

**FORECLOSURE: 6-BEDROOM, 2-BATH HOME ON  
12± ACRES IN NEW HAVEN, VT**



**AUCTION**

**TUESDAY, DECEMBER 9 @ 2PM**

Registration & Inspection from 1PM

**2168 River Road, New Haven, VT 05472**

***OPEN HOUSE: Wednesday, Nov. 19 from 11AM-1PM***



Attention investors, builders, and home flippers! This 1790 two-story farmhouse sits on a scenic 12± acre parcel with 750± feet of river frontage and offers over 3,100± sq. ft. of living space ready for restoration. The home features 6 bedrooms, 2 bathrooms, 2 kitchens, 2 fireplaces, wide pine floor boards and a stone basement—providing a solid framework for your next renovation project.

The property also includes an enclosed porch and a 2-car attached garage/shed, ideal for storage or workshop use. While the home needs extensive updates and repairs, its historic character, generous square footage, and rural setting with mountain views make it an exceptional opportunity for those with vision. Perfect for a flip, rental conversion, or full restoration, this property offers both space and potential in a desirable Addison County location. Home is in need of repair and upgrades.

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](http://THCAuction.com) • [Info@THCAuction.com](mailto: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.

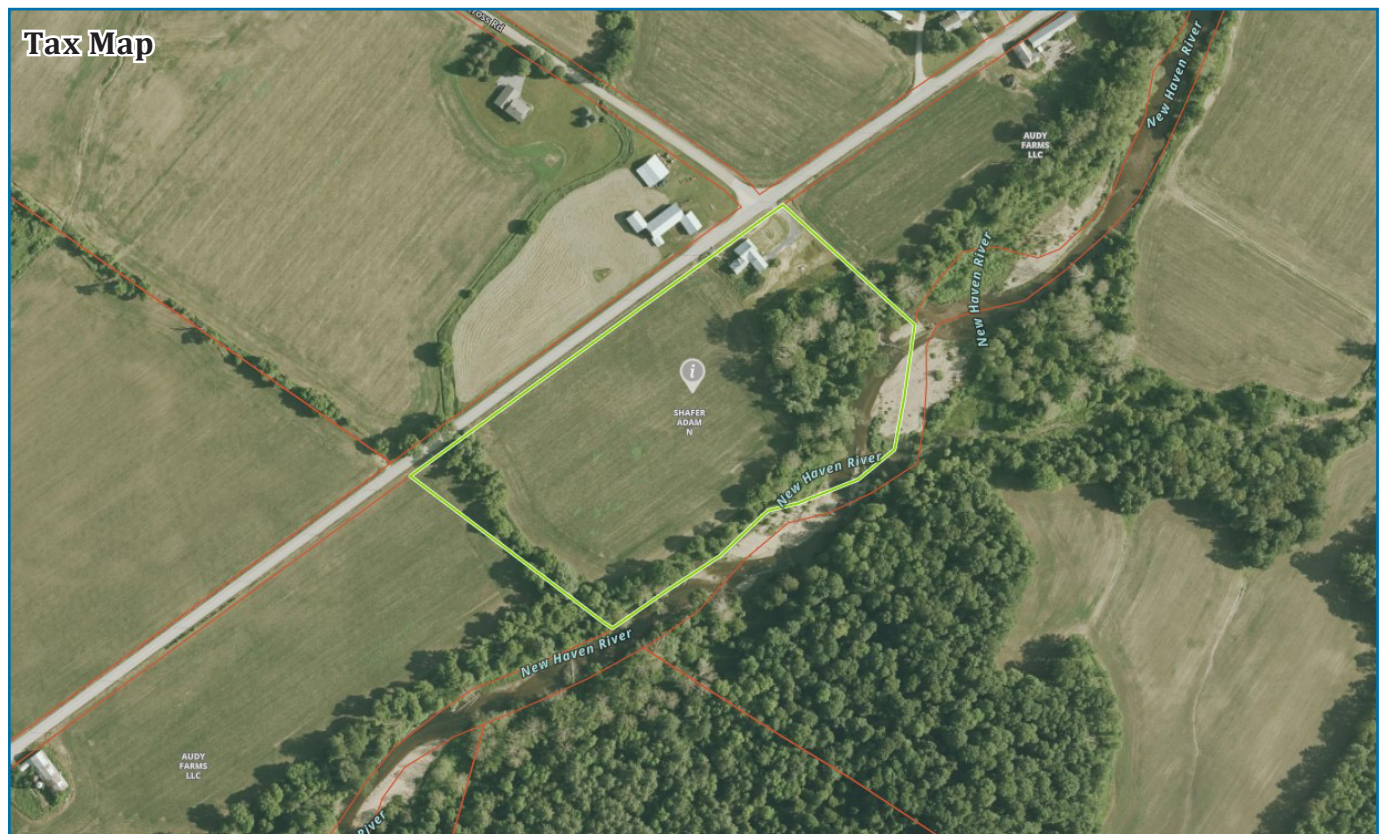
Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

## STATISTICS

Year Built ..... 1790  
 Siding ..... Wood Siding  
 Roof ..... Metal  
 Basement ..... Full/Unfinished  
 Foundation ..... Stone  
 Heat ..... Oil/Hot Air  
 Water ..... Shallow Well/Spring  
 Sewer ..... Onsite  
 Square Footage ..... 3,125±  
 Rooms ..... 12  
 Bedrooms ..... 6  
 Baths ..... 2  
 Garage ..... 2-Car Attached  
 Acreage ..... 12±  
 Town of New Haven Assessment ..... \$242,100  
 Town of New Haven Taxes ..... \$5,505.11

**AUCTION TERMS:** \$10,000 deposit due at sale in cash, official bank treasurer's or cashier's check, or other certified funds. Balance due at closing, on or within 14 days after issuance of the Court's Confirmation Order. Buyer responsible for all delinquent real estate taxes, utilities 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 "Thomas Hirschak Company". Banks will not accept checks that are made payable to the holder and signed over to THC.



Itemized Property Costs					
From Table: MAIN Section 1		Town of New Haven		Record # 882	
Property ID: 0637		Span #: 432-135-11765		Last Inspected: 05/25/2010	
				Cost Update: 01/26/2016	
Owner(s): SHAFER ADAM N STOCKER JENNIFER L		Sale Price: 145,000		Book: 83	Validity: No Data
Address: 2168 RIVER ROAD		Sale Date: 08/14/2015		Page: 407	
City/St/Zip: NEW HAVEN VT 05472		Bldg Type: Single		Quality: 2.50	FAIR/AVG
Location: 2168 RIVER ROAD		Style: 1.5 Fin		Frame: Studded	
Description: 12.0 AC & DWL		Area: 3125		Yr Built: 1790	Eff Age: 226
Tax Map #: MAP 13		# Rms: 12		# Bedrm: 6	# Ktchns: 2
		# 1/2 Bath: 0		# Baths: 2	
Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
Exterior Wall #1:	WdSidng / Ht=8	100.00		43.01	
<b>ADJUSTMENTS</b>					
Roof #1:	Mtl-Sms	100.00		1.12	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		1.82	
Heat/cooling #1:	Air-Oil	70.00		0.39	
Heat/cooling #2:	None	30.00		-0.82	
Energy Adjustment	Average				
<b>ADJUSTED BASE COST</b>			3,125.00	45.52	142,243
<b>ADDITIONAL FEATURES</b>					
Fixtures (beyond allowance of 6)			6.00	762.50	4,575
Roughins (beyond allowance of 1)				320.00	
Dormers	Gable roof		5.00	132.50	663
Fireplaces	1.5 Fin / Single		1.00	2,818.75	2,819
Porch #1:	OpenStp/NoWall/Roof/No		300.00	15.36	4,608
Porch #2:	OpenStp/NoWall/Roof/No		12.00	24.74	297
Basement	Stone		1,590.00	11.95	19,001
Finished Basement	Dirt Floor		1,590.00	-1.51	-2,401
Basement Outside Entrance				1,150.00	1,150
Garage/Shed #1:	A/1.5S/WdSidng/No		552.00	21.00	11,593
<b>Subtotal</b>					184,546
Local multiplier		1.35			
Current multiplier		1.00			
<b>REPLACEMENT COST NEW</b>					249,137
Condition		Average	Percent		
Physical depreciation			30.00		-74,741
Functional depreciation			12.00		-29,896
Economic depreciation			5.00		-12,457
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					132,000
<b>LAND PRICES</b>					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
AC Other	2.00	1.10	1.00		66,000
Total	10.00	1.10	0.80		36,100
					102,100
<b>SITE IMPROVEMENTS</b>					
Water	Hsite/Hstd	Quantity	Quality		
Sewer	y / y	Typical	Average		4,000
Total	y / y	Typical	Average		4,000
					8,000
<b>TOTAL PROPERTY VALUE</b>					242,100
<b>NOTES</b>					
			HOUSESITE VALUE :		206,000
			HOMESTEAD VALUE :		242,100

## Itemized Property Costs

From Table: MAIN Section 1

## Town of New Haven

Record # 882

<b>Property ID:</b> 0637	<b>Span #:</b> 432-135-11765	<b>Last Inspected:</b> 05/25/2010	<b>Cost Update:</b> 01/26/2016
<b>Owner(s):</b> SHAFER ADAM N STOCKER JENNIFER L	<b>Sale Price:</b> 145,000	<b>Book:</b> 83	<b>Validity:</b> No Data
<b>Address:</b> 2168 RIVER ROAD	<b>Sale Date:</b> 08/14/2015	<b>Page:</b> 407	
<b>City/St/Zip:</b> NEW HAVEN VT 05472	<b>Bldg Type:</b> Single	<b>Quality:</b> 2.50	<b>FAIR/AVG</b>
<b>Location:</b> 2168 RIVER ROAD	<b>Style:</b> 1.5 Fin	<b>Frame:</b> Studded	
<b>Description:</b> 12.0 AC & DWL	<b>Area:</b> 3125	<b>Yr Built:</b> 1790	<b>Eff Age:</b> 226
<b>Tax Map #:</b> MAP 13	<b># Rms:</b> 12	<b># Bedrm:</b> 6	<b># Ktchns:</b> 2
	<b># 1/2 Bath:</b> 0	<b># Baths:</b> 2	

Item	Description	Percent	Quantity	Unit Cost	Total
Flood hazard					
Size (12% funct)					

## Owner Information

Parcel 0637  
 Owner SHAFER ADAM N  
 STOCKER JENNIFER L  
 2168 RIVER ROAD  
 NEW HAVEN, VT 05472  
 Location 2168 RIVER ROAD  
 Descr 12.0 AC & DWL

## Parcel Value Information

Land Value 102,100 Homestead 242,100  
 Dwelling Value 132,000 Housesite 206,000  
 Site Imprvmnt 8,000  
 Outbuildings  
 Total 242,100  
 Photo not available.

## Parcel Information

NBHD 11 SPAN 432-135-11765  
 Acres 12 Status A - Active

## Sales Information

Book 83 Sale Date 2015-08-14  
 Page 407 Sale Price 145,000

<b>BUILDING</b>	<b>Total Rooms</b> 12	<b>Year Built</b> 1790	<b>Building SF</b> 3125	<b>Energy Adj</b> Average	<b>Roughins</b> 1
	<b>Bedrooms</b> 6	<b>Effect Age</b>	<b>Quality</b> 2.50	<b>Bsmt Wall</b> Stone	<b>Plumb Fixt</b> 12
	<b>Full Baths</b> 2	<b>Condition</b> Average	<b>Style</b> 1.5 Fin	<b>Bsmt SF</b> 1590	<b>Fireplaces</b> 1
	<b>Half Baths</b>	<b>Phys Depr</b> 30	<b>Design</b> 1.5 Sty	<b>Bsmt Fin</b>	<b>Porch</b> 312
	<b>Kitchens</b> 2	<b>Funct Depr</b> 12	<b>Bldg Type</b> Single	<b>Bsmt Fin SF</b> 1590	<b>Gar/Shed</b> 552
		<b>Econ Depr</b> 5			

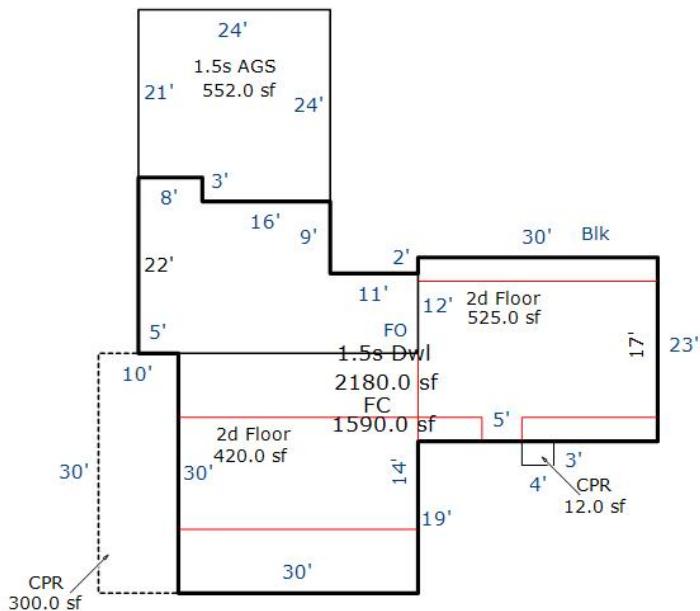
Notes Flood hazard Size (12% funct)

<b>LAND</b>	<b>Type</b>	<b>Bldg Lot</b>	<b>Area</b> 2.00	<b>Grade</b> 1.00
<b>LAND</b>	<b>Type</b>	<b>Other</b>	<b>Area</b> 10.00	<b>Grade</b> 0.80

## Sketch

13-637

05.25.10



PAYABLE TO:

MAIL TO:

# TOWN OF NEW HAVEN

78 NORTH STREET  
NEW HAVEN VT 05472-2003

802 453-3516

## TAX BILL

Payments may be left in the drop box at any time. Please do not leave cash in drop box.

PARCEL ID	BILL DATE	TAX YEAR
0637.	11/10/2025	2025

Taxes unpaid and/or not received by the due date are delinquent.  
Delinquencies are subject to 8% penalty plus interest at 1% per month.  
PLEASE ALLOW SEVERAL DAYS FOR MAIL TO BE DELIVERED

Description: 12.0 AC & DWL

Location: 2168 RIVER ROAD

OWNER  
SHAFAER ADAM N  
STOCKER JENNIFER L  
2168 RIVER ROAD  
NEW HAVEN VT 05472

SPAN # 432-135-11765 SCL CODE: 135  
TOTAL PARCEL ACRES 12.00

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	242,100	242,100
TOTAL TAXABLE VALUE	242,100	242,100
GRAND LIST VALUES	2,421.00	2,421.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL FUND	0.1579	x2,421.00=	382.28	NON HOMESTEAD EDUCATION	1.8371	x2,421.00=	4,447.62
ROADS	0.2768	x2,421.00=	670.13		1.7030 (state rate) / 92.70% (CLA ÷ SA) = 1.8371		
OUTSIDE AGENCIES	0.0010	x2,421.00=	2.42				
VETERANS EXEMPTION	0.0011	x2,421.00=	2.66				
<div>Revised Bill</div>				Payments		TOTAL EDUCATION TAX	4,447.62
				1	10/01/2025	EDUCATION STATE PAYMENT	0.00
					5,505.11	EDUCATION NET TAX DUE	4,447.62
TOTAL MUNICIPAL TAX			1,057.49	TAX SUMMARY			
MUNICIPAL STATE PAYMENT			0.00	Municipal + Education			
MUNICIPAL NET TAX DUE			1,057.49	TOTAL TAX			5,505.11
				TOTAL STATE PAYMENT			0.00
				TOTAL NET TAX DUE			5,505.11

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

### TOWN OF NEW HAVEN

PAYMENT DUE		TAX YEAR
10/01/2025		2025
OWNER NAME		
SHAFAER ADAM N		
PARCEL ID		
0637-		
AMOUNT DUE	5505.11	
AMOUNT PAID		

Taxes due in office by 5 pm October 1, 2025 (postmarks are not considered)

Checks are deposited immediately.

We do not hold checks.

Revised Bill