest

Document Name: VT1340 ortho

Shelburne Bay Hideaway

Shelburne, VT

Regional Locus



LEGEND

- Subject Property - 5.5 ±Ac
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 07/27/23

Project Number: VT1340

0 4,000 8,000 16,000 Feet

Scale: 1 " = 8,000 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: VT1340 regional locus

Shelburne Bay Hideaway

Shelburne, VT

USGS Topographic Map

LEGEND

Subject Property - 5.5 ±Ac



Notes:

Credits: USGS Topo background from ESRI 'USA Topo Map' map service.

Date: 07/27/23

Project Number: VT1340

0 1,000 2,000 4,000 Feet

Scale: 1 " = 2,000 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: VT1340 usgs topo plan

MAIL TO:

TOWN OF SHELBURNE
PO BOX 88
SHELBURNE VT 05482
TOWN OFFICES: 5420 SHELBURNE
802-985-5120

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
700.3336	07/12/2023	2023

INSTALLMENTS MUST BE POSTMARKED OR RECEIVED ON OR BEFORE THE DUE DATE. PAYMENTS WILL BE ASSESSED A 5% PENALTY AND THEN 1.5% INTEREST FOR EACH MONTH OR PORTION OF MONTH THEREAFTER.

Description: 5.5A; DWL
Location: 3336 SHELBURNE RD

OWNER HACKERSON BLAKE
437 LONESOME TRAIL RD
WATERBURY VT 05676

SPAN # 582-183-11898 SCL CODE: 183
TOTAL PARCEL ACRES 5.50

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	1,612,100	1,612,100
TOTAL TAXABLE VALUE	1,612,100	1,612,100
GRAND LIST VALUES	16,121.00	16,121.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.4945	x16,121.00=	7,971.83
LOCAL AGREEMENT	0.0006	x16,121.00=	9.67
TOTAL MUNICIPAL TAX			7,981.50
MUNICIPAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			7,981.50

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NONHOMESTEAD EDUCATION	1.8011	x16,121.00=	29,035.53

See reverse side for education tax rate calculation information.

Payments		
1	08/15/2023	12,339.01
2	11/15/2023	12,339.01
3	03/15/2024	12,339.01

TOTAL EDUCATION TAX	29,035.53
EDUCATION STATE PAYMENT	0.00
EDUCATION NET TAX DUE	29,035.53

TAX SUMMARY
Municipal + Education

TOTAL TAX	37,017.03
TOTAL STATE PAYMENT	0.00
TOTAL NET TAX DUE	37,017.03

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF SHELBURNE
TAX YEAR 2023

1ST PAYMENT DUE	
08/15/2023	
OWNER NAME	
HACKERSON BLAKE	
PARCEL ID	
700-3336	
AMOUNT DUE	12339.01
AMOUNT PAID	0.00
Bal Due	12,339.01

123031841

TOWN OF SHELBURNE
TAX YEAR 2023

2ND PAYMENT DUE	
11/15/2023	
OWNER NAME	
HACKERSON BLAKE	
PARCEL ID	
700-3336	
AMOUNT DUE	12339.01
AMOUNT PAID	0.00
Bal Due	12,339.01

123031842

TOWN OF SHELBURNE
TAX YEAR 2023

3RD PAYMENT DUE	
03/15/2024	
OWNER NAME	
HACKERSON BLAKE	
PARCEL ID	
700-3336	
AMOUNT DUE	12339.01
AMOUNT PAID	0.00
Bal Due	12,339.01

123031843

NOTE:
INSTALLMENTS MUST BE POSTMARKED OR RECEIVED ON OR BEFORE THE DUE DATE. PAYMENTS CAN BE MADE 24 HOURS A DAY, AFTER HOURS AT THE SHELBURNE POLICE DEPARTMENT.