

FORECLOSURE: 2-BEDROOM, 1-BATH CONDO IN WAITSFIELD, VT



THURSDAY, AUGUST 27, 2026 @ 3PM

Registration & Inspection from 2:00PM

55 Folsom Drive, Unit 1, Waitsfield, VT 05673

Also referenced as Folsom Brook Drive



Enjoy mountain living in the heart of the Mad River Valley with this split-level condominium located at 55 Folsom Drive, Unit 1, Waitsfield, Vermont. Offering approximately 988± square feet of living space, this cozy condo features 2 bedrooms, 1 full bathroom, and a welcoming covered porch—the perfect place to relax and enjoy the surrounding Mad River Valley scenery.

Enjoy convenient access to renowned ski resorts, hiking and biking trails, local shops, restaurants, golf courses, and outdoor recreation throughout every season. This real estate auction presents an excellent opportunity to purchase an affordable condominium in one of Vermont's most desirable four-season destinations.

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 1972
 Siding Wood
 Roof Metal
 Basement Full Finished
 Foundation Concrete
 Heat Liquid Propane Wall Mount
 Water On Site Well
 Sewer On Site Septic
 Square Footage 988± SF
 Rooms 4
 Bedrooms 2
 Baths 1
 Garage None
 Acreage Common N/A
 Assessment \$99,000
 Town of Waitsfield, VT Taxes \$2,706.64
 HOA \$904.50/Quarter
Includes snow plowing, lawn & landscaping maintenance, and trash. Also includes well and septic.



AUCTION TERMS: Deposit of \$10,000 of the winning high bid due at sale in cash, official bank treasurer's or cashier's check, or other certified funds. Balance due at closing. The sale will be subject to unpaid taxes, municipal assessments and superior liens, if any.

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 "Hirschak Brothers, LLC". Banks will not accept checks that are made payable to the holder and signed over to Hirschak Brothers, LLC.



Web Data

Waitsfield, VT

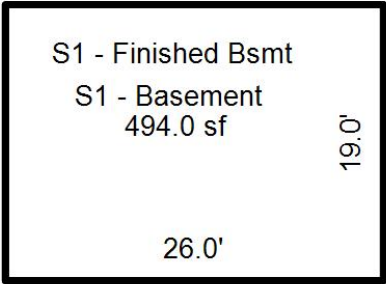
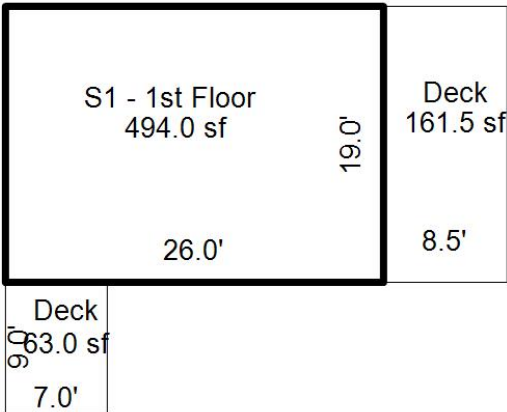
Official copies of data must be obtained at the Waitsfield Town Office.

Owner Information			Parcel Value Information March 23, 2025		
Parcel	106000001		Land Value		Homestead 99,000
Owner	RODETIS SUSAN E 8 E 74TH ST APT 3 A NEW YORK, NY 10021		Dwelling Value	90,500	Housesite 99,000
			Site Imprvmt		
			Outbuildings		
Location	55 FOLSOM BROOK DRIVE		Total	99,000	
Descr	UNIT 1 RIVER HOUSE CONDO		Waitsfield 99214.000 		
	Parcel Information				
NBHD	SPAN 675-214-10827				
Acres	0 Status A - Active				
	Sales Information				
Book	0 Sale Date //				
Page	0 Sale Price				

BUILDING	Total Rooms	4	Year Built		Building SF	494	Energy Adj	Excellent	Roughins	1
	Bedrooms	2	Effect Age	30	Quality	4.00	Bsmt Wall	Conc 8in	Plumb Fixt	5
	Full Baths	1	Condition	Average	Style	1 Story	Bsmt SF	494	Fireplaces	
	Half Baths		Phys Depr	18	Design	Condo	Bsmt Fin	Finish Apt	Porch	253
	Kitchens	1	Funct Depr		Bldg Type	Single	Bsmt Fin SF	494	Gar/Shed	
			Econ Depr							
Notes										

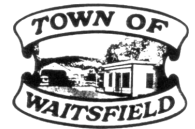
LAND 1	Type	No Data	Area	Grade
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Sketch



CAI Property Card

Town of Waitsfield, VT



GENERAL PROPERTY INFORMATION		ASSESSED VALUES	
OWNER: RODETIS SUSAN E LOCATION: 55 FOLSOM BROOK DRIVE ACRES: 0 PARCEL ID: 99214.001 DESCRIPTION: UNIT 1 RIVER HOUSE CONDO SPAN: 675-214-10827 MAILING ADDRESS: 8 E 74TH ST APT 3 A NEW YORK, NY 10021		LAND VALUE: \$0 BUILDING VALUE: \$99000 TOTAL VALUE: \$99000	
		SALES INFORMATION	
		SALE DATE	SALE PRICE
			\$
BUILDING INTERIOR		BUILDING EXTERIOR	
# OF ROOMS:		YEAR BUILT:	
# OF KITCHENS:		SQ FT:	
# OF BEDROOMS:		BASEMENT SQFT:	
# OF FULL BATHS:		FINISHED BASEMENT SQFT:	
# OF HALF BATHS:		GARAGE SQFT:	
# OF FIREPLACES:		HEAT COOL %:	



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

MAIL TO:

4144 Main Street
Waitfield, VT 05673

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
106000001.	08/03/2026	FY2027

Location: 551 FOLSOM BROOK DRIVE

SCL CODE: 214

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD	
REAL	99,000		99,000
TOTAL TAXABLE VALUE	99,000		99,000
GRAND LIST VALUES	990.00		990.00

MUNICIPAL TAXES				EDUCATION TAXES																																										
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES																																							
MUNICIPAL TAX	0.5791	x990.00=	573.29	NON HOMESTEAD EDUCATION 2.3200 x990.00= 2,296.80 1.6430 (state rate) / 70.82% (CLA + SA) = 2.3200 <table><tr><td colspan="2">Payments</td><td>TOTAL EDUCATION TAX</td><td>2,296.80</td></tr><tr><td>1</td><td>09/15/2026</td><td>EDUCATION STATE PAYMENT</td><td>0.00</td></tr><tr><td></td><td>718.66</td><td>EDUCATION NET TAX DUE</td><td>2,296.80</td></tr><tr><td>2</td><td>11/16/2026</td><td colspan="2" rowspan="2"><table><tr><td colspan="2">TAX SUMMARY</td></tr><tr><td colspan="2">Municipal + Education</td></tr></table></td></tr><tr><td></td><td>718.66</td><td></td></tr><tr><td>3</td><td>02/16/2027</td><td>TOTAL TAX</td><td>2,874.64</td></tr><tr><td></td><td>718.66</td><td>TOTAL STATE PAYMENT</td><td>0.00</td></tr><tr><td>4</td><td>05/17/2027</td><td>TOTAL NET TAX DUE</td><td>2,874.64</td></tr><tr><td></td><td>718.66</td><td></td><td></td></tr></table>				Payments		TOTAL EDUCATION TAX	2,296.80	1	09/15/2026	EDUCATION STATE PAYMENT	0.00		718.66	EDUCATION NET TAX DUE	2,296.80	2	11/16/2026	<table><tr><td colspan="2">TAX SUMMARY</td></tr><tr><td colspan="2">Municipal + Education</td></tr></table>		TAX SUMMARY		Municipal + Education			718.66		3	02/16/2027	TOTAL TAX	2,874.64		718.66	TOTAL STATE PAYMENT	0.00	4	05/17/2027	TOTAL NET TAX DUE	2,874.64		718.66		
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TOTAL MUNICIPAL TAX			577.84																																											
MUNICIPAL STATE PAYMENT			0.00																																											
MUNICIPAL NET TAX DUE			577.84																																											

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Waitsfield
TAX YEAR FY2027

1ST PAYMENT DUE	
09/15/2026	
OWNER NAME	
RODETIS SUSAN E	
PARCEL ID	
106000001.	
AMOUNT DUE	718.66
AMOUNT PAID	0.00
BALANCE DUE	718.66

2ND PAYMENT DUE	
11/16/2026	
OWNER NAME	
RODETIS SUSAN E	
PARCEL ID	
106000001.	
AMOUNT DUE	718.66
AMOUNT PAID	0.00
BALANCE DUE	718.66

3RD PAYMENT DUE	
02/16/2027	
OWNER NAME	
RODETIS SUSAN E	
PARCEL ID	
106000001.	
AMOUNT DUE	718.66
AMOUNT PAID	0.00
BALANCE DUE	718.66

4TH PAYMENT DUE	
05/17/2027	
OWNER NAME	
RODETIS SUSAN E	
PARCEL ID	
106000001.	
AMOUNT DUE	718.66
AMOUNT PAID	0.00
BALANCE DUE	718.66