

**FORECLOSURE 3-BEDROOM, 1-BATH HOME ON  
2.72± ACRES IN PIERMONT, NH**

 **AUCTION**

**FRIDAY, MAY 1 @ 11AM**

Registration & Inspection from 10AM

**ADDRESS: 51 Barton Road, Piermont, NH 03779**

***No Open House***

***Home is occupied, please respect tenants***



Foreclosure property with a mobile home situated on 2.72± acres in a rural and scenic setting in Piermont, New Hampshire. The home offers approximately 722 square feet of living space with 3 bedrooms and 1 bathroom, and was built in 1964.

The property is located in a quiet country setting near the Connecticut River, offering a peaceful environment with convenient access to nearby amenities. Local dining options include popular spots such as The Hungry Bear Pub & Grill, Peavine Bakery and Cafe, and Trata on the River in nearby Piermont. Educational opportunities are available through schools within the local SAU district.

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 .....	1964
Siding .....	Aluminum/Prefin Metal
Roof .....	Gable HIP Metal/Tin
Basement .....	None
Foundation .....	Concrete Slab
Heat .....	Oil/Hot Air
Water .....	On Site
Sewer .....	On Site
Square Footage .....	722±
Rooms .....	5±
Bedrooms .....	3
Baths .....	1
Acreage .....	2.72±
Assessment .....	\$69,200.00
Year Taxes .....	\$1,629.82
.....Past Due Taxes as of 4/02/2026 =	\$14,803.88


**AUCTION TERMS:** To qualify to bid, prospective bidders must tender to the auctioneer before the foreclosure sale the amount of \$5,000.00 (the "Bid Qualifying Deposit") in cash, certified funds or bank check. The Property will be sold to the highest bidder, and the successful bidder's Bid Qualifying Deposit will be held as a non-refundable deposit, and will be considered reasonable liquidated damages if the highest bidder fails to close on the purchase of the Property. The closing shall be held, and the balance of the purchase price shall be due and payable in cash, certified funds, bank check, or other primary bank obligation, upon the delivery of the Foreclosure Deed to the purchaser within forty-five (45) days of the foreclosure sale, unless such date is mutually extended by the parties. The successful bidder will be responsible for all outstanding taxes 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.



Parcel ID: 000R09 000032 00000A (CARD 1 of 1)  
 Owner: CHAPIN, JAYME  
 Location: 51 BARTON RD  
 Acres: 2.720

**General**

Valuation		Listing History	
<b>Building Value:</b>	\$11,000	<b>List Date</b>	<b>Lister</b>
<b>Features:</b>	\$4,200	02/21/2025	JDPR
<b>Taxable Land:</b>	\$54,000	01/11/2024	JDPR
<hr/>		05/11/2023	JDPR
<b>Card Value:</b>	\$69,200 	03/08/2022	JDPR
<b>Parcel Value:</b>	\$69,200	01/29/2021	JDPR
<a href="#">Review and Pay Property Taxes Online</a>			

**Notes:** 5/13 K&B ORIG NEEDS WORK; FURN NOT IN USE NEED NEW ONE; SOME ROUGH DRYWALL, FLR, TRIM ETC; FLRNG SLOPE=UC; SHED NEEDS SIDING, MAY BE ARCHERY STORE; CK UC & SHED TO SHOP; 2/14 SHED TO SHOP NOW SIDED OPEN STUD NC TO MH; 4/15 NOH; EST NC TO MH; NC TO SHED; 2X3 CONST; 4/17 REMOVED DET DEK & SHED-E; DNPU 3X12 RAMP ATT TO 32X20; NC TO MH UC; 5/23 NC; 2/25; NC TO EXT; EST NC TO INT; CK 26;

**History Of Taxable Values**

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$11,000	\$4,200	\$54,000	Cost Valuation	\$69,200
2023	\$11,000	\$4,200	\$54,000	Cost Valuation	\$69,200
2022	\$11,000	\$4,200	\$54,000	Cost Valuation	\$69,200
2021	\$11,000	\$4,200	\$54,000	Cost Valuation	\$69,200
2020	\$9,200	\$3,100	\$41,500	Cost Valuation	\$53,800
2019	\$9,200	\$3,100	\$41,500	Cost Valuation	\$53,800
2018	\$9,200	\$3,100	\$41,500	Cost Valuation	\$53,800
2017	\$9,200	\$3,100	\$41,500	Cost Valuation	\$53,800
2016	\$9,200	\$4,900	\$41,500	Cost Valuation	\$55,600
2015	\$9,300	\$5,100	\$45,800	Cost Valuation	\$60,200
2014	\$9,300	\$5,100	\$45,800	Cost Valuation	\$60,200
2013	\$9,300	\$6,200	\$45,800	Cost Valuation	\$61,300
2012	\$14,600	\$4,100	\$45,800	Cost Valuation	\$64,500
2011	\$14,900	\$2,500	\$45,800	Cost Valuation	\$63,200

**Sales**

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
03/22/2004	IMPROVED	YES	\$39,000	KINNEY, JUDY	2970	0008

**Land**

**Size:** 2.720 Ac. **Site:** AVERAGE

**Zone:** 03 - RURAL DISTRICT  
**Neighborhood:** BELOW AVE 10  
**Land Use:** 1F RES

**Driveway:** GRAVEL/DIRT  
**Road:** GRAVEL/DIRT  
**Taxable Value:** \$54,000

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 AC	65,000	D	90	100	95	95	95 MILD	100	50,200	0	N	50,200	
1F RES	1.720 AC	1,000	X	100	0	0	0	85 MODERATE	100	1,500	0	N	1,500	
1F RES	100.000 FF	30	D	90	0	0	0	85 MODERATE	100	2,300	0	N	2,300	

**Building**

**1 STORY MOBILE-SIN Built In 1964**

<b>Roof:</b>	GABLE OR HIP METAL/TIN	<b>Bedrooms:</b>	3	<b>Quality:</b>	AVG
<b>Exterior:</b>	ALUM SIDING PREFIN METAL	<b>Bathrooms:</b>	1.0	<b>Size Adj.</b>	1.1155
<b>Interior:</b>	WALL BOARD DRYWALL	<b>Extra Kitchens:</b>	0	<b>Base Rate:</b>	72.00
<b>Flooring:</b>	LINOLEUM OR SIM	<b>Fireplaces:</b>	0	<b>Building Rate:</b>	1.0040
<b>Heat:</b>	OIL FA DUCTED	<b>Generators:</b>	0	<b>Sq. Foot Cost:</b>	72.28
		<b>AC:</b>	NO	<b>Effective Area:</b>	722
				<b>Gross Living Area:</b>	760
				<b>Cost New:</b>	\$52,186

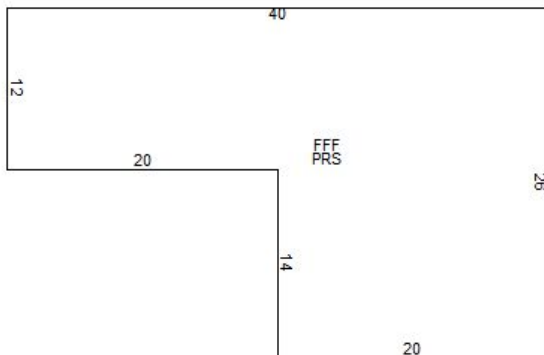
Depreciation		Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
Normal AVERAGE	67%	SIDING 2%	0%	0%	UC-11 10%	79%	\$11,000

**Features**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
DECK	40	8 x 5	400	7.00	50	\$560	ATT 32X20
SHED-WOOD	640	32 x 20	85	10.00	50	\$2,720	NEEDS APPR 50% SIDIN
SHED-WOOD	56	8 x 7	346	10.00	50	\$969	
<b>Total:</b>						<b>\$4,200</b>	



**Sketch**



Code	Description	Area	Eff Area	GL Area
FFF	FST FLR FIN	760	760	760
PRS	PIER FOUNDATION	760	-38	0
<b>Totals</b>			<b>722</b>	<b>760</b>

**Town of Piermont**

Att: Tax Collector  
130 Route 10  
Piermont, NH 03779  
**Office Hours**  
  
2:00 TO 6:00 PM  
**(603) 272-6979**

**Invoice Summary**

Current Owner	Billed Owner
CHAPIN, JAYME 51 BARTON ROAD PIERMONT, NH 03779	CHAPIN, JAYME 51 BARTON ROAD PIERMONT, NH 03779

<b>Invoice Number:</b> 2025P01 001203	<b>Bill Amount:</b> \$778.00
<b>Invoice Type:</b> Property Tax	<b>Due Date:</b> 07/28/2025
<b>Map Lot Sub:</b> 000R09 000032 00000A	<b>Interest Rate:</b> 8 %
<b>Location:</b> 51 BARTON RD	<b>Per Diem:</b> 0.1705
<b>Book &amp; Page:</b> 2970 0008	<b>Principal Due:</b> \$778.00
	<b>*Interest Due:</b> \$42.29
	<b>Penalties Due:</b> \$0.00
	<b>*Total Amount Due:</b> <span style="border: 1px solid black; padding: 2px;"><b>\$820.29</b></span>

Exemptions & Credits	Assessments	Taxable Districts
\$0	Land: \$54,000	
\$0	Current Use: No	
\$0	Building: \$15,200	
\$0	Assessment: \$69,200	
Exempts: \$0	Net Assmnt: \$69,200	
	Acres: 2.72	

**Transaction Activity**

There Have Been No Transactions On This Invoice

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Current Owner	Billed Owner
CHAPIN, JAYME 51 BARTON ROAD PIERMONT, NH 03779	CHAPIN, JAYME 51 BARTON ROAD PIERMONT, NH 03779

<b>Invoice Number:</b> 2025P02 001201	<b>Bill Amount:</b> \$792.00
<b>Invoice Type:</b> Property Tax	<b>Due Date:</b> 12/22/2025
<b>Map Lot Sub:</b> 000R09 000032 00000A	<b>Interest Rate:</b> 8 %
<b>Location:</b> 51 BARTON RD	<b>Per Diem:</b> 0.1736
<b>Book &amp; Page:</b> 2970 0008	<b>Principal Due:</b> \$792.00
	<b>*Interest Due:</b> \$17.53
	<b>Penalties Due:</b> \$0.00
	<b>*Total Amount Due:</b> <span style="border: 1px solid black; padding: 2px;"><b>\$809.53</b></span>

Exemptions & Credits	Assessments	Taxable Districts
\$0	Land: \$54,000	
\$0	Current Use: No	
\$0	Building: \$15,200	
\$0	Assessment: \$69,200	
Exempts: \$0	Net Assmnt: \$69,200	
	Acres: 2.72	

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