

**2 BEDROOM, 1 BATH HOME ON 0.11 ACRES IN
RUTLAND, VT**



THURSDAY, JANUARY 22, 2026 @ 3PM

Registration & Inspection from 2:00PM

108 S. Main Street, Rutland, VT 05701

OPEN HOUSE: Friday, January 9 from 11AM-1PM



Offered at auction is a 2-bedroom, 1-bath, two-story home with solar panels, set on 0.11± acres in the City of Rutland, Vermont. Built in 1900, the home features approximately 1,008 square feet of living space and offers excellent potential for investors, renovators, or owner-occupants seeking a project with long-term value. Solar panels add an appealing modern upgrade, making this a unique opportunity in the heart of Rutland.

The home will require repairs and updates (TLC), making it well-suited for a renovation project or long-term investment. With its manageable lot size and in-town location, this property offers strong potential for resale, rental, or personal use once improvements are completed.

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 1900
 Siding Vinyl
 Roof Gable/Asphal Shingles
 Basement Unfinished
 Foundation Cement
 Heat Hot Water/Oil
 Water City
 Sewer City
 Square Footage 1,008± SF
 Rooms 5
 Bedrooms 2
 Baths 1
 Garage None
 Acreage 0.11±
 Assessment \$76,800
 Town of Rutland Taxes \$3,134.04



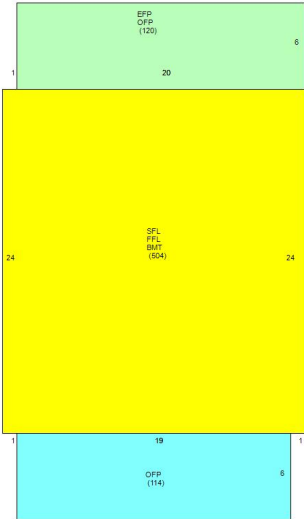

AUCTION TERMS: 10% deposit due at sale,
 balance due at closing, on or within 30 days.
 Sale subject to 10% Buyer's Premium. Taxes and
 utilities to be prorated at closing.



CAI Property Card

Rutland City, VT



GENERAL PROPERTY INFORMATION		BUILDING EXTERIOR	
LOCATION: 108 SOUTH MAIN ST ACRES: 0.11 SQUARE FEET: 4,792 PARCEL ID: 13804 LAND USE: RESD 1 OWNER: MORAN BRUCE CO - OWNER: MAILING ADDRESS: 108 S MAIN ST RUTLAND, VT 05701-4531		BUILDING STYLE: OLD STYLE UNITS: 1 YEAR BUILT: 1900 FRAME: WOOD EXTERIOR WALL COVER: VINYL ROOF STYLE: GABLE ROOF COVER: ASPHALT SH STORY HEIGHT: 2	
		BUILDING INTERIOR	
SALE INFORMATION		INTERIOR WALL: DRYWALL FLOOR COVER: SOFTWOOD HEAT TYPE: HOT WATER FUEL TYPE: OIL PERCENT A/C: False # OF ROOMS: 5 # OF BEDROOMS: 2 # OF FULL BATHS: 1 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0	
SALE DATE: 3/20/1995 BOOK & PAGE: 343-575 SALE PRICE: SALE DESCRIPTION: SELLER: MORAN BRUCE			
PRINCIPAL BUILDING AREAS			
GROSS BUILDING AREA: 1,866 SF FINISHED BUILDING AREA: 1008 SF BASEMENT AREA: 504 SF # OF PRINCIPAL BUILDINGS: 1			
ASSESSED VALUES			
LAND: \$28,300 YARD: \$0 BUILDING: \$48,500 TOTAL: \$76,800			
SKETCH		PHOTO	
			



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

12/10/2025

Property Information - Rutland City, VT

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PAYABLE TO:

MAIL TO:

CITY OF RUTLAND
PO BOX 969
RUTLAND CITY VT 05702-0969

TAX BILL

(802) 773 1800

PARCEL ID	BILL DATE	TAX YEAR
13804.	12/10/2025	25-26

Description:

Location: 108 SOUTH MAIN ST

OWNER **MORAN BRUCE**
108 SOUTH MAIN ST
RUTLAND VT 05701-4531

SPAN # 540-170-13804 SCL CODE: 170
TOTAL PARCEL ACRES 0.11

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	76,800	76,800
TOTAL TAXABLE VALUE	76,800	76,800
GRAND LIST VALUES	768.00	768.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	1.3956	x768.00=	1,071.80	NON HOMESTEAD EDUCATION	1.9273	x768.00=	1,480.17
COUNTY TAX	0.0082	x768.00=	6.30				
STREETS	0.3222	x768.00=	247.45				
DEBT & PENSION	0.3025	x768.00=	232.32				
LIBRARY	0.0858	x768.00=	65.89				
LOCAL SHARE VET EXEM	0.0053	x768.00=	4.07				
SOCIAL AGENCIES	0.0339	x768.00=	26.04				
				1.7030 (state rate) / 88.36% (CLA ÷ SA) = 1.9273			
				Payments		TOTAL EDUCATION TAX	1,480.17
				1	08/31/2025	EDUCATION STATE PAYMENT	0.00
					783.51	EDUCATION NET TAX DUE	1,480.17
				2	11/15/2025	TAX SUMMARY	
					783.51	Municipal + Education	
				3	02/15/2026	TOTAL TAX	3,134.04
					783.51	TOTAL STATE PAYMENT	0.00
				4	05/15/2026	TOTAL NET TAX DUE	3,134.04
					783.51		
TOTAL MUNICIPAL TAX			1,653.87				
MUNICIPAL STATE PAYMENT			0.00				
MUNICIPAL NET TAX DUE			1,653.87				

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

CITY OF RUTLAND
TAX YEAR 25-26

CITY OF RUTLAND
TAX YEAR 25-26

CITY OF RUTLAND
TAX YEAR 25-26

CITY OF RUTLAND
TAX YEAR 25-26

1ST PAYMENT DUE	
08/31/2025	
OWNER NAME	
MORAN BRUCE	
PARCEL ID	
13804-	
AMOUNT DUE	783.51
AMOUNT PAID	

2ND PAYMENT DUE	
11/15/2025	
OWNER NAME	
MORAN BRUCE	
PARCEL ID	
13804-	
AMOUNT DUE	783.51
AMOUNT PAID	

3RD PAYMENT DUE	
02/15/2026	
OWNER NAME	
MORAN BRUCE	
PARCEL ID	
13804-	
AMOUNT DUE	783.51
AMOUNT PAID	

4TH PAYMENT DUE	
05/15/2026	
OWNER NAME	
MORAN BRUCE	
PARCEL ID	
13804-	
AMOUNT DUE	783.51
AMOUNT PAID	



125032631



125032632



125032633



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