

**FORECLOSURE: 2 BEDROOM / 1 BATH HOME ON
0.52± ACRES IN NORTH TROY, VT**

 **AUCTION**

THURSDAY, FEBRUARY 13 @ 11AM

Registration & Inspection from 10AM

ADDRESS: 4 Railroad Street, North Troy, VT 05859

Open House: January, 30 from 11AM-1PM



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!

The information contained herein is taken from sources deemed to be correct. The auctioneer makes no claim or warranties as to its accuracy. This is not an offering or solicitation in any state where prohibited by law. Announcements date of sale take precedence over previous information.

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



AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representations or warranties, expressed or implied, are made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

STATISTICS

Year Built	1917
Siding	Clapboard
Roof	Metal and Gable
Basement	Partial
Foundation	Concrete
Heat	Forced Air
Water	Town
Sewer	Town
Square Footage	1,192±
Rooms	4
Bedrooms	2
Baths	1
Garage	Detached 24 x 24
Acreage	0.52±
Assessment	\$82,900
Town of Troy Year Taxes	\$984.00
Village of Troy Year Taxes	\$489.00
Water and Sewer Due	\$373.56

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.



PAYABLE TO:
MAIL TO:

TOWN OF TROY
142 MAIN STREET
NORTH TROY VT 05859

802-988-2663

IF YOU USE ONLINE BILLPAY
PLEASE ALLOW EXTRA TIME FOR IT
TO REACH US

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
202052.	08/22/2024	2024

Taxes unpaid after the due date are delinquent. Maximum interest as allowable by law will be charged in addition to a collectors fee of 8%

Description: DWL & .52 AC; RAILROAD ST 4
Location: 4 RAILROAD ST

OWNER **BUTTON RICHARD JR**
 PO BOX 428
 NORTH TROY VT 05859

HOUSESITE TAX INFORMATION	
SPAN # 654-206-10159	SCL CODE: 206
TOTAL PARCEL ACRES	0.52
HOUSESITE VALUE	82,900
HOUSESITE EDUCATION TAX	835.38
HOUSESITE MUNICIPAL TAX	148.97
HOUSESITE TOTAL TAX	984.35
FOR INCOME TAX PURPOSES	

ASSESSED VALUE	HOMESTEAD
REAL 82,900	82,900
TOTAL TAXABLE VALUE 82,900	82,900
GRAND LIST VALUES 829.00	829.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.1747	x829.00=	144.82	HOMESTEAD EDUCATION	1.0077	x829.00=	835.38
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 + Education			
TOTAL MUNICIPAL TAX 148.97				TOTAL TAX 984.35			
MUNICIPAL STATE PAYMENT 0.00				TOTAL STATE PAYMENT 0.00			
MUNICIPAL NET TAX DUE 148.97				TOTAL NET TAX DUE 984.35			

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF TROY

PAYMENT DUE	TAX YEAR
11/07/2024	2024
OWNER NAME	
BUTTON RICHARD JR	
PARCEL ID	
202052.	
AMOUNT DUE	984.35
AMOUNT PAID	

GO TO
WWW.TROYVT.GOV
TO PAY YOUR
TAXES ONLINE OR
STOP BY OUR
OFFICE TO MAKE
YOUR PAYMENT

POSTMARKS ARE
NOT ACCEPTED AS
TIMELY PAYMENT.

PAYABLE TO: Village of North Troy, Vermont

**MAIL TO: 160 Railroad St. Suite 1
North Troy, VT 05859**

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

TAX BILL

(802) 988-4700

PARCEL ID	BILL DATE	TAX YEAR
202052.	01/08/2025	2024

Taxes unpaid as of 1:00 p.m. Thursday, October 24th will be late. Interest and an 8% collection fee will be added at that time. Postmarks CAN NOT be accepted as timely payment.

Description: DWL & .52 AC; RAILROAD ST 4
Location: 4 RAILROAD ST

HOUSESITE TAX INFORMATION	
SPAN # 654-206-10159	SCL CODE: 206
TOTAL PARCEL ACRES	0.52
HOUSESITE VALUE	82,900
HOUSESITE EDUCATION TAX	
HOUSESITE MUNICIPAL TAX	489.52
HOUSESITE TOTAL TAX	489.52
FOR INCOME TAX PURPOSES	

OWNER **BUTTON RICHARD JR
PO BOX 428
NORTH TROY VT 05859**

ASSESSED VALUE	HOMESTEAD
REAL 82,900	82,900
TOTAL TAXABLE VALUE 82,900	82,900
GRAND LIST VALUES 829.00	829.00

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TAX RATE NAME	TAX RATE	* GRAND LIST = TAXES	TAX RATE NAME	TAX RATE	* GRAND LIST = TAXES										
GENERAL	0.5905	*829.00= 489.52													
			<table border="1"> <thead> <tr> <th colspan="2">Payments</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/24/2024</td> </tr> <tr> <td colspan="2">489.52</td> </tr> </tbody> </table>			Payments		1	10/24/2024	489.52					
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DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

Village of North Troy, Vermont

PAYMENT DUE	TAX YEAR
10/24/2024	2024
OWNER NAME	
BUTTON RICHARD JR	
PARCEL ID	
202052.	
AMOUNT DUE	489.52
AMOUNT PAID	

Pay online @ www.troyvt.gov under "village" 2.65% fee charged for credit/debit e-checks \$1.50 flat fee

01/08/25
09:34 am

Village of North Troy, Vermont Utility Billing
Individual Account Billing Report
Account Number 202052

Page 1 of 1
Owner

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