



# TOWN OF ST. JOHNSBURY

Town Manager's Office  
51 Depot Square, Suite 3  
St Johnsbury, VT 05819  
802-748-3926  
[www.stjvt.com](http://www.stjvt.com)

Town Clerk 802-748-4331  
Dispatch 802-748-2314  
Police 802-748-2314  
Fire 802-748-8925  
Public Works 802-748-4408  
Assessor Office 802-748-4272

## **ADVERTISEMENT FOR BIDS Sale of Town of St Johnsbury Property 1.8 Acres on North Danville Road, St Johnsbury, VT 05819**

Sealed bids will be received by the Town of St Johnsbury in the Town Manager's Office, 51 Depot Square, Suite 103, St Johnsbury VT 05819 **until 4:00 p.m. EST on March 25, 2019**, and then opened, for the sale of real estate located at on North Danville Road, St Johnsbury VT, being identified as lot #48 on St Johnsbury Tax Map 6 Block 2.

The property consists of 1.8 acres of land zoned Rural Lands 2 with approximately 395 feet of road frontage and bordering the Sleepers River.

The Town intends to sell the property to the highest and best bidder with no minimum bid. The property will be sold in it's AS-IS condition.

Prospective bidders will have the opportunity to tour the property and to have a professional inspections done at the bidder's expense, prior to the submission of Bids. However, the inspection is only an opportunity to better inform the bidder – no additional changes to the lot will be made.

Each bidder shall submit sealed paper copies of its bid; and, each bid shall contain the full name and address of the bidder. All bids shall be sealed and endorsed as "North Danville Road Property Bid" and delivered to "Town Manager, Town of St Johnsbury, 51 Depot Square Suite 103, St Johnsbury, VT 05819."

Each bid must be accompanied by a certified or cashier's check in the amount equal to ten percent (10%) of the total bid price for the property, payable to the Town of St Johnsbury, as earnest money.

For a bidder financing the purchase, the bid shall include a pre-qualification letter from the lender.

***The full Advertisement for bids is available on the Town's webpage ([www.stjvt.com](http://www.stjvt.com)). All bidders are responsible for checking the Town's webpage for addendums up to and including the bid due date.***

Town of St Johnsbury  
Chad L. Whitehead  
Town Manager

TOWN OF ST. JOHNSBURY

NOTICE OF INTENT TO CONVEY REAL ESTATE

The Selectboard of the Town of St. Johnsbury hereby gives notice pursuant to 24 VSA Sec. 1061 of its intent to convey real estate.

1. Property Description. The lands and premises proposed to be conveyed are more particularly described as follows:

Being a parcel of land located on the northerly side of the North Danville Road, so-called, said to contain 1.8 acres, more or less, without buildings or other improvements thereon and identified as Lot #48 on St. Johnsbury Tax Map 6 Block 2. Said lands and premises are further described as being all and the same lands and premises conveyed to the Town of St. Johnsbury by Tax Collector's Deed of Ronald R. Wilkie, Tax Collector, dated October 27, 1983 and recorded in Book 177 Page 401 of the St. Johnsbury Land Records.

Reference may be had to the above mentioned deed and its record and to all prior deeds and their records for a more complete and particular description of the lands and premises proposed to be conveyed.

2. Proposed Sale. The Town of St. Johnsbury intends to solicit sealed bids and to sell the property for the highest acceptable bid payable in cash at closing upon delivery of a Limited Warranty Deed therefore.

**NOTICE OF RIGHT TO OBJECT**

Notice is hereby given that if a petition signed by five percent (5%) of the legal voters of the Town of St. Johnsbury objecting to the proposed conveyance is presented to the St. Johnsbury Town Clerk on or before March 21, 2019, the Selectboard shall cause the question of whether the municipality shall convey the real estate to be considered at a special or annual meeting called for that purpose.

If on or before March 21, 2019 no petition is filed pursuant to 24 VSA Sec. 1061(a)(2), the Selectboard will cause a deed of said lands and premises to be signed and delivered to the person who submits the highest acceptable bid as set forth above.

Dated at St. Johnsbury, in the County of Caledonia, and State of Vermont this \_\_\_ day of February, 2019.

ST. JOHNSBURY SELECTBOARD:

\_\_\_\_\_  
Tim Angell, Chair

\_\_\_\_\_  
Bryan LeBlanc

\_\_\_\_\_  
Kevin Oddy

\_\_\_\_\_  
Jeffrey Moore

\_\_\_\_\_  
Dennis Smith



**Property Card: NORTH DANVILLE RD**  
Town of St Johnsbury, VT

NO PHOTO  
AVAILABLE

**Parcel Number:** 014114967  
**Map-Block-Lot:** 006-002-048-000  
**Parent Parcel Number:**

**Owner:** ST JOHNSBURY TOWN OF  
**Co-Owner:**  
**Mailing Address:** 51 DEPOT SQUARE  
ST JOHNSBURY, VT 05819  
**Tax ID:** 006-002-048-000  
**Property Class:** 740 - Exempt Local  
**Jurisdiction:** 176  
**Area:** 176

**SITE DESCRIPTION**

<p><b>Topography:</b>  <b>Electric:</b> Y  <b>Gas:</b> N  <b>Water:</b> N  <b>Sewer:</b> N</p>	<p><b>Land Type:</b> Homesite  <b>Street or Road:</b>  <b>Legal Acres:</b> 1.8400</p>
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**VALUATION RECORD**

Assessment Year		04/01/2006	04/01/2008	04/01/2009
Reason for Change		2006	2008	2009
Valuation Market	L	29911	0	44080
	B	0	29900	0
	T	29911	29900	44080
Valuation Assessed	L	0	0	44080
	B	0	29900	0
	T	0	29900	44080

**SUMMARY OF IMPROVEMENTS**

ID	Use	Grade	Const Type	Cond	Yr Built	Fin Size	Found-ation	Exterior	Roof Desc	Roof Mat	Num Rms	Num Bed Rms	Num Half Baths	Num Full Baths	Bsmt Area



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Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

TAX COLLECTORS' DEED

KNOW ALL MEN BY THESE PRESENTS that I, RONALD R. WILKIE, of St. Johnsbury, in the County of Caledonia, and State of Vermont, Collector of Taxes of and for the said Town of St. Johnsbury, in said county, by virtue of the laws of this state, relating to levying and collecting rates and taxes in the several towns in this state, for and in consideration of the sum of Three Hundred Forty Four Dollars and 52/100 (\$344.52), the receipt whereof is hereby acknowledged, in hand paid to me, the said RONALD R. WILKIE, Collector of Taxes for the Town of St. Johnsbury on the 20th day of October 1982, and before the delivery hereof, by the TOWN OF ST. JOHNSBURY, have given, granted, sold and by these presents do freely give, grant, sell, convey and confirm unto the said TOWN OF ST. JOHNSBURY, their successors and assigns forever, the following described piece or parcel of land lying and being situated in the Town of St. Johnsbury, in the County of Caledonia, and State of Vermont, and more particularly described as follows:

Being a lot of land on the northerly side of the North Danville Road, so-called, together with a building thereon and being all and the same land and premises conveyed to Bertrand R. Cyr and Patricia Cyr by Warranty Deed of Paul T. Noyes and Gloria M. Noyes dated November 13, 1954 and recorded in Book 101, Page 245 of St. Johnsbury Land Records.

The said TOWN OF ST. JOHNSBURY being the highest, best and only bidders for said land and premises, or any part thereof, at a public vendue, legally notified and holden at the Town Clerk's Office, a public place in said Town of St. Johnsbury, on the 20th day of October 1982 at 2:00 in the afternoon, for the sale of lands in said Town of St. Johnsbury belonging to, Bertrand Cyr and Patricia Cyr, delinquent taxpayers, for non-payment of taxes due the Town of St. Johnsbury, thereon, for the year 1981 assessed upon the Grand List of the said BERTRAND CYR and PATRICIA CYR.

TO HAVE AND TO HOLD all my right, title and interest and all the right, title and interest of said delinquent taxpayers,

BERTRAND CYR and PATRICIA CYR, in and to said land and premises, with the appurtenances thereof unto the said TOWN OF ST. JOHNSBURY, their successors and assigns, to them and their own use and behoof forever.

AND FURTHERMORE, I, the said RONALD R. WILKIE, Collector of Taxes as aforesaid, in my capacity as such Collector of Taxes do covenant and agree to and with the said TOWN OF ST. JOHNSBURY, their successors and assigns, that from and after the ensembling of these presents, I, the said RONALD R. WILKIE, Collector of Taxes aforesaid, will have and claim no right in or to said land and premises so sold, granted and conveyed as aforesaid, will have and claim no right in or to said land and premises so sold, granted and conveyed as aforesaid to the said TOWN OF ST. JOHNSBURY.

And I, the said RONALD R. WILKIE, Collector of Taxes as aforesaid, do covenant and warrant that in all respects, I have observed the directions of the laws in the sale aforesaid, and that I am duly empowered to execute this deed.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 27<sup>th</sup> day of October, 1983.

In Presence Of:

Barbara D. Greenwood  
Gloria A. Lang

Ronald R. Wilkie  
RONALD R. WILKIE  
Collector of Taxes of  
and for the Town of St.  
Johnsbury

STATE OF VERMONT  
CALEDONIA COUNTY, SS

At St. Johnsbury, this 27<sup>th</sup> day of October, 1983 personally appeared, RONALD R. WILKIE, Collector of Taxes of and for the Town of St. Johnsbury, and acknowledged the foregoing instrument by him sealed and subscribed to be his free act and deed.

Before me Norman S. Slaper  
Notary Public

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
--ACKNOWLEDGMENT--  
Return Rec'd.--Tax Paid--Board of Health Cert. Rec'd.--  
Vt. Land Use & Development Plans Act Cert. Rec'd.  
Return No. A 651577  
Signed N. S. Slaper, Clerk  
Date October 27, 1983

ZUCCARO & WILLIS, INC., ATTORNEYS AT LAW, ST. JOHNSBURY, VT. 05819 802-748-8958

St. Johnsbury, Vermont, Town Clerk's Office. Tax Collector's Deed received for record October 27, 1983 at 3:40 P.M., of which the foregoing is a true record.

Attest, G. D. Slaper  
Town Clerk

Certificates of exemption  
from Acts 250 & 291 of 1969.

