

**3-BED, 1-BATH HOME ON 0.310± ACRES
IN BARRE, VT**



AUCTION

THURSDAY, JULY 16, 2026 @ 11AM

Registration & Inspection from 10:00AM

120 Elmwood Ave., Barre, VT 05641

OPEN HOUSE: Thursday, July 9 from 12PM-1PM



Diamond in the Rough Cape-Style Home on 0.31± Acres

This home is ready for your personal touch! Built in 1948, the home offers 1,317± square feet of living space and features three bedrooms and one bathroom. Recent improvements include a newer roof and siding, while a full unfinished walkout basement provides ample storage and utility space. Conveniently located in an established Barre neighborhood, the property is just minutes from downtown, shopping, restaurants, schools, medical facilities, and everyday services. Interstate 89 is located approximately 6 miles away, providing easy access for commuting and travel throughout Central Vermont. *This is not a foreclosure.*

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	1948
Siding	Vinyl
Roof	Gable/Asphal Shingles
Basement	Unfinished Walk Out
Foundation	Concrete
Heat	Forced Hot Air/Oil
Water	City
Sewer	City
Square Footage	1,317± SF
Rooms	4
Bedrooms	3
Baths	1
Garage	None
Acreage	0.310±
Assessment	\$111,960
Town of Rutland Taxes	\$4,565.16

AUCTION TERMS: 10% deposit due at sale, balance due at closing, on or within 30 days. Sale subject to 10% Buyer's Premium. Taxes and utilities to be prorated at closing.



Unofficial Property Record Card - Barre, VT

General Property Data

Parcel ID	0540-0120-0000	Account Number	12651
Prior Parcel ID		Property Location	120 ELMWOOD AVE EXT BARRE CITY
Property Owner	ROY ALICE ROY ALFRED & EILEEN	Property Use	RESD 1
Mailing Address	C/O ALFRED ROY 95 CASSIE ST City BARRE	Most Recent Sale Date	
Mailing State	VT	Legal Reference	
Parcel Zoning	N/A	Grantor	
	Zip 05641	Sale Price	0
		Land Area	0.310 acres

Current Property Assessment

Card 1 Value	Building Value	145,100	Xtra Features Value	0	Land Value	59,500	Total Value	204,600
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Building Description

Building Style	CAPE	Foundation Type	CONC BLOCK	Flooring Type	HARDWOOD
# of Living Units	1	Frame Type	WOOD	Basement Floor	CONCRETE
Year Built	1948	Roof Structure	GABLE	Heating Type	FORCED H/A
Building Grade	AVERAGE	Roof Cover	ASPHALT SH	Heating Fuel	OIL
Building Condition	N/A	Siding	VINYL	Air Conditioning	0%
Finished Area (SF)	1317.6	Interior Walls	DRYWALL	# of Bsmt Garages	0
Number Rooms	4	# of Bedrooms	2	# of Full Baths	1
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	0

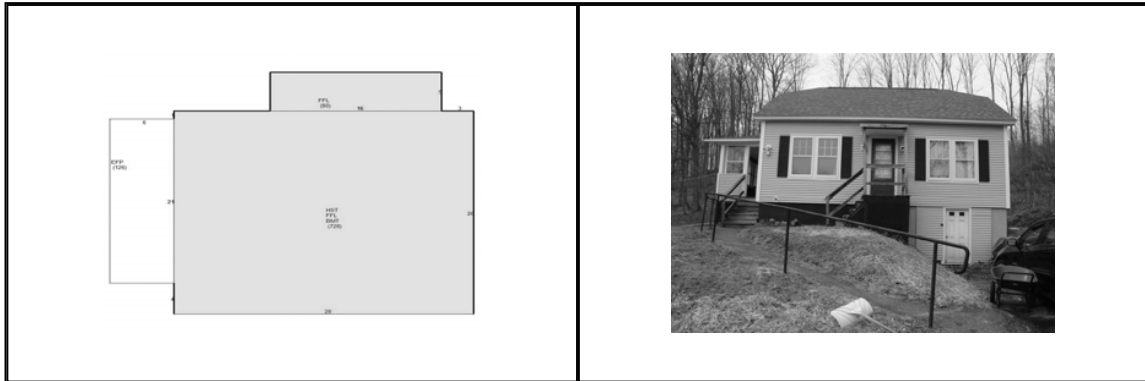
Legal Description

1 FAM-0.31AC

Narrative Description of Property

This property contains 0.310 acres of land mainly classified as RESD 1 with a(n) CAPE style building, built about 1948 , having VINYL exterior and ASPHALT SH roof cover, with 0 commercial unit(s) and 1 residential unit(s), 4 room(s), 2 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



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

PAYABLE TO:
MAIL TO:

City of Barre

PO Box 418
Barre, VT 05641

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

TAX BILL

802-476-0242

PARCEL ID	BILL DATE	TAX YEAR
0540-0120.0000	06/10/2026	2025

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

Location: ELMWOOD AVE EXT 120

SPAN # 036-011-12651 SCL CODE: 011
TOTAL PARCEL ACRES 0.31

OWNER ROY ALICE-5/9 INT
ROY ALFRED & EILEEN-2/9 INT EACH
C/O ALFRED ROY
95 CASSIE ST
BARRE VT 05641

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	111,960	111,960
TOTAL TAXABLE VALUE	111,960	111,960
GRAND LIST VALUES	1,119.60	1,119.60

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	x1,119.60=	2,518.31	NON HOMESTEAD EDUCATION	1.8224	x1,119.60=	2,040.36	
Local Agreement	0.0058	x1,119.60=	6.49	1.7030 (state rate) / 93.45% (CLA + SA) = 1.8224				
Revised Bill				Payments		TOTAL EDUCATION TAX		2,040.36
				1	08/15/2025	EDUCATION STATE PAYMENT	0.00	
						EDUCATION NET TAX DUE	2,040.36	
				2	11/17/2025			
				TAX SUMMARY				
				Municipal + Education				
TOTAL MUNICIPAL TAX			2,524.80	TOTAL TAX			4,565.16	
MUNICIPAL STATE PAYMENT			0.00	TOTAL STATE PAYMENT			0.00	
MUNICIPAL NET TAX DUE			2,524.80	TOTAL NET TAX DUE			4,565.16	
				3	02/16/2026			
				4	05/15/2026			

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	
ROY ALICE-5/9 INT	
PARCEL ID	
0540-0120-0000	
AMOUNT DUE	1141.29
AMOUNT PAID	Revised Bill

2ND PAYMENT DUE	
11/17/2025	
OWNER NAME	
ROY ALICE-5/9 INT	
PARCEL ID	
0540-0120-0000	
AMOUNT DUE	1141.29
AMOUNT PAID	Revised Bill

3RD PAYMENT DUE	
02/16/2026	
OWNER NAME	
ROY ALICE-5/9 INT	
PARCEL ID	
0540-0120-0000	
AMOUNT DUE	1141.29
AMOUNT PAID	Revised Bill

4TH PAYMENT DUE	
05/15/2026	
OWNER NAME	
ROY ALICE-5/9 INT	
PARCEL ID	
0540-0120-0000	
AMOUNT DUE	1141.29
AMOUNT PAID	Revised Bill