

PAYABLE TO:
MAIL TO:

Town of Woodstock
PO Box 488
Woodstock, VT 05091-0488

TAX BILL

Tel: (802)-457-3456

This is the only bill you will receive. Please forward to new owner if property is sold.

PARCEL ID	BILL DATE	TAX YEAR
07.01.46.009	09/04/2025	FY2026

Nov 8, 2025 taxes not paid are late; 1% int for first 3 months 1.5% thereafter. May 2, 2026 taxes not paid in full are delinquent; 8% penalty on any principal, 1% int for first 3 months 1.5% thereafter.

Description: 13.59 AC & DWL:
Location: 435 DEER BROOK WY

SPAN # 786-250-10903 SCL CODE: 250
TOTAL PARCEL ACRES 13.59

OWNER ULLA HOLDINGS LLC
6 SALT BOX LN EAST
DARIEN CT 06820

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD	
REAL	538,300		538,300
TOTAL TAXABLE VALUE			538,300
GRAND LIST VALUES			5,383.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.4560	x5,383.00=	2,454.65	NON HOMESTEAD EDUCATION	2.1694	x5,383.00=	11,677.88
HIGHWAY	0.1904	x5,383.00=	1,024.92				
LOCA AGREEMENT	0.0149	x5,383.00=	80.21				
SPECIAL ARTICLES	0.0241	x5,383.00=	129.73				
TOWN POLICE	0.0721	x5,383.00=	388.11				
COUNTY TAX	0.0081	x5,383.00=	43.60	1.7030 (state rate) / 78.50% (CLA ÷ SA) = 2.1694			
				Payments		TOTAL EDUCATION TAX	
				1 11/07/2025		EDUCATION STATE PAYMENT	
				2 05/01/2026		EDUCATION NET TAX DUE	
				TAX SUMMARY			
				Municipal + Education			
TOTAL MUNICIPAL TAX			4,121.22			TOTAL TAX 15,799.10	
MUNICIPAL STATE PAYMENT						TOTAL STATE PAYMENT	
MUNICIPAL NET TAX DUE						TOTAL NET TAX DUE	

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Woodstock
TAX YEAR FY2026

Both the Nov 7, 2025 and the May 1, 2026 payments must be received in the Finance Office by close of business on the due date. We no longer honor postmark.

Town of Woodstock
TAX YEAR FY2026

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1ST PAYMENT DUE	
11/07/2025	
OWNER NAME	
ULLA HOLDINGS LLC	
PARCEL ID	
07.01.46.009	
AMOUNT DUE	
AMOUNT PAID	

2ND PAYMENT DUE	
05/01/2026	
OWNER NAME	
ULLA HOLDINGS LLC	
PARCEL ID	
07.01.46.009	
AMOUNT DUE	
AMOUNT PAID	

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PARCEL ID	BILL DATE	TAX YEAR
21.52.01.	09/04/2025	FY2026

Nov 8, 2025 taxes not paid are late; 1% int for first 3 months 1.5% thereafter. May 2, 2026 taxes not paid in full are delinquent; 8% penalty on any principal, 1% int for first 3 months 1.5% thereafter.

Description: .07 AC & DWL:
Location: 2 HIGH ST

SPAN # 786-250-10831 SCL CODE: 250
TOTAL PARCEL ACRES 0.07

OWNER ULMAN TODD & ANGELA
2 HIGH ST
WOODSTOCK VT 05091

FOR INCOME TAX PURPOSES

ASSESSED VALUE				NONHOMESTEAD			
REAL		326,000				326,000	
TOTAL TAXABLE VALUE		326,000				326,000	
GRAND LIST VALUES		3,260.00				3,260.00	
MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.4560	x3,260.00=	1,486.55	NON HOMESTEAD EDUCATION	2.1694	x3,260.00=	7,072.24
HIGHWAY	0.1904	x3,260.00=	620.70				
LOCA AGREEMENT	0.0149	x3,260.00=	48.57				
SPECIAL ARTICLES	0.0241	x3,260.00=	78.57				
VILLAGE	0.2517	x3,260.00=	820.54	1.7030 (state rate) / 78.50% (CLA ÷ SA) = 2.1694			
COUNTY TAX	0.0081	x3,260.00=	26.41	TOTAL EDUCATION TAX 7,072.24			
				EDUCATION STATE PAYMENT			
				EDUCATION NET TAX DUE			
				TAX SUMMARY			
				Municipal + Education			
TOTAL MUNICIPAL TAX			3,081.34	TOTAL TAX 10,153.58			
MUNICIPAL STATE PAYMENT				TOTAL STATE PAYMENT			
MUNICIPAL NET TAX DUE				TOTAL NET TAX DUE			

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TAX YEAR FY2026

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Town of Woodstock
TAX YEAR FY2026

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1ST PAYMENT DUE	
11/07/2025	
OWNER NAME	
ULMAN TODD & ANGELA	
PARCEL ID	
21.52.01.	
AMOUNT DUE	
AMOUNT PAID	

2ND PAYMENT DUE	
05/01/2026	
OWNER NAME	
ULMAN TODD & ANGELA	
PARCEL ID	
21.52.01.	
AMOUNT DUE	
AMOUNT PAID	

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PARCEL ID	BILL DATE	TAX YEAR
24.52.25.	09/04/2025	FY2026

Nov 8, 2025 taxes not paid are late; 1% int for first 3 months 1.5% thereafter. May 2, 2026 taxes not paid in full are delinquent; 8% penalty on any principal, 1% int for first 3 months 1.5% thereafter.

Description: 8.85AC & 3 DWL:
Location: 50 GOLF AV

OWNER UNDERWOOD JULIAN & BONNIE
50 GOLF AV
WOODSTOCK VT 05091

HOUSESITE TAX INFORMATION	
SPAN # 786-250-10462	SCL CODE: 250
TOTAL PARCEL ACRES	8.85
HOUSESITE VALUE	1,109,900
HOUSESITE EDUCATION TAX	29,601.03
HOUSESITE MUNICIPAL TAX	10,490.77
HOUSESITE TOTAL TAX	40,091.80
FOR INCOME TAX PURPOSES	

ASSESSED VALUE		HOMESTEAD
REAL	1,811,100	1,811,100
TOTAL TAXABLE VALUE	1,811,100	1,811,100
GRAND LIST VALUES	18,111.00	18,111.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.4560	x18,111.00=	8,258.62	HOMESTEAD EDUCATION	2.6670	x18,111.00=	48,302.04
HIGHWAY	0.1904	x18,111.00=	3,448.33	2.0936 (district rate) / 78.50% (CLA ÷ SA) = 2.6670			
LOCA AGREEMENT	0.0149	x18,111.00=	269.85				
SPECIAL ARTICLES	0.0241	x18,111.00=	436.48				
VILLAGE	0.2517	x18,111.00=	4,558.54				
COUNTY TAX	0.0081	x18,111.00=	146.70				
				Payments	TOTAL EDUCATION TAX		48,302.04
				11/07/2025	EDUCATION STATE PAYMENT		
					EDUCATION NET TAX DUE		
				205/01/2026	TAX SUMMARY		
					Municipal + Education		
TOTAL MUNICIPAL TAX			17,118.52	TOTAL TAX		65,420.56	
MUNICIPAL STATE PAYMENT				TOTAL STATE PAYMENT			
MUNICIPAL NET TAX DUE				TOTAL NET TAX DUE			

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Woodstock
TAX YEAR FY2026

1ST PAYMENT DUE	
11/07/2025	
OWNER NAME	
UNDERWOOD JULIAN & BONNIE	
PARCEL ID	
24.52.25.	
AMOUNT DUE	
AMOUNT PAID	

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Town of Woodstock
TAX YEAR FY2026

2ND PAYMENT DUE	
05/01/2026	
OWNER NAME	
UNDERWOOD JULIAN & BONNIE	
PARCEL ID	
24.52.25.	
AMOUNT DUE	
AMOUNT PAID	

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09.01.11.	09/04/2025	FY2026

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Description: 7.42 AC & DWL:
Location: 1075 DUNHAM HILL RD

OWNER UNDERWOOD KENT D & CLIFFORD CAREY L
PO BOX 172
S WOODSTOCK VT 05071-0172

HOUSESITE TAX INFORMATION	
SPAN # 786-250-10835	SCL CODE: 250
TOTAL PARCEL ACRES	7.42
HOUSESITE VALUE	338,300
HOUSESITE EDUCATION TAX	9,022.46
HOUSESITE MUNICIPAL TAX	2,590.02
HOUSESITE TOTAL TAX	11,612.48
FOR INCOME TAX PURPOSES	

ASSESSED VALUE				HOMESTEAD			
REAL		373,900		373,900			
TOTAL TAXABLE VALUE		373,900		373,900			
GRAND LIST VALUES		3,739.00		3,739.00			
MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.4560	x3,739.00=	1,704.97	HOMESTEAD EDUCATION 2.6670 x3,739.00= 9,971.91 2.0936 (district rate) / 78.50% (CLA ÷ SA) = 2.6670	2.6670	x3,739.00=	9,971.91
HIGHWAY	0.1904	x3,739.00=	711.91				
LOCA AGREEMENT	0.0149	x3,739.00=	55.71				
SPECIAL ARTICLES	0.0241	x3,739.00=	90.11				
TOWN POLICE	0.0721	x3,739.00=	269.58				
COUNTY TAX	0.0081	x3,739.00=	30.29				
			2,862.57				
TOTAL MUNICIPAL TAX			2,862.57	TOTAL EDUCATION TAX 9,971.91			
MUNICIPAL STATE PAYMENT				EDUCATION STATE PAYMENT			
MUNICIPAL NET TAX DUE				EDUCATION NET TAX DUE			
				TAX SUMMARY			
				Municipal + Education			
				TOTAL TAX 12,834.48			
				TOTAL STATE PAYMENT			
				TOTAL NET TAX DUE			

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PARCEL ID	BILL DATE	TAX YEAR
23.52.14.	09/04/2025	FY2026

Description: .07 AC & DWL:
Location: 13 THE GREEN

OWNER URBAN GUILD WOODSTOCK LLC
1215 BAYSHORE DRIVE
OSHKOSH WI 54901

SPAN # 786-250-10624 SCL CODE: 250
TOTAL PARCEL ACRES 0.07

FOR INCOME TAX PURPOSES

ASSESSED VALUE				NONHOMESTEAD			
REAL		563,000				563,000	
TOTAL TAXABLE VALUE		563,000				563,000	
GRAND LIST VALUES		5,630.00				5,630.00	
MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.4560	x5,630.00=	2,567.29	NON HOMESTEAD EDUCATION	2.1694	x5,630.00=	12,213.72
HIGHWAY	0.1904	x5,630.00=	1,071.95				
LOCA AGREEMENT	0.0149	x5,630.00=	83.89				
SPECIAL ARTICLES	0.0241	x5,630.00=	135.68				
VILLAGE	0.2517	x5,630.00=	1,417.07	1.7030 (state rate) / 78.50% (CLA ÷ SA) = 2.1694			
COUNTY TAX	0.0081	x5,630.00=	45.60	TOTAL EDUCATION TAX 12,213.72			
			Payments	EDUCATION STATE PAYMENT			
			1 11/07/2025	EDUCATION NET TAX DUE			
			2 05/01/2026	TAX SUMMARY			
				Municipal + Education			
TOTAL MUNICIPAL TAX			5,321.48	TOTAL TAX 17,535.20			
MUNICIPAL STATE PAYMENT				TOTAL STATE PAYMENT			
MUNICIPAL NET TAX DUE				TOTAL NET TAX DUE			

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1ST PAYMENT DUE	
11/07/2025	
OWNER NAME	
URBAN GUILD WOODSTOCK LLC	
PARCEL ID	
23.52.14.	
AMOUNT DUE	
AMOUNT PAID	

2ND PAYMENT DUE	
05/01/2026	
OWNER NAME	
URBAN GUILD WOODSTOCK LLC	
PARCEL ID	
23.52.14.	
AMOUNT DUE	
AMOUNT PAID	

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23.52.06.	09/04/2025	FY2026

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Description: .45 AC & 5 UNIT APT HOUSE:
Location: 30 RIVER ST

OWNER URSTADT JEFFREY & SUSAN P
 103 BRUSHEY RIDGE RD
 NEW CANAAN CT 06840

SPAN # 786-250-11678 SCL CODE: 250
TOTAL PARCEL ACRES 0.45

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	499,000	499,000
TOTAL TAXABLE VALUE		499,000
GRAND LIST VALUES		4,990.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.4560	x4,990.00=	2,275.44	NON HOMESTEAD EDUCATION 2.1694 x4,990.00= 10,825.31			
HIGHWAY	0.1904	x4,990.00=	950.10				
LOCA AGREEMENT	0.0149	x4,990.00=	74.35				
SPECIAL ARTICLES	0.0241	x4,990.00=	120.26				
VILLAGE	0.2517	x4,990.00=	1,255.98	1.7030 (state rate) / 78.50% (CLA ÷ SA) = 2.1694			
COUNTY TAX	0.0081	x4,990.00=	40.42				
TOTAL MUNICIPAL TAX			4,716.55	Payments 1 11/07/2025 2 05/01/2026			
MUNICIPAL STATE PAYMENT							
MUNICIPAL NET TAX DUE				TOTAL EDUCATION TAX 10,825.31			
				EDUCATION STATE PAYMENT			
				EDUCATION NET TAX DUE			
				TAX SUMMARY			
				Municipal + Education			
				TOTAL TAX 15,541.86			
				TOTAL STATE PAYMENT			
				TOTAL NET TAX DUE			

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1ST PAYMENT DUE	
11/07/2025	
OWNER NAME	
URSTADT JEFFREY & SUSAN P	
PARCEL ID	
23.52.06.	
AMOUNT DUE	
AMOUNT PAID	

2ND PAYMENT DUE	
05/01/2026	
OWNER NAME	
URSTADT JEFFREY & SUSAN P	
PARCEL ID	
23.52.06.	
AMOUNT DUE	
AMOUNT PAID	

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Description: 10.01 AC & DWL:
Location: 288 BISCUIT HILL WY

OWNER UVA TODD R & ANGEL RUBINO
288 BISCUIT HILL WY
WOODSTOCK VT 05091

HOUSESITE TAX INFORMATION	
SPAN # 786-250-11679	SCL CODE: 250
TOTAL PARCEL ACRES	10.01
HOUSESITE VALUE	269,100
HOUSESITE EDUCATION TAX	7,176.90
HOUSESITE MUNICIPAL TAX	2,060.23
HOUSESITE TOTAL TAX	9,237.13
FOR INCOME TAX PURPOSES	

ASSESSED VALUE		HOMESTEAD
REAL	330,400	330,400
TOTAL TAXABLE VALUE		330,400
GRAND LIST VALUES		3,304.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.4560	x3,304.00=	1,506.61	HOMESTEAD EDUCATION	2.6670	x3,304.00=	8,811.77
HIGHWAY	0.1904	x3,304.00=	629.08	2.0936 (district rate) / 78.50% (CLA ÷ SA) = 2.6670			
LOCA AGREEMENT	0.0149	x3,304.00=	49.23				
SPECIAL ARTICLES	0.0241	x3,304.00=	79.63				
TOWN POLICE	0.0721	x3,304.00=	238.22				
COUNTY TAX	0.0081	x3,304.00=	26.76				
				Payments		TOTAL EDUCATION TAX	
				11/07/2025		EDUCATION STATE PAYMENT	
				05/01/2026		EDUCATION NET TAX DUE	
						TAX SUMMARY	
						Municipal + Education	
TOTAL MUNICIPAL TAX			2,529.53			TOTAL TAX	
MUNICIPAL STATE PAYMENT						TOTAL STATE PAYMENT	
MUNICIPAL NET TAX DUE						TOTAL NET TAX DUE	
						11,341.30	