

**FORECLOSURE: 3-BEDROOM, 2-BATH HOME
ON 0.13 ACRES IN PITTSFORD, VT**

 **AUCTION**

FRIDAY, MAY 29, 2026 @ 11AM

Registration & Inspection from 10:00AM

815 Arch Street, Pittsford, VT 05763

OPEN HOUSE: TBD



This 2-story home is located in Pittsford, VT and offers approximately 1,550± square feet of living space along with a full unfinished basement on a 0.13± acre lot. Built in 1890, the property features classic character with the opportunity to update and make it your own.

Pittsford offers a charming New England setting with antique and country shops, scenic views, multiple covered bridges. Conveniently located near local schools, restaurants, shopping, and everyday amenities—and just 24 miles from Middlebury College, 15 minutes from Rutland, VT and 30 minutes from Killington ski resort—this home offers both accessibility and proximity to year-round recreation. *(Home is occupied, please respect tenants currently living in the home.)*

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 1890
 Siding Clapboard
 Roof Gable/Asphalt Shingles
 Basement Full Unfinished
 Foundation Concrete
 Heat Forced Hot Air-Oil
 Water City
Water Delinquency..... \$1,086.58
 Sewer City
 Square Footage 1,550± SF
 Rooms 6
 Bedrooms 3
 Baths 2
 Garage None
 Acreage 0.13±
 Assessment \$100,400
 City of Pittsford, VT Taxes \$2,678.46

AUCTION TERMS: \$10,000 deposit due at sale in cash, official bank treasurer's or cashier's check, or other certified funds. Balance due at closing, on or within 10 days after issuance of the Court's Confirmation Order. Buyer responsible for all delinquent real estate taxes, utilities and municipal charges.

NOTE: For all Foreclosures, the required deposit must be in the form of Cash or a Bank/ Cashier's check and must be made payable to "Hirchak Brothers, LLC". Banks will not accept checks that are made payable to the holder and signed over to Hirchak Brothers, LLC.



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION	
DYKE RALPH A	1 Level	2 Town Water	1 Paved	3 Rural					
TABOR DONNA L		3 Town Sewer							
815 ARCH ST	SUPPLEMENTAL DATA								
	Alt Prcl ID 480-151-10037								
PITTSFORD VT 05763	PITTSFORD, VT								

2025 FINAL GL										
EFF. 4/1/25										
					Code					Assessed
					1010					68,400
					1010					32,000
					Total					100,400
					Total Homestead Value					100,400
					Total Housesite Value					100,400

PREVIOUS ASSESSMENTS (HISTORY)											
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	1010	68,400	2024	1010	68,400	2024	1010	68,400	2024	1010	68,400
	1010	32,000		1010	32,000		1010	32,000		1010	32,000
FOR		FOR		FOR		PGL		PGL		PGL	
Total		100400		Total		100400		Total		100400	

RECORD OF OWNERSHIP									
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC				
1666 0608	09-13-2019	Q	V	141,000	UN				
0139 340-2	06-25-2010	Q	I	129,000	UN				
0129 0466	02-21-2008	Q	V	135,000	00				
0109 0204	05-23-2001	U	V	86,000	1N				
0097 0180	06-02-1995	U	V	82,500					

ASSESSING NEIGHBORHOOD									
Nbhd	Nbhd Name	Tracing	Batch						
0001									

NOTES									
COLOR: BROWN									
1/16 LAUNDRY SINK, BSM									
Appraised Bldg. Value (Card) 67,900									
Appraised Xf (B) Value (Bldg) 500									
Appraised Ob (B) Value (Bldg) 0									
Appraised Land Value (Bldg) 32,000									
Special Land Value 0									
Total Appraised Parcel Value 100,400									
Valuation Method C									
Total Appraised Parcel Value 100,400									

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	

LAND LINE VALUATION SECTION																
B Use Code	Descripti	Zone	Land Typ	Home Stead %	House Site %	Land Units	Unit Price	Size Adj	Site Ind	Cond.	Nbhd.	AcreDisc.	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	Single F		100	100	0.130 AC	54,000	4.55840	A	1.00	01	1.0000		1.000		32,000
Total Card Land Units 0.130 AC													Parcel Total Land Area 0.1300	Total Land Value 32,000		

VISIT / CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpose/Result				
01-21-2016	DI			00	Measur+Listed				
09-11-2015	AD			01	Measur+1 Visit				

Element	Cd	Description	Element	Cd	Description
Style:	11	Traditional Residential Average			
Model:	01				
Grade:	03				
Stories:	2				
Occupancy:	1				
Exterior Wall 1:	11	Clapboard			
Exterior Wall 2:					
Roof Structure:	03	Gable/Hip			
Roof Cover:	03	Asphalt			
Interior Wall 1:	03	Plastered			
Interior Wall 2:	05	Drywall			
Interior Fir 1:	12	Hardwood			
Interior Fir 2:	09	Pine/Soft Wood			
Heat Fuel:	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms:	03	3 Bedrooms			
Full Baths:	1				
Half Baths:	1				
Extra Fixtures:					
Total Rooms:	02	Average			
Bath Style:	02	Average			
Kitchen Style:					
Extra Kitchen(s):					
Fireplace(s):					
Gas Fireplace(s):					
Ceiling Height:	8				
Fin. Basement:					
Quality of Bsmn:					
Foundation:	01	Stone			

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Description	Element
CONDO DATA			
Parcel Id	C	Owne	S
Adjust Type	Code	Description	Factor%
Condo Fir			
Condo Unit			
COST / MARKET VALUATION			
Base Rate		72.00	
Replace Cost		125,783	
Year Built		1890	
Effective Year Built		1970	
Depreciation Code		G	
Remodel Rating			
Year Remodeled		46	
Depreciation %			
Functional Obsol		1	
External Obsol			
Trend Factor			
Condition			
Condition %		54	
Percent Good		67,900	
RCNLD			
BUILDING HOMESTEAD/HOUSESITE			
Homestead		Y	
Homestead %		100	
Houseite		Y	
Houseite %		100	

OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Home Stead	Home Site	Units	Unit Pri	Yr Blt	Concd.	% Gd	Grade Adj.	Appr. Value
HRTB	Hearth Bel	B	100	100	1	1000.0	1970		54	0.00	500
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	775	775	775	69.55	53,901					
BSM	Basement	0	775	155	13.91	10,780					
FUS	Upper Story, Finished	775	775	775	69.55	53,901					
Ttl Gross Liv / Lease Area					1,550	2,325	1,705				118,582



PAYABLE TO:
MAIL TO:

Town of Pittsford

PO BOX 10
PITTSFORD, VERMONT 05763

Please forward this bill to
new owner if property is sold.

TAX BILL

802-483-6500 Ext.100

PARCEL ID	BILL DATE	TAX YEAR
1407.	03/11/2026	2025/2026

Taxes unpaid after the November 17, 2025 due date are delinquent.
Maximum interest as allowable by law will be charged in addition to
2% penalty until December 01, 2025 when an additional 6% will be added

Description: HOME AND .13 AC
Location: 815 ARCH ST

SPAN # 480-151-10037 SCL CODE: 151
TOTAL PARCEL ACRES 0.13

OWNER DYKE RALPH A
TABOR DONNA L
815 ARCH ST
PITTSFORD VT 05763

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	100,400	100,400
TOTAL TAXABLE VALUE	100,400	100,400
GRAND LIST VALUES	1,004.00	1,004.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.4052	x1,004.00=	406.81	NON HOMESTEAD EDUCATION	1.9550	x1,004.00=	1,962.82
HIGHWAY	0.2744	x1,004.00=	275.50	1.7030 (state rate) / 87.11% (CLA + SA) = 1.9550			
LOCAL AGREEMENT	0.0028	x1,004.00=	2.81	TOTAL EDUCATION TAX 1,962.82			
VILLAGE	0.0304	x1,004.00=	30.52	EDUCATION STATE PAYMENT			
				EDUCATION NET TAX DUE			
				TAX SUMMARY			
				Municipal + Education			
				TOTAL TAX 2,678.46			
				TOTAL STATE PAYMENT			
				TOTAL NET TAX DUE			
TOTAL MUNICIPAL TAX			715.64				
MUNICIPAL STATE PAYMENT							
MUNICIPAL NET TAX DUE							

Revised Bill

Payments	
1	08/15/2025
2	09/15/2025
3	11/17/2025

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Pittsford
TAX YEAR 2025/2026

Town of Pittsford
TAX YEAR 2025/2026

Town of Pittsford
TAX YEAR 2025/2026

1ST PAYMENT DUE	
08/15/2025	
OWNER NAME	
DYKE RALPH A	
PARCEL ID	
1407.	
AMOUNT DUE	
AMOUNT PAID	Revised Bill

2ND PAYMENT DUE	
09/15/2025	
OWNER NAME	
DYKE RALPH A	
PARCEL ID	
1407.	
AMOUNT DUE	
AMOUNT PAID	Revised Bill

3RD PAYMENT DUE	
11/17/2025	
OWNER NAME	
DYKE RALPH A	
PARCEL ID	
1407.	
AMOUNT DUE	
AMOUNT PAID	Revised Bill

PAYMENT MUST BE
RECEIVED BY
NOVEMBER 17,
2025.

POSTMARKS ARE NOT
ACCEPTED
AS TIMELY
PAYMENT.