



CITY OF RUTLAND  
CITY HALL  
P.O. BOX 969  
RUTLAND, VT 05702-0969  
www.rutlandcity.org  
802-773-1800 • FAX 802-773-1809

OFFICE OF THE CITY TREASURER

October 25, 2016

Ira Valley Builders, Inc.  
372 West Road  
West Rutland, VT 05777

Re: Tax sale of your property located at: 113 Fairview Avenue, City of Rutland, VT

Dear Ira Valley Builders:

We have scheduled a tax sale of the above-mentioned property, which you have a recorded interest in, for November 29, 2016 at 10:00 a.m. A copy of the Notice of Tax Sale is enclosed herewith.

You can prevent this tax sale by paying the delinquent taxes, water and sewer charges, accrued interest, legal fees and costs before that date. The amounts due at present (including interest calculated through October 1, 2016) are as follows:

Principal Amount of	
Real Property Taxes:	\$6,257.74
Water & Sewer Charges:	\$99.08
Interest to through 10/01/16:	\$569.21
Total Collector's Fee:	\$490.05
Penalty:	\$185.67
Legal Fees:	\$900.00
Advertising:	\$436.80
Postage:	\$12.94
Recording Fees:	<u>\$20.00</u>
TOTAL:	\$8,971.49

Additional interest will continue to accrue at the rate established by the City of Rutland and will be added to the total listed above. The costs associated with the required publication of the enclosed Notice of Tax Sale, along with the mailing expense and recording fees have been estimated. If payment is made before all of the advertisements have been published, you may be entitled to a refund.

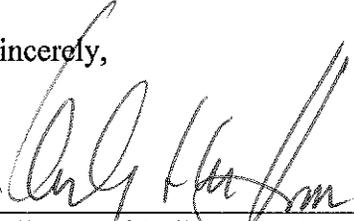
Ira Valley Builders, Inc.

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October 25, 2016

If you plan to pay the full amount owed prior to the tax sale, you should contact Katie at the City Treasurer's Office (802-773-1800 ext. 273) to get up-to-date figures on interest and costs.

Sincerely,

A handwritten signature in black ink, appearing to read "Andy Hoffman". The signature is written in a cursive style and is positioned above a horizontal line.

Collector of Delinquent Taxes  
City of Rutland

Enclosure



CITY OF RUTLAND  
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OFFICE OF THE CITY TREASURER

## NOTICE OF TAX SALE

Lands of Ira Valley Builders, Inc.  
113 Fairview Avenue  
City of Rutland, Vermont

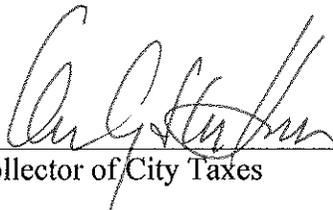
The resident and non-resident owners, lienholders and mortgagees of lands in the City of Rutland, County of Rutland, are hereby notified that the taxes assessed by such city and water and sewer charges for the years 2015 and 2016 remain, either in whole or in part, unpaid on the following described lands in such city, to wit:

Being all and the same lands and premises conveyed to Ira Valley Builders, Inc. by Warranty Deed of Richard C. Baker dated June 25, 2014 and recorded in Book 635 at Pages 737-739 of the City of Rutland Land Records

For a more particular description, reference may be had to the City of Rutland Land Records.

and so much of such lands will be sold at public auction at the Aldermanic Chambers on the second floor of Rutland City Hall, a public place in such city, on the 29<sup>th</sup> day of November, 2016 at 10:00 o'clock a.m. as shall be requisite to discharge such taxes with costs and fees, unless previously paid.

Dated at City of Rutland, Vermont this *25<sup>th</sup>* day of October, 2016.

  
Collector of City Taxes