

**2-BED, 1.5-BATH HOME ON 0.13± ACRES
IN ST. JOHNSBURY, VT**



AUCTION

WEDNESDAY, SEPTEMBER 16 @ 11AM

Registration & Inspection from 10AM

ADDRESS: 19 Allen Court, St. Johnsbury, VT 05819

Open House: Thursday, Sept. 3 from 11AM - 1PM



This 1928 home features 1,339± square feet with 2 bedrooms and 1.5 bathrooms on a 0.13± acre lot. The property offers potential as a primary residence, investment property, or renovation project.

The home is close to shops, restaurants, businesses, services, and other local amenities nearby. I-91 is also just a short distance away, making it easy to travel throughout the Northeast Kingdom and beyond.

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

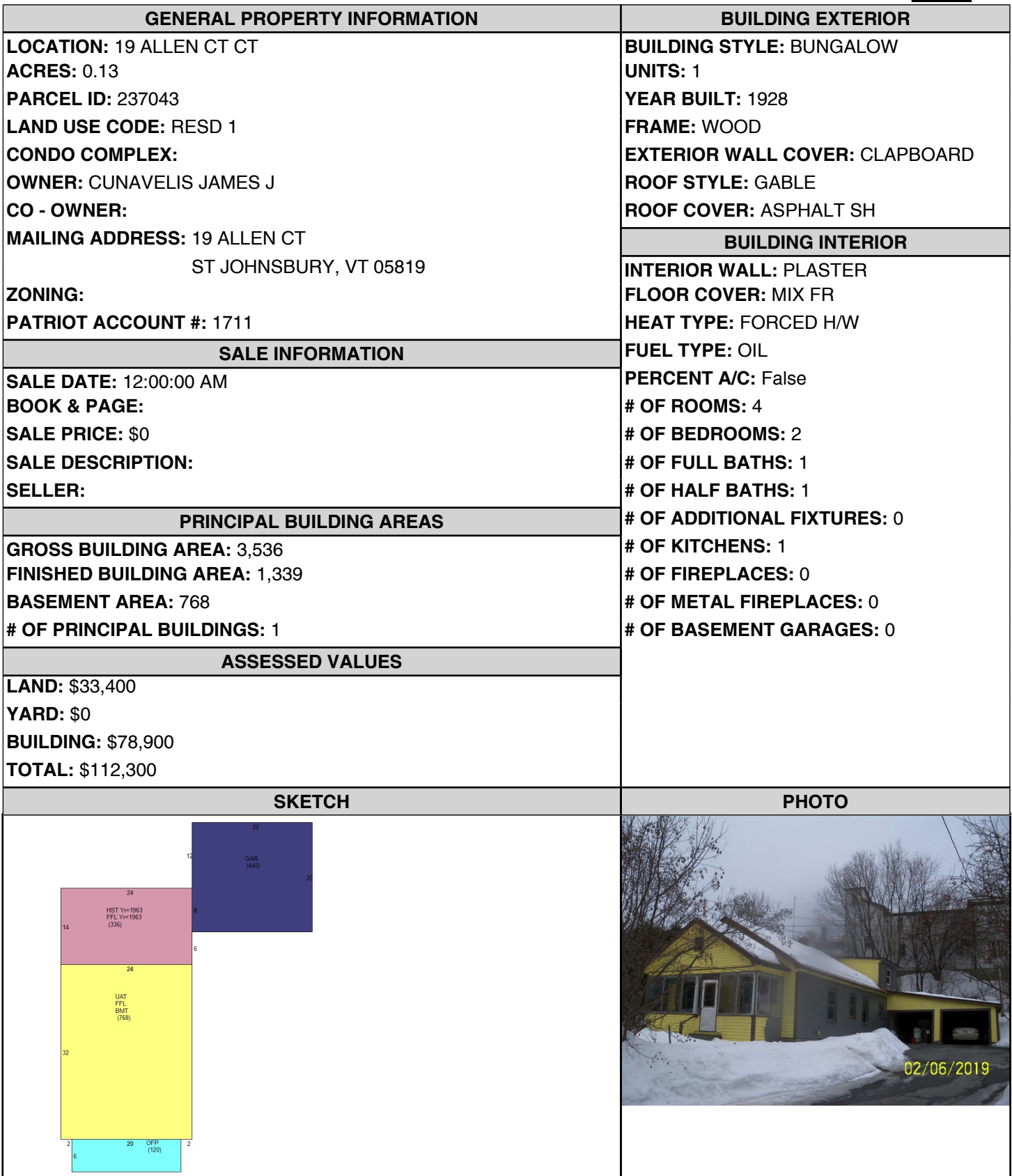
Year Built 1928
 Siding Wood Clapboard
 Roof..... Asphalt Shingles
 Basement..... Full Unfinished
 Foundation Concrete
 Heat..... Forced Hot Water
 Water Town
 Sewer Town
 Square Footage 1,339±
 Rooms..... 4
 Bedrooms 2
 Baths..... 1.5
 Garage..... 2-Car Attached
 Acreage 0.13
 Assessment..... \$112,300
 Town of St. Johnsbury Taxes..... \$2,505.64

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.



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Town of St. Johnsbury, VT



PAYABLE TO:
MAIL TO:

TOWN OF ST JOHNSBURY
51 DEPOT SQUARE, SUITE 101
ST. JOHNSBURY, VERMONT 05819
HOURS MON - FRI 8AM - 4:00PM
802-748-4331 x.1

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
237043.	07/28/2026	2025

8% PENALTY WILL BE LEVIED AFTER THE FINAL DUE DATE
1% INTEREST PER MONTH OR FRACTION THEREOF WILL ALSO BE LEVIED ON ALL
DELINQUENT TAXES

Description: HOUSE GARAGE .13A
Location: 19 ALLEN

OWNER CUNAVELIS JAMES J
19 ALLEN CT
ST JOHNSBURY VT 05819

HOUSESITE TAX INFORMATION	
SPAN # 558-176-10771	SCL CODE: 176
TOTAL PARCEL ACRES	0.13
HOUSESITE VALUE	112,300
HOUSESITE EDUCATION TAX	1,193.86
HOUSESITE MUNICIPAL TAX	1,311.78
HOUSESITE TOTAL TAX	2,505.64
FOR INCOME TAX PURPOSES	

ASSESSED VALUE				HOMESTEAD			
REAL		112,300		112,300			
TOTAL TAXABLE VALUE		112,300		112,300			
GRAND LIST VALUES		1,123.00		1,123.00			
MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
General	0.4202	x1,123.00=	471.88	HOMESTEAD EDUCATION	1.0631	x1,123.00=	1,193.86
Highway	0.2846	x1,123.00=	319.61	1.5430 (district rate) / 145.14% (CLA ÷ SA) = 1.0631			
Local Agreement	0.0016	x1,123.00=	1.80				
Special Service	0.4218	x1,123.00=	473.68				
Appropriations	0.0399	x1,123.00=	44.81				
Revised Bill				Payments		TOTAL EDUCATION TAX 1,193.86	
				1 10/10/2025		EDUCATION STATE PAYMENT	
						EDUCATION NET TAX DUE	
				2 03/10/2026		TAX SUMMARY	
						Municipal + Education	
TOTAL MUNICIPAL TAX		1,311.78		TOTAL TAX		2,505.64	
MUNICIPAL STATE PAYMENT				TOTAL STATE PAYMENT			
MUNICIPAL NET TAX DUE				TOTAL NET TAX DUE			