

**2 BEDROOM, 1 BATH HOME ON 0.36 ACRES IN  
SHAFTSBURY, VT**



**THURSDAY, JANUARY 22, 2026 @ 11AM**

Registration & Inspection from 2:00PM

**375 Lake Drive, Shaftsbury, VT 05262**

***OPEN HOUSE: Wed, January 7 from 11AM-1PM***



2-bedroom, 1-bath ranch-style home set on 0.36± acres in the Paran Acres neighborhood of Shaftsbury, Vermont. Built in 1979, the property offers approximately 936 square feet of living space, a full basement, and an attached one-car garage. Home has been frozen and is full of black mold. Bring respirators for open house and on auction day. The home will need a total gut to the studs plus more making it a strong investment opportunity for renovators, contractors, and buyers seeking a project property. The parcel is part of the Paran Acres Home Owners Association, Inc., providing community road maintenance and shared neighborhood benefits. Located on a quiet residential street, this home offers renovation potential in a desirable Southern Vermont setting — an opportunity to restore value and transform this property into a rewarding home or resale investment.

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 .....	1979
Siding .....	Vinyl
Roof .....	Gable/Asphal Shingles
Basement.....	Unfinished
Foundation .....	Concrete
Heat.....	Oil/Hot Water
Water .....	Town
Sewer .....	On Site
Square Footage .....	936± SF
Rooms.....	4
Bedrooms .....	2
Baths.....	1
Garage.....	1-Car
Acreage .....	0.36±
Assessment.....	\$129,900
Town of Shaftsbury Taxes .....	\$779.66
Paron Acres Yearly HOA Dues .....	\$115.00

**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.



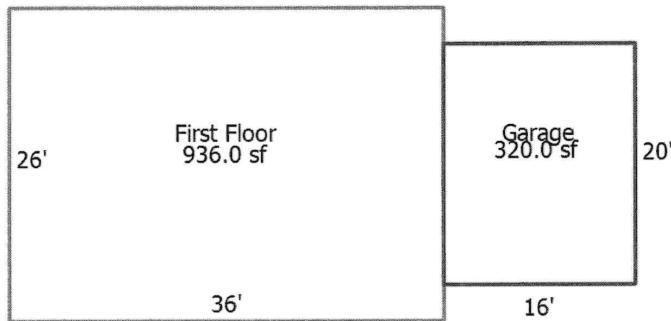
## Shaftsbury, VT - Property Database - Detail Result

Last Updated: August 19, 2025 | Official copies of data must be obtained at the Shaftsbury Town Office.

Powered by  
www.nemrc.com

Owner Information			Parcel Value Information		
Parcel Owner	162257 HOLDUN CHRISTINE E PO BOX 22 NORTH BENNINGTON, VT 05257		Land Value Dwelling Value Site Imprmnt Outbuildings Total	27,200 87,700 15,000  129,900	Homestead Housesite
Location Sec/TWP/Range	375 LAKE DR				129,900
Descr	LAND & BUILDING				Photo not available.
Parcel Information					
NBHD	10	SPAN	573-254-10783		
Acres	0.36	Status	A - Active		
Sales Information					
Book		Sale Date	//		
Page		Sale Price			
BUILDING	Total Rooms	4	Year Built	1979	Building SF
	Bedrooms	2	Effect Age	31	Quality
	Full Baths	1	Condition	Fair/Avg	Style
	Half Baths		Phys Depr	25	Design
	Kitchens	1	Funct Depr		Bldg Type
			Econ Depr		
LAND	Land	1	Area	0.36	Grade
					1.00
					Frontage
					Depth

### Sketch



PAYABLE TO:

MAIL TO:

## TAX BILL

# Town of Shaftsbury

Melanie Dexter, Treasurer

Box 178, Shaftsbury VT 05262

treasurer@shaftsburyvt.gov

(802) 442-4038 x 101

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

PARCEL ID	BILL DATE	TAX YEAR	Bill for July 1, 2025 to June 30, 2026
162257.	12/18/2025	2025-2026	Taxes postmarked after the due date are delinquent. Maximum interest allowable by law will be charged in addition to a penalty of 8%

Description: LAND & BUILDING

Location: 375 LAKE DR

SPAN # 573-254-10783 SCL CODE: 254

TOTAL PARCEL ACRES

0.36

OWNER HOLDUN CHRISTINE E  
PO BOX 22  
NORTH BENNINGTON VT 05257

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	129,900	129,900
<b>TOTAL TAXABLE VALUE</b>	<b>129,900</b>	<b>129,900</b>
<b>GRAND LIST VALUES</b>	<b>1,299.00</b>	<b>1,299.00</b>

TAX RATE NAME	MUNICIPAL TAXES		TAXES	EDUCATION TAXES	
	TAX RATE	GRAND LIST =		TAX RATE	GRAND LIST =
TOWN	0.5951	x1,299.00=	773.04		
LOCAL AGREEMENT	0.0051	x1,299.00=	6.62		
<b>Revised Bill</b>					
				Payments	
				1 11/10/2025	EDUCATION STATE PAYMENT
					TAX SUMMARY
					Municipal + Education
					TOTAL TAX 779.66
					TOTAL STATE PAYMENT
					TOTAL NET TAX DUE
DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT					

## Town of Shaftsbury

PAYMENT DUE	TAX YEAR
11/10/2025	2025-2026
<b>OWNER NAME</b>	
HOLDUN CHRISTINE E	
<b>PARCEL ID</b>	
162257.	
<b>AMOUNT DUE</b>	
<b>AMOUNT PAID</b>	

Make check payable to Town of Shaftsbury. Write parcel ID# on check. For receipt, enclose entire bill with self-addressed stamped envelope

Revised Bill