

Real Estate Foreclosure Auction: A 2-bedroom, 1-bath home on 0.52 acres in North Troy, VT is up for auction. The home will need some TLC. It was built in 1917, and boasts 1,192 square feet of living space over two stories, featuring mostly hardwood flooring, an open porch, and an unfinished attic. Additionally, a 24x24, 1 1/2 car garage is included on the premises. The property resembles a serene park with open space and towering trees creating a picturesque setting. Situated just 5.5 miles from Jay Peak Ski Resort, 12 miles to Newport, VT, and 7 miles to the Canadian border, this foreclosure presents a unique opportunity for buyers looking for an investment home in a picturesque location with ample potential. Don't miss out on this chance to own a piece of Vermont real estate at a competitive auction price. A great investment property!

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THOMAS HIRCHAK COMPANY • 1878 CADYS FALLS ROAD • MORRISVILLE, VT 05661 800-634-7653 · 802-888-4662 · THCAuction.com · Info@THCAuction.com



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STATISTICS

AUCTION TERMS: \$10,000 deposit due at sale in cash, official bank treasurer's or cashier's check, or other certified funds, increased to 10% of the successful bid within 5 business days. Balance due at closing, on or within 14 days after issuance of the Court's Confirmation Order. Buyer responsible for all delinquent real estate taxes, utilities and municipal charges.





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	82,900/ 82,900					Darriot	A Properues Inc.	Diversit # 1	Drive Ld # 1.	-	-	-		Prior Id # 7.		ASR Map:	Fact Dist:	Revai Dist:	Year.	LandReason.	BIGHERSON:	CivilDistrict: Ratio		by Name	1									e Notes		9	17 100
	ASSESSED: 8:	User Acct	GIS Ref	GIS Ref		Insp Date	11/28/23	1833!		-		08/28/24 09:5/:40	LASI KEV	·	10	833								Kesuit B	11	the set of the set of the set of the set of the							A OF VISIT NOT DATA.	J Fact Use Value		17,100	Totol
	ASS	Legal Description			Entered Lot Size	1 01al Land: 0.52	Land Unit Lype AC		Notes Date	4/1/16/2024 5/24/20724	2024 PRELIM VAL 4/15/2024	6/30/2023	6/23/2022	8/27/2020	6/18/2020	PAT ACCT.	Notes						AC	11 Uale 11 Manana INCDECT	11/15/2023 MEASURED	10/27/2011 MEASURED						1	Sign: VERFICATOR	d Alt % Spec	Class Land	17,077	at 17 077 Cal Prodit
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LOI		et/City		T					T. T	I APRE I OWN							classified as	1917, having	re Feet, with 1	ind 2 barms.		Com. Int			Code Description					BOI I NG				Unit Type Land		SITE ACRE SITE	1 2264
BLA		Direction/Street/City RAII ROAD ST TROY		אר שי					- Curry						Crity	NOI	This parcel contains 52 ACRES of land mainly classified as	RESD 1 with a OLD STYLE Building built about 1917, having	primarily CLAPBOARD Exterior and 1192 Square Feet, with 1	umit, 1 bain, u 3/4 bain, u Hairbain, 4 Kooms, and 2 borms.		Amount			% Item Coo	water	Sewer	Electri	Exmpt	Tom 4	Street	Gas'	lines only)	14			Total OF ICAN DOCK
MAP	PROPERTY LOCATION	AIT NO RAILE	Id NO.			Street 1: PO BOX 428		RTH TROY		DEVICIE CIANED	O OWNER				5	TUE DECODIDT	contains 52 ACR	tha OLD STYLE (LAPBOARD Exter	1, U 3/4 Bain, U Ha	OTHER ASSESSMENTS	Descrip/No		PROPERTY FACTORS	de Description				SUS	70			AND SECTION (First 7 lines only)	Description LUC No c	Fact		A. D COM
	PROPER	NO	OWNERSHIP	Owner 2	Owner 3:	Street 1.	Street 2.	Twn/City:	NOTAUS	DELVIOI CON	Owner 1	Owner 2	Street 1:	Twn/City:	St/Prov:	NA DDAT	This parcel	RESD 1 wit	primarily Cl	Unit, 1 Ball	OTHER A	Code		PROPER'	Item Code	2	0	-	Census:		2 0	>	LAND SE	Use Desc		10 RESD 1	Total AC/HA 0 5000

EXTERIOR INFORMATION Type: 15 - OLD STYLE	Full Bath 1 Rating	Rating: FAIR AVG	MOSTLY DATED +1	MOSTLY DATED + BASIC; AS NEEDED		16			
Sty Ht 2A - TWO/ATTIC	A Bath:	Rating:	UPDATES ONLY; K	UPDALES ONLY; KITEIVIIN PAINTEU PLY CABS, FULL UAS OF AMATANY SUCINED FOLID: LOW SEL					
(Liv) Units: 1 Total: 1	3/4 Bath:	Rating:	- HT- DAMP PMT. SI	FULL FRAS CLAVY WY SHOWEN EQUIT, FOVY SFL HT- DAMP BMT- SLOW DRAINAGE TO SEWER		12 FFL	12		
Foundation: 1 - CONCRETE	A 3QBth	Rating:	GETS ROW DRIVE			(192)			
	1/2 Bath:	Rating:				12			
2 - GLAPBUARD	100	Dating.	RESIDENTIAL GRID	RID					
Sec Wall: 70	OTHER FEATURES	ATURES	1st Res Grid Desc: Line 1	: Line 1 # Units 1		4 0FP			
	Kits: 1	Rating: FAIR AVG	Level FY LR DR D K	D K FR RR BR FB HB L 0		2			
1	A Kits:	Rating:	Other						
View Posts	Emt	Ratino:	Upper				UAT		
CENERAL INFORMATION	WSFlue:	Rating:	- Lvi 2				SFL 25		
Grade C - AVERAGE	CONDO IN	CONDO INFORMATION	LVI			21	BINIT		
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Prim Int Wal 1 - DRYWALL	Economic.	- 10/00							
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- CONCRETE	3	00	COMPARABLE SALES		1ST	2	68.542	-	Type Qu #Ten
	Size	S1744 R	te Parcel ID	Typ Date Sale Price			6,905		
Bsmnt Gar:	Const	Const Adi.: 1.0000000					7		
Electric: 3 - TYPICAL	Adi \$	Adi \$ / SQ: 99.049							
Insulation: 2 - TYPICAL	Other Features:	atures: 17600			OFP OPEN PORCH	168 19.810	3,328		
0	Grade F	Grade Factor: 1.00							
-	HBN	NBHD Inf. 1.00000000							
Heat Type: 1 - FORCED H/A	NBHD Mod:		Wtav\$/SQ: Avi	AvRate: Ind.Val	Net Sketched Area: 2.060	2.060 Total:	138.232		
-	LUCF	LUC Factor: 1.00			Size Ad 1192 Gross Area	2360			
	Adj	2	Juris. Factor:	Before Depr. 99.05					
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Description A Y/S Qty	e/Dim	Year Unit Pr	UIS UPP LUC	Appr value	JUGUJFACI JUIS. VAIUE				
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									None of the second seco
More: N Total Y	Total Yard Items:	4,100 Tot	Total Special Featues:		Total 4,100				

OWNER BUTTON RICHARD JR TOTAL PARCEL ACRES PO BOX 428 HOUSESITE EDUCATION TAX NORTH TROY VT 05859 HOUSESITE TOTAL TAX HOUSESITE TOTAL TAX FOR INCOME TAX PURPOSE ASSESSED VALUE HOMESTEAD REAL 82,900 82,900 82,900	TIME FOR IT interest as ors fee of 8% CON ODE: 206 0.52 82,900 835.38 148.97 984.35
TAX BILL 802-988-2663 PLEASE ALLOW EXTRATE PARCEL ID BILL DATE TAX YEAR Taxes unpaid after the due date are delinquent. Maximum is allowable by law will be charged in addition to a collector 202052. 08/22/2024 2024 Date TAX YEAR Taxes unpaid after the due date are delinquent. Maximum is allowable by law will be charged in addition to a collector Description: DWL & .52 AC; RAILROAD ST 4 HOUSESITE TAX INFORMATI Location: 4 RAILROAD ST SPAN # 654-206-10159 SCL Collector OWNER BUTTON RICHARD JR FOO BOX 428 HOUSESITE VALUE NORTH TROY VT 05859 HOUSESITE MUNICIPAL TAX HOUSESITE TOTAL TAX FOR INCOME TAX PURPOSE ASSESSED VALUE 82,900 82,900	TIME FOR IT interest as ors fee of 8% CON ODE: 206 0.52 82,900 835.38 148.97 984.35
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LOCAL AGREEMENT 0.0050 : x829.00= 4.15 1.1546 (district rate) / 114.58% (CLA) = 1.0077	
Payments TOTAL EDUCATION TAX	835.38
1 11/07/2024 EDUCATION STATE PAYMENT	0.00
984.35 EDUCATION NET TAX DUE	835.38
TAX SUMMARY Municipal + Educat	ion
TOTAL MUNICIPAL TAX 148.97 TOTAL TAX	984.35
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TOWN OF TROY	-
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TAX BILI		rth Troy, (802) 98	VT 05859	receiv	_	bill you will orward to new is sold.
PARCEL ID BI	LL DATE TAX YEA	_ • •	as of 1:00 p.m.	Thursday, Octo	ber 24th wil	l be late.
	08/2025 2024	Interest and Fostmarks CA	an 8% collectio N NOT be accepte	n fee will be a	dded at that	time
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Village of North Troy, Vermont Utility Billing Page 1 of 1 01/08/25 09:34 am Individual Account Billing Report Account Number 202052

BUTTON JR., RICHARD Account number: 202052 PO BOX 428

NORTH TROY VT. 05859-0428 Location:4 RAILROAD ST

Aged balances:

Service	Sewer	Water	TOTALS
Balance	227.39	146.17	373.56
Credit	0.00	0.00	0.00
Current	113.15	72.73	185.88
Over 30	0.00	0.00	0.00
Over 60	0.00	0.00	0.00
Over 90	112.00	72.00	184.00
Over 120	2.24	1.44	3.68

Balances by	category:		
Service	Sewer	Water	TOTALS
Bills	224.00	144,00	368.00
Interest	3.39	2.17	5.56
Penalty	0.00	0.00	0.00
New Charges	0.00	0.00	0.00
Credits	0.00	0.00	0.00
Balance	227.39	146.17	373.56

Owner