

**FORECLOSURE: FORMER CHILD CARE FACILITY
ON 8.61± ACRES IN WEATHERSFIELD, VT**



THURSDAY, OCTOBER 15 @ 11:00AM

Registration & Inspection from 10AM

7303 Route 131, Weathersfield, VT 05151

Open House: Thurs., Oct. 1 from 11AM-1PM



Foreclosure auction for a former child care property situated on 8.61± acres in Weathersfield (Perkinsville), Vermont. The two-story building contains 1,040± sq. ft. and includes a kitchen, and an unfinished basement. The 8.61± acre parcel provides space and potential for a variety of future uses, subject to any applicable zoning and permitting requirements. The property offers a convenient location with nearby restaurants, grocery stores, and local attractions. I-91 is just 10 minutes away, Ludlow, VT is about 20 minutes away, and Lebanon, NH can be reached in roughly 35 minutes.

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

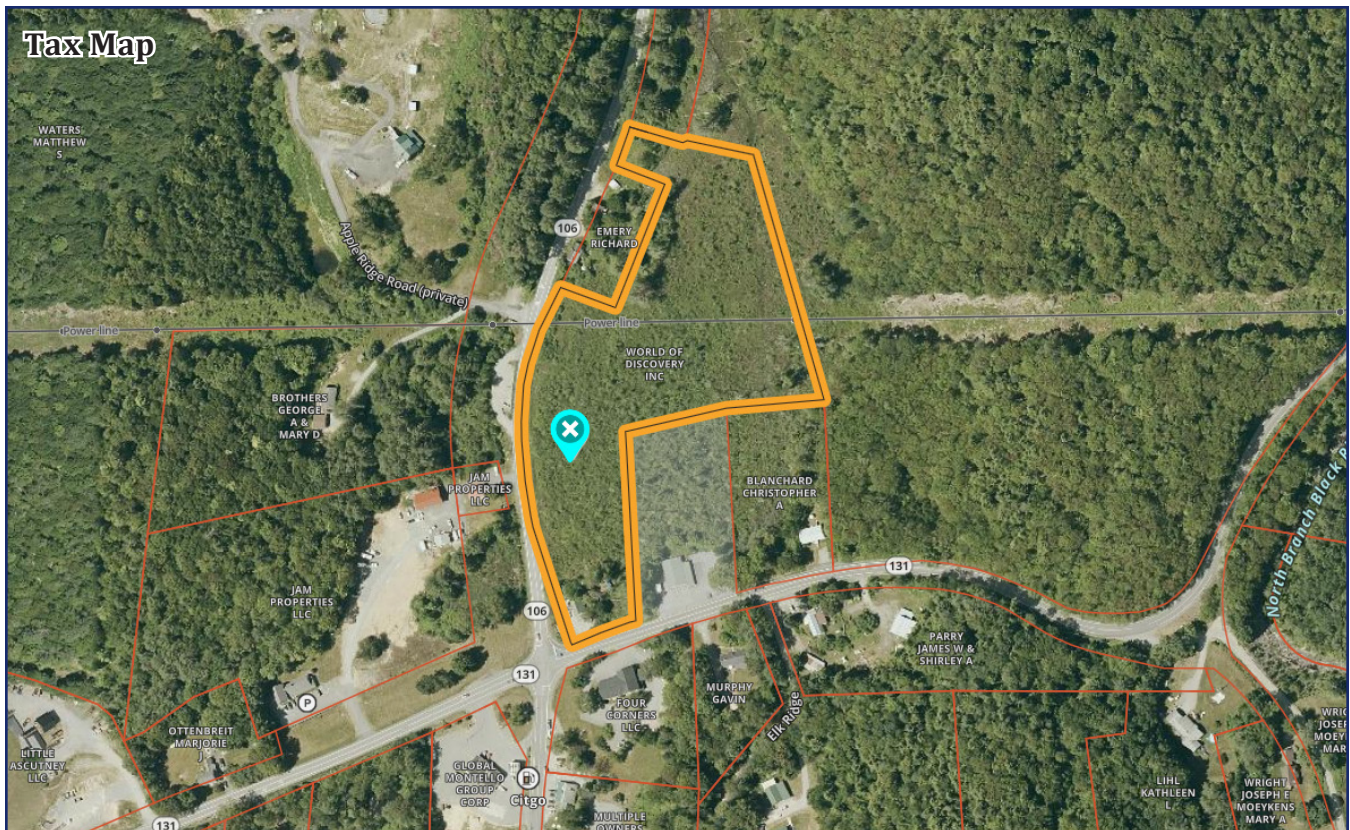
Year Built 1920
 Siding Vinyl
 Roof Metal
 Foundation Concrete
 Basement 4' Craw Space
 Heat Oil/Hot Water
 Water Drilled Well
 Sewer On-Site
 Square Footage 1,040± SF
 Rooms 4
 Baths (2) 1/2 baths
 Garage None
 Acreage 8.61±
 Assessment \$122,900.00
 Town of Weathersfield Taxes \$3,591.88

Delinquent Taxes \$14,107.30 as of Sept. 3, 2026

Next Tax Payment Due November 12, 2026 \$897.97

AUCTION TERMS: \$10,000 deposit due at sale in cash, official bank treasurer's check, certified funds or wired funds. Balance due at closing, on or within 10 days after issuance of the Court's Confirmation Order. Buyer responsible for all delinquent real estate taxes, utilities and municipal charges and subject to the right of the United States of America to redeem the same on or before 120 days from the date of the transfer of title to the purchaser at the public sale if its tax lien has not been discharged prior to or as a result of the sale. If the deposit does not equal at least 10 percent of the sale price, the deposit must be increased to at least 10% of the successful bid within 5 calendar days of the public sale by an additional payment in cash or by bank treasurer's check or wire transfer. See JUDGMENT AND DECREE OF FORECLOSURE BY JUDICIAL SALE and AUCTION PURCHASE AND SALE AGREEMENT for further information.

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





Parcel 030251

Owner WORLD OF DISCOVERY, INC

7303 ROUTE 131

PERKINSVILLE, VT 05151

Location 7303 VT ROUTE 131

Descr: LAND & BUILDINGS

Parcel Information

Tax Map #

Span 705-224-10177

Status A - Active

Book 152

Page 124

Parcel Information

NBHD 1

Acres 8.61

Last Update 05/03/12

Sale Date 12/27/07

Sale Price 131,881

Parcel Value Information

Land Value 37,300

Homestead 122,900

Dwelling Value 75,600

Housesite 114,900

Site Imprvmnt 10,000

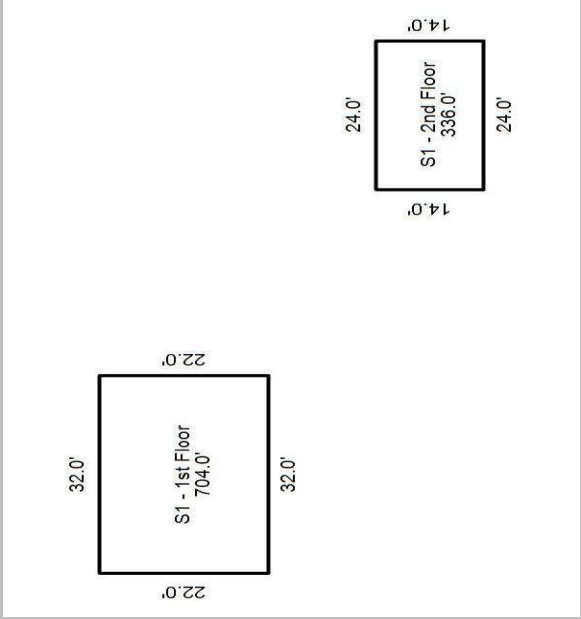
Outbuildings 0

Misc. Adj. 0

Total 122,900



Sketch Updated: 05/03/12



BUILDING

Total Rooms 4

Bedrooms 1

Full Baths 1

Half Baths 0

Kitchens 1

Year Built 4

Effect Age 1

Condition 1

Phys Depr 0

Funct Depr 1

Energy Adj 1040

Bsmt Wall 2.75

Bsmt SF 1.5 Fin

Bsmt Fin 1.5 Sty

Bsmt Fin SF Single

Average 8

Conc 8"

324.00

UnFinsh

0

Roughins

Plumb Fixt

Fireplaces

Porch

Gar/Shed

2

5

0

0

0

% Complete: 0

INSPECT

INSP. TYPE NoData

INSP. NoData

INSP. NoData

APPT NoData

NOTES

LAND & BUILDINGS:

No enclosed porch. On market.

Date Printed 05/21/26

MicroSolve CAMA 2000

PAYABLE TO: TOWN OF WEATHERSFIELD, VERMONT

MAIL TO:

Post Office Box 550
Ascutney, VT 05030-0550
[802] 674-2626

2026-2027

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
030251.	09/10/2026	2026-2027

Location: 7303 VT ROUTE 131

OWNER WORLD OF DISCOVERY, INC
7303 ROUTE 131
PERKINSVILLE VT 05151

SPAN # 705-224-10177 SCL CODE: 224
TOTAL PARCEL ACRES 8.61

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	122,900	122,900
TOTAL TAXABLE VALUE	122,900	122,900
GRAND LIST VALUES	1,229.00	1,229.00

MUNICIPAL TAXES				EDUCATION TAXES				
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	
General Fund	0.4687	x1,229.00=	576.03	NON HOMESTEAD EDUCATION	1.9865	x1,229.00=	2,441.41	
Highway Fund	0.3179	x1,229.00=	390.70					
Highway Special Arti	0.0473	x1,229.00=	58.13					
Fire Special Article	0.0222	x1,229.00=	27.28					
Social Services Arti	0.0046	x1,229.00=	5.65					
Hoisington Field	0.0059	x1,229.00=	7.25					
County Tax	0.0072	x1,229.00=	8.85					
LOCAL ED	0.0105	x1,229.00=	12.90	1.6430 (state rate) / 82.71% (CLA ÷ SA) = 1.9865				
WASTE MANAGEMENT FEE			63.68					
Revised Bill				Payments	TOTAL EDUCATION TAX			2,441.41
				1 08/19/2026	EDUCATION STATE PAYMENT			0.00
				897.97	EDUCATION NET TAX DUE			2,441.41
				2 11/18/2026	TAX SUMMARY			
				897.97	Municipal + Education			
				3 02/17/2027	TOTAL TAX			3,591.88
				897.97	TOTAL STATE PAYMENT			0.00
				4 05/19/2027	TOTAL NET TAX DUE			3,591.88
TOTAL MUNICIPAL TAX			1,150.47					
MUNICIPAL STATE PAYMENT			0.00					
MUNICIPAL NET TAX DUE			1,150.47					

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF WEATHERSFIELD,
TAX YEAR 2026-2027

1ST PAYMENT DUE	
08/19/2026	
OWNER NAME	
WORLD OF DISCOVERY, INC	
PARCEL ID	
030251-	
AMOUNT DUE	897.97
AMOUNT PAID	0.00
BALANCE DUE	897.97

Revised Bill

TOWN OF WEATHERSFIELD,
TAX YEAR 2026-2027

2ND PAYMENT DUE	
11/18/2026	
OWNER NAME	
WORLD OF DISCOVERY, INC	
PARCEL ID	
030251-	
AMOUNT DUE	897.97
AMOUNT PAID	0.00
BALANCE DUE	897.97

Revised Bill

TOWN OF WEATHERSFIELD,
TAX YEAR 2026-2027

3RD PAYMENT DUE	
02/17/2027	
OWNER NAME	
WORLD OF DISCOVERY, INC	
PARCEL ID	
030251-	
AMOUNT DUE	897.97
AMOUNT PAID	0.00
BALANCE DUE	897.97

Revised Bill

TOWN OF WEATHERSFIELD,
TAX YEAR 2026-2027

4TH PAYMENT DUE	
05/19/2027	
OWNER NAME	
WORLD OF DISCOVERY, INC	
PARCEL ID	
030251-	
AMOUNT DUE	897.97
AMOUNT PAID	0.00
BALANCE DUE	897.97

Revised Bill