ESTATE AUCTION: 1-BEDROOM, 2 BATH HOME WITH LOFT ON 0.13± ACRES IN BURLINGTON, VT

AUCTION

FRIDAY, NOVEMBER 20 @ 11AM

Registration & Inspection from 10AM

ADDRESS: 68 Catherine Street, Burlington, VT 05401

Open House: Wednesday, November 4 from 11AM - 1PM



This 2-story bungalow was built in 1926 and features a stone/wood exterior, 1 bedroom, 2 bathrooms, and a great 2nd floor loft/studio. The home is approximately 1,560 sq. ft. and sits on a 0.13± acre lot with a 1-car detached garage. Solar panels are included.

Situated in a desirable Burlington neighborhood, this property is within walking distance of downtown shops, restaurants, churches, parks, and the scenic shores of Lake Champlain, offering convenient access to the city's amenities and recreational opportunities.

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

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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	1926
Siding	Wood Shingles / Stone
Roof	Asphalt Shingles
Basement/Crawl Space	Partially Finished
Foundation	Concrete
Heat	Gas / Hot Water
Water	Public
Sewer	Public
Square Footage	1,560±
Rooms	5
Bedrooms	1
Loft/Studio	2nd Floor
Baths	2 Full
Garage	1-Car Detached
Solar Panels	Included
Acreage	0.13±
Assessment	$499,900
Town of Fair Haven Taxes	$11,063.04

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.







053	3	198	000	053-3-198-000	BURLINGTON, VT
Sheet	Lot	Unit#	Bldg#	Parcel ID	Building Location 68 CATHERINE ST

Card: 1 of 1

	Total Card	Total Parcel
APPR	449,900 /	449,900
USE + IMP	449,900 /	449,900
USE LAND	449,900 /	449,900
ASSESSED	449,900 /	449,900

PROPERTY LOCATION

68 CATHERINE ST
BURLINGTON, VT 05401

OWNERSHIP

ELIZABETH A. HAGGART REVOCABLE TRUST DATED
03/18/2015
68 CATHERINE ST
BURLINGTON, VT 05401-0000

Occ	T	Type	

PREVIOUS OWNER

HAGGART ELIZABETH A
68 CATHERINE STREET
BURLINGTON, VT 05401-0000

NARRATIVE DESCRIPTION

This parcel contains 5840.00000 SF of land mainly classified as Single Fam It has 1 building(s) first built in 1926 with a total of 1,560 square feet. There are 1 living unit(s), 2 Baths, 5 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1	A - ALL UTILITYS	Dis 1	B	.00000
Util 2		Dis 2	SH	000000
Util 3		Dis 3	SN	.00000
Census		Zone 1	RM	100
F. Haz		Zone 2		
Topo	3 - SUITABLE	Zone 3		
Street				
Traffic				
Exempt				

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
R1	262,500	100	5,840.00	187,300	449,900
Building Total	262,500	100	5,840.00	187,300	449,900
Parcel Total	262,500	100	5,840.00	187,300	449,900
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	288.40	Tot Val SF/Prcl	288.40

LEGAL DESCRIPTION

Lot Size	
Total Land	5,840.00
Land Unit Type	SF

PREVIOUS ASSESSMENTS

Property ID: 8564

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	ABST	R1	262,500	100	5,840	187,300	449,900	449,900		05/01/2026
2025	FV	R1	262,500	100	5,840	187,300	449,900	449,900	2025/LDS 06/19/25 1:12:19 F	06/19/2025
2024	FV	R1	262,500	100	5,840	187,300	449,900	449,900	2024/LDS 06/14/24 11:54:51 /	06/14/2024
2023	FV	R1	262,500	100	5,840	187,300	449,900	449,900	2023/LDS 07/07/23 9:47:36 A	07/07/2023
2022	FV	R1	262,500	100	5,840	187,300	449,900	449,900	2022/LDS 08/25/22 10:15:25 /	08/25/2022
2021	FV	R1	262,500	100	5,840	187,300	449,900	449,900	DS Patriot Support	01/11/2022
2020	FV	R1	161,800	300	5,840	137,300	299,400	299,400	post BOA	06/23/2020
2019	FV	R1	161,800	300	5,840	137,300	299,400	299,400	9.23.2019	09/23/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
HAGGART ELIZABETH A	1276-507	TD	03/18/2015	0	No		11	

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
11/05/2018	19-0411CA	Zoning I	5,000		A		Add shed.	
03/04/2016	2016 221337 0000	Electrical	6,240		A		Installation of a net-m	
02/11/2016	2016 221336 0000	Building	6,240		A		Attach new 2.08 kW	
03/23/2015	2014 192827 0000	Building	3,000		A		Specific to VT Fire &	
08/04/2014	15-0158CA	Zoning I	2,000		A		Install extensive gree	
02/15/2008	2007 128766 0000	Electrical	18,000		I		Install new wiring for	
02/14/2008	2007 128768 0000	Mechanical	8,000		I		Install new sidewall v	
02/14/2008	2007 128767 0000	Plumbing	9,500		I		Install new plumbing	
12/19/2007	2007 128765 0000	Building	80,500		I		Construct new additio	
11/08/2007	2007 127842 0000	Building	8,000		I		interior gutting for ren	
11/06/2007	08-063CA	Zoning II	110,000		I		Create art studio by a	

ACTIVITIES

Date	Result	By

Patriot PROPERTIES INC.

User Account
18564
GIS Coord 1
314481717582.00000000
GIS Coord 1
Insp Date
Print Date / Time
5/8/2026 10:02 pm
Last Date / Time
6/15/23 8:25 am
BURLINGTON\jturner

USER DEFINED

RAD:
320
OLD PID:
080400
State District:
3-05
CAD:
590
SPAN:
114-035-18564
Accessory Dwl
PriorID1c
0
PriorID2c
0
PriorID3c
06122008
Assessor Map
053-3-198-000

LAND SECTION

LUC	LUC Desc	Ft	# Units	Depth	U. Type	L. Type	Ft	Base V.	Unit Prc	Adj Prc	NBC	Ft	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt LUC	%	Spec L V	Juris	L. Ft	Assessed	Notes
R1	Single Fam	1	5,840		SF	SITE	1		022.5	32.07	SE-5	1			23					187,300			0		1	187,300	
Total AC/HA			0.13	Total SF/SM		5,840.00		Parcel LUC		R1 - Single Fam			P. NBC Desc		SOUTH END 5		Tot	187,300		Tot	0		Tot	187,300	

Disclaimer: This Information is believed to be correct but is subject to change and is not guarante

Parcel ID 053-3-198-000

Exterior Information

Type	OS - OLD STYLE		
Stry Hght	2 - Two Sty		
(Liv) Units	1	Tot	1
Found	C - CONCRETE		
Frame	W - Wood		
P. Wall	SP - STONE PANEL		
Sec Wall	WS - WOOD SHIN		15
Roof Str	HP - HIP		
Roof Cvr	AS - ASPHALT SH		
Color			
View			
Shape			
Bld Name			

General Information

Grade	A - AVERAGE		
Year Blt	1926	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl			
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition			
P. Floor	HW - HARDWOOD		
Sec Floor			
Bmt Floors	C - CONCRETE BMT		
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	T - TYPICAL		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	HW - HOT WATER		
# Heat Sys	1		
Heated %		AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	2	Rtng	
Add Full	0	Rtng	
3/4 Bath	0	Rtng	
Add. 3/4	0	Rtng	
1/2 Bath	0	Rtng	
Add. 1/2	0	Rtng	
Other Fix	0	Rtng	

Other Features

Kitchens	1	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	AV	30
Functional		
Economic		
Special		
Override		
Total		30%

Comments

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	5	1
Bld Total	1	5	1
Prcl Total	1	5	1

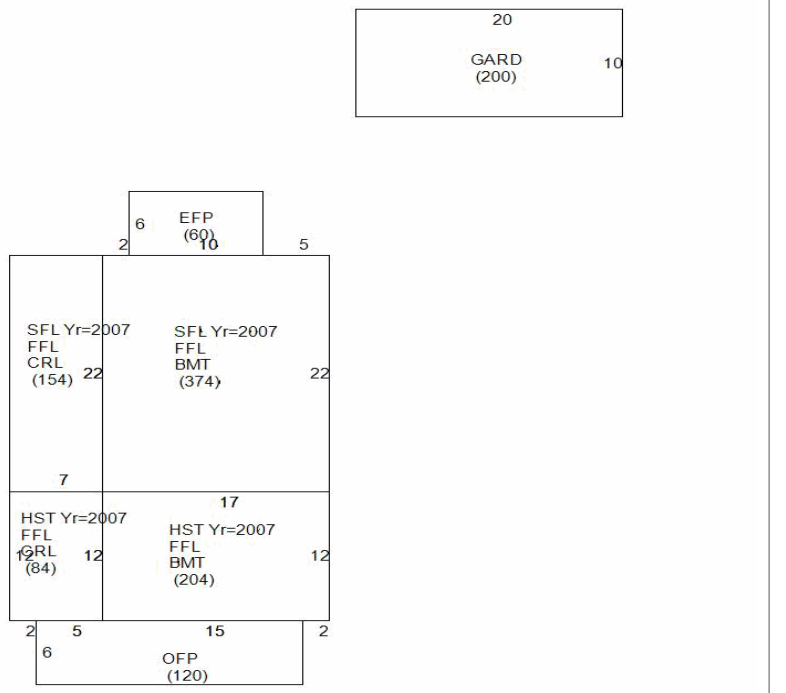
Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder

Base Rate	64.05	Depr	112,507
Size Adj	1.24103	Depr'd Total	262,516
Con Adj	1.04917	Juris Ft.	1.0000
Adj Prc	$83.40	Spec. Features	$0
Grade Ft.	1.00000	Lump Sum	
Other Feat	$10,000	Final Total	$262,500
NBH Mod	1.0000	Override Val	
NBC Infl	2.3300	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	$262,500
Adj Tot (RCN)	375,023	Total $/SF	$168.27
Depr %	30%	Undepr $/SF	83.40000

Sketch



Mobile Home

Make		Model		Serial		Year		Color	

Comparable Sales (7 of 15)

Rtng	Parcel ID	Type	Sale Date	Price
72	057-4-101-000	Default Mode	11/19/2020	415,000
71	044-3-136-000	Default Mode	09/03/2019	297,000
70	045-3-076-000	Default Mode	12/19/2019	500,000
70	057-4-111-000	Default Mode	03/23/2018	443,000
70	057-4-004-000	Default Mode	10/03/2019	350,000
70	053-3-006-000	Default Mode	06/25/2020	566,000
Avg Rtng	70.40	Ind Val		7,699,363

Sub Areas (7 of 8)

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	816	816	816	816	83.40	68,054
SFL	2ND FLOOR	528	528	528	528	75.06	39,632
HST	HALF STORY	216	288	216	216	75.06	16,213
OFP	OPEN PORCH	120	120	0	0	40.98	4,918
GARD	GARAGE DET	200	200	0	0	29.19	5,838
BMT	BASEMENT	578	578	0	0	16.68	9,641
CRL	CRAWL SPACE	238	238	0	0	8.35	1,986
Building Totals		2,756	2,828	1,560	1,560		150,954
Parcel Totals		2,756	2,828	1,560	1,560		150,954

Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
PAT	PATIO	D	Y	1	128.00	D	FR	1970	4.65	T	87.5%		1		1		1	100	100
Building Totals					Yard Item Appr				100			Special Feature Appr						100	100
Parcel Totals					Yard Item Appr				100			Special Feature Appr						100	100

Image



Disclaimer: This Information is believed to be correct but is subject to change and is not guarante

PAYABLE TO:
MAIL TO:

Clerk Treasurer Office

City of Burlington Vermont
PO Box 22086
Albany, NY 12201-2086

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
053-3-198-000	10/14/2026	2026-2027

Location: 68 CATHERINE ST

OWNER **ELIZABETH A. HAGGART REVOCABLE, TRUST**
68 CATHERINE ST
BURLINGTON VT 05401

HOUSESITE TAX INFORMATION

SPAN # 114-035-18564	**SCL CODE: 035**
TOTAL PARCEL ACRES	**0.13**
HOUSESITE VALUE	**449,900**
HOUSESITE EDUCATION TAX	**6,968.50**
HOUSESITE MUNICIPAL TAX	**4,094.54**
HOUSESITE TOTAL TAX	**11,063.04**

FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	
REAL	449,900	449,900	
TOTAL TAXABLE VALUE	**449,900**	449,900	
GRAND LIST VALUES	**4,499.00**	4,499.00	

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.9097	x4,499.00=	4,092.74
LOCAL AGREEMENT	0.0004	x4,499.00=	1.80

Revised Bill

TOTAL MUNICIPAL TAX 4,094.54
MUNICIPAL STATE PAYMENT
MUNICIPAL NET TAX DUE

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
HOMESTEAD EDUCATION	1.5489	x4,499.00=	6,968.50

1.6793 (district rate) / 108.42% (CLA ÷ SA) = 1.5489

Payments	
1	08/12/2026
2	11/12/2026
3	03/12/2027
4	06/12/2027

TOTAL EDUCATION TAX 6,968.50
EDUCATION STATE PAYMENT
EDUCATION NET TAX DUE

TAX SUMMARY
Municipal + Education
TOTAL TAX **11,063.04**
TOTAL STATE PAYMENT
TOTAL NET TAX DUE

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Clerk Treasurer Office
TAX YEAR 2026-2027

1ST PAYMENT DUE	
08/12/2026	
OWNER NAME	
ELIZABETH A. HAGGART	
PARCEL ID	
053-3-198-000	
AMOUNT DUE	
AMOUNT PAID	Revised Bill

Clerk Treasurer Office
TAX YEAR 2026-2027

2ND PAYMENT DUE	
11/12/2026	
OWNER NAME	
ELIZABETH A. HAGGART	
PARCEL ID	
053-3-198-000	
AMOUNT DUE	
AMOUNT PAID	Revised Bill

Clerk Treasurer Office
TAX YEAR 2026-2027

3RD PAYMENT DUE	
03/12/2027	
OWNER NAME	
ELIZABETH A. HAGGART	
PARCEL ID	
053-3-198-000	
AMOUNT DUE	
AMOUNT PAID	Revised Bill

Clerk Treasurer Office
TAX YEAR 2026-2027

4TH PAYMENT DUE	
06/12/2027	
OWNER NAME	
ELIZABETH A. HAGGART	
PARCEL ID	
053-3-198-000	
AMOUNT DUE	
AMOUNT PAID	Revised Bill