

**ESTATE AUCTION: 1 BEDROOM, 1.5 BATH
LOG CABIN IN BURKE, VT**



AUCTION

FRIDAY, OCTOBER 17 @ 2PM

Registration & Inspection from 1PM

ADDRESS: 270 Kirby Road, Unit #2, Burke, VT 05871

Open House: Thursday, September 11 from 11AM-1PM



Estate Auction: This charming 554 sq. ft. log cabin-style home built in 2005 features 1 bedroom and 1.5 baths, combining rustic character with modern comforts. Located on the 2nd floor is a bedroom with an open loft space. The inviting living room showcases natural woodwork and a warm gas fireplace that adds extra charm.

The home has a durable pitched metal roof, a front porch and includes a full walkout finished basement with a full bath, laundry, and an additional fireplace, set on a solid concrete foundation—perfect for additional living space, a workshop, or storage. Whether as a year-round residence or a getaway retreat, this property offers warmth, comfort, and timeless appeal.

Note: Property is being sold with all furnishings and contents included. The buyer is responsible for the full 2025 tax bill.

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 2005
 Siding Log/Wood
 Roof Metal
 Basement Finished Walkout
 Foundation Concrete
 Heat Electric BB & Propane Gas (LP)
Water Public: Included in HOA Fees
 Sewer On Site
 Square Footage 554±
 Rooms 3
 Bedrooms 1
 Baths 1.5
 Garage None
 Acreage Common Land
 Assessment \$224,600
 Town of Burke Taxes \$4,642.71
Buyer is responsible for 2025 Taxes in their entirety.
 HOA Dues \$960.00/Quarter



HOA Fees Cover:

Recycling, Landscaping, Septic Cleaning,
 Plowing, Water, Trash, Driveway Repair,
 Misc. Maintenance, and Insurance on
 Common Elements as described in the
 Declaration of Condominium.

AUCTION TERMS: Required \$10,000 deposit
 must be increased up to 10% of the purchase
 price within 5 days after the auction, balance
 due at closing, on or within 30 days. Sale subject
 to 10% Buyer's Premium. Taxes and utilities to
 be prorated at closing.



PROPERTY LOCATION

OWNERSHIP

OWNER 1: GUREL NADIDE

OWNER 2: C/O NEBI GUNASTI

OWNER 3:

STREET 1: 318 SOUTH RD

STREET 2:

TOWN/CITY: BEDFORD

STATE/PROV: MA

POSTAL: 01730

OWN OCC: IT

TYPE: NON-STA

PREVIOUS OWNER

OWNER 1: MONTANA BUILDING & DEVELOPMENT -

OWNER 2: -

STREET 1: 714 COLRAIN ROAD

TOWN/CITY: GREENFIELD

STATE/PROV: MA

POSTAL: 01301

NARRATIVE DESCRIPTION

THIS PARCEL CONTAINS . ACRES OF LAND MAINLY CLASSIFIED AS CONDO WITH A CABIN CONDO BUILDING BUILT ABOUT 2005, HAVING PRIMARILY WOOD EXTERIOR AND 554 SQUARE FEET, WITH 1 UNIT, 2 BATHS, 0 3/4 BATH, 0 HALF BATH, 3 ROOMS, AND 1 BDRM.

OTHER ASSESSMENTS

Code

Descr/No

Amount

Com. Int

No	Alt No	Direction/Street/City	Unit #
270		KIRBY RD, BURKE	2

Owner	Share	Unit #
Owner 1: GUREL NADIDE		
Owner 2: C/O NEBI GUNASTI		
Owner 3:		
Street 1: 318 SOUTH RD		
Street 2:		
Town/City: BEDFORD		
State/Prov: MA		
Postal: 01730		
Own Occ: IT		
Type: NON-STA		

Owner	Share	Unit #
Owner 1: MONTANA BUILDING & DEVELOPMENT -		
Owner 2: -		
Street 1: 714 COLRAIN ROAD		
Town/City: GREENFIELD		
State/Prov: MA		
Postal: 01301		

NARRATIVE DESCRIPTION										1223		11	
This parcel contains . ACRES of land mainly classified as CONDO with a CABIN CONDO Building built about 2005, having primarily WOOD Exterior and 554 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 Hall/Bath, 3 Rooms, and 1 Bdrm.										PAT ACCT.		ASR Map:	
OTHER ASSESSMENTS										1223		11	
Code Descrpt/No Amount Com. Int										PAT ACCT.		ASR Map:	
GRANTOR										TAX DISTRICT		ASR Map:	
Legal Ref Type Date Sale Price V Tst Verif Notes										PAT ACCT.		ASR Map:	
113-309-310 2 3/3/2008 162,500 No No										PAT ACCT.		ASR Map:	
MONTANA BUILDIN 110-285 2 10/30/2007 INTRA-CORP No No										PAT ACCT.		ASR Map:	
MONTANA BUILDIN 103-251 10/25/2005 OTHER Yes No										PAT ACCT.		ASR Map:	
PACELLI,PATRICI 101-32 5/26/2005 OTHER No No										PAT ACCT.		ASR Map:	
CHARTIER, KENNE 46/119 1/1/1900 OTHER No No										PAT ACCT.		ASR Map:	
PP TRUSTEE KINGDOM RIDGE TRUST SELLS TO MONTANA										PAT ACCT.		ASR Map:	
TRANSFER TO TRUST BY DONORS FOR NO ACTUAL COM										PAT ACCT.		ASR Map:	
LOT #4, PART OF A WHOLE										PAT ACCT.		ASR Map:	
ALSO BOOK 53 PAGE 161										PAT ACCT.		ASR Map:	
CIVIL DISTRICT:										PAT ACCT.		ASR Map:	
RATIO:										PAT ACCT.		ASR Map:	

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
6/22/2005	2005-45	NEW DWLG		C	11/13/2007			GUREL/3 BUILDINGS

Building Permits	Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
	6/22/2005	2005-45	NEW DWLG		C	11/13/2007			GUREL/3 BUILDINGS

Property Factors	Item	Code	Description	%	Item	Code	Description
	Z	AR1	AG/RESID 1				
	o						
	n						
	Census:						
	Flood Haz:						
	D	00	00	100	Topo		
	s	034	034	100	Street		
	t	111	111	100	Gas:		

Use Code	Description	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	Factor	LT	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Neigh	Inf 1	%	Inf 2	%	Inf 3	%	Appraised Value	Alt Class	Spec Land	J Code	Fact Use Value	Notes
17	CONDO		0	0		SITE ACRE SITE	1.0		0	0.00	1-KR															REMOVED 12% UC 5/

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

USE CODE

DESCRIPTION

LUC

NO OF UNITS

DEPTH / PRICE/UNITS

UNIT TYPE

LAND TYPE

FACTOR

LT

BASE VALUE

UNIT PRICE

ADJ

NEIGH INFL

NEIGH MOD

NEIGH

INF 1

%

INF 2

%

INF 3

%

APPRAISED VALUE

ALT CLASS

SPEC LAND

J CODE

FACT USE VALUE

NOTES

17 CONDO

0

0

0.00 1-KR

REMOVED 12% UC 5/

EXTERIOR INFORMATION

Type: 99 - CABIN CONDO			
Sty Ht: 1H - ONE/ONE HALF			
(Liv) Units: 1		Total: 1	
Foundation: 1 - CONCRETE			
Frame: 1 - WOOD			
Prime Wall: 26 - WOOD			
Sec Wall:			%
Roof Struct: 1 - GABLE			
Roof Cover: 9 - METAL			
Color: NATURAL			
View / Desir:			

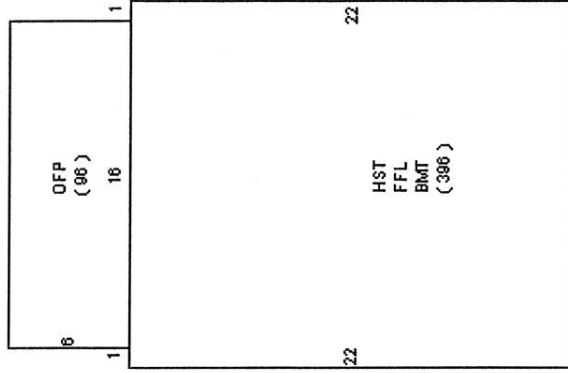
BATH FEATURES

Full Bath 2	Rating:	AVERAGE
A Bath:	Rating:	
3/4 Bath:	Rating:	
A 3QBth	Rating:	
1/2 Bath:	Rating:	
A HBth:	Rating:	
OthrFix:	Rating:	

COMMENTS

**SMALL PIECE OF ELE BB ON FFL FPLT &
WSFLUE = GAS.**

SKETCH



RESIDENTIAL GRID

1st Res	Grid	Desc:	Line 1	# Units
	Level	FY	LR DR D K FR RR BR FB	L O
	Other			
	Upper			
	Lvl 2			
	Lvl 1			
	Lower			
Totals		RMs: 3	BRs: 1	Batts: 2 HB

OthrFix:	Rating:
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OTHER FEATURES		
Kits:	1	Rating: AVERAGE
A Kits:		Rating:
Fpl:	1	Rating: GAS FPL
WSFue:	1	Rating: AVERAGE

CONDO INFORMATION

Location:	
Total Units:	8
Floor:	
% Own:	
Name:	MD - KIRBY RD

INTERIOR INFORMATION

Avg H _W /FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET

DEPRECIATION

Phys Cond:	AV - Average	9.9 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	9.9 %

REMODELING RES BREAKDOWN

	No Unit	RMS	BRS	FL
Exterior:				
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
	1	3	1	1
	Totals			

REMODELING RES BREAKDOWN

	No Unit	RMS	BRS	FL
Exterior:				
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
	1	3	1	1
	Totals			

CALC SUMMARY

Rate	Basic \$ / SQ:	236.50
	Size Adj:	1.46580076
	Const Adj:	0.99000001
	Adj \$ / SQ:	343.195
	Other Features:	21164
	Grade Factor:	1.00
WBHD	NBHD Inf:	1.00000000
	NBHD Mod:	
	LUC Factor:	1.00
Spec	Adj Total:	246279
	Depreciated:	24979
	Depreciated Total:	224501

General:	
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Parcel ID	Typ	Date	Sale Price
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SUB AREA

Code	Description	Area - SQ	Rate - \$	Underpr Value
BMT	BASEMENT	396	99.530	39,413
FFL	1ST FLOOR	396	343.200	135,905
HST	HALF STORY	158	291.720	46,208
OPF	OPEN PORCH	96	68.640	6,589

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	100	RRM	90	A

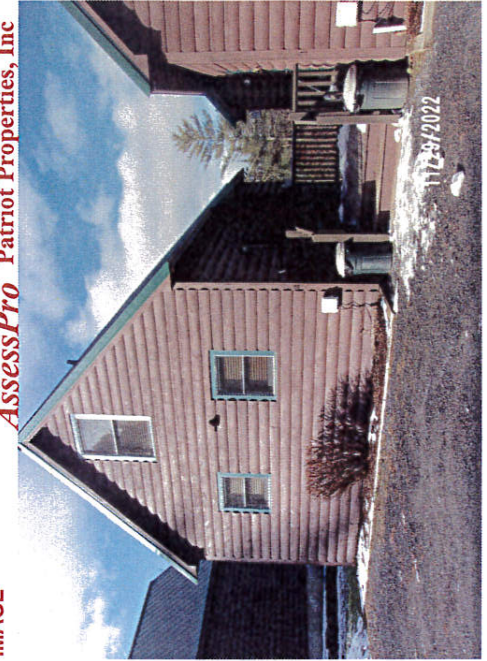
MOBILE HOME

Code	Description	A	Y/S	Qty	\$
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit	Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Juris. Value
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IMAGE



AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total:

PAYABLE TO:

MAIL TO:

TOWN OF BURKE

212 SCHOOL STREET

WEST BURKE, VERMONT 05871

OFFICE HOURS M-F 8 AM - 4 PM

802-467-3717

TAX BILL

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

PARCEL ID	BILL DATE	TAX YEAR
11010011.002	08/26/2025	2025

Property tax payments must be in the Town Clerks Office on or before November 7, 2025 or an 8% collection fee will be added immediately. Secure Drop Box located by the front door

Description: CABIN # 2 ON LOT # 4

Location: 270 KIRBY RD 2

SPAN # 111-034-11262

SCL CODE: 034

OWNER GUREL NADIDE
C/O NEBI GUNASTI
318 SOUTH RD
BEDFORD MA 01730

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	224,600	224,600
TOTAL TAXABLE VALUE	224,600	224,600
GRAND LIST VALUES	2,246.00	2,246.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Highway	0.4736	x2,246.00=	1,063.70	NON HOMESTEAD EDUCATION	1.3472	x2,246.00=	3,025.81
General	0.1925	x2,246.00=	432.36				
Appropriations	0.0530	x2,246.00=	119.04				
Veterans	0.0008	x2,246.00=	1.80				
			1.7030 (state rate) / 126.41% (CLA ÷ SA) = 1.3472				
			Payments		TOTAL EDUCATION TAX		3,025.81
			1	11/07/2025	EDUCATION STATE PAYMENT		0.00
			4,642.71		EDUCATION NET TAX DUE		3,025.81
			TAX SUMMARY				
			Municipal + Education				
			TOTAL TAX 4,642.71				
			TOTAL STATE PAYMENT 0.00				
			TOTAL NET TAX DUE 4,642.71				
TOTAL MUNICIPAL TAX			1,616.90				
MUNICIPAL STATE PAYMENT			0.00				
MUNICIPAL NET TAX DUE			1,616.90				

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF BURKE

PAYMENT DUE		TAX YEAR
11/07/2025		2025
OWNER NAME		
GUREL NADIDE		
PARCEL ID		
11010011.002		
AMOUNT DUE	4642.71	
AMOUNT PAID		

PLEASE NOTE:
POSTMARKS ARE
NOT ACCEPTED AS
TIMELY PAYMENTS.
THE TOWN OF
BURKE ASSUMES NO
RESPONSIBILITY
FOR DELAYED,
LOST OR
MISDIRECTED
MAIL.