

**3-BED, 1-BATH HOME ON 0.29± ACRES
IN BRANDON, VT**



AUCTION

TUESDAY, SEPTEMBER 15 @ 2PM

Registration & Inspection from 1PM

ADDRESS: 724 Union Street, Brandon, VT 05733

Open House: Wednesday, Sept. 2 from 11AM - 1PM



Located in Brandon, Vermont, this two-story home, built in 1900, offers 1,184± square feet of living space with 3-bedrooms and 1-bath. Situated on a 0.29± acre lot, the property also includes a detached one-car garage, providing additional space for parking or storage. The home is conveniently located just a short drive from U.S. Route 7 and the shops, restaurants, grocery stores, hotels, churches, local businesses, and other everyday amenities found in and around downtown Brandon. Its location provides convenient access to neighboring communities and destinations throughout central and southern Vermont. With its manageable lot size, detached garage, and convenient location, this property presents an opportunity for owner occupancy, investment, or renovation.

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.

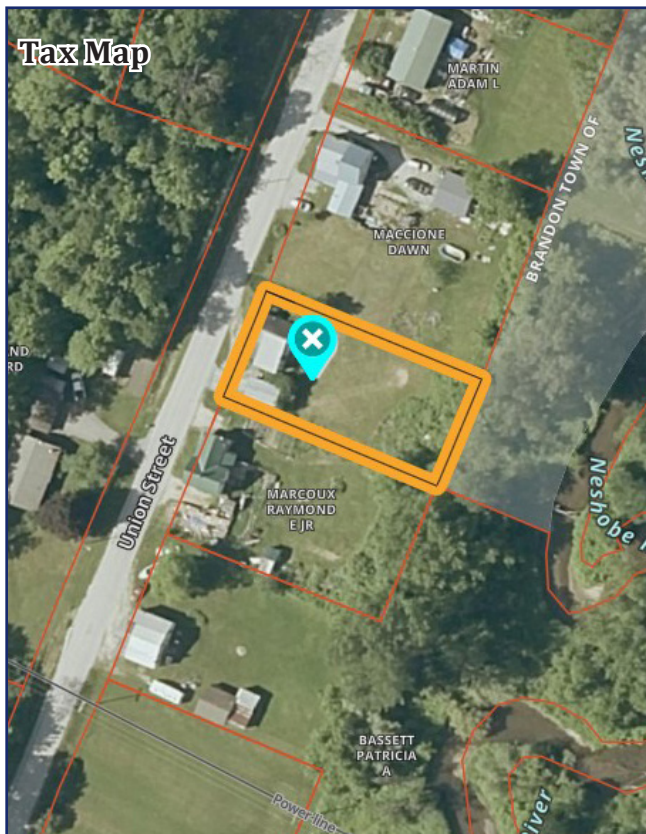
Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

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.

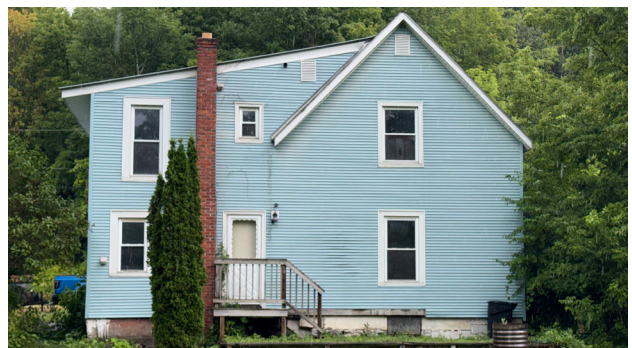
Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

STATISTICS

Year Built 1900
 Siding Vinyl
 Roof..... Metal
 Basement..... Partial
 Foundation Stone
 Heat..... Forced Hot Air
 Water Town
 Sewer Town
 Square Footage 1,184±
 Rooms..... 6
 Bedrooms 3
 Baths..... 1
 Garage..... 1-Car Detached
 Acreage 0.29
 Assessment..... \$114,900
 Town of Brandon Taxes \$3,291.88



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.



Brandon, VT - Property Database - Detail Result

Last Updated: July 09, 2025 | Official copies of data must be obtained at the Brandon Town Office.

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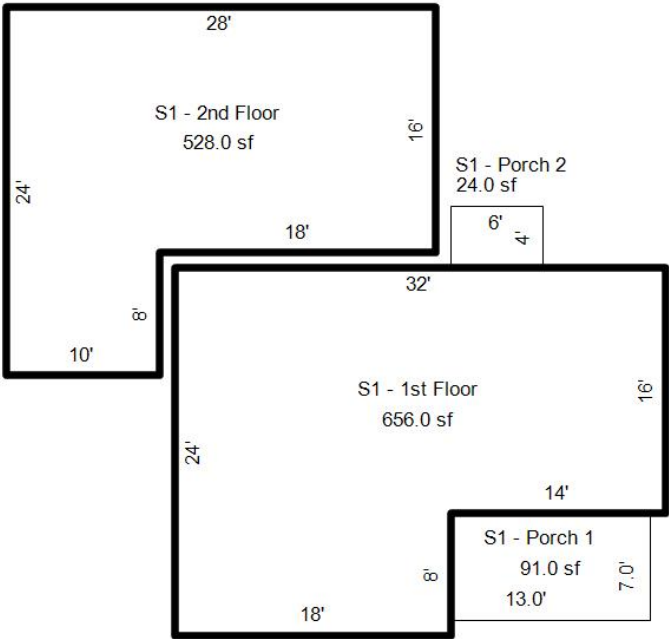
Owner Information			
Parcel	0089-0724		
Owner	DOLAN JOHN & EILEEN		
	PO BOX 191		
	BRANDON, VT 05733-0191		
Location	724 UNION ST		
Sec/TWP/Range			
Descr	DWL & .29 AC		
Parcel Information			
NBHD	4	SPAN	078-024-10509
Acres	0	Status	A - Active
Sales Information			
Book	Sale Date //		
Page	Sale Price		

Parcel Value Information			
Land Value	22,300	Homestead	114,900
Dwelling Value	73,900	Housesite	114,900
Site Imprvmnt	15,000		
Outbuildings	3,700		
Total	114,900		



BUILDING	Total Rooms	6	Year Built	1900	Building SF	1184.00	Energy Adj	Average	Roughins	1
	Bedrooms	3	Effect Age	70	Quality	3.00	Bsmt Wall	Stone	Plumb Fixt	5
	Full Baths	1	Condition	Average	Style	1.5 Fin	Bsmt SF	656	Fireplaces	
	Half Baths		Phys Depr	40	Design	1.5 Sty	Bsmt Fin	6	Porch	115
	Kitchens	1	Funct Depr		Bldg Type	Single	Bsmt Fin SF		Gar/Shed	
			Econ Depr							
	Notes									

Sketch





Property Card: **724 UNION ST**
Brandon, VT

	Parcel ID: 24-50-47 Owner: DOLAN JOHN & EILEEN Co-Owner: Mailing Address: PO BOX 191 BRANDON, VT 05733-0191
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Property Description: DWL & .29 AC
SPAN: 078-024-10509
Land: \$22300
Building: \$92600
Total Value: \$114900
Acres: 0.29



PAYABLE TO:

MAIL TO:

TOWN OF BRANDON49 CENTER STREET
BRANDON VT 05733-1193**TAX BILL**

802- 247-3635

This is the only bill you will
receive. Please forward to new
owner if sold.

PARCEL ID	BILL DATE	TAX YEAR
0089-0724.	08/03/2026	26/27

1% Interest assessed monthly on late installments. 8% penalty on
balances after June 15. AVOID PENALTY, PAY BY MAY 15.
1 1/2% interest on balances remaining after Aug 15.

Description: DWL & .29 AC

Location: 724 UNION ST

OWNER DOLAN JOHN & EILEEN

SPAN # 078-024-10509

SCL CODE: 024

TOTAL PARCEL ACRES

0.29

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	114,900	114,900
TOTAL TAXABLE VALUE	114,900	114,900
GRAND LIST VALUES	1,149.00	1,149.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.8229	x1,149.00=	945.51	Payments 1 08/15/2026 2 11/15/2026 3 02/15/2027 4 05/15/2027			
FIRE DIST	0.0980	x1,149.00=	112.60				
APPROPRIATION	0.0693	x1,149.00=	79.63				
LOCAL AGREEMENT RATE	0.0080	x1,149.00=	9.19				
Revised Bill TOTAL MUNICIPAL TAX MUNICIPAL STATE PAYMENT MUNICIPAL NET TAX DUE				NON HOMESTEAD EDUCATION 1.8668 x1,149.00= 2,144.95 1.6430 (state rate) / 88.01% (CLA + SA) = 1.8668 TOTAL EDUCATION TAX 2,144.95 EDUCATION STATE PAYMENT EDUCATION NET TAX DUE TAX SUMMARY Municipal + Education TOTAL TAX 3,291.88 TOTAL STATE PAYMENT TOTAL NET TAX DUE			

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF BRANDON
TAX YEAR 26/27TOWN OF BRANDON
TAX YEAR 26/27TOWN OF BRANDON
TAX YEAR 26/27TOWN OF BRANDON
TAX YEAR 26/27

1ST PAYMENT DUE	
08/15/2026	
OWNER NAME	
DOLAN JOHN & EILEEN	
PARCEL ID	
0089-0724	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

Revised Bill

2ND PAYMENT DUE	
11/15/2026	
OWNER NAME	
DOLAN JOHN & EILEEN	
PARCEL ID	
0089-0724	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

Revised Bill

3RD PAYMENT DUE	
02/15/2027	
OWNER NAME	
DOLAN JOHN & EILEEN	
PARCEL ID	
0089-0724	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

Revised Bill

4TH PAYMENT DUE	
05/15/2027	
OWNER NAME	
DOLAN JOHN & EILEEN	
PARCEL ID	
0089-0724	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

Revised Bill