

WTD Real Estate attorney for complicated purchase (Caledonia County)



Location **Vermont**
<https://www.genclassifieds.com/x-649134-z>

I'm hoping someone with knowledge of how best to skin this cat is reading. Please get in touch with me.

Known facts:

1. Property has 4 years worth of back taxes (\$8K+-)
2. Joint ownership (husband/wife, going through divorce)
3. Wife has restraining order, husband is locked up for a REAL long list of things
4. Husband's mother gave them a loan (joint borrowers), \$18K owed.
5. Wife is willing to unload property for back taxes and eliminate her share of the loan
6. Town is getting close to a tax sale of property
7. House is stripped on 1st floor. Totally gutted. Upstairs is 'livable' but I would only live there if I was homeless.
8. Probably \$35K-40K needed in renovations if a contractor were hired.

Unknowns:

1. Loan from Husband's mother. Was the house used as collateral or is it a personal loan/promisary
2. Will the town negotiate on past-due taxes
- 2.a Would the town possibly cut a deal to the buyer and have a repayment plan
3. Can the Wife sell VIA Quitclaim before the divorce is final? Or will that have to wait until a Judge order?
4. How best to get an appraisal of the property and get the town to re-value it to the \$30-50K that the building lot is worth given the condition of the house. And could that re-value be retroactive for the past due taxes?

Any idea's on how to acquire the house with the least amount of cash input if possible?

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