

**FORECLOSURE 3-BEDROOM, 2-BATH HOME ON  
0.05± ACRES IN BARRE, VT**



**AUCTION**

**THURSDAY, MAY 7, 2026 @ 11AM**

Registration & Inspection from 10:00AM

**4 Scampini Square, Barre, VT 05641**

***OPEN HOUSE: Thursday, April 23 from 11AM-1PM***



This foreclosure auction presents an opportunity to purchase a two-story single-family home located in Barre, Vermont, conveniently situated near Route 302 and close to local amenities including restaurants, shopping, schools, churches, and more. Built in 1899, the home offers approximately 1,344± square feet of living space and features three bedrooms and two bathrooms. The property sits on 0.05± acres and includes a full basement, providing additional storage or utility space. The location offers easy access to nearby communities and regional destinations. The property is approximately 13 minutes (6.3 miles) from Montpelier, 7 minutes (4.4 miles) from Berlin, and about 47 minutes (44 miles) from Burlington.

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.

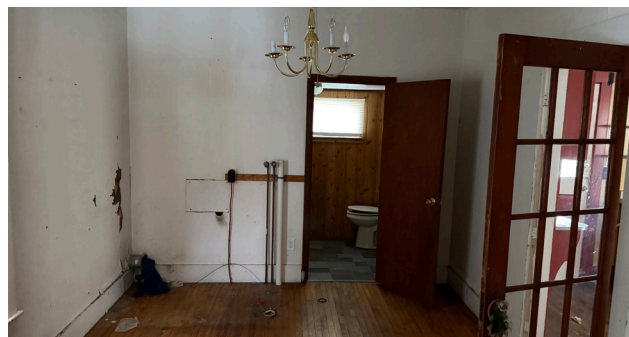
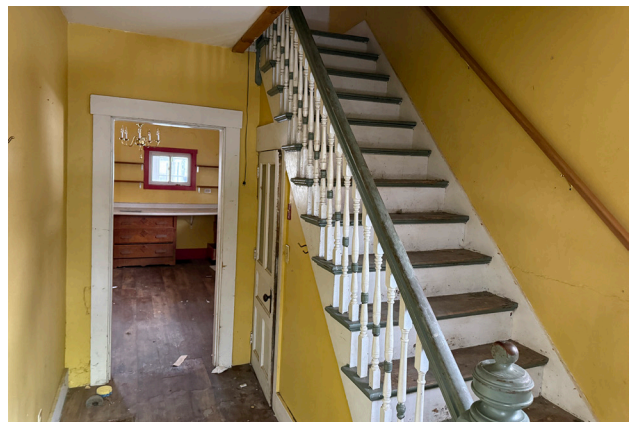
Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

## STATISTICS

Year Built .....	1899
Siding .....	Vinyl
Roof .....	Asphalt Shingles
Basement .....	Full Unfinished
Foundation .....	Stone
Heat .....	Forced Hot Air-Oil
Water .....	City
<i>Water Delinquency through 3/31/26 .....</i>	<i>\$2,547.31</i>
Sewer .....	City
Square Footage .....	1,344± SF
Rooms .....	6
Bedrooms .....	3
Baths .....	2
Garage .....	None
Acreage .....	0.05±
Assessment .....	\$85,100
City of Barre, VT Taxes .....	\$3,469.92

**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 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". Banks will not accept checks that are made payable to the holder and signed over to Hirchak Brothers.



O' HARKIN JACQUELINE, TRUSTEE OF THE  
 O'HARKIN REAL ESTATE TRUST  
 C/O MORWOOD & MORWOOD LAW  
 333 DORSET ST  
 S BURLINGTON, VT 05403  
 1 FAM-0.05AC  
 CERT OF NAME CHANGE JUNE 1, 2007 VOL 239  
 PG 682

Neighborhood Number  
 7

Neighborhood Name  
 Res#7

TAXING DISTRICT INFORMATION  
 Jurisdiction Name BARRE CITY  
 Area 036

Transfer of Ownership

Owner	Consideration	Transfer Date	Deed Type	Deed Book/Page
O' HARKIN JACQUELINE (JENNY) LIFE E	0	11/11/2021	QC	395 105-107
O'HARKIN JACQUELINE (JENNY JACQUELIN	0	04/01/2016		302 326
JENNY JACQUELINE	0	06/01/2007	NC	239 682
KERSTEN CATHY A	110000	08/07/2006	WD	233 385
KERSTEN	0	06/06/1997		166 499
LAFOND	24500	10/06/1983		117 561

Valuation Record

Assessment Year	2002	2006	2006					
Reason for Change	2002	2006	2006					
2006 Market	L 3600	4200	4200					
	I 52210	80900	80900					
	T 55810	85100	85100					

Site Description  
 Topography

Public Utilities  
 Water, Sewer, Electric

Street or Road  
 Unpaved

Neighborhood

Zoning:  
 Flood Zone - Zone AE-SFHA  
 R-12 Zoning District

Legal Acres:  
 0.0500

Land Size

Land Type	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor
Homesite		0.0500		C -20%

Physical Characteristics

Style: Old 2 Story  
 Occupancy: Single family

Story Height: 2.0  
 Finished Area: 1344  
 Attic: None  
 Basement: Full

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

FLOORING  
 Slab B  
 Sub and joists 1.0, 2.0  
 Vinyl tile 1.0  
 Softwood 2.0  
 Hardwood 1.0

EXTERIOR COVER  
 Vinyl 1.0, 2.0

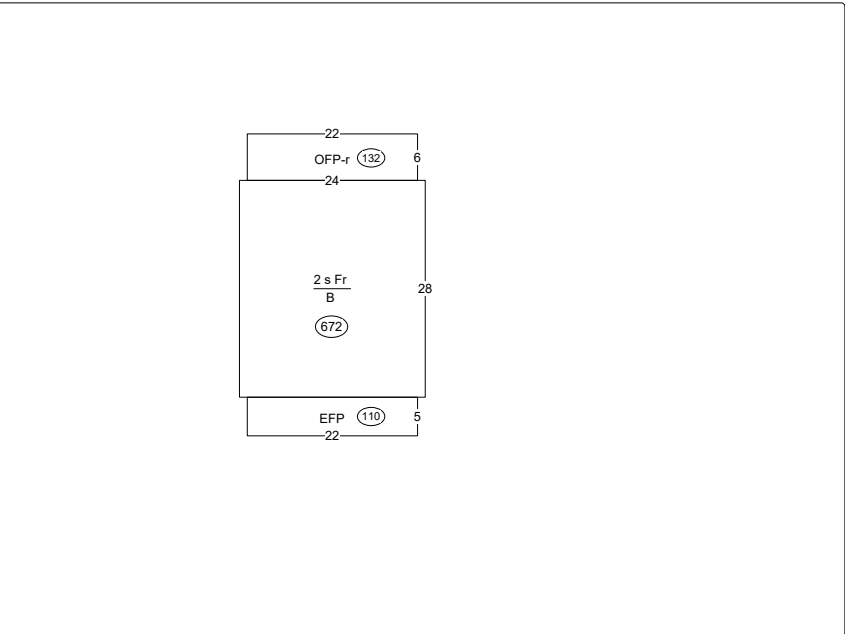
INTERIOR FINISH  
 Plaster 1.0, 2.0

ACCOMMODATION  
 Finished Rooms 6  
 Bedrooms 3  
 Formal Dining Rooms 1

HEATING AND AIR CONDITIONING  
 Primary Heat: Forced hot air-oil  
 Lower Full Part /Bsmt 1 Upper Upper

PLUMBING  
 # TF  
 3 Fixt. Baths 2 6  
 Kit Sink 1 1  
 Water Heat 1 1  
 TOTAL 8

REMODELING AND MODERNIZATION  
 Amount Date



Special Features

Description

--

Summary of Improvements

ID	USE	Story Height	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
D	DWELL	0.00		Avg	1899	1899	FR	2016

PAYABLE TO:

MAIL TO:

# City of Barre

PO Box 418  
Barre, VT 05641

802-476-0242

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

## TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
1280-0004.0000	03/05/2026	2025

3% penalty after due date, plus 1% interest per month or part thereof.  
5% additional penalty after 30 days delinquent.

Description: 1 FAM-0.05AC

Location: 4 SCAMPINI SQ

OWNER **O'HARKIN JACQUELINE, TRUSTEE OF THE  
O'HARKIN REAL ESTATE TRUST  
C/O MORWOOD & MORWOOD LAW  
333 DORSET ST  
S BURLINGTON VT 005083**

SPAN # 036-011-11726 SCL CODE: 011  
TOTAL PARCEL ACRES 0.05

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	85,100	85,100
<b>TOTAL TAXABLE VALUE</b>	<b>85,100</b>	<b>85,100</b>
<b>GRAND LIST VALUES</b>	<b>851.00</b>	<b>851.00</b>

MUNICIPAL TAXES				EDUCATION TAXES				
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	
Municipal	2.2493	x851.00=	1,914.12	NON HOMESTEAD EDUCATION	1.8224	x851.00=	1,550.86	
Local Agreement	0.0058	x851.00=	4.94	1.7030 (state rate) / 93.45% (CLA + SA) = 1.8224				
<b>Revised Bill</b>				<b>Payments</b>		<b>TOTAL EDUCATION TAX</b>		1,550.86
				1	08/15/2025	EDUCATION STATE PAYMENT	0.00	
					867.48	EDUCATION NET TAX DUE	1,550.86	
				2	11/17/2025	<b>TAX SUMMARY</b>		
	867.48	<b>Municipal + Education</b>						
			867.48	<b>TOTAL TAX</b>			<b>3,469.92</b>	
<b>TOTAL MUNICIPAL TAX</b>			1,919.06	<b>TOTAL STATE PAYMENT</b>			0.00	
<b>MUNICIPAL STATE PAYMENT</b>			0.00	<b>TOTAL NET TAX DUE</b>			<b>3,469.92</b>	
<b>MUNICIPAL NET TAX DUE</b>			1,919.06					
			867.48					

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

City of Barre  
TAX YEAR 2025

City of Barre  
TAX YEAR 2025

City of Barre  
TAX YEAR 2025

City of Barre  
TAX YEAR 2025

1ST PAYMENT DUE	
08/15/2025	
OWNER NAME	
O'HARKIN JACQUELINE,	
PARCEL ID	
1280-0004-0000	
AMOUNT DUE	867.48
AMOUNT PAID	Revised Bill

2ND PAYMENT DUE	
11/17/2025	
OWNER NAME	
O'HARKIN JACQUELINE,	
PARCEL ID	
1280-0004-0000	
AMOUNT DUE	867.48
AMOUNT PAID	Revised Bill

3RD PAYMENT DUE	
02/16/2026	
OWNER NAME	
O'HARKIN JACQUELINE,	
PARCEL ID	
1280-0004-0000	
AMOUNT DUE	867.48
AMOUNT PAID	Revised Bill

4TH PAYMENT DUE	
05/15/2026	
OWNER NAME	
O'HARKIN JACQUELINE,	
PARCEL ID	
1280-0004-0000	
AMOUNT DUE	867.48
AMOUNT PAID	Revised Bill