

## MEMORANDUM

To: Vermont Senate Finance Committee

From: Alan Bjerke, Esq.

Date: May 2, 2025

Re: H.454 - Education Finance  
Section 92 - Municipal Tax Sales

Section 92 is an ornament attached at the last minute to H.454. It does not relate to the topic of the legislation. I encourage you to strike the section as bad public policy that makes it even more difficult for municipalities to collect property taxes - ~70% of which they must then send to the state. It provides no meaningful benefit to delinquent taxpayers and is more likely than not actually harmful to them.

Section 92 proposes to require a minimum amount of \$1,500 due in property taxes before the municipality may commence the conventional tax sale procedure.

I have conducted a study of Vermont tax sales which were originally noticed in 2022. As the attached study describes, 32 municipalities originated the tax sale process during that year for 251 properties. By the time the date of sale came, only 115 remained to be sold. Taxpayers have one year after the tax sale is held to redeem the amount of back taxes and interest or a deed is issued. After that one year period a total of 36 deeds were issued - 16 of which were for properties that owed less than \$1,500 in taxes. None of the 16 properties had houses on them and were located in the Towns of:

Bethel	1
Cabot	2
Newport City	1
Warren	11
Williamstown	1

Only 3 of the taxpayers whose property was conveyed lived in Vermont, the rest were either out of state or deceased.

For taxpayers who are deceased or reside out of state, the only remaining procedure for towns to sell property if they can't use the conventional tax sale procedure is to commence a judicial foreclosure. That requires retaining a law firm to file suit and process the case in the judicial system. Judicial foreclosure that adds thousands of dollars to the cost to collect the taxes that are due and which the data shows, the towns would not recover through the foreclosure process.

1 and interest charges, any overpayment shall be reflected on the corrected tax  
2 bill and refunded to the taxpayer.

3 Sec. 92. 32 V.S.A. § 5252 is amended to read:

4 § 5252. LEVY AND NOTICE OF SALE; SECURING PROPERTY

5 (a) When the collector of taxes of a town or of a municipality within it has  
6 for collection a tax assessed against real estate in the town and the taxpayer  
7 owes a minimum of \$1,500.00 and is delinquent for a period longer than one  
8 year, the collector may extend a warrant on such land. However, no warrant  
9 shall be extended until a delinquent taxpayer is given an opportunity to enter a  
10 written reasonable repayment plan pursuant to subsection (c) of this section. If  
11 a collector receives notice from a mobile home park owner pursuant to 10  
12 V.S.A. § 6248(b), the collector shall, within 15 days after the notice,  
13 commence tax sale proceedings to hold a tax sale within 60 days after the  
14 notice. If the collector fails to initiate such proceedings, the town may initiate  
15 tax sale proceedings only after complying with 10 V.S.A. § 6249(f). If the tax  
16 collector extends the warrant, the collector shall:

17 \* \* \*

18 Sec. 93. 32 V.S.A. § 4465 is amended to read:

19 § 4465. APPOINTMENT OF PROPERTY VALUATION HEARING

20 OFFICER; OATH; PAY

## Vermont Municipal Tax Sales Analysis for properties noticed for tax sale in 2022

by: Alan Bjerke, Esq., AlanB72@aol.com

May 2, 2025

### Background

In 2024, the Vermont Legislature took testimony from a variety of parties in connection with H.629, a bill proposing changes to Vermont's Municipal tax sale statutes. The testimony offered stark differences of opinion concerning the frequency of property owners losing their property for not paying their delinquent property taxes, as well as the types and owners of properties which were being transferred through the process. There was general agreement that more research was needed to flesh out what was actually happening with municipal tax sales in Vermont.

### Data Collection

This analysis covers tax sales which were originally noticed in 2022. The data was gathered initially, by creating a database of the 247+ municipal delinquent tax collectors in Vermont, sending them a questionnaire and following up to collect responses. 73 questionnaire responses were received. Newspapers and online public records were then reviewed for any municipalities which did not return the questionnaire. There are a small number of law firms which handle the bulk of tax sales in Vermont which were consulted with. Finally, past surveys conducted by the Vermont League of Cities and Towns were also reviewed. The result is reliable data from 127 municipalities. All of Vermont's cities and larger municipalities were successfully surveyed, covering the substantial majority of all properties in Vermont.

### Analysis

There are approximately 340,000 separately assessed parcels of real property (including condos and unlanded mobile homes). In 2022, 32 municipalities published at least one notice of tax sale. 251 properties or .00066% of the total number of all properties were noticed for sale for non-payment of property taxes. There are typically 4 weeks between the original notification that a property will be sold and the actual tax sale date. More than half of the properties noticed for tax sale were paid up prior to the sale with only 115 remaining and sold on the day of the tax sale. A municipality can purchase property at tax sale when there are no other bidders for the property at the auction. Municipalities purchased 14 of the properties sold.

Of the 115 properties sold, there were 36 deeds issued to the purchasers. The deeded properties owed a combined total of \$293,194 and were sold for \$665,400. The surplus of excess sale proceeds of \$372,206 were either returned to the delinquent taxpayer or remitted to the Vermont Unclaimed Property Fund. The deeded parcels were categorized as : 23 vacant land, 12 residential and 1 commercial. The delinquent property taxpayers whose properties were sold were predominantly deceased or resided out of state with 16 out of state, 9 deceased, 5 who resided in state, 4 who resided in the same town as the property that was sold and two bank/corporation. **None of the properties deeded through the tax sale process were occupied by the delinquent taxpayer.** There were only two properties that were occupied at all, both in Newport City. One had been taken over by squatters who were removed and the other was being lived in by the decedent's son. The tax sale purchaser replaced the roof, windows, doors and furnace, and rented it back to the son who had been living there.

Vermont Municipal Tax Sale Analysis 2022  
Breakdown of Deeds issued

Sales first noticed for tax sale in 2022 resulting in a Deed issued to Purchaser

**Bennington**

<u>Address</u>	<u>Type</u>	<u>DTP Resides</u>	<u>Tax Due</u>	<u>Sale Price</u>
50 Harmon Rd Boarded up, uninhabitable, listed for sale	Res	in Town	\$4,620	\$12,500
107 Lyons St Older home, in town, small lot	Res	Deceased	\$19,655	\$38,000
545 Niles Rd Overgrown, uninhabitable, Subject to lien by town for cleanup	Res	in Town	\$27,537	\$51,000
940 Main St Overgrown, uninhabitable	Res	Out of State	\$11,936	\$36,500
Barney Rd 21 ac., long, skinny lot, ~50% frequent flooding along Roaring Branch	Land	in Town	\$4,274	\$5,500

**Bethel**

Christian Hill Rd Landlocked, 35 ac., no estate, surplus sent to unclaimed property	Land	Deceased	\$8,556	\$27,000
Fire Lane .8 ac., end of uncleared road	Land	in Town	\$832	\$3,900
Fish Hill Rd Landlocked, 11 ac., no estate, surplus sent to unclaimed property	Land	Deceased	\$3,076	\$19,000

**Brattleboro**

1053 Upper Dummerston Rd Overgrown, uninhabitable, 2 ac.	Res	Deceased	\$27,250	\$135,750
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**Cabot**

Dusharme Rd Tiny, .14 ac., undevelopable, bought by adjoining owner	Land	Out of State	\$207	\$1,000
Ducharme Rd-2 2 ac. Wooded land, with campers	Land	in State	\$1,494	\$8,300

**Cannan**

Address	Type	DTP Resides	Tax Due	Sale Price
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553 VT Rte 102	Res	Out of State	\$2,502	\$15,000
Residence is uninhabitable Mobile Home, ~2ac.				

433 VT Rte 141	Res	Montreal	\$2,151	\$2,151
On border, between customs stations, failed Septic, Town bought				

**Newport City**

28 South Ave	Res.	Deceased	\$10,257	\$10,257
Occupied by squatters, frozen pipes, uninhabitable, drug house				

92 Indian Point St	Res.	Deceased	\$3,515	\$3,515
Heirs Prop., decedent's son living there, buyer: new roof, new furnace, windows & doors, weatherized, rented back to Decedent's son.				

Lake Rd	Land	Deceased	\$1,182	\$1,182
.45 ac., undevelopable				

**Newport Town**

4068 VT Rte 105	Res	Bank	\$4,142	\$4,142
Boarded up, bank owned for several years, listed for sale				

**Readsboro**

154 Jarvis Hill Rd	Comm	Out of State	\$76,053	\$76,053
Boarded up, .2 ac., no bidders, bought by Town				

**Rutland City**

66 East St	Res	Deceased	\$23,776	\$28,100
Heirs Prop., .25 ac., single family, uninhabitable, unoccupied				

**Stannard**

Norway Rd	Land	Out of State	\$13,536	\$22,000
10 ac., wooded lot, road frontage				

185 Silver Rd	MH/Land	In State	\$13,072	\$14,500
5.4 ac., scrub land, road frontage				

**Warren**

Address	Type	DTP Resides	Tax Due	Sale Price
Alpine Lot #2	Land	Out of State	\$456	\$800
Alpine Lot #3	Land	Out of State	\$255	\$255
Alpine Lot #4	Land	Out of State	\$542	\$542
Alpine Lot #5	Land	Deceased	\$571	\$571
Alpine Lot #6	Land	Out of State	\$536	\$536
Alpine Lot #8	Land	Out of State	\$550	\$700
Alpine Lot #9	Land	Out of State	\$536	\$900
Alpine Lot #11	Land	Out of State	\$613	\$613
Alpine Lot #12	Land	Out of State	\$543	\$543
Alpine Lot #17	Land	Out of State	\$545	\$545
Alpine Lot #19	Land	Out of State	\$545	\$545
2222 Fuller Hill Rd 2 ac., with small camp, in Alpine Village	Res	Out of State	\$9,642	\$91,000
Mohawk Landlocked, 50 ac., Purchased by adjoining neighbor	Land	Corp	\$14,628	\$40,000

**Williamstown**

Pirie Rd Landlocked 3 ac.	Land	in State	\$1,437	\$2,500
Stellar Rd Landlocked, 18.5 ac., Purchased by adjoining neighbor	Land	in State	\$2,172	\$10,000

*Note about Alpine Village in Warren:* In the late 1950's a developer purchased 290 acres in the southeast corner of Warren and laid it out into 2,600 1/10 acre lots, many of which were sold at the World's Fair in New York. The individual lots are not large enough to furnish water and septic. They are typically held for long periods of time by people from out of state because the property taxes for individual lots tend to run less than \$25/year. Sales of the lots are primarily driven by attempts to collect several adjacent parcels into a developable lot or for firewood. There is a similar development on the Readsboro / Stamford town line known as Alpenwald.

## Vermont Municipal Tax Sales

by: Alan Bjerke

First Noticed in 2022

Town Name	Year	Noticed	Sold	Muni Pur	Deed	Pri	Res	Land	Muni Pur	Taxes Owed	Winning Bid
Barre	2022	6	4		0						
Barton <sup>1</sup>	2022	29	16	6	0						
Bennington	2022	11	8	0	5	0	4	1		\$68,022	\$143,500
Bethel	2022	11	3	0	3	0	0	3		\$12,464	\$49,900
Bolton	2022	4	0		0						
Brattleboro	2022	9	1		1	0	1			\$27,250	\$135,750
Cabot	2022	5	4		2	0	0	2		\$1,701	\$9,300
Calais	2022	1	1		0						
Cannan	2022	4	4	1	2	0	2		1	\$4,653	\$17,151
Colchester	2022	8	0		0						
Fairfax	2022	2	2		0						
Ferrisburgh	2022	2	2	0	0						
Greensboro	2022	10	8		0						
Hyde Park	2022	8	0		0						
Jamica	2022	9	3		0						
Kirby	2022	2	0		0						
Ludlow	2022	6	3		0						
Lyndon	2022	1	1		0						
Morristown	2022	3	0		0						
Newark	2022	3	1		0						
Newport City	2022	24	10		3	0	2	1		\$14,954	\$14,954
Newport Town	2022	6	1	1	1	0	1		1	\$4,142	\$4,142
North Hero	2022	1	0		0						
Plymouth <sup>1</sup>	2022	24	12	4	0						
Readsboro	2022	7	4	1	1	0	0	0	1	\$76,053	\$76,053
Rutland City	2022	1	1		1		1			\$23,776	\$28,100
Royalton	2022	6	1		0						
Stannard	2022	5	3	1	2	0	0	2		\$26,608	\$36,500
Thetford	2022	2	0								
Troy	2022	9	5		0						
Warren	2022	19	14		13	0	1	12		\$29,962	\$137,550
Williamstown	2022	13	3		2	0	0	2		\$3,609	\$12,500
		251	115	14	36	0	11	23	3	\$293,194	\$665,400

Notes:

<sup>1</sup> The Towns of Barton & Plymouth did not issue deeds to itself for properties it purchased at tax sale in 2022.



063-019-10581

SPAN: 063-019-10581

Search result

063-019-11032  
3.7 ACRES & DWLG

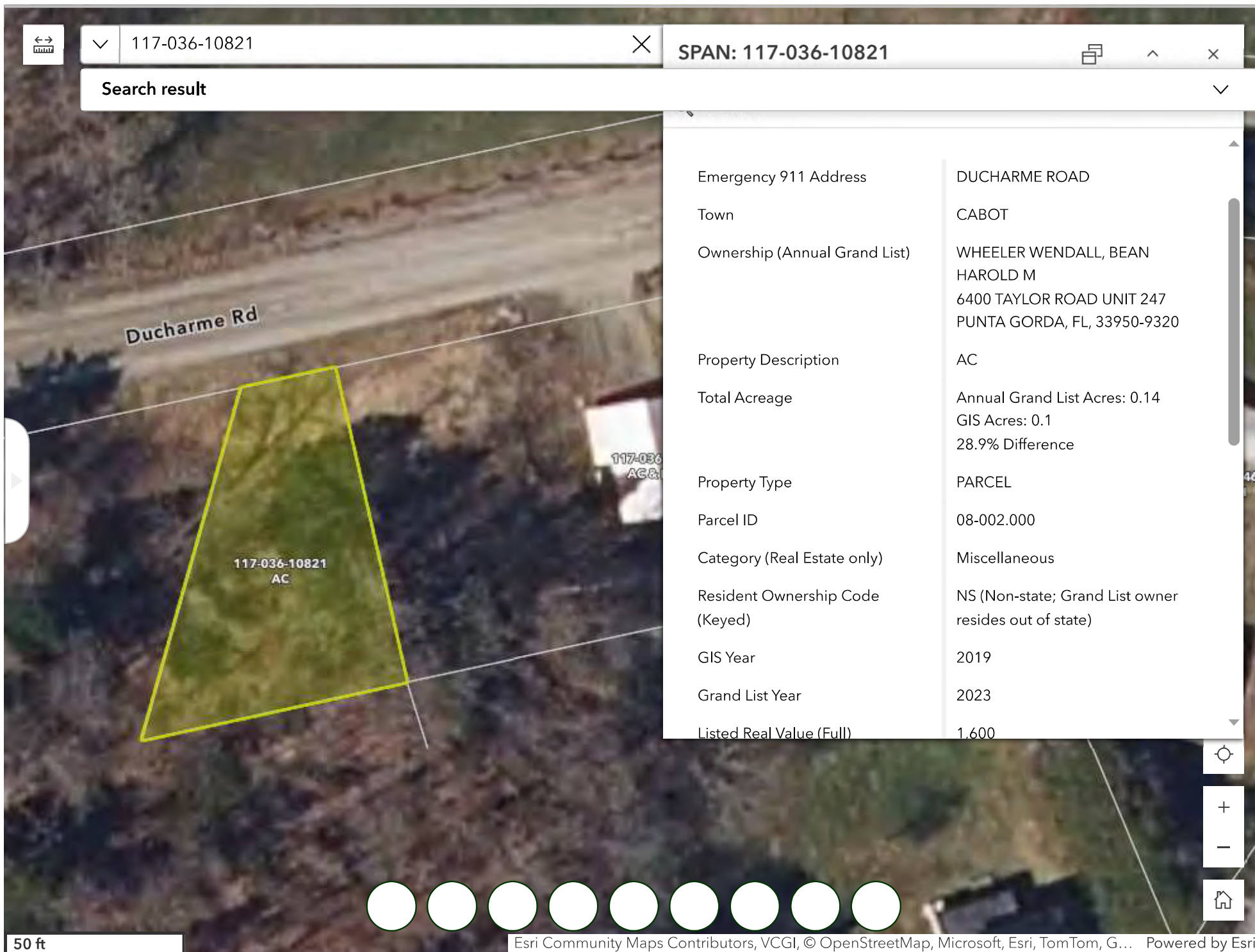
063-019-10581  
.8 ACRE

Emergency 911 Address	FIRE LANE #1
Town	BETHEL
Ownership (Annual Grand List)	TABOR JR ROBERT I &, ELLIS TABOR JOAN M 1719 SANDERS RD BETHEL, VT, 05032
Property Description	.8 ACRE
Total Acreage	Annual Grand List Acres: 0.80 GIS Acres: 0.69 14.5% Difference
Property Type	PARCEL
Parcel ID	03-046.000
Category (Real Estate only)	Woodland
Resident Ownership Code (Keyed)	T (Grand List owner is a Town Resident)
GIS Year	2024
Grand List Year	2023
Listed Real Value (Full)	7,800
Listed Value of Land	7,800

100 ft

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117-036-10652

SPAN: 117-036-10652

Search result

117-036-10652  
AC & CAMPERS

Ducharme Rd

Emergency 911 Address

DUCHARME ROAD

Town

CABOT

Ownership (Annual Grand List)

O'GRADY SCOTT,  
400 SUNSET TRAIL  
GROTON, VT, 05046

Property Description

AC & CAMPERS

Total Acreage

Annual Grand List Acres: 2.10  
GIS Acres: 1.97  
6.4% Difference

Property Type

PARCEL

Parcel ID

08-003.100

Category (Real Estate only)

Miscellaneous

Resident Ownership Code (Keyed)

S (Grand List owner lives in state,  
but not in town)

GIS Year

2019

Grand List Year

2023

Listed Real Value (Full)

16,300

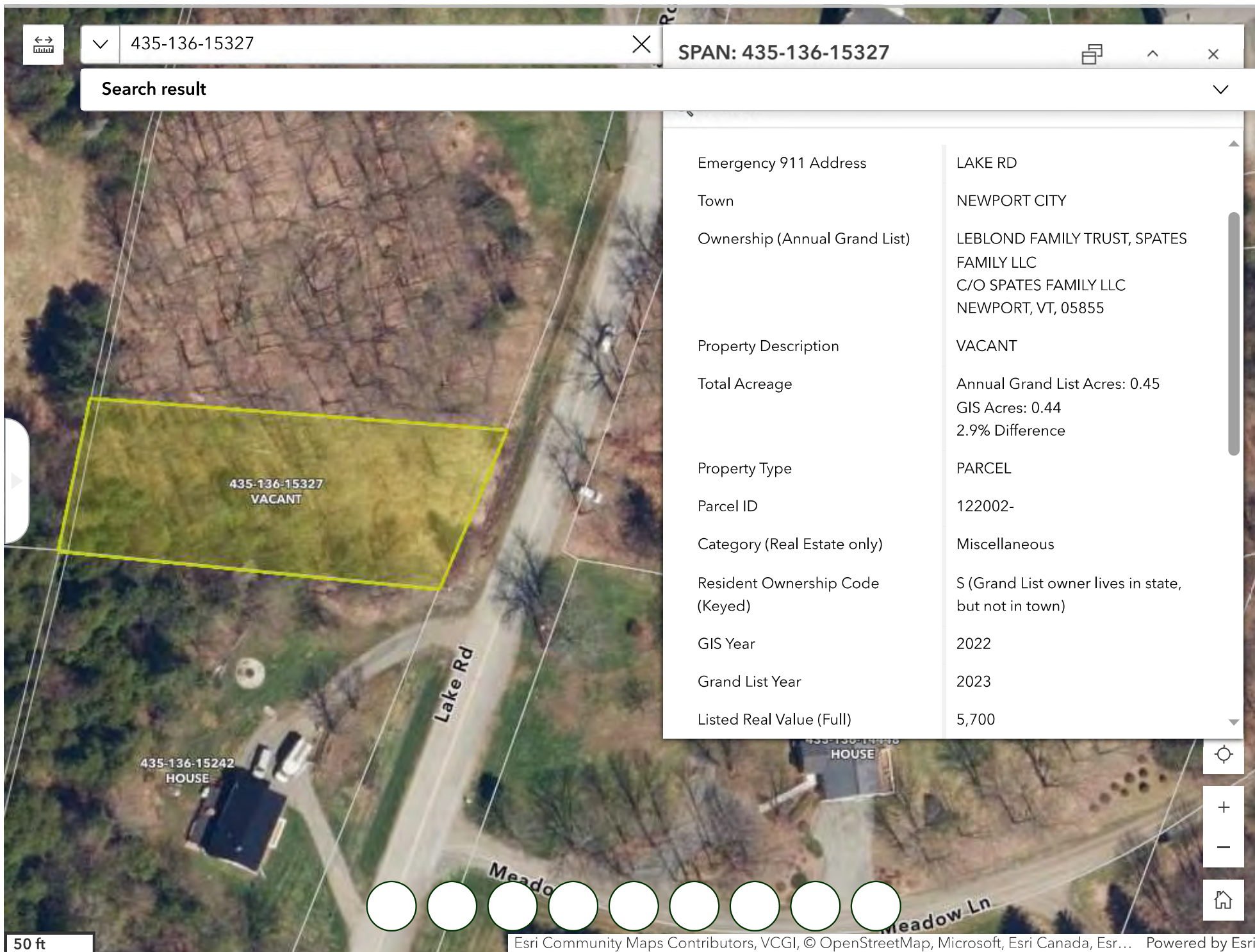
Listed Value of Land

15,100

100 ft

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## Search result

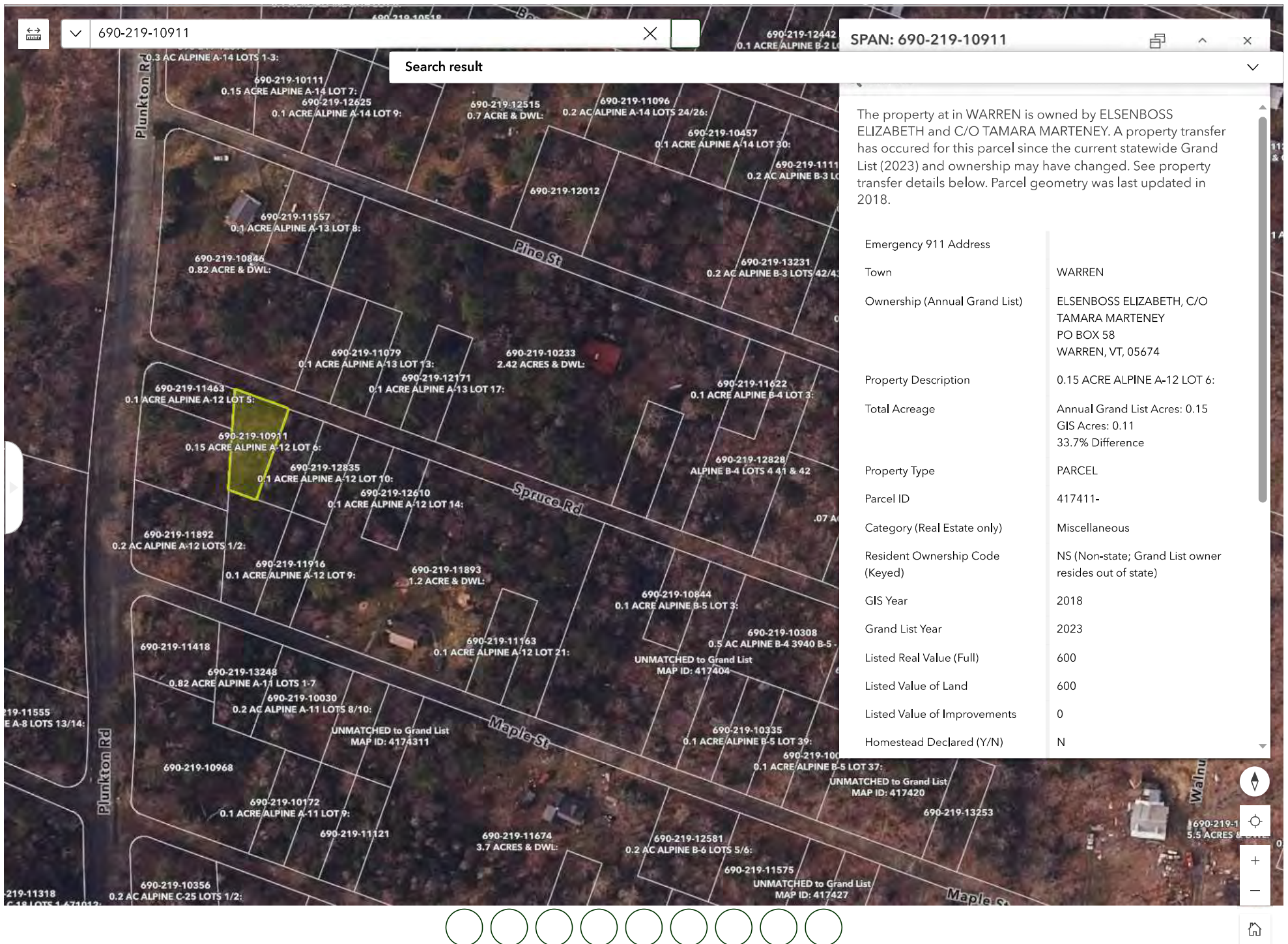
Emergency 911 Address	LAKE RD
Town	NEWPORT CITY
Ownership (Annual Grand List)	LEBLOND FAMILY TRUST, SPATES FAMILY LLC C/O SPATES FAMILY LLC NEWPORT, VT, 05855
Property Description	VACANT
Total Acreage	Annual Grand List Acres: 0.45 GIS Acres: 0.44 2.9% Difference
Property Type	PARCEL
Parcel ID	122002-
Category (Real Estate only)	Miscellaneous
Resident Ownership Code (Keyed)	S (Grand List owner lives in state, but not in town)
GIS Year	2022
Grand List Year	2023
Listed Real Value (Full)	5,700





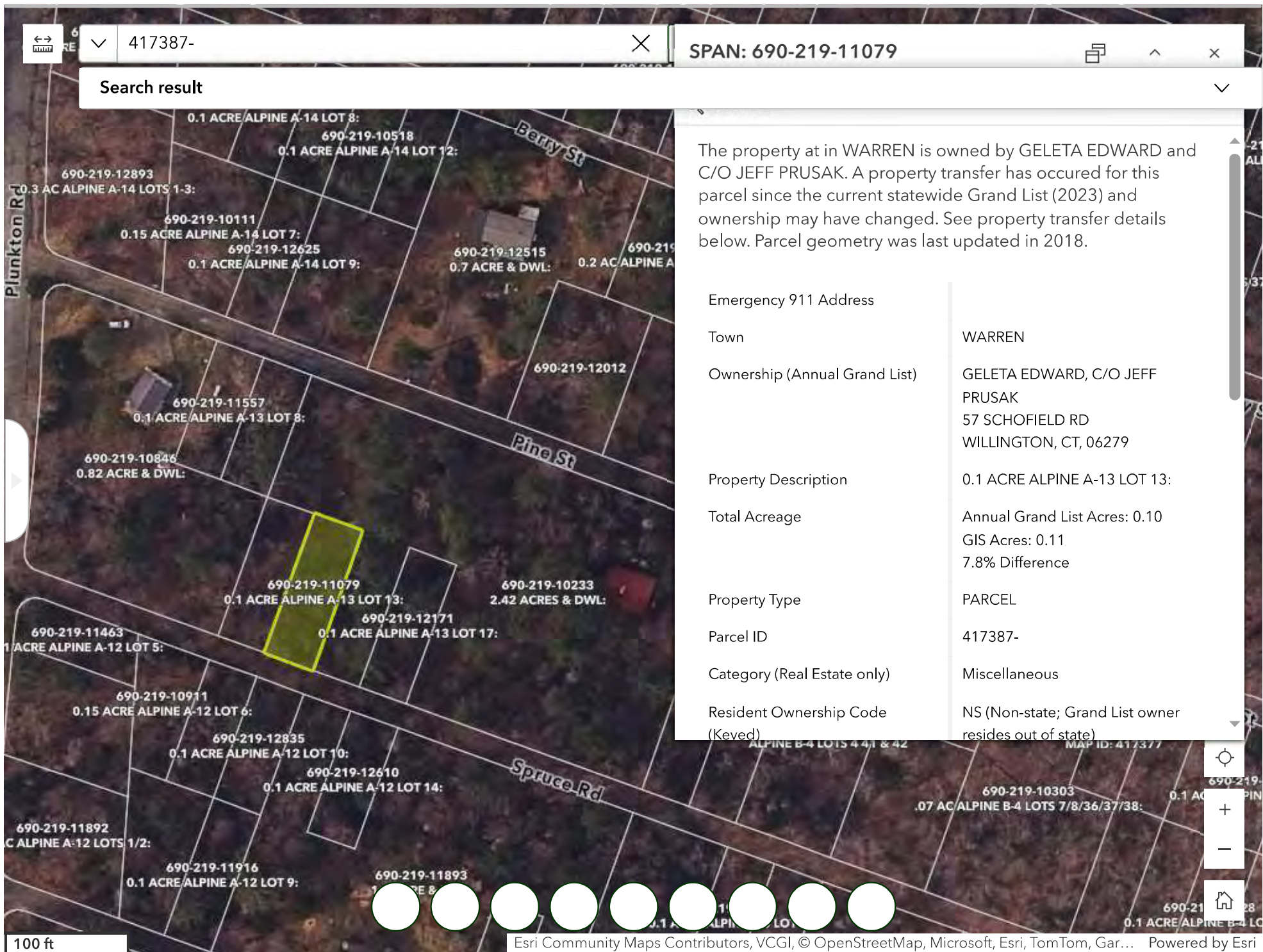
100 ft





100 ft





100 ft

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690-219-11358

SPAN: 690-219-11358

Search result

690-219-13247

690-219-10309  
0.3 ACRES

0097  
B-5 LOT 37:  
UNMATCHED to Grand List  
MAP ID: 417420

690-219-13253

690-219-10307  
5.5 ACRES & DWL:

690-219-11473  
0.3 AC ALPINE B5 LTS 21/22/45:

690-219-11144  
1.1 ACRES & DWL:

690-219-13314  
0.1 ACRE/ALPINE B-6 LOT 19:

690-219-11358  
0.2 AC ALPINE B-6 LOTS 28/29:  
UNMATCHED to Grand List  
MAP ID: 417446

690-219-12155  
3 ACRES & DWL:

690-219-13198  
1.35 AC ALPINE F-39 LTS 52-57 C27-24/25

Price Rd

Walnut Rd

Maple St

Birch St

Tamarack St

Walnut Rd

Town

WARREN

Ownership (Annual Grand List)

HOROCHIVSKY VASIL  
DECEASED, C/O GARY  
BOMBARD  
231 MAPLE ST  
WARREN, VT, 05674

Property Description

0.2 AC ALPINE B-6 LOTS 28/29:

Total Acreage

Annual Grand List Acres: 0.20  
GIS Acres: 0.22  
11.5% Difference

Property Type

PARCEL

Parcel ID

417444-

Category (Real Estate only)

Miscellaneous

Resident Ownership Code (Keyed)

NS (Non-state; Grand List owner  
resides out of state)

GIS Year

2018

Grand List Year

2023

Listed Real Value (Full)

600

Listed Value of Land

600

Listed Value of Improvements

0

Homestead Declared (Y/N)

N

Last GIS Edit Date

UNKNOWN

GIS Editor

UNKNOWN

GIS Note

Property Transfers since 2019

Closing Date: 2023-06-08  
Seller: TOWN OF WARREN  
Buyer: GARY BOMBARD

100 ft

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690-219-11697

SPAN: 690-219-11697

Search result

Ownership (Annual Grand List)

LEBERT MARK E, C/O DOUGLAS RICKETTS  
5633 EAST WARREN RD  
WARREN, VT, 05674

Property Description

0.1 ACRE ALPINE R-4 LOT 18:

Total Acreage

Annual Grand List Acres: 0.10  
GIS Acres: 0.12  
16.5% Difference

Property Type

PARCEL

Parcel ID

412071-

Category (Real Estate only)

Miscellaneous

Resident Ownership Code (Keyed)

NS (Non-state; Grand List owner resides out of state)

GIS Year

2018

Grand List Year

2023

Listed Real Value (Full)

200

Listed Value of Land

200

Listed Value of Improvements

0

100 ft

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690-219-11190

690-219-12175

SPAN: 690-219-12175

Search result

690-219-10686  
0.24 AC ALPINE D-38 LTS 13/14:

690-219-10847  
0.14 ACRE ALPINE D-38 LOT 12:

690-219-12241  
0.25 AC ALPINE D-38 LTS 10/11:

690-219-12175  
0.09 ACRE ALPINE D-38 LOT 9:

690-219-11411  
0.11 ACRE ALPINE D-38 LOT 8:

690-219-11652  
0.12 ACRE ALPINE D-38 LOT 7:

690-219-11030

690-219-12100  
0.15 ACRE ALPINE D-38 LOT 5:

690-219-12446

690-219-10853  
2.52 ACRES & DWL:

690-219-12452  
1.9 ACRES & DWL:

690-219-10851

690-219-13010

690-219-13012  
0.35 ACRE & DWL:

690-219-10536  
0.1 ACRE ALPINE C-32 LOT 20:

690-219-10537  
1.09 ACRES & CAMP:

UNMATCHED to Grand List  
MAP ID: 417103

UNMATCHED to Grand List  
MAP ID: 417165

UNMATCHED to Grand List  
MAP ID: 4172

Emergency 911 Address

Town

WARREN

Ownership (Annual Grand List)

OLENDER HENRY R, C/O  
DOUGLAS RICKETTS  
5633 EAST WARREN RD  
WARREN, VT, 05674

Property Description

0.09 ACRE ALPINE D-38 LOT 9:

Total Acreage

Annual Grand List Acres: 0.09  
GIS Acres: 0.11  
23% Difference

Property Type

PARCEL

Parcel ID

417171-

Category (Real Estate only)

Miscellaneous

Resident Ownership Code (Keyed)

NS (Non-state; Grand List owner  
resides out of state)

GIS Year

2018

Grand List Year

2023

Listed Real Value (Full)

200

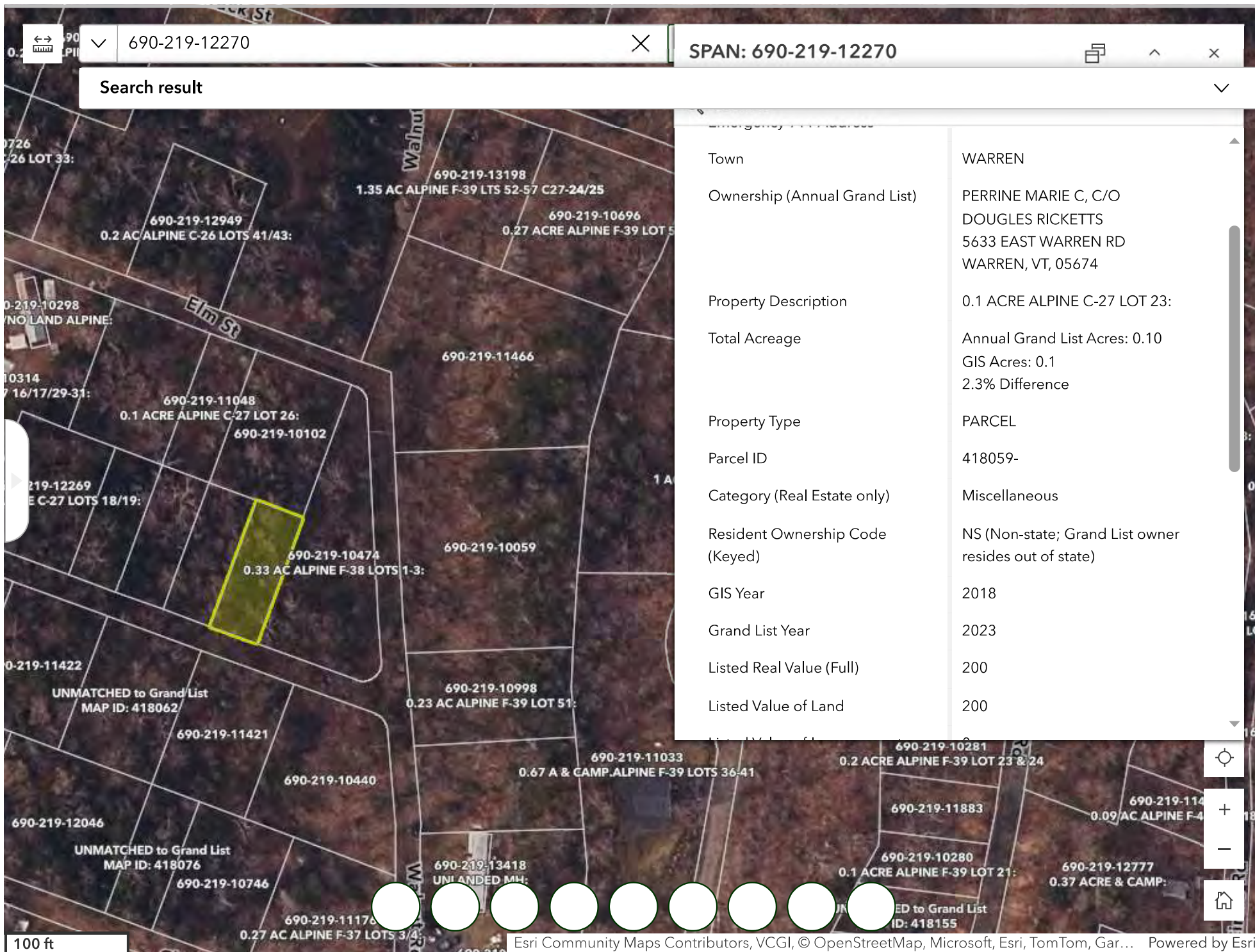
Listed Value of Land

200

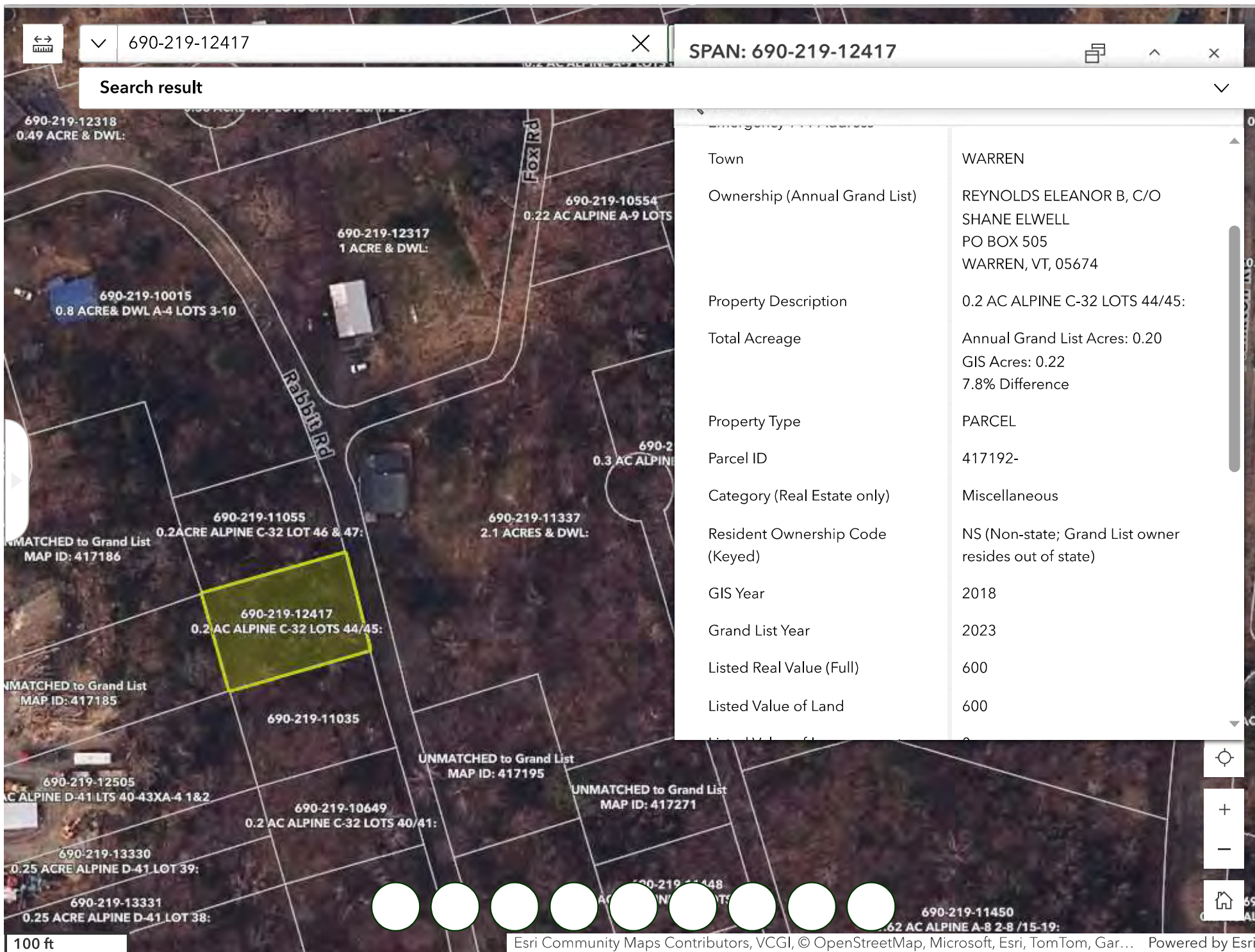
100 ft

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690-219-12417

SPAN: 690-219-12417

Search result

Town	WARREN
Ownership (Annual Grand List)	REYNOLDS ELEANOR B, C/O SHANE ELWELL PO BOX 505 WARREN, VT, 05674
Property Description	0.2 AC ALPINE C-32 LOTS 44/45:
Total Acreage	Annual Grand List Acres: 0.20 GIS Acres: 0.22 7.8% Difference
Property Type	PARCEL
Parcel ID	417192-
Category (Real Estate only)	Miscellaneous
Resident Ownership Code (Keyed)	NS (Non-state; Grand List owner resides out of state)
GIS Year	2018
Grand List Year	2023
Listed Real Value (Full)	600
Listed Value of Land	600



690-219-12627

SPAN: 690-219-12627

Search result

0.1 ACRE ALPINE R-4 LOT 16:  
690-219-10670  
0.1 ACRE ALPINE R-4 LOT 17:  
690-219-11697  
0.1 ACRE ALPINE R-4 LOT 18:  
690-219-12059  
0.1 ACRE ALPINE R-4 LOT 20:  
690-219-12380  
0.3 ACRE ALPINE R-4 LTS 21-23:  
690-219-11669  
0.45 AC ALPINE R-4 LTS 33-38:  
690-219-12627  
0.1 ACRE ALPINE R-4 LOT 24:  
690-219-11407  
0.1 ACRE ALPINE R-4 LOT 25:  
690-219-10811  
0.1 ACRE ALPINE R-4 LOT 26:  
690-219-12207  
0.13 AC ALPINE R-4 LTS 27/32:  
690-219-11670  
0.37 AC ALPINE R-4 LTS 28-30:  
690-219-10381  
0.17 ACRE ALPINE R-5 LOTS 2/3:

1.28 AC ALPINE R-3 LOTS 6-16 & DWL:  
Plunkton Rd  
Plunkton Rd  
S 20-23  
Mountain Rd

TownWARREN

Ownership (Annual Grand List)SAWYER JEANETTE, C/O MATT LARKIN  
98 MAPLE ST  
WARREN, VT, 05674

Property Description0.1 ACRE ALPINE R-4 LOT 24:

Total AcreageAnnual Grand List Acres: 0.10  
GIS Acres: 0.11  
6.1% Difference

Property TypePARCEL

Parcel ID412076-

Category (Real Estate only)Miscellaneous

Resident Ownership Code (Keyed)NS (Non-state; Grand List owner resides out of state)

GIS Year2018

Grand List Year2023

Listed Real Value (Full)200

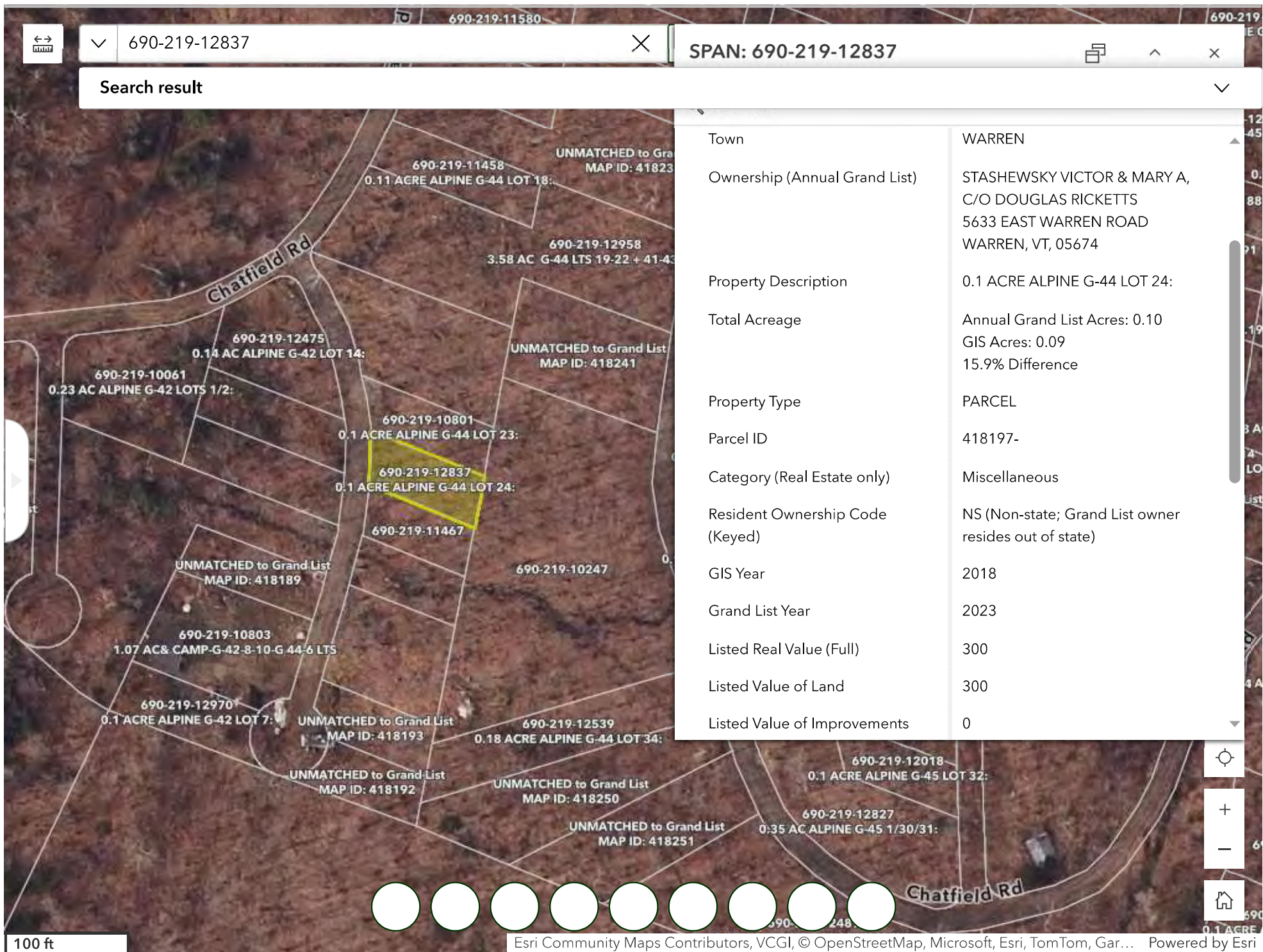
Listed Value of Land200

Listed Value of Improvements0

100 ft

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690-219-12837

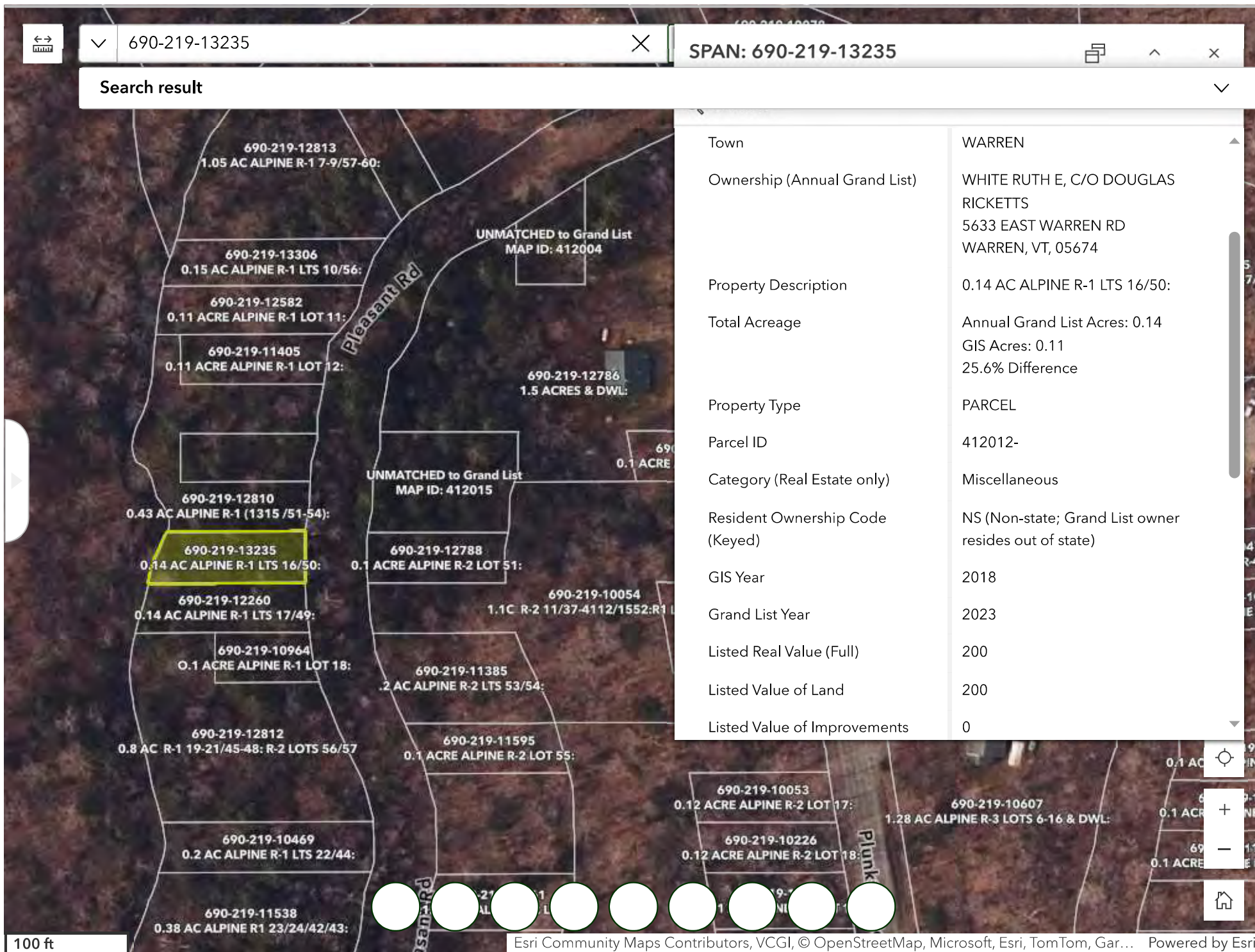
SPAN: 690-219-12837

Search result

Town	WARREN
Ownership (Annual Grand List)	STASHEWSKY VICTOR & MARY A, C/O DOUGLAS RICKETTS 5633 EAST WARREN ROAD WARREN, VT, 05674
Property Description	0.1 ACRE ALPINE G-44 LOT 24:
Total Acreage	Annual Grand List Acres: 0.10 GIS Acres: 0.09 15.9% Difference
Property Type	PARCEL
Parcel ID	418197-
Category (Real Estate only)	Miscellaneous
Resident Ownership Code (Keyed)	NS (Non-state; Grand List owner resides out of state)
GIS Year	2018
Grand List Year	2023
Listed Real Value (Full)	300
Listed Value of Land	300
Listed Value of Improvements	0

100 ft







↔

756-240-1027

×

SPAN: 756-240-10276

⌵

Search result

Emergency 911 Address	PIRIE RD
Town	WILLIAMSTOWN
Ownership (Annual Grand List)	RUEL RYAN, 36 FOSTER LANE ORNAGE, VT, 05641
Property Description	LAND
Total Acreage	Annual Grand List Acres: 3.00 GIS Acres: 2.8 6.8% Difference
Property Type	PARCEL
Parcel ID	006-003-00
Category (Real Estate only)	Miscellaneous
Resident Ownership Code (Keyed)	S (Grand List owner lives in state, but not in town)
GIS Year	2024
Grand List Year	2023
Listed Real Value (Full)	11,300
Listed Value of Land	11,300
Listed Value of Improvements	0
Homestead Declared (Y/N)	N

200 ft

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