

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



AUCTION

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 Rutland Taxes \$779.66

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.



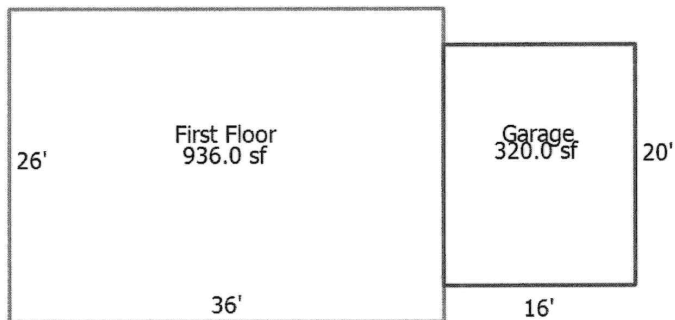
Shaftsbury, VT - Property Database - Detail Result

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

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Owner Information				Parcel Value Information					
Parcel	162257			Land Value	27,200	Homestead	129,900		
Owner	HOLDUN CHRISTINE E PO BOX 22 NORTH BENNINGTON, VT 05257			Dwelling Value	87,700	Housesite	129,900		
	375 LAKE DR			Site Imprmnt	15,000				
Location				Outbuildings					
Sec/TWP/Range				Total	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	936.00	Energy Adj	Good	Roughins	1
Bedrooms	2	Effect Age	31	Quality	2.75	Bsmt Wall	Conc 8in	Plumb Fixt	5
Full Baths	1	Condition	Fair/Avg	Style	1 Story	Bsmt SF	936	Fireplaces	
Half Baths		Phys Depr	25	Design	Ranch	Bsmt Fin	1	Porch	
Kitchens	1	Funct Depr		Bldg Type	Single	Bsmt Fin SF		Gar/Shed	320
		Econ Depr							
Notes									
LAND									
Land	1	Area	0.36	Grade	1.00	Frontage		Depth	
Sketch									

Sketch



PAYABLE TO:

MAIL TO:

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.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
162257.	12/18/2025	2025-2026

Bill for July 1, 2025 to June 30, 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

OWNER **HOLDUN CHRISTINE E**
PO BOX 22
NORTH BENNINGTON VT 05257

SPAN # 573-254-10783 SCL CODE: 254
TOTAL PARCEL ACRES 0.36

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	129,900	129,900
TOTAL TAXABLE VALUE	129,900	129,900
GRAND LIST VALUES	1,299.00	1,299.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.5951	x1,299.00=	773.04				
LOCAL AGREEMENT	0.0051	x1,299.00=	6.62				
<div>Revised Bill</div>				<div>Payments</div>			
				1 11/10/2025 EDUCATION STATE PAYMENT			
				<div>TAX SUMMARY</div> <div>Municipal + Education</div>			
TOTAL MUNICIPAL TAX			779.66	TOTAL TAX			779.66
MUNICIPAL STATE PAYMENT				TOTAL STATE PAYMENT			
MUNICIPAL NET TAX DUE				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
OWNER NAME	
HOLDUN CHRISTINE E	
PARCEL ID	
162257.	
AMOUNT DUE	
AMOUNT PAID	

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

Revised Bill