

**ESTATE AUCTION: 4-BEDROOM, 1.5-BATH HOME ON  
0.26± ACRES IN BRATTLEBORO, VT**



**AUCTION**

**TUESDAY, OCTOBER 14 @ 11:00AM**

Registration & Inspection from 10AM

**44 Brook Street, Brattleboro, VT 05301**

***Open House: Wednesday, Oct. 1 from 11AM-1PM***



Discover the potential of this 4 bedroom, 1.5 bath, 1,584 sq. ft single-family home in the heart of Brattleboro! Located on Brook Street, this property offers convenience to downtown shops, schools, and local amenities while still providing the comfort of neighborhood living. With its prime location and versatile layout, this home is an excellent opportunity for homeowners, investors, or those looking to bring their own vision to life in one of Vermont's most sought-after towns.

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](http://THCAuction.com) • [Info@THCAuction.com](mailto: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 ..... 1850  
 Siding ..... Wood Clapboard  
 Roof ..... Gable/Slate  
 Basement ..... Brick/Stone  
 Foundation ..... Concrete  
 Heat ..... Oil/HW  
 Water ..... Public  
 Sewer ..... Public  
 Square Footage ..... 1,584± SF  
 Rooms ..... 8  
 Bedrooms ..... 4  
 Baths ..... 1.5  
 Garage ..... 1 Car Detached  
 Acreage ..... 0.26±  
 Assessment ..... \$178,980  
 Year Taxes ..... \$5,973.28



**AUCTION TERMS:** 10% of sale price 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.



ADMINISTRATIVE INFORMATION

PARCEL NUMBER  
00325514.000  
Parent Parcel Number  
  
Property Address  
BROOK STREET 0044  
Neighborhood  
15 NHBD 15  
Property Class  
101 One Family (< 6 acres)  
TAXING DISTRICT INFORMATION  
Jurisdiction 025 BRATTLEBORO, VT  
Area 081  
District R1

OWNERSHIP  
GRAVES KEITH A  
44 BROOK ST  
BRATTLEBORO, VT 05301  
DWELLING/GARAGE/LAND

Tax ID 081-025-12379  
Printed 09/11/2025  
Card No. 1 of 1

RESIDENTIAL

Assessment Year 04/01/2009 04/01/2010

VALUATION RECORD

Act 68 Value Allocations

Homestead

Reason for Change	2009	2010
VALUATION	I 33000	47400
2010 Market	B 121500	131580
	T 154500	178980

Site Description

Topography:  
Level, Low  
Public Utilities:  
Water, Sewer, Electric  
Street or Road:  
Paved  
Neighborhood:  
  
Zoning:  
Residential  
Legal Acres:  
0.2600

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence
Soil ID	Acres			Rate	Rate	Value	Factor
-or-	-or-		-or-				
Actual Frontage	Effective	Depth	Square Feet				
1 Homesite Improved	0.2600		1.00	182307.69	182307.69	47400	47400

Supplemental Cards

TRUE TAX VALUE

47400

Supplemental Cards  
TOTAL LAND VALUE

PAYABLE TO:  
MAIL TO:

Town of Brattleboro  
230 Main St, Suite 111  
Brattleboro, VT 05301

Escrow Accounts: Mail a copy  
to your Escrow Service to  
insure timely payment.

TAX BILL

802-251-8153

PARCEL ID	BILL DATE	TAX YEAR
00325514.000	09/11/2025	2025

If tax payments are not received by the due date,  
interest at the rate of 1% will be charged monthly from the due date.  
After May 15, 2026 an 8% penalty will be added along with interest.

Description: DWELLING/GARAGE/LAND  
Location: 44 BROOK ST

SPAN # 081-025-12379 SCL CODE: 025  
TOTAL PARCEL ACRES 0.26

OWNER GRAVES KEITH A  
44 BROOK ST  
BRATTLEBORO VT 05301

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	178,980	178,980
TOTAL TAXABLE VALUE	178,980	178,980
GRAND LIST VALUES	1,789.80	1,789.80

MUNICIPAL TAXES				EDUCATION TAXES				
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	
Municipal	1.5822	x1,789.80=	2,831.82	NON HOMESTEAD EDUCATION      1.7539      x1,789.80=      3,139.13  1.7030 (state rate) / 97.10% (CLA ÷ SA) = 1.7539				
Local Agreement	0.0013	x1,789.80=	2.33					
<div>Revised Bill</div>				Payments		TOTAL EDUCATION TAX		3,139.13
				1	08/15/2025	EDUCATION STATE PAYMENT		0.00
					1,493.32	EDUCATION NET TAX DUE		3,139.13
				2	11/17/2025	<div>TAX SUMMARY</div> <div>Municipal + Education</div>		
					1,493.32			
				3	02/17/2026			
TOTAL MUNICIPAL TAX			2,834.15		1,493.32	TOTAL TAX	5,973.28	
MUNICIPAL STATE PAYMENT			0.00	4	05/15/2026	TOTAL STATE PAYMENT	0.00	
MUNICIPAL NET TAX DUE			2,834.15		1,493.32	TOTAL NET TAX DUE	5,973.28	

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Brattleboro TAX YEAR 2025		Town of Brattleboro TAX YEAR 2025		Town of Brattleboro TAX YEAR 2025		Town of Brattleboro TAX YEAR 2025	
1ST PAYMENT DUE		2ND PAYMENT DUE		3RD PAYMENT DUE		4TH PAYMENT DUE	
08/15/2025		11/17/2025		02/17/2026		05/15/2026	
OWNER NAME		OWNER NAME		OWNER NAME		OWNER NAME	
GRAVES KEITH A		GRAVES KEITH A		GRAVES KEITH A		GRAVES KEITH A	
PARCEL ID		PARCEL ID		PARCEL ID		PARCEL ID	
00325514.000		00325514.000		00325514.000		00325514.000	
AMOUNT DUE	1493.32	AMOUNT DUE	1493.32	AMOUNT DUE	1493.32	AMOUNT DUE	1493.32
AMOUNT PAID	Revised Bill	AMOUNT PAID	Revised Bill	AMOUNT PAID	Revised Bill	AMOUNT PAID	Revised Bill