

# Town of Hartford, VT

## Owner

[SCHAAL REAL ESTATE REV TRUST](#)  
13 MILLER ROAD  
WHITE RIVER JCT, VT 05001

## Summary

**SPAN** 28509015212  
**Parcel ID** 22-250  
**Property Address** 61 DEPOT STREET  
**Use Class/Description** 332C OFFICE BLDG  
**Map/Block/Lot/Unit** 22/250//  
**Zoning** MULT  
**NBHD Code** 120A  
**Acres** 0.35  
**Utilities** Public Water,Public Sewer  
**Is Homesteaded** Yes



[View Map](#)

## Valuation

Assessed Year	2025	2024	2023
Appraised Building Value	\$336,600.00	\$250,800.00	\$250,800.00
Appraised XF/OB Value	\$54,600.00	\$54,200.00	\$54,200.00
Appraised Land Value	\$102,500.00	\$54,000.00	\$50,200.00
<b>Appraised Total Value</b>	<b>\$493,700.00</b>	<b>\$359,000.00</b>	<b>\$355,200.00</b>
Assessed Building Value	\$336,600.00	\$250,800.00	\$250,800.00
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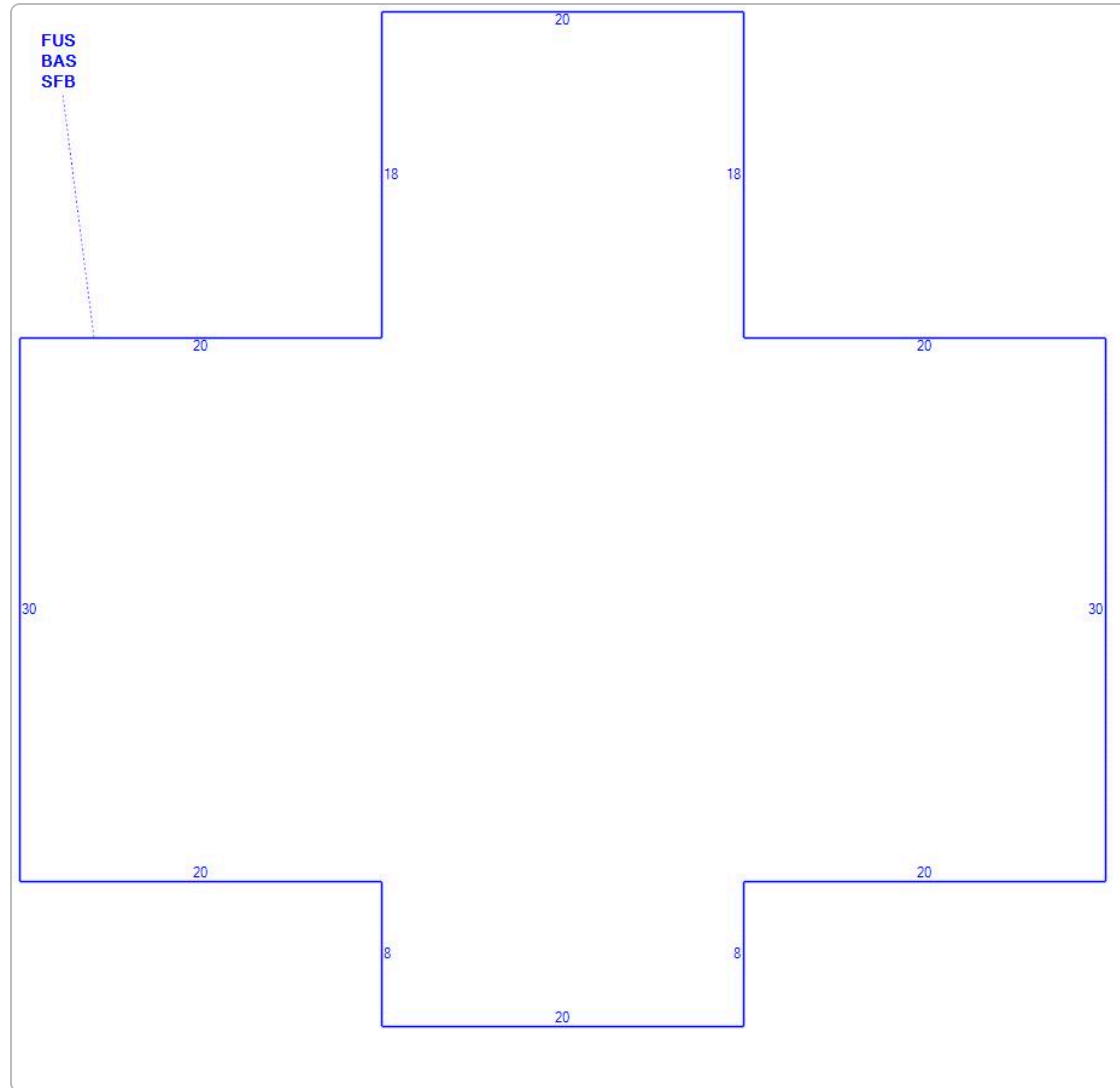
## Land

**Building Number** 1  
**Land Use** 332C - OFFICE BLDG  
**Land Units** 0.35 AC  
**Value** 102,500

## Buildings

<b>Building #</b> 1	<b>Fireplaces</b>	
<b>Style</b> Office Bldg	<b>Roof Cover</b> Standing Seam	
<b>Occupancy</b> 3	<b>Roof Structure</b> Gable	
<b>Actual Year Built</b> 1985	<b>Floor Type</b> Carpet	
<b>Effective Year Built</b> 2003	<b>Heat Type</b> Forced Hot Air	
<b>Living Area</b> 4,640	<b>Fuel Type</b> Gas	
<b>Stories</b> 2	<b>AC</b> Central	
<b>Grade</b> C-	<b>Bdrms/Full Bth/Hlf Bth/Ttl Rm</b>	
<b>Condition</b> A	<b>Basement Finished Area</b>	
<b>Exterior Wall</b> Clapboard	<b>Basement Sq. Ft.</b>	
<b>Interior Wall</b> Drywall	<b>Depreciated Value</b> 336,600	
<b>Code</b> <b>Description</b>	<b>Living Area</b>	<b>Gross Area</b>
BAS First Floor	2,320	2,320
FUS Upper Story, Finished	2,320	2,320
SFB Base, Semi-Finished	0	2,320
<b>Totals</b>	<b>4,640</b>	<b>6,960</b>

## Sketches



### Out Buildings\Extra Features

<b>Description</b>	Paving	<b>Year Built</b>	1990
<b>Sub Description</b>	Asphalt	<b>Value</b>	\$5,000
<b>Area</b>	5000 S.F.		

<b>Description</b>	Elevator	<b>Year Built</b>	1998
<b>Sub Description</b>		<b>Value</b>	\$43,500
<b>Area</b>	3 STOPS		

<b>Description</b>	Sprinklers-Wet	<b>Year Built</b>	1998
<b>Sub Description</b>		<b>Value</b>	\$6,100
<b>Area</b>	6960 S.F.		

### Sales

Sales Date	Instrument Type	Grantor	Grantee	Book/Page
1/7/2015	Transfer of Convenience	SCHAAL PETER SCHAAL GAIL	SCHAAL REAL ESTATE REV TRUST	0507-0592
2/4/1974			SCHAAL PETER SCHAAL GAIL	0071-0369

**Recent Sales in Area****Sale date range:****From:**

10/13/20

**To:**

10/13/20

Search Sales by Neighborhood

**Distance:**

1500

**Units:**

Feet



Search Sales by Distance

**Photos**

The Town of Hartford Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

[Last Data Upload: 10/13/2025, 1:48:11 AM](#)

[Contact Us](#)

Developed by



# Town of Hartford

Town Treasurer  
171 Bridge Street  
White River Junction, VT 05001  
802-295-3002

## PROPERTY TAX BILL

VT School Code - 090

Parcel ID	Bill Date	Tax Year
22-250	7/10/2025	2026

Location: 61 DEPOT STREET

Property Desc: 332 OFFICE BLDG

Unpaid taxes are subject to interest at 1% per month through April. Interest increases to 1.5% per month in May. Penalty of 2% after February due date. Additional 2% penalty after March 6, 2026. Property with delinquent tax is subject to tax sale by law.

### Owner:

**SCHAAL REAL ESTATE REV TRUST  
13 MILLER ROAD  
WHITE RIVER JCT, VT 05001**

### HOUSESITE TAX INFORMATION

SPAN #	285-090-15212
Total Parcel Acres:	0.35
Housesite Value:	0.00
Housesite Municipal Tax:	0.00
Housesite Education Tax:	0.00
Housesite Total Tax:	0.00

Retain this bill for future reference.

ASSESSED VALUES	Taxable Municipal	Taxable Homestead Education	Taxable Non-Homestead Education
Real	493,700.00	0.00	493,700.00
Exemption(s)			
Total Taxable Values	493,700.00	0.00	493,700.00
Grand List Values	4,937.00	0.00	4,937.00

Education Taxes	Municipal Taxes
Homestead Education: 0.00 x 1.2590 = 0.00 1.7994 (district rate) / 142.92% (CLA/SA) = 1.2590	Town Highway & General 4,937.00 x 0.6411 = 3,165.11 Town Appropriations 4,937.00 x 0.0081 = 39.99 County Tax 4,937.00 x 0.0044 = 21.72 Local Agreement 4,937.00 x 0.0010 = 4.94
Non-Homestead Education: 4,937.00 x 1.1916 = 5,882.93 1.7030 (state rate) / 142.92% (CLA/SA) = 1.1916	

Payments	Tax Summary
Due Date: 8/15/2025 Due Date: 2/06/2026	TOTAL TAX: 9,114.69 Enclose Self-Addressed Stamped Envelope for Receipt.

Your Tax Payment is Due and Payable (IN-HAND OR US POSTAL SERVICE POSTMARK) by the Above Due Dates.

Payment Stub 1	Payment Stub 2
<b>Town of Hartford</b> Town Treasurer 171 Bridge Street White River Junction, VT 05001 802-295-3002 Tax Year: 2026 Parcel ID: 22-250 SCHAAL REAL ESTATE REV TRUST 13 MILLER ROAD WHITE RIVER JCT, VT 05001 Due Date: 8/15/2025 Bill Amount: 4,557.35	<b>Town of Hartford</b> Town Treasurer 171 Bridge Street White River Junction, VT 05001 802-295-3002 Tax Year: 2026 Parcel ID: 22-250 SCHAAL REAL ESTATE REV TRUST 13 MILLER ROAD WHITE RIVER JCT, VT 05001 Due Date: 2/06/2026 Bill Amount: 4,557.34
Detach and Return with Payment	Detach and Return with Payment

592

RECEIVED

JAN 08 2015

VERMONT WARRANTY DEED

TOWN OF HARTFORD  
11:26 A.M.

KNOW ALL PERSONS BY THESE PRESENTS, that we, **PETER A. SCHAAL and GAIL E. SCHAAL**, husband and wife, of White River Junction Vermont, Grantors, in the consideration of One Dollar and other good and valuable consideration, paid to our satisfaction by **PETER A. SCHAAL and GAIL E. SCHAAL, Trustees of the Schaal Family Real Estate Revocable Trust Agreement dated December 17, 2014**, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, **PETER A. SCHAAL and GAIL E. SCHAAL, Trustees of the Schaal Family Real Estate Revocable Trust Agreement dated December 17, 2014**, and their successors and assigns forever, a certain piece of land in the Town of Hartford, in the County of Windsor and State of Vermont, described as follows:

Being all and the same land and premises conveyed to Peter A. Schaal and Gail E. Schaal by Warranty Deed of Robert E. Lowery and Ruth J. Lowery dated February 1, 1974 and recorded in the Hartford Land Records on February 4, 1974 in Book 71, Pages 369-370 and more particularly described therein as follows:

"Being premises located on the southerly side of Depot Street in the Village of Wilder, and bounded northerly by said street, easterly by land now or formerly of Victor Young, and westerly by land now or formerly of Edward Newton.

"Meaning hereby to convey the same land and premises as conveyed to the above-named grantors by Donald R. Allen and Edith F. Allen, deed dated October 27, 1967 and recorded in Vol. 62 page 586 in Hartford Land Records, to which deed and record and the deeds and records therein referred to, reference may be had for a more complete and particular description of the premises."

Reference should be made to the above-mentioned deeds and records and to the deeds and records referred to therein for a more complete and particular description of the lands and premises conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **PETER A. SCHAAL and GAIL E.**

SCHAAL, Trustees of the Schaal Family Real Estate Revocable Trust Agreement dated December 17, 2014, and their successors and assigns, to their own use and behoof forever;

And we, the said Grantors, PETER A. SCHAAL and GAIL E. SCHAAL, husband and wife, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, PETER A. SCHAAL and GAIL E. SCHAAL, Trustees of the Schaal Family Real Estate Revocable Trust Agreement dated December 17, 2014, and their successors and assigns, that until the ensembling of these presents, we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid; that they are FREE FROM EVERY ENCUMBRANCE, except as above-noted; and we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as above-noted.

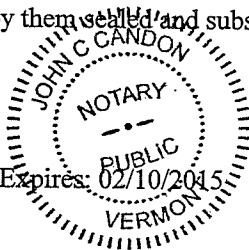
IN WITNESS WHEREOF, we hereunto set our hands and seals this 7th day of January, 2015.

  
PETER A. SCHAAL

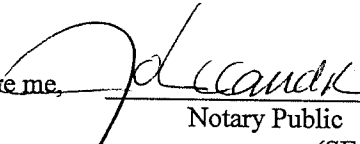
  
GAIL E. SCHAAL

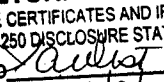
STATE OF VERMONT  
COUNTY OF WINDSOR


At Hartford in said County this 7<sup>th</sup> day of January, 2015 personally appeared PETER A. SCHAAL and GAIL E. SCHAAL, a married couple, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.



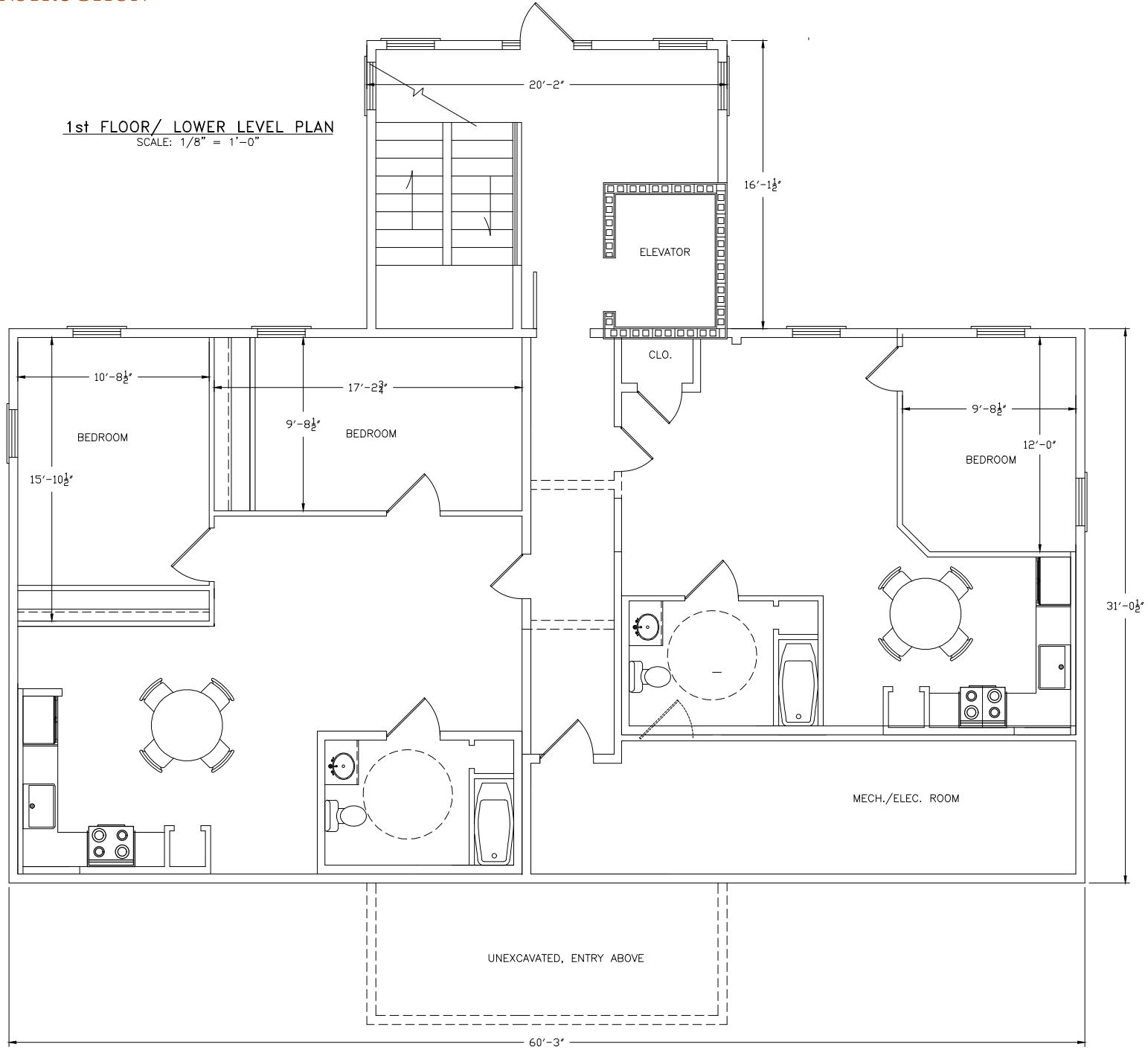
My Commission Expires: 02/10/2015

Before me,   
Notary Public  
(SEAL)

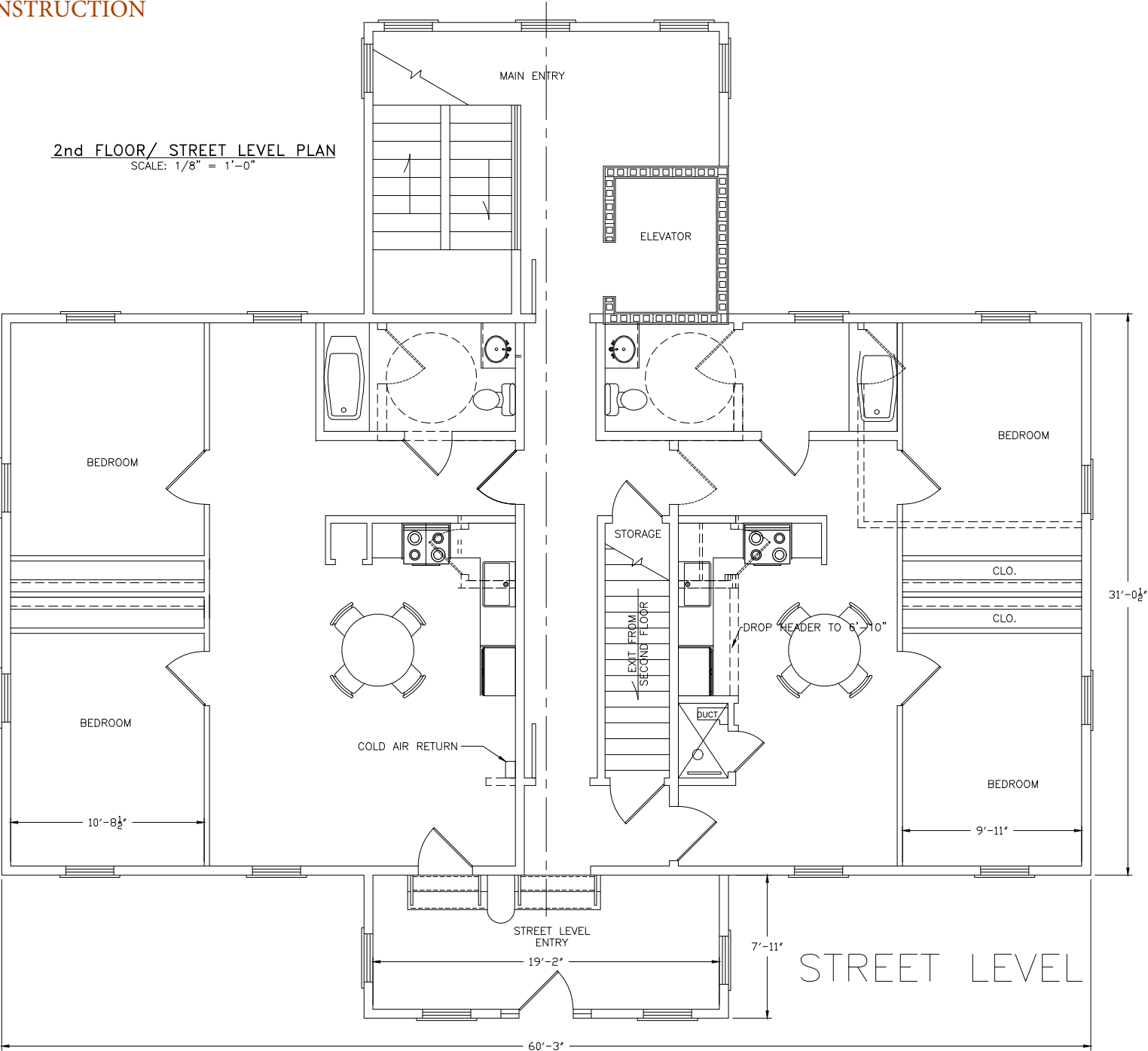
**ACKNOWLEDGEMENT**  
**RETURN RECEIVED**  
INCLUDE CERTIFICATES AND IF REQUIRED,  
ACT 250 DISCLOSURE STATEMENT  
SIGNED  CLERK  
DATE 1/8/2015

2 HARTFORD TOWN CLERK'S OFFICE  
This 8 day of January 2015  
at 11:25 AM PM  
Recorded in Bk 507 Pg 592-593  
 Clerk

CONCEPT ONLY  
NOT FOR CONSTRUCTION

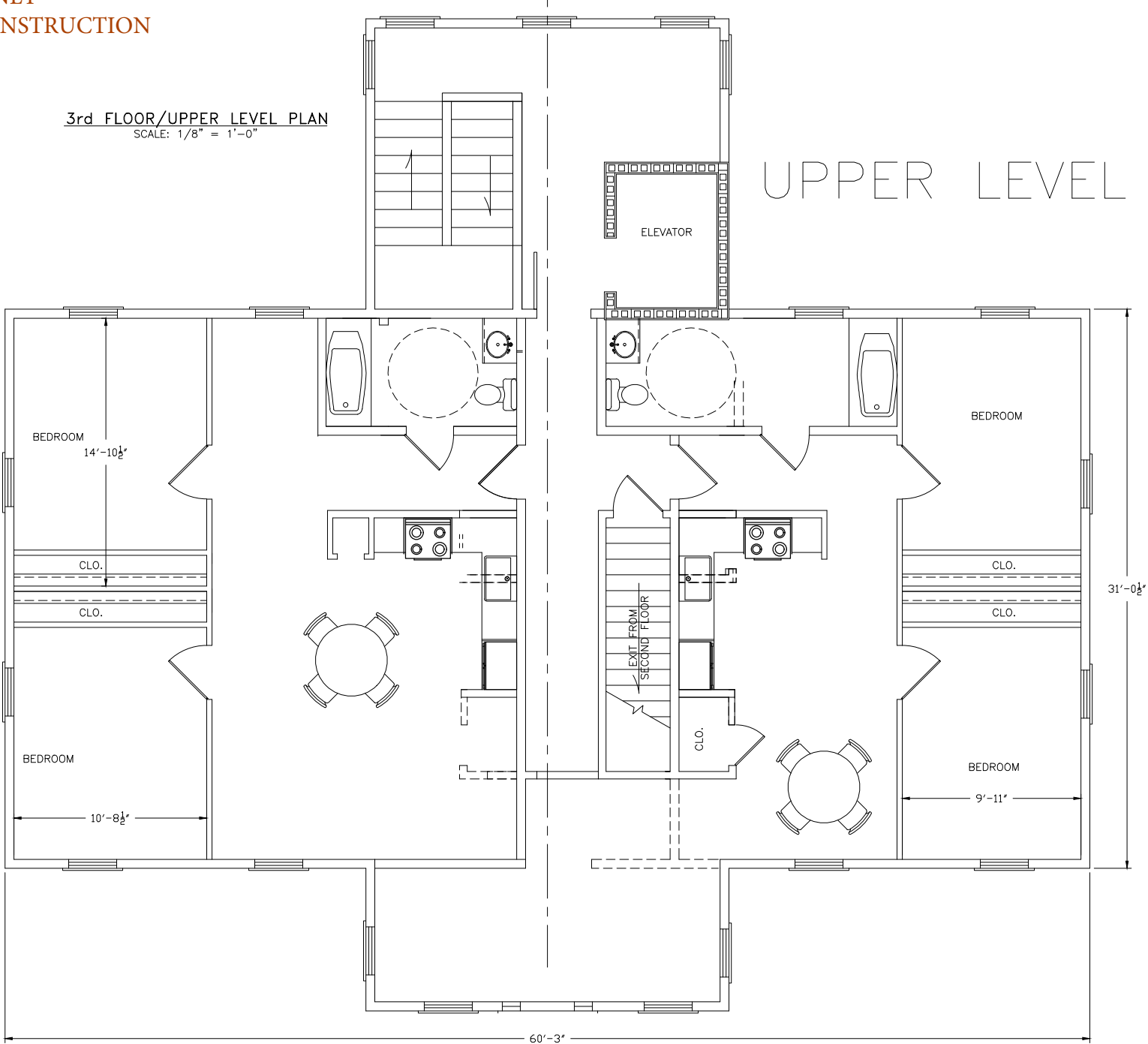


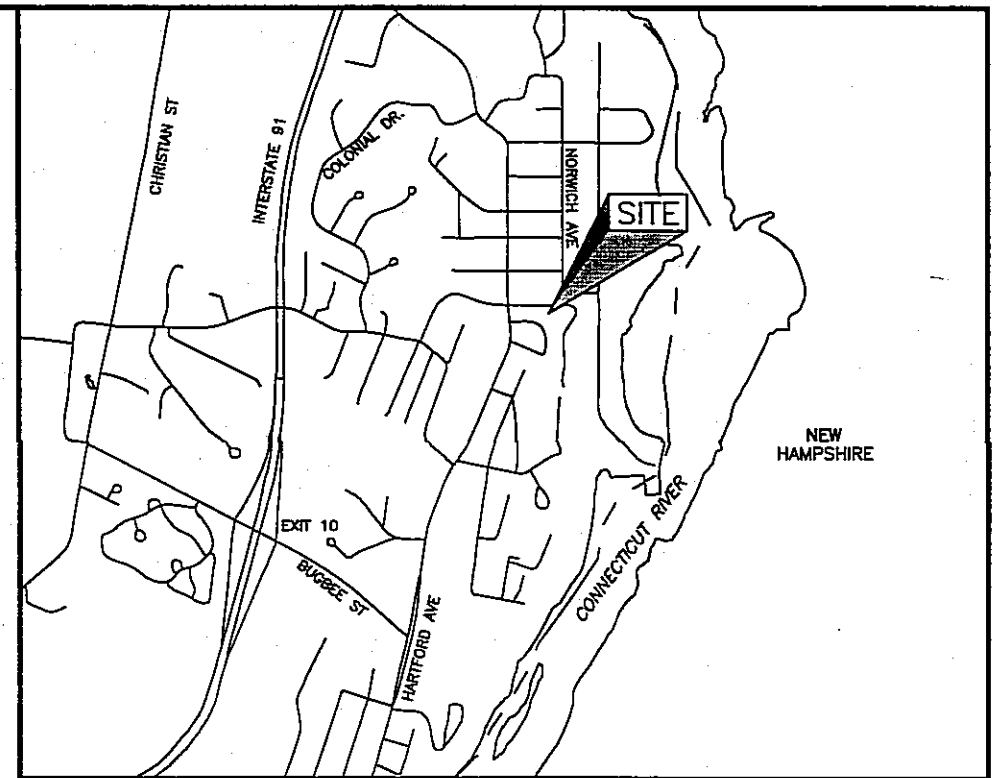
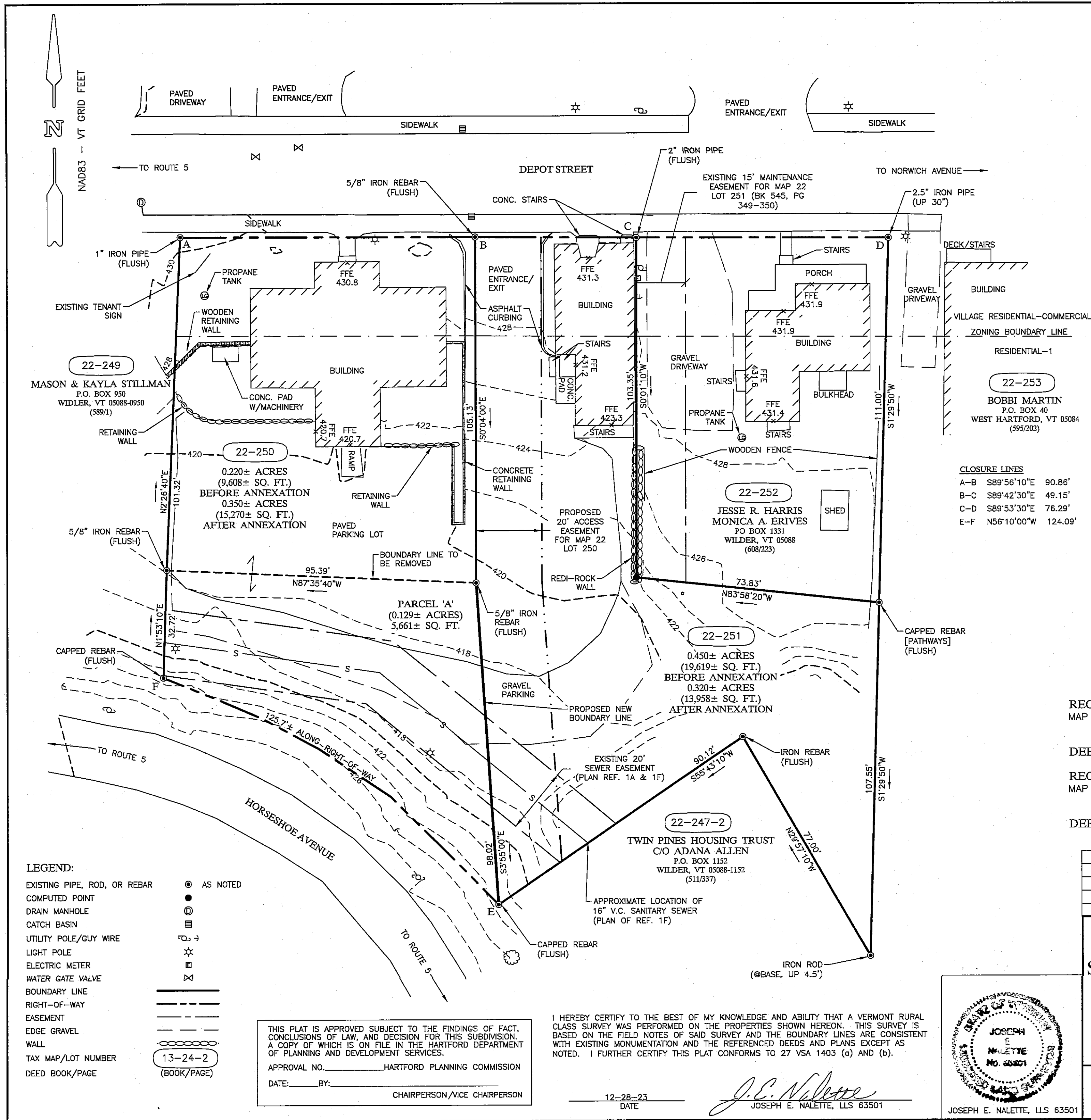
CONCEPT ONLY  
NOT FOR CONSTRUCTION





CONCEPT ONLY  
NOT FOR CONSTRUCTION





SITE LOCATION PLAN

GENERAL SURVEY NOTES:

- HORIZONTAL DATUM: VT STATE PLANE GRID NAD83 (SURVEY FEET) FROM GPS OBSERVATION.
- UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT WARRANTED TO BE EXACT OR COMPLETE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR SITE MODIFICATIONS.
- PATHWAYS CONSULTING, LLC COLLECTED DATA FOR THIS PLAN IN APRIL 2022.
- PARCEL 'A' TO BE ANNEXED TO MAP 22-250 FROM MAP 22-251.

PLANS OF REFERENCE:

- THE FOLLOWING PLANS ARE RECORDED AT THE HARTFORD TOWN CLERK'S OFFICE:
  - ENTITLED "SUBDIVISION PLAN FOR PETER & GAIL SCHAAL," DATED JANUARY 2, 2003, PREPARED BY HATHORN SURVEYS, PROJECT NO. 174502.
  - ENTITLED "SURVEY FOR TOWN OF HARTFORD, DEPOT STREET & HORSESHOE AVENUE, WILDER VILLAGE, HARTFORD, VERMONT," DATED JUNE 20, 1990, PREPARED BY HATHORN SURVEYS, PROJECT NO. 64990.
  - ENTITLED "SUBDIVISION PLAN FOR TOWN OF HARTFORD, DEPOT STREET & HORSESHOE AVENUE, WILDER VILLAGE, HARTFORD, VERMONT," DATED NOVEMBER 19, 1990, PREPARED BY HATHORN SURVEYS, PROJECT NO. 64990-A.
  - ENTITLED "RESUBDIVISION & BOUNDARY LINE AGREEMENT FOR TOWN OF HARTFORD, DEPOT STREET & HORSESHOE AVENUE, WILDER VILLAGE, HARTFORD, VERMONT," DATED FEBRUARY 08, 1991, PREPARED BY HATHORN SURVEYS, PROJECT NO. 64990-B.
  - ENTITLED "SITE PLAN FOR TOWN OF HARTFORD, DEPOT STREET & HORSESHOE AVENUE, WILDER VILLAGE, HARTFORD, VERMONT," DATED JULY 31, 1991, PREPARED BY HATHORN SURVEYS, PROJECT NO. 64990-C.
  - ENTITLED "SURVEY FOR PETER SCHAAL OF DEPOT STREET & VICINITY," DATED 11/21/89, PREPARED BY HATHORN SURVEYS, PROJECT NO. 62089.
  - ENTITLED "LOT LINE ADJUSTMENT PLAN FOR SCHAAL ASSOC., INC. & SCHAAL REAL ESTATE RE. TRUST - 73 & 89 DEPOT STREET, WILDER, VT 05001" DATED 09/29/2022, PREPARED BY PATHWAYS CONSULTING, LLC, PROJECT NO. 13252.

CLOSURE LINES

A-B S89°56'10"E 90.86'  
B-C S89°42'30"E 49.15'  
C-D S89°53'30"E 76.29'  
E-F N56°10'00"W 124.09'

RECORD OWNER:  
MAP 22, LOT 250

SCHAAL REAL ESTATE REV TRUST  
13 MILLER RD  
WHITE RIVER JUNCTION, VT 05001

DEED REFERENCE:

BOOK 507, PAGE 594

RECORD OWNER:  
MAP 22, LOT 251

SCHAAL REAL ESTATE REV TRUST  
13 MILLER RD  
WHITE RIVER JUNCTION, VT 05001

DEED REFERENCE:

BOOK 507, PAGE 592  
BOOK 608, PAGE 211

Date	Revision	By
12/28/23	CORRECTED DEED REFERENCES	DPM
10/17/23	ADDED LOT NOS. TO TITLE BLOCK-STAFF COMMENT	DPM

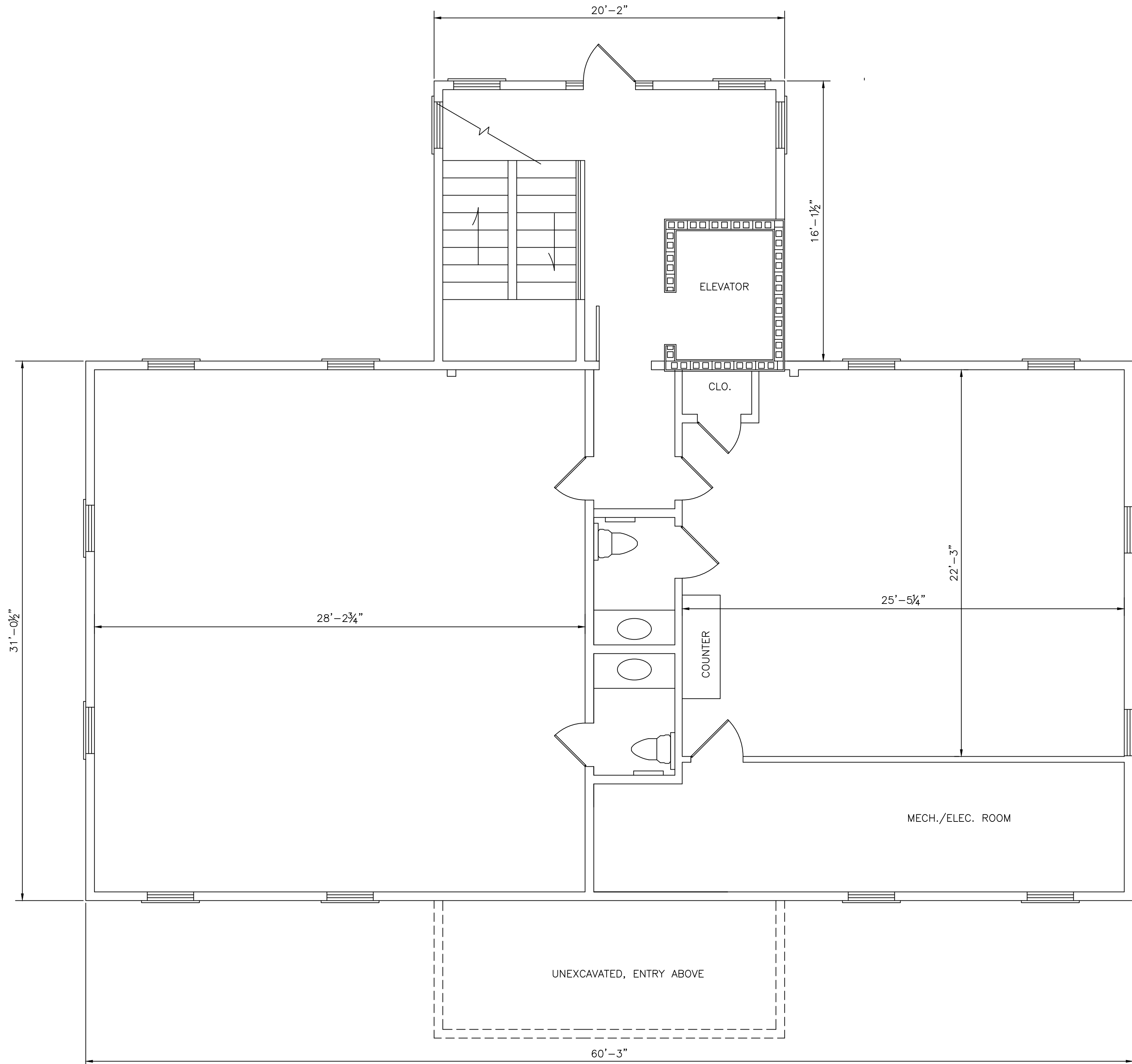
LOT LINE ADJUSTMENT PLAN FOR  
SCHAAL ASSOC., INC. &  
SCHAAL REAL ESTATE REV. TRUST  
MAP 22, LOTS 250 & 251

61 & 73 DEPOT STREET, WILDER, VT 05001

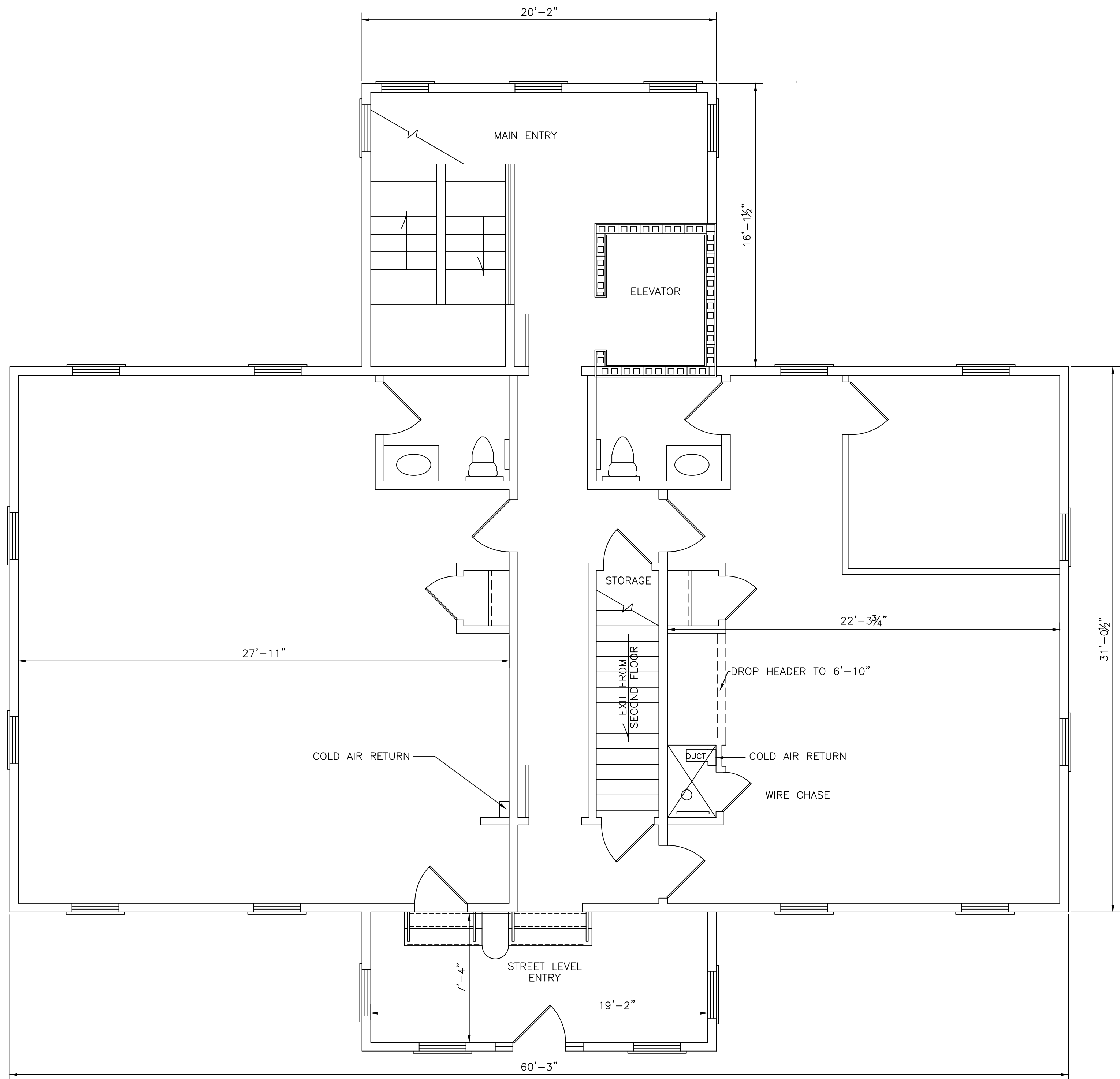
0 20 40 60 80 100

OCTOBER 13, 2023 SCALE: 1"= 20" PROJ. NO. 13252

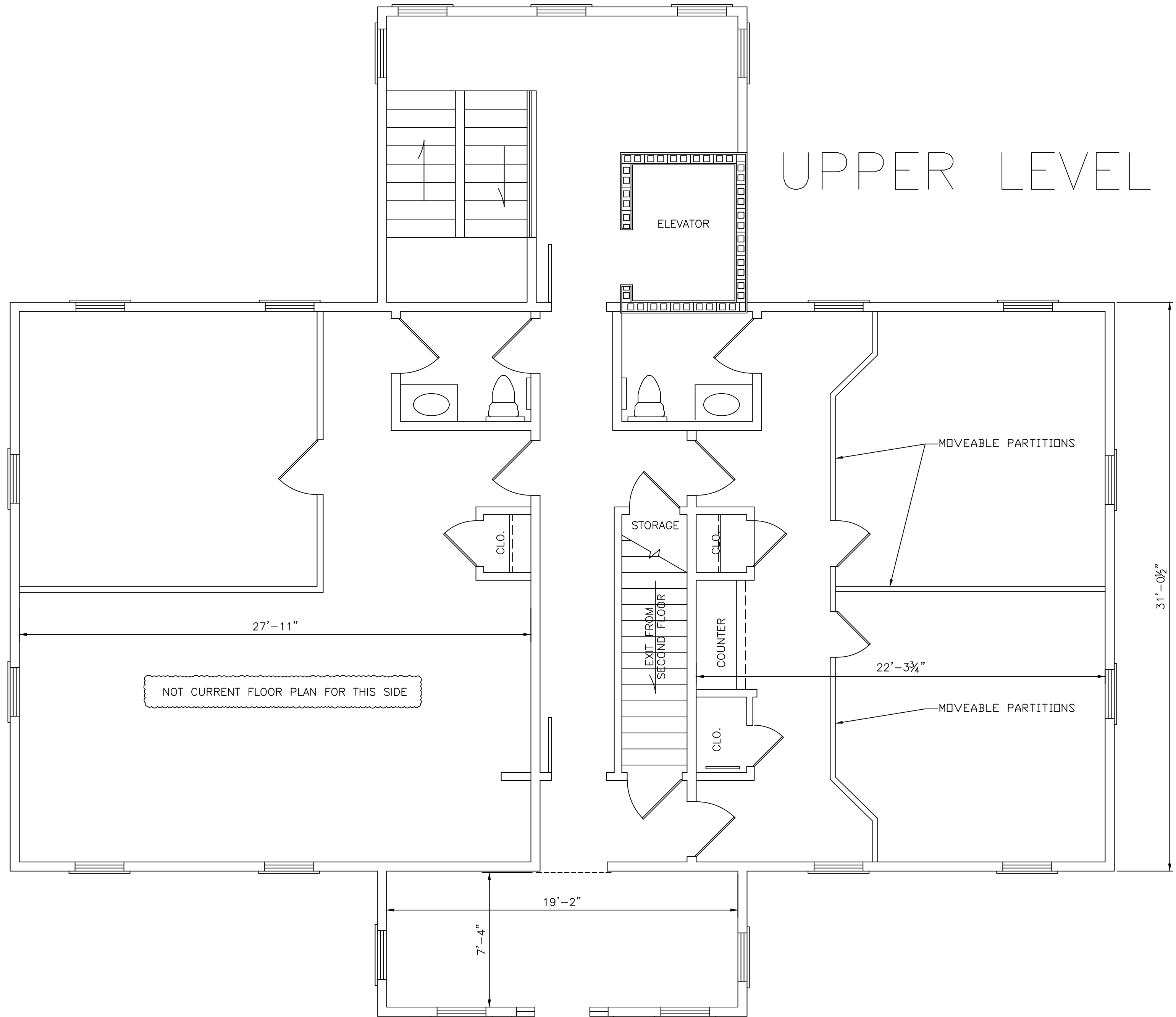
PATHWAYS CONSULTING, LLC  
240 MECHANIC STREET, SUITE 100  
LEBANON, NEW HAMPSHIRE 03766



LOWER LEVEL PLAN  
SCALE: 1/4" = 1'-0"



FLOOR PLAN  
SCALE: 1/4" = 1'-0"



FLOOR PLAN  
SCALE: 1/4" = 1'-0"



# Vermont Mandatory Flood Disclosure



Date Prepared: 11/11/2025

Seller's Name(s): Schaal Real Estate Rev Trust

Property Address: 61 Depot Street, Hartford, VT 05001

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood risk and status of their property to the Buyer. Sellers are required to provide a physical, electronic, or digital link to a copy of the official Flood Insurance Rate Map (FIRM) published by FEMA. It is the Seller's responsibility to locate this map, either online or through their Town office. The Federal Emergency Management Agency (FEMA) search engine can be found at <https://msc.fema.gov/portal/home>.

☐ A copy of the FEMA map for the Property is attached; or,

☒ A link to the FEMA map for the Property is as follows:

<https://msc.fema.gov/portal/search?AddressQuery=61%20depot%20st%20hartford%20vt> ; or,

☐ A FEMA map is unavailable for the Property or the community in which the property is located.

1	Has the Property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
1a	If yes, please describe:		
2	Does the seller maintain flood insurance on the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

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

Seller: Schaal Real Estate Rev Trust dotloop verified 11/11/25 2:12 PM EST RGPU-ZICE-A3OZ-O801 Seller: \_\_\_\_\_

Seller: \_\_\_\_\_ Seller: \_\_\_\_\_

Buyer acknowledges receipt of this Disclosure. It is the Buyer's responsibility to review any attached or linked maps for information regarding potential flood hazard areas affecting the Property. There may be map amendments or other information available at <https://msc.fema.gov/portal/home>.

Buyer: \_\_\_\_\_ Buyer: \_\_\_\_\_

Buyer: \_\_\_\_\_ Buyer: \_\_\_\_\_