

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



AUCTION

THURSDAY, SEPTEMBER 18 @ 2PM

Registration & Inspection from 1PM

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

Open House: Thursday, September 4 from 3PM-5PM



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 \$4,366.00
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

ST/PROV: MA

POSTAL: 01730

OWN OCC: IT

TYPE: NON-STA

PREVIOUS OWNER

OWNER 1: MONTANA BUILDING & DEVELOPMENT -

OWNER 2: -

STREET 1: 714 COLRAIN ROAD

STREET 2: -

TOWN/CITY: GREENFIELD

ST/PROV: MA

POSTAL: 01301

APPROXIMATE AREA: 0.0000

APPROXIMATE VALUE: 224,600

APPROXIMATE ASSESSED: 224,600

APPROXIMATE TOTAL: 224,600

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Parcel ID	Notes
17	0.000	224,600	224,600	224,600	224,600	11010011-002	
Total Card	0.000	224,600	224,600	224,600	224,600		
Total Parcel	0.000	224,600	224,600	224,600	224,600		
Source:	Market Adj Cost	Total Value per SQ unit /Card: 405.12	/Parcel: 405.12				

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	17	GL	224,600	0	0	224,600	224,600	224,600		7/15/2024
2023	17	GL	224,600	0	0	224,600	224,600	224,600		7/19/2023
2022	17	GL	148,900	0	0	148,900	148,900	148,900		6/9/2022
2021	17	GL	148,900	0	0	148,900	148,900	148,900		6/11/2021
2020	17	GL	148,900	0	0	148,900	148,900	148,900		7/29/2020
2019	17	GL	148,900	0	0	148,900	148,900	148,900		6/11/2019
2018	17	GL	148,900	0	0	148,900	148,900	148,900		6/11/2019
2017	17	GL	148,900	0	0	148,900	148,900	148,900		6/23/2017

Grantor	Legal Ref	Type	Date	Verif	Notes
MONTANA BUILDING	113-309-310	2	3/3/2008	No	162,500 No
MONTANA BUILDING	110-285	2	10/30/2007	No	290,982 No
PACELLI, PATRICI	103-251	10/25/2005	OTHER	Yes	No
CHARTIER, KENNE	101-32	5/26/2005	OTHER	No	50,000 Yes
	46/119	1/1/1900	OTHER	No	ALSO BOOK 53 PAGE 161

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

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

Use Code	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	Factor	LT	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	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/

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: 1 - GABLE	
Roof Struct: 1 - METAL	
Roof Cover: 9 - NATURAL	
Color: NATURAL	
View / Desir:	

GENERAL INFORMATION

Grade: C - AVERAGE	
Year Bld: 2005	Eff Yr Bld:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg HtFL: STD	
Prim Int Wal: 1 - DRYWALL	
Sec Int Wal:	
Partition: T - TYPICAL	
Prim Floors: 4 - CARPET	
Sec Floors: 2 - SOFTWOOD	50%

BATH FEATURES

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

OTHER FEATURES

Kits: 1	Rating: AVERAGE
A Kits:	Rating:
Fprt: 1	Rating: GAS FPL
WSFlue: 1	Rating: AVERAGE

CONDO INFORMATION

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

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ: 236.50	
Size Adj.: 1.46580076	
Const Adj.: 0.99000001	
Adj \$ / SQ: 343.195	
Other Features: 21164	
Grade Factor: 1.00	
NBHD Inf: 1.00000000	
NBHD Mod:	
LUC Factor: 1.00	
Adj Total: 249279	
Depreciation: 24679	
Depreciated Total: 224601	

MOBILE HOME

Make:	Model:
% AC:	
Solar HW: NO	Central Vac: NO
% Com Wal:	% Sprinkled:

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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COMMENTS

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

RESIDENTIAL GRID

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

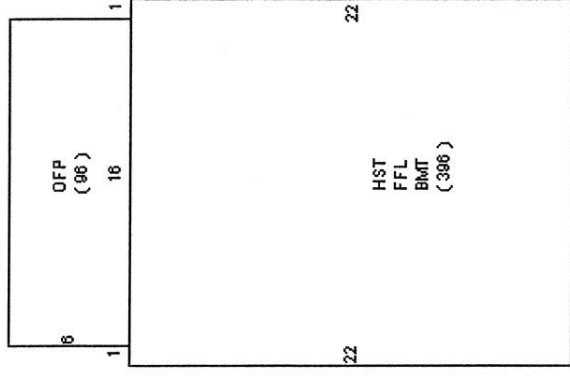
REMODELING

Exterior:				
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	M
Totals	1	3	1

SKETCH



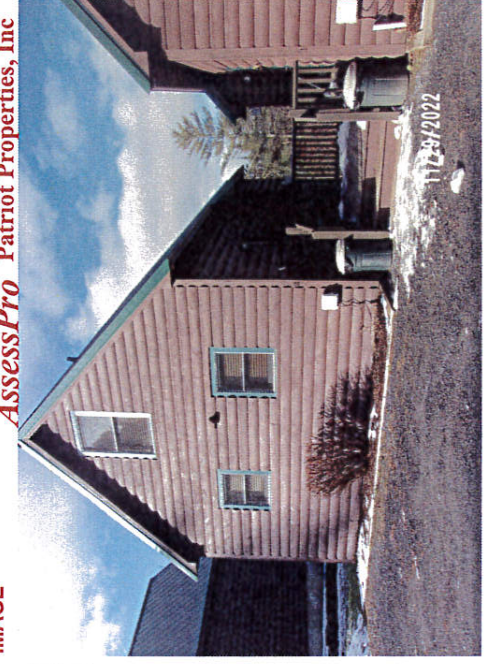
SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub	%	Area	Usbl	%	Descr	Type	Qu	# Ten
BMT	BASMENT	396	99.530	39,413									
FLL	1ST FLOOR	396	343.200	135,905	BMT	100	RRM						
HST	HALF STORY	158	291.720	46,208									
OFF	OPEN PORCH	96	68.640	6,589									

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub	%	Area	Usbl	%	Descr	Type	Qu	# Ten
BMT	BASMENT	396	99.530	39,413									
FLL	1ST FLOOR	396	343.200	135,905	BMT	100	RRM						
HST	HALF STORY	158	291.720	46,208									
OFF	OPEN PORCH	96	68.640	6,589									

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	08/27/2024	2024

Property tax payments must be in the Town Clerks Office on or before November 1, 2024 by 4 PM 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

PAID

FOR INCOME TAX PURPOSES

TOWN OF BURKE

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

OCT 28 2024

Check # 695844
Amount 4366.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Highway	0.3663	x2,246.00=	822.71	NON HOMESTEAD EDUCATION	1.3916	x2,246.00=	3,125.53
General	0.1426	x2,246.00=	320.28		1.3910 (state rate) / 99.96% (CLA) = 1.3916		
Appropriations	0.0426	x2,246.00=	95.68				
Veterans	0.0008	x2,246.00=	1.80				