

**FORECLOSURE: 3-BEDROOM, 1.5-BATH HOME
ON 2.5 ACRES IN ROYALTON, VT**



AUCTION

TUESDAY, NOVEMBER 10, 2026 @ 11AM

Registration & Inspection from 10:00AM

843 Royalton Hill Road, Royalton, VT 05068

Open House: Friday, October 23 from 11AM - 1PM



FORECLOSURE: Built in 1987, this home has 3-bedrooms, 1.5-baths and is situated on 2.5± acres. The home offers 1,500± sq. ft. and includes a full unfinished walkout basement and a 2-car attached garage.

The property is located approximately 1.5 miles from the South Royalton Town Green and Village Center and approximately 2 miles from VT Interstate 89.

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 1987
 Siding Wood Clapboard
 Roof Metal & Gable
 Basement Full Unfinished
 Foundation Cement
 Heat Hot Water
 Water Drilled Well
 Sewer On Site
 Square Footage 1,500± SF
 Rooms 6
 Bedrooms 3
 Baths 2.5
 Garage 2-Car Attached
 Acreage 1.5±
 Assessment \$262,400
 Town of Royalton, VT Taxes \$5,072.98



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.



LYMAN, ADAM
843 ROYALTON HILL RD
SOUTH ROYALTON, VT 05068
2.5 AC & DWELLING:
3
Neighborhood Number
Neighborhood Name
NEHD 3 Town Wide
Property Class
101 One Family
TAXING DISTRICT INFORMATION
Jurisdiction Name ROYALTON
Area 534
Routing Number 262

Tax ID 534-168-10728

Printed 09/29/2026

Transfer of Ownership

Owner	Consideration	Transfer Date	Deed Type	Deed Book/Page
LYMAN, TIMOTHY	0	07/06/2020	QD	124 184
LYMAN, TIMOTHY L & JOYCE	0	08/28/2007	QD	88 364
WASHBURN, RUSSELL & MARGARET G	0	03/16/1987	WD	37 276

Valuation Record

Assessment Year	2008	2009	2026		
Reason for Change	2008 GL	09 Reapprsal	26 APPRAISAL		
2009 Market	L I T	20727 87073 107800	56100 115300 171400	82300 180100 262400	

Site Description
Topography Level
Public Utilities Electric
Street or Road Paved
Neighborhood Static
Zoning:
Legal Acres: 2.5000



Land Size				
Land Type	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor
Homesite Res Excess (>2ac) Homesite (>2ac)		2.0000 0.5000		

Physical Characteristics

Style: Cape
Occupancy: Single family

Story Height: 1.75
Finished Area: 1500
Attic: None
Basement: Full

ACCOMMODATION
Finished Rooms 6
Bedrooms 3
Formal Dining Rooms 1
HEATING AND AIR CONDITIONING
Primary Heat: Hot water - LP
Lower Full Part
/Bsmt 1 Upper Upper

ROOFING
Material: Metal
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING
Slab B
Sub and joists 1.0, 1.75
Carpet 1.75
Linoleum 1.0
Hardwood 1.0

EXTERIOR COVER
Wood Clapboards 1.0, 1.75

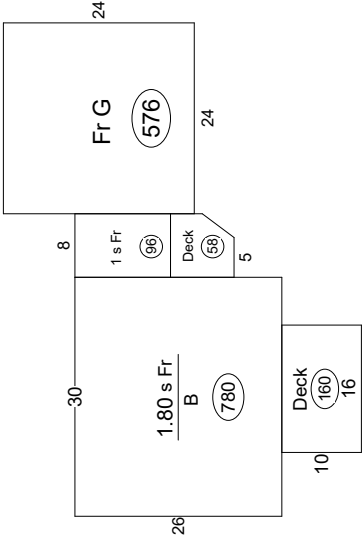
INTERIOR FINISH
Drywall 1.0, 1.75

PLUMBING
4 Fixt. Baths 1 4
Kit Sink 1 1
Water Heat 1 1
TOTAL 6

REMODELING AND MODERNIZATION
Amount Date

01

10x10 on lower terrace



Special Features

Description

G01: Dirt Floor

Summary of Improvements

ID	USE	Story Height	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
D	DWELL	0.00		Avg	1987	1990	FR	2436
G01	ATTGAR	0.00	1	Avg	1987	1995	AV	24x 24
01	UTLSHED	1.00	1	Gd-	1987	2008	AV	10x 10

PAYABLE TO:
MAIL TO:

TOWN OF ROYALTON
Treasurer
PO Box 680
South Royalton, Vt 05068
802-763-7441

TAX BILL

THIS IS THE ONLY BILL YOU WILL
RECEIVE. PLEASE SEND TO NEW
OWNERS IF PROPERTY IS SOLD.

PARCEL ID	BILL DATE	TAX YEAR
D--710.	09/29/2026	GL 2026

Location: ROYALTON HILL RD
Location: 843 ROYALTON HILL RD

OWNER **LYMAN, ADAM**
843 ROYALTON HILL RD
SOUTH ROYALTON VT 05068

BOTTOM LINE

SPAN # 534-168-10728SCL CODE:168

TOTAL PARCEL ACRES2.50

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	262,400	262,400
TOTAL TAXABLE VALUE		262,400
GRAND LIST VALUES		2,624.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.4534	x2,624.00=	1,189.72	NON HOMESTEAD EDUCATION	1.1555	x2,624.00=	3,032.03
HIGHWAY	0.2870	x2,624.00=	753.09		1.6430 (state rate) / 0.00% (CLA ÷ SA) = *****		
LOCAL AGREEMENT RATE	0.0016	x2,624.00=	4.20				
PLEASENT ST/ OXBOW R	0.0358	x2,624.00=	93.94				
Revised Bill				Payments	TOTAL EDUCATION TAX		3,032.03
				1 11/06/2026	EDUCATION STATE PAYMENT		0.00
				2,536.49	EDUCATION NET TAX DUE		3,032.03
				2 03/26/2027	TAX SUMMARY		
				2,536.49	Municipal + Education		
TOTAL MUNICIPAL TAX			2,040.95	TOTAL TAX		5,072.98	
MUNICIPAL STATE PAYMENT			0.00	TOTAL STATE PAYMENT		0.00	
MUNICIPAL NET TAX DUE			2,040.95	TOTAL NET TAX DUE		5,072.98	

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF ROYALTON
TAX YEAR GL 2026

1ST PAYMENT DUE

11/06/2026

OWNER NAME

LYMAN, ADAM

PARCEL ID

D--710~

AMOUNT DUE2,536.49

AMOUNT PAID0.00

BALANCE DUE2,536.49

MAKE CHECK
PAYABLE TO:
"TOWN OF
ROYALTON"
Send Payment
To:
Town of
Royalton
Treasurer
PO Box 680
South
Royalton,
VT 05068

TOWN OF ROYALTON
TAX YEAR GL 2026

2ND PAYMENT DUE

03/26/2027

OWNER NAME

LYMAN, ADAM

PARCEL ID

D--710~

AMOUNT DUE2,536.49

AMOUNT PAID0.00

BALANCE DUE2,536.49

MAKE CHECK
PAYABLE TO:
"TOWN OF
ROYALTON"
Send Payment
To:
Town of
Royalton
Treasurer
PO Box 680
South
Royalton,
VT 05068

Revised Bill

Revised Bill