

**FORECLOSURE: 3-BEDROOM, 2-BATH HOME
ON 0.77 ACRES IN FAIRFIELD, VT**



THURSDAY, JANUARY 8 @ 2:00PM

Registration & Inspection from 1:00PM

4389 VT Route 36, Fairfield, VT 05455

OPEN HOUSE: Wed., December 17 from 11AM-1PM



A classic Vermont home located along scenic Route 36 in the rural town of Fairfield. Built in 1850, this 3-bedroom, 2-bath residence offers 1,572± sq. ft. of living space and includes an attached garage, making it an excellent option for renovation, restoration, or investment. Set on a spacious country lot surrounded by rolling farmland, the property features the charm of historic New England architecture with room to improve and update to your vision. The home is within easy reach of St. Albans, Enosburg, and the greater Northwest Vermont region. This property is ideal for homebuyers seeking a project, real estate flippers searching for value, or anyone looking for a year-round residence with strong long-term potential. A rare chance to purchase a northern Vermont homestead at auction value—be ready to bid!

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.

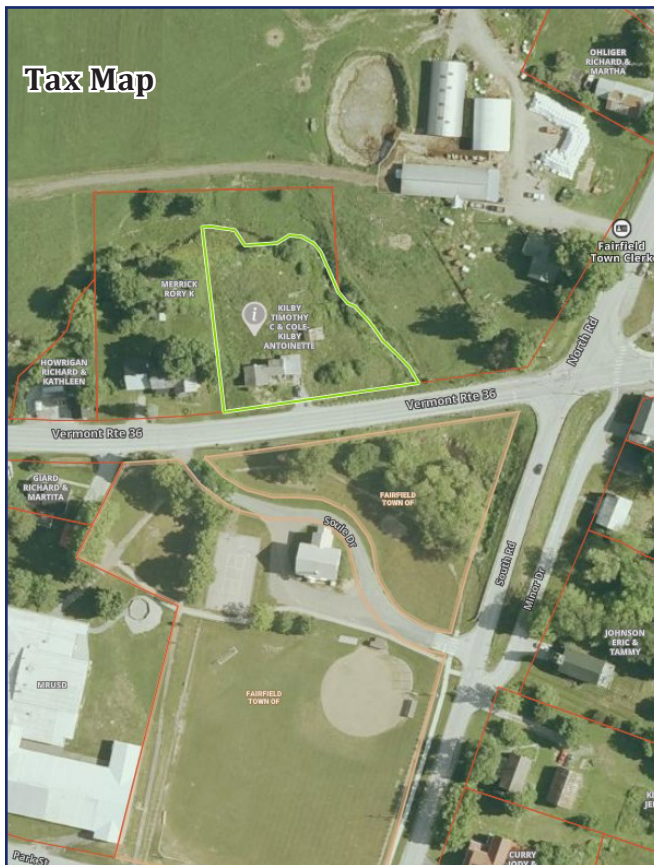
Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

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.

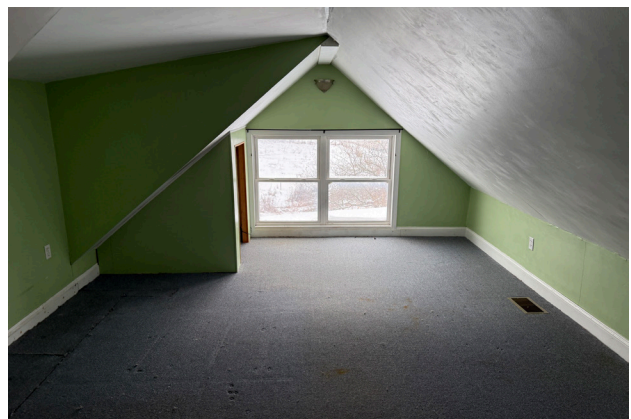
STATISTICS

Year Built 1850
 Siding Vinyl
 Roof Metal
 Basement Unfinished
 Foundation Stone
 Heat Forced Hot Air
 Water Town
Past Due Water.....\$354.10 (thru 12/31/2025)
 Sewer On Site
 Square Footage 1,572± SF
 Rooms 6
 Bedrooms 3
 Baths 2
 Garage 1-Car
 Acreage 0.77±
 Assessment \$228,700
 Town of Woodstock Taxes \$3,888.13



AUCTION TERMS: \$10,000 deposit due at sale in cash, official bank treasurer's or cashier's check, or other certified funds, increased to 10% of the successful bid within 5 business days. Balance due at closing, on or within 14 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 "Hirschak Brothers". Banks will not accept checks that are made payable to the holder and signed over to THC.

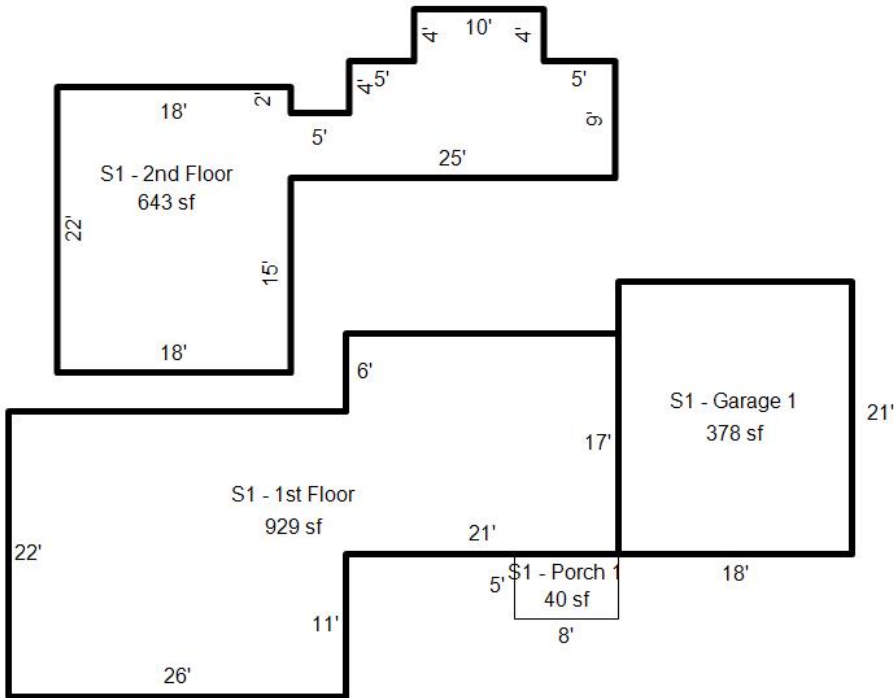


Fairfield, VT - Property Database - Detail Result

Last Updated: July 10, 2025 | Official copies of data must be obtained at the Fairfield Town Office.

Owner Information				Parcel Value Information			
Parcel	S36-4389000			Land Value	44,300	Homestead	228,700
Owner	KILBY, TIMOTHY C & COLE-KILBY ANTOINETTE			Dwelling Value	168,900	Housesite	228,700
	4389 ROUTE 36			Site Imprvmnt	15,000		
	FAIRFIELD, VT 05455			Outbuildings	500		
Location	4389 RT 36			Total	228,700		
Sec/TWP/Range	DWELLING, OUTBLDGS & LAND						
Descr							
Parcel Information							
NBHD	1	SPAN	213-069-10028				
Acres	0.77	Status	A - Active				
Sales Information							
Book	126	Sale Date	2021-09-17				
Page	608	Sale Price	217,499				

BUILDING	Total Rooms	6	Year Built	1850	Building SF	1572.00	Energy Adj	Average	Roughins	1
	Bedrooms	3	Effect Age	60	Quality	3.25	Bsmt Wall	Stone	Plumb Fixt	8
	Full Baths	2	Condition	Average	Style	1.5 Fin	Bsmt SF	929	Fireplaces	
	Half Baths		Phys Depr	35	Design	1.5 Sty	Bsmt Fin	6	Porch	40
	Kitchens	1	Funct Depr		Bldg Type	Single	Bsmt Fin SF		Gar/Shed	378
	Econ Depr									
Notes										
LAND	Land	1	Area	0.77	Grade	1.00	Frontage		Depth	

Sketch

PAYABLE TO:
MAIL TO:

Town of Fairfield
PO Box 5
Fairfield Vt 05455
(802) 827-3261

TAX BILL

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

PARCEL ID	BILL DATE	TAX YEAR
S36-4389.000	11/12/2025	2025

Taxes paid after 11/7/2025 are DELINQUENT. An 8% penalty
will be applied on 11/8/25 and 1% interest will be added each month.
KEEP THIS BILL as you will need it for income tax purposes.

Location: 4389 RTE 36
Description: DWELLING, OUTBLDGS & LAND

OWNER **KILBY, TIMOTHY C & COLE-KILBY**
 4389 ROUTE 36
 FAIRFIELD VT 05455

SPAN # 213-069-10028 **SCL CODE: 069**
TOTAL PARCEL ACRES **0.77**

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	228,700	228,700
TOTAL TAXABLE VALUE		228,700
GRAND LIST VALUES		2,287.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town Taxes	0.4653	x2,287.00=	1,064.14	NON HOMESTEAD EDUCATION 1.2322 x2,287.00= 2,818.04 1.7030 (state rate) / 138.21% (CLA ÷ SA) = 1.2322			
Local Agreement	0.0026	x2,287.00=	5.95				
Revised Bill							
				Payments TOTAL EDUCATION TAX 2,818.04			
				1 11/07/2025 EDUCATION STATE PAYMENT			
				EDUCATION NET TAX DUE			
				TAX SUMMARY			
				Municipal + Education			
				TOTAL TAX 3,888.13			
				TOTAL STATE PAYMENT			
				TOTAL NET TAX DUE			
TOTAL MUNICIPAL TAX			1,070.09				
MUNICIPAL STATE PAYMENT							
MUNICIPAL NET TAX DUE							

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

Town of Fairfield

PAYMENT DUE		TAX YEAR
11/07/2025		2025
OWNER NAME		
KILBY, TIMOTHY C & COLE-KILBY ANTOINETTE		
PARCEL ID		
S36-4389.000		
AMOUNT DUE		
AMOUNT PAID		

Due on Nov. 7,
2025. Postmarks
dated Nov. 7th
are accepted.
Credit cards and
direct pay from
checking are
accepted at
www.fairfieldvermont.us. Fees
apply.

Revised Bill