

**FORECLOSURE: 4-BEDROOM, 1-BATH HOME ON  
0.29 ACRES IN GRANITEVILLE, VT**



**AUCTION**

**THURSDAY, JULY 9, 2026 @ 11AM**

Registration & Inspection from 10:00AM

**795 Pirie Road, Graniteville, VT 05654**

***OPEN HOUSE: TBD***



This home, located between Graniteville and Williamstown, has 3-bedrooms and 1-bath. This cape/farmhouse-style home was built in 1925 and offers 931± square feet of living space on 0.29± acres. The property includes an exterior barn, unfinished basement, and a manageable lot size with room for storage or workshop use. Located on Pirie Road in Williamstown, this property offers potential for renovation, investment, or owner occupancy.

Home is located only 4.5 miles to Barre, VT, 14.6 miles to Montpelier, VT, 12.5 miles to Northfield, VT, and 50 miles to Burlington, VT. (*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 ..... 1925  
Siding ..... Wood  
Roof ..... Asphalt Shingles/Metal  
Basement ..... Full Unfinished  
Foundation ..... Stone  
Heat ..... Steam Heat/Oil  
Water ..... Drilled Well  
Sewer ..... On Site  
Square Footage ..... 931± SF  
Rooms ..... 6  
Bedrooms ..... 4  
Baths ..... 1  
Garage ..... None  
Acreage ..... 0.29±  
Assessment ..... \$92,000  
Town of Williamstown, VT Taxes ..... \$2,664.27

**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.




# Williamstown, VT - Property Database - Detail Result

Last Updated: October 08, 2021 | Official copies of data must be obtained at the Williamstown Town Office.

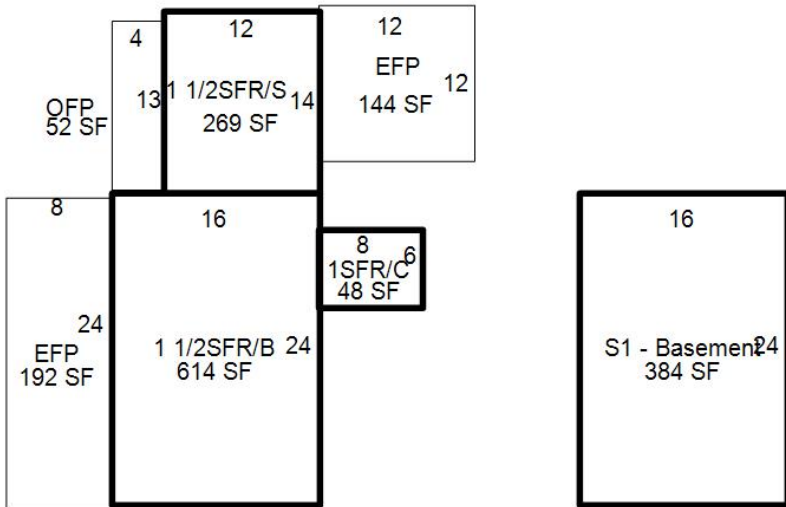
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<b>Owner Information</b>		<b>Parcel Value Information</b>	
Parcel	006-00500	Land Value	18,700 Homestead 92,000
Owner	DANIELS ALEXIS M & VILBRIN JASON P	Dwelling Value	56,100 Housesite 92,000
	795 PIRIE ROAD	Site Imprvmt	15,000
	GRANITEVILLE, VT 05654	Outbuildings	2,200
Location	795 PIRIE RD	Total	92,000
Sec/TWP/Range			
Descr	LAND & BLDG		
	<b>Parcel Information</b>		
NBHD	2 SPAN 756-240-11214		
Acres	0.29 Status A - Active		
	<b>Sales Information</b>		
Book	175 Sale Date 2019-11-25		
Page	710 Sale Price 110,000		



<b>BUILDING</b>	Total Rooms	6	Year Built	1925	Building SF	931.00	Energy Adj	Average	Roughins	1
	Bedrooms	4	Effect Age	50	Quality	3.00	Bsmt Wall	Stone	Plumb Fixt	4
	Full Baths	1	Condition	Fair	Style	1.5 Fin	Bsmt SF	384	Fireplaces	
	Half Baths		Phys Depr	35	Design	1.5 Sty	Bsmt Fin	6	Porch	388
	Kitchens	1	Funct Depr		Bldg Type	Single	Bsmt Fin SF	384	Gar/Shed	
	Econ Depr			15						
	Notes									
<b>LAND</b>	Land	1	Area	0.29	Grade	0.90	Frontage		Depth	

### Sketch



PAYABLE TO:  
MAIL TO:

**Town of Williamstown**  
ATTN: Town Treasurer  
P O Box 646  
Williamstown, VT 05679  
802 433-5455

This is the only bill you will receive. Please forward to the appropriate person(s)

**TAX BILL**

PARCEL ID	BILL DATE	TAX YEAR
006-005.00	10/31/2025	2025-2026

Taxes are due and payable in the Treasurers office by 4:30 pm on November 17, 2025. Late payments are subject to 8% penalty and 1% per month Interest. POSTMARKS ARE NO LONGER ACCEPTED.

Description: LAND & BLDG  
Location: 795 PIRIE RD

SPAN # 756-240-11214 SCL CODE: 240  
TOTAL PARCEL ACRES 0.29

OWNER DANIELS ALEXIS M & VILBRIN JASON P  
795 PIRIE ROAD  
GRANITEVILLE VT 05654

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	92,000	92,000
<b>TOTAL TAXABLE VALUE</b>	<b>92,000</b>	<b>92,000</b>
<b>GRAND LIST VALUES</b>	<b>920.00</b>	<b>920.00</b>

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL FUND	0.2284	x920.00=	210.12				
HIGHWAY	0.3581	x920.00=	329.45				
FIRE DEPARTMENT	0.0934	x920.00=	85.93				
AMBULANCE	0.0675	x920.00=	62.10	NON HOMESTEAD EDUCATION	1.7001	x920.00=	1,564.09
CEMETERY	0.0134	x920.00=	12.33				
LIBRARY	0.0338	x920.00=	31.10				
SPECIAL ARTICLES	0.0148	x920.00=	13.62				
LOCAL AGREEMENT	0.0087	x920.00=	8.00				
				1.7030 (state rate) / 100.17% (CLA ÷ SA) = 1.7001			
				<b>Payments</b>			
				1 11/17/2025	<b>TOTAL EDUCATION TAX</b>		1,564.09
				2,316.74	<b>EDUCATION STATE PAYMENT</b>		0.00
					<b>EDUCATION NET TAX DUE</b>		1,564.09
					<b>TAX SUMMARY</b>		
					<b>Municipal + Education</b>		
					<b>TOTAL TAX</b>		2,316.74
					<b>TOTAL STATE PAYMENT</b>		0.00
					<b>TOTAL NET TAX DUE</b>		2,316.74
<b>TOTAL MUNICIPAL TAX</b>			752.65				
<b>MUNICIPAL STATE PAYMENT</b>			0.00				
<b>MUNICIPAL NET TAX DUE</b>			752.65				

Revised Bill

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

2,664.27

**Town of Williamstown**

PAYMENT DUE	TAX YEAR
11/17/2025	2025-2026
<b>OWNER NAME</b>	
DANIELS ALEXIS M & VILBRIN JASON P	
<b>PARCEL ID</b>	
006-005-00	
<b>AMOUNT DUE</b>	2316.74
<b>AMOUNT PAID</b>	

Please send or bring this portion with payment. If you wish to receive a receipt by mail please enclose a stamped self-addressed envelope

Revised Bill