

**2 BEDROOM, 1 BATH HOME ON 7 ACRES IN
BRIGHTON, VT**



AUCTION

THURSDAY, FEBRUARY 26, 2026 @ 11AM

Registration & Inspection from 10AM

1668 Five Mile Square, Brighton, VT 05846

OPEN HOUSE: Tuesday, February 10 from 11AM-1PM



Located at 1668 Five Mile Square in Brighton (Island Pond), Vermont, this 2-bedroom, 1-bath home offers 1,176± square feet of living space on approximately 7 acres of land. The home features gas lighting with an off-grid setup, is wired for a generator, and includes 2 small decks off the second floor along with a handicap-accessible ramp at the main entrance.

Situated near the intersection of Routes 105 and 114, the property is ideally located in Vermont's Northeast Kingdom, an area well known for snowmobiling, biking, water sports, and hiking, along with convenient access to local amenities and travel routes. This property presents an opportunity for owner-occupants, investors, or buyers seeking a manageable residence with acreage in a highly desirable outdoor recreation region.

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.

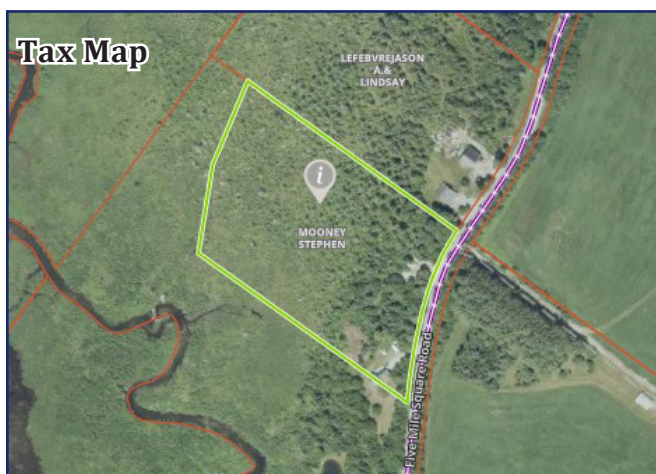
Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

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	2009
Siding	Wood/TEX 1-11
Roof	Gable/Metal
Basement	Crawl Space
Foundation	Concrete
Heat	Gas/Wall Units
Water	Dug Well
Sewer	On Site
Square Footage	1,176± SF
Rooms	4
Bedrooms	2
Baths	1
Garage	None
Acreage	7.0±
Assessment	\$159,700
Town of Brighton Taxes	\$3,065.43



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.

NOTE: BUYER ACKNOWLEDGES THAT THE PROPERTY IS SUBJECT TO WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT WW-7-1870-1 AND MAY NOT BE IN COMPLIANCE WITH SUCH PERMIT. WITHOUT LIMITATION, DESIGNER CERTIFICATIONS REQUIRED BY THE PERMIT ARE NOT ON FILE WITH THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. ANY STATE OR MUNICIPAL PERMITS, PERMIT AMENDMENTS, AND/OR CERTIFICATIONS REQUIRED TO BRING THE PROPERTY AND ITS WASTEWATER AND POTABLE WATER SUPPLY SYSTEMS INTO COMPLIANCE WITH SUCH PERMIT AND/OR FOR DEMOLITION, REMOVAL, RENOVATION, USE, OR OCCUPANCY OF THE BUILDINGS, WASTEWATER AND POTABLE WATER SUPPLY SYSTEMS ON THE PROPERTY SHALL BE OBTAINED BY BUYER AT BUYER'S SOLE COST AND EXPENSE.



00TR15-03AL1
Parcel ID
IN PROCESS APPRAISAL SUMMARY

03AL1
PID2
PROPERTY LOCATION
1668 FIVE MILE SQUARE RD
BRIGHTON, VT
OWNERSHIP
MOONEY STEPHEN
PO BOX 155
ISLAND POND, VT 05846-0000

00TR15-03AL1
Parcel ID
BRIGHTON
Building Location
Card: 1 of 1
Total Card
APPR 159,700 /
USE + IMP 159,700 /
USE LAND 0 /
ASSESSED 159,700 /
Total Parcel 159,700

00TR15-03AL1
Parcel ID
BRIGHTON

03AL1
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Total Parcel 159,700

MOORE STREET
PO BOX 155
ISLAND POND, VT 05846-0000

PREVIOUS ASSESSMENTS									
Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes
2025	01	44	91,700	500	7	67,500	159,700	159,700	
							Property ID: 217		
							Total Land	Land Unit	Type
							7.00		AC

BUILDING APPRAISAL SUMMARY				
Use Code	Building Val	Yard Items	Land Size	Land Val
11	91,700	500	0.00	0
11	0	0	2.00	60,000
21	0	0	5.00	7,500
Building Total		159,700		
Parcel Total		159,700		
Source		135.80		
0 - Mkt Adj Cost		Tot Val SF/Bld		
		135.80		
		Tot Val SF/Prcl		
		135.80		

BUILDING APPRAISAL SUMMARY				
Use Code	Building Val	Yard Items	Land Size	Land Val
11	91,700	500	0.00	0
11	0	0	2.00	60,000
21	0	0	5.00	7,500
Building Total		159,700		
Parcel Total		159,700		
Source		135.80		
0 - Mkt Adj Cost		Tot Val SF/Bld		
		135.80		
		Tot Val SF/Prcl		
		135.80		

LEGAL DESCRIPTION									
LAND & CAMP									
Lot Size					Lot Size				
Total Land					Total Land				
Land Unit					Land Unit				
Type					Type				
AC					AC				

PROPERTY ID: 217									
PREVIOUS ASSESSMENTS									
Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes
2025	GL	11	91,700	500	7	67,500	159,700	159,700	11/05/2025
2024	GL	11	54,400		0	32,500	86,900	86,900	03/13/2025
2023	GL	11	54,400		0	32,500	86,900	86,900	01/01/2023
2022	GL	11	54,400		0	32,500	86,900	86,900	01/01/2022

SALES INFORMATION									
Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes	
	80-3		01/28/2009	33,000	No		1		

BUILDING PERMITS									
Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit	

ACTIVITIES									
Date	Result	By							
01/15/2025	2	John Guertin							

LAND SECTION (11)												
LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V. Unit Prc	Adj Prc	NBC	Ft.
11	RES2	2	1	1		SA	SITE	1	58,000	58,000	R5	1
11	RES2	2	1	1		ES	SITE	1	2,000	2,000	R5	1
21	RES2	2	EX#####	5		AC	EXCESS	1	2,000	1,500	R5	1

PAYABLE TO:

MAIL TO:

TOWN OF BRIGHTON

PO BOX 377
ISLAND POND, VERMONT 05846

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

TAX BILL

802-723-4405

PARCEL ID	BILL DATE	TAX YEAR
00TR15.03AL1	01/06/2026	2025

Taxes unpaid after the due date are delinquent. Maximum interest as allowable by law will be charged in addition to collectors fee of 8%. Postmarks are NOT accepted as timely payment.

Description: LAND & CAMP

Location: 1668 FIVE MILE SQUARE RD

SPAN # 090-028-11374

SCL CODE: 028

TOTAL PARCEL ACRES

7.00

OWNER

MOONEY STEPHEN

PO BOX 155

ISLAND POND VT 05846

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	159,700	159,700
TOTAL TAXABLE VALUE	159,700	159,700
GRAND LIST VALUES	1,597.00	1,597.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.4670	x1,597.00=	745.79				
HIGHWAY	0.2490	x1,597.00=	397.65				
LOCAL AGREEMENT	0.0040	x1,597.00=	6.39				
TOTAL MUNICIPAL TAX				NON HOMESTEAD EDUCATION	1.1995	x1,597.00=	1,915.60
MUNICIPAL STATE PAYMENT				1.7030 (state rate) / 141.97% (CLA ÷ SA) = 1.1995			
MUNICIPAL NET TAX DUE				TOTAL EDUCATION TAX			
				1,915.60			
				EDUCATION STATE PAYMENT			
				0.00			
				EDUCATION NET TAX DUE			
				1,915.60			
				TAX SUMMARY			
				Municipal + Education			
				TOTAL TAX			
				3,065.43			
				TOTAL STATE PAYMENT			
				0.00			
				TOTAL NET TAX DUE			
				3,065.43			

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF BRIGHTON
TAX YEAR 2025

TOWN OF BRIGHTON
TAX YEAR 2025

TOWN OF BRIGHTON
TAX YEAR 2025

1ST PAYMENT DUE	
08/19/2025	
OWNER NAME	
MOONEY STEPHEN	
PARCEL ID	
00TR15.03AL1	
AMOUNT DUE	1021.81
AMOUNT PAID	

2ND PAYMENT DUE	
09/19/2025	
OWNER NAME	
MOONEY STEPHEN	
PARCEL ID	
00TR15.03AL1	
AMOUNT DUE	1021.81
AMOUNT PAID	

3RD PAYMENT DUE	
11/19/2025	
OWNER NAME	
MOONEY STEPHEN	
PARCEL ID	
00TR15.03AL1	
AMOUNT DUE	1021.81
AMOUNT PAID	

Town customizable
message area.