

FORECLOSURE: 3-BEDROOM, 1.5-BATH HOME ON 0.07 ACRES IN N. BENNINGTON, VT



AUCTION

TUESDAY, AUGUST 18, 2026 @ 11AM

Registration & Inspection from 10:00AM

18 School Street, N. Bennington, VT 05150

Open House: Wednesday, August 5 from 11AM - 1PM



1.5-story home in the village of North Bennington with plenty of potential. Built in 1880, the home features approximately 1,183± square feet of living space with 3 bedrooms, 1.5 baths, a full unfinished basement, and a detached one-car garage. Situated on a 0.07± acre lot, the property is within walking distance to parks, grocery stores, restaurants, and shops. Downtown Bennington is just 5.5 miles away, and both US Route 7 and VT Route 67A are approximately 6.7 miles from the property, providing convenient access to surrounding communities and services. The home is in need of updates and improvements but offers a great opportunity for investors, flippers, or buyers looking for a renovation project in a convenient location. With some work and vision, this property could be transformed into a comfortable residence or income-producing investment.

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.

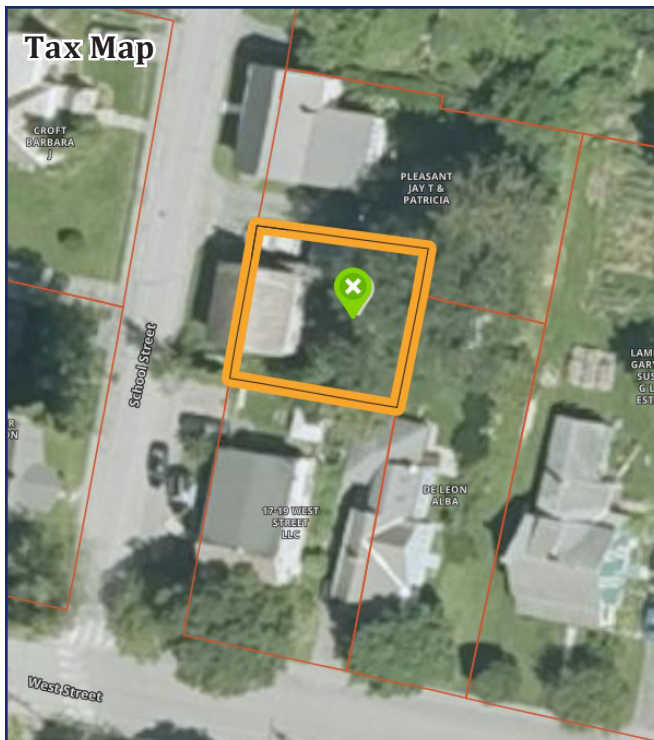
Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

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 1880
 Siding Wood
 Roof Slate
 Basement Full Unfinished
 Foundation Stone
 Heat Forced Air
 Water Town
 Sewer Town
 Square Footage 1,183± SF
 Rooms 6
 Bedrooms 3
 Baths 1.5
 Garage Detached
 Acreage 0.07±
 Assessment \$107,600
 Town of Bennington, VT Taxes \$1,069.33
 Village of North Bennington, VT Taxes... \$3,248.45



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

NOTE: The buyer will be responsible for payment of both the Town of Bennington and Village of North Bennington property tax bills due on November 10, 2026. The tax bills have not yet been issued, and there will be no prorations or adjustments at closing.



Itemized Property Costs

From Table: MAIN Section 1

Record # 713

Property ID: 14501200	Span #: 051-138-64600	Last Inspected: 12/13/2004	Cost Update: / /
Owner(s): ROBERTS WILLIAM P	Sale Price: 85,000	Book: 418	Validity: Yes
Address: PO BOX 68	Sale Date: 02/18/2005	Page: 55	
City/St/Zip: N BENNINGTON VT 05257	Bldg Type: Single	Quality: 3.00	AVERAGE
Location: 18 SCHOOL ST	Style: 1.5 Fin	Frame: Studded	
Description: HSE, GAR & .07A	Area: 1183	Yr Built: 1880	Eff Age: 23
Tax Map #:	# Rms: 6	# Bedrm: 3	# Ktchns: 1
	# 1/2 Bath: 1	# Baths: 1	

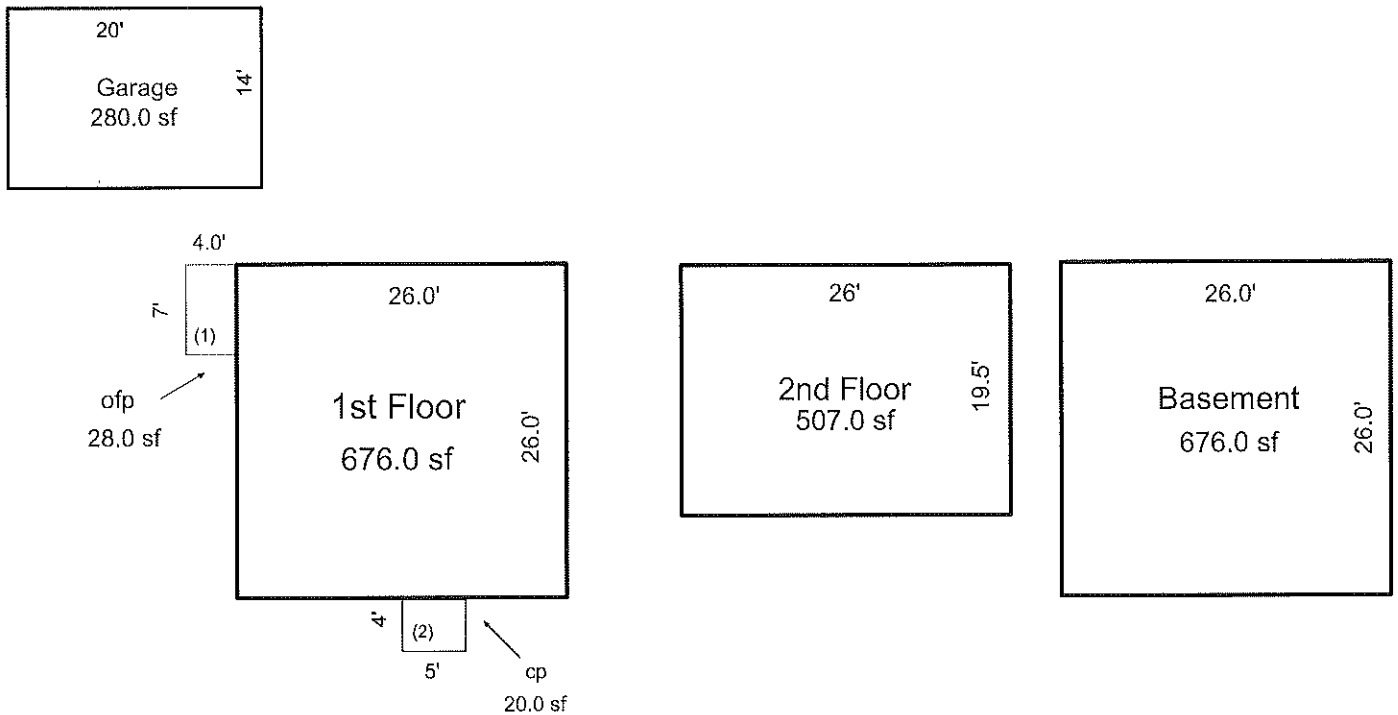
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		52.21	
ADJUSTMENTS					
Roof #1:	Slate	100.00		4.42	
Subfloor	Wood				
Heat/cooling #1:	ForcAir	100.00			
Energy Adjustment	Average				
ADJUSTED BASE COST			1,183.00	56.63	66,993
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)				820.00	
Roughins (beyond allowance of 1)			-1.00	320.00	-320
Porch #1:	WoodDck/WdRI		28.00	35.42	992
Porch #2:	OpenSlb/IrnRI		20.00	4.79	96
Basement	Stone		676.00	16.83	11,377
Basement Outside Entrance				1,200.00	1,200
Subtotal					80,337
Local multiplier		1.10			
Current multiplier		1.00			
REPLACEMENT COST NEW					88,371
Condition	Average	Percent			
Physical depreciation		15.00			-13,256
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					75,100
LAND PRICES					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
	0.07	1.10	1.00		16,000
SITE IMPROVEMENTS					
Water	Hsite/Hstd	Quantity	Quality		
	y / y	Typical	Average		3,500
Sewer	y / y	Typical	Average		3,500
Landscape	y / y	Typical	Average		3,000
OUTBUILDINGS					
DGS 1S	Hsite/Hstd	% Good	Quantity	Rate	Extras
	y / y	90	280	23.07	6,500
TOTAL PROPERTY VALUE					107,600
NOTES					
			HOUSESITE	VALUE :	107,600
			HOMESTEAD	VALUE :	107,600

SUBJECT INFO

File No.: Parcel No.: 14501200
 Property Address: 18 School Street
 City: County: State: ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

18 SCHOOL ST



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1BS	Basement	1.00	676.00	104.00	676.00
1FL1	1st Floor	1.00	676.00	104.00	676.00
1FL2	2nd Floor	1.00	507.00	91.00	507.00
GAR11	Garage	1.00	280.00	68.00	280.00
P/P11	ofp	1.00	28.00	22.00	28.00
P/P12	cp	1.00	20.00	18.00	20.00

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 1,183



Town of Bennington

205 South Street

PO Box 469

Bennington, VT 05201

(802) 442-1037

TAX BILL

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

PARCEL ID	BILL DATE	TAX YEAR
14501200.	06/29/2026	2025-26

Bill for July 1, 2025 to June 30, 2026

Taxes unpaid after the due date are delinquent. Maximum interest as allowable by law will be charged in addition to a penalty of 8%.

Location: 18 SCHOOL ST

Description: HSE, GAR & .07A

OWNER
ROBERTS WILLIAM P
PO BOX 68
N BENNINGTON VT 05257

SPAN # 051-138-64600

SCL CODE: 138

TOTAL PARCEL ACRES

0.07

FOR INCOME TAX PURPOSES

ASSESSED VALUE				NONHOMESTEAD						
REAL		107,600				107,600				
TOTAL TAXABLE VALUE		107,600				107,600				
GRAND LIST VALUES		1,076.00				1,076.00				
MUNICIPAL TAXES				EDUCATION TAXES						
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES			
General	0.9938	x1,076.00=	1,069.33							
Revised Bill										

PAYABLE TO: Village of North Bennington
MAIL TO: PO Box 323
N. Bennington, VT 05257

This is the only bill you will receive. Please forward to NEW owner if property is SOLD.

TAX BILL

802-430-2199

PARCEL ID	BILL DATE	TAX YEAR
14501200.	09/03/2025	2025-2026

Taxes unpaid after the due date are delinquent. Maximum interest as allowable by law will be charged in addition to collectors fee of 8%. Village website - www.villagenorthbennington.org

Description: HSE, GAR & .07A
Location: 18 SCHOOL ST

SPAN # 051-138-64600 SCL CODE:138
TOTAL PARCEL ACRES 0.07

OWNER ROBERTS WILLIAM P
PO BOX 68
N BENNINGTON VT 05257

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	107,600	107,600
TOTAL TAXABLE VALUE		107,600
GRAND LIST VALUES		1,076.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
General	0.3740	x1,076.00=	402.43	NON HOMESTEAD EDUCATION	1.9180	x1,076.00=	2,063.77
Highway	0.5493	x1,076.00=	591.05		1.7030 (state rate) / 88.79% (CLA ÷ SA) = 1.9180		
Fire	0.1708	x1,076.00=	183.78		Payments		
Local Agreement			7.42		1	11/10/2025	3,248.45
					TOTAL EDUCATION TAX		
							2,063.77
							EDUCATION STATE PAYMENT
							0.00
							EDUCATION NET TAX DUE
							2,063.77
							TAX SUMMARY
							Municipal + Education
							TOTAL TAX
							3,248.45
							TOTAL STATE PAYMENT
							0.00
							TOTAL NET TAX DUE
							3,248.45

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

Village of North Bennington

PAYMENT DUE		TAX YEAR
11/10/2025		2025-2026
OWNER NAME		
ROBERTS WILLIAM P		
PARCEL ID		
14501200-		
AMOUNT DUE	3248.45	
AMOUNT PAID		

IF RECEIPT IS REQUIRED, PLEASE MAIL ENTIRE BILL WITH SELF ADDRESSED STAMPED ENVELOPE ENCLOSED. THE TOP PORTION WILL BE RETURNED TO YOU MARKED PAID.