

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



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.

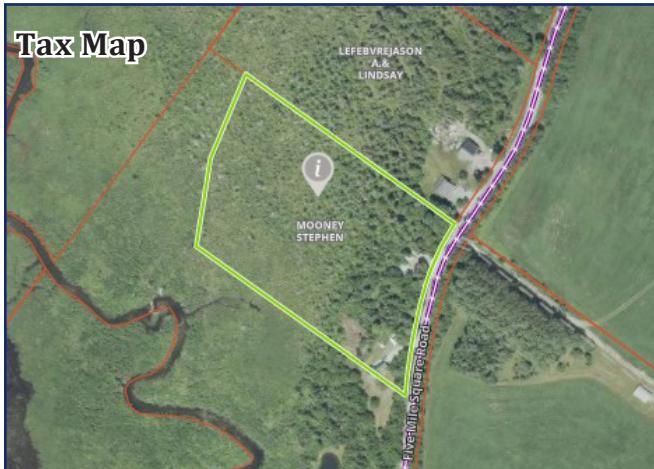
Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

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		00TR15-03AL1		Building Location	
Parcel ID	Parcel ID	Parcel ID	Parcel ID	Building Val	Building Val
PID1	PID2	PID3	PID4	Yard Items	Yard Items
03AL1	PID2			500	500
ID1				0	0
PROPERTY LOCATION				Land Size	Land Val
668 FIVE MILE SQUARE RD BRIGHTON, VT				0.00	0
OWNERSHIP				60,000	92,200
OONEY STEPHEN O BOX 155 LAND POND, VT 05846-0000				7,500	7,500
				LAND & CAMP	
				LEGAL DESCRIPTION	
				Catalis	
				ADVANCING GOVERNMENT. ENGAGING CITIZENS	
				Card: 1 of 11 Total Card APPR 159,700 / USE + IMP 159,700 / USE LAND 0 / ASSESSED 159,700 / 159,700	
				IN PROCESS APPRAISAL SUMMARY	
				Building Val	Building Val
				Use Code	Use Code
				11	11,700
				11	0
				21	0
				Building Total	91,700
				Parcel Total	91,700
				Source	0 - Mkt Adj Cost
				Tot Val SF/Bld	500
				Tot Val SF/Prc	7.00
				Tot Val SF/Prc	67,500
				Total Val	159,700
				Lot Size	135.80
				Total Land	135.80
				Land Unit Type	7.00
				AC	
PREVIOUS ASSESSMENTS				Property ID: 217	
				Land	Date
				Appr	Assessed Notes
				11/05/2025	
				159,700	
				67,500	
				7	
				Land Items	
				500	
				Use	
				11	
				Bld Value	
				91,700	
				Cat	
				2025	
				GL	
				11	
				Yard Items	
				0	
				Land Size	
				7	
				Land Val	
				159,700	
				Total Appr	
				159,700	
				Assessed Notes	
				11/05/2025	
				159,700	
				67,500	
				7	
				Land Items	
				500	
				Use	
				11	
				Bld Value	
				54,400	
				Cat	
				2024	
				GL	
				11	
				Yard Items	
				0	
				Land Size	
				0	
				Land Val	
				86,900	
				Total Appr	
				86,900	
				Assessed Notes	
				03/13/2025	
				86,900	
				32,500	
				Land Items	
				32,500	
				Use	
				2023	
				GL	
				11	
				Bld Value	
				54,400	
				Cat	
				2022	
				GL	
				11	
				Yard Items	
				0	
				Land Size	
				0	
				Land Val	
				86,900	
				Total Appr	
				86,900	
				Assessed Notes	
				01/01/2023	
				86,900	
				32,500	
				Land Items	
				32,500	
				Use	
				2021	
				GL	
				11	
				Bld Value	
				54,400	
				Cat	
				2020	
				GL	
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				Yard Items	
				0	
				Land Size	
				0	
				Land Val	
				86,900	
				Total Appr	
				86,900	
				Assessed Notes	
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				Land Size	
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				Land Val	
				86,900	
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				Assessed Notes	
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				Land Size	
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				Use	
				2020	

Parcel ID 00TR15-03AL1

Condo Information

Exterior Information

Type	4 - CAMP STYLE
Sty	Hght 1T - ONE/3 QTRS
Liv) Units	1
Floor	Tot 1
Found	6 - SLAB
Frame	1 - WOOD
P. Wall	19 - TEX 111
Sec Wall	
Roof Str	1 - GABLE
Roof Cvr	9 - METAL
Color	YELLOW/BROWN
View	
Shape	
Bld Name	

General Information

Grade

C+ - AVG. (+)

Year Bld

2009

Eff Yr

Alt LUC

Juris

Con Mod

Interior Information

Avg Ht / Fl

8.00

P. Int Wall

1 - DRYWALL

Sec Int Wall

Partition

L - LIGHT

P. Floor

17 - MIXED AVG

Sec Floor

Bmt Floors

Sub Floors

Bmt Garage

Electric

3 - TYPICAL

Insulation

2 - TYPICAL

Int Vs Ext

S - SAME

Heat Fuel

2 - GAS

Heat

11 - RES WALL UJ

Heat Sys

1

Heated %

100

AC %

Sot HW %

Com Wall %

Comments
KEPT AVE; BASIC CAMP; MOSTLY ORIGINAL

Location

Tot Units

Floor

% Own

Name

Res Breakdown

Bath Features	Full Bath	1	Ring A - AVERA
Add Full	Ring		
3/4 Bath	Ring		
Add. 3/4	Ring		
1/2 Bath	Ring		
Add. 1/2	Ring		
Other Fix	Ring		

Other Features

Kitchens	1	Ring A - AVERA
Add Kit.	Ring	
Fireplaces	Ring	
WS Flues	Ring	

Depreciation

Phys Con/AG - Avg Good	7.84
Functional	
Economic	
Special	
Override	

Building

P. Int Wall	1 - DRYWALL
Sec Int Wall	
Partition	L - LIGHT
P. Floor	17 - MIXED AVG
Sec Floor	

Comparable Sales

Ring	Parcel ID	Type	Sale Date	Price

Sub Areas

Code Desc

Net Area

Gross A.

F. Area

Sz Adj A.

Rate Av

Undpr Val

S. Area

Alt Type

% Alt

Tenants

Qual

% U

Image

FFL 1ST FLOOR

768

768

63.54

48,799

TQS 3/4 STORY

408

408

58.46

23,852

WDK WOOD DECK

60

60

0

17.33

WDK PWD DECK -PR

32

32

0

10.63

EFP ENCL PORCH

32

32

0

31.77

Building Totals

1,300

1,372

1,176

1,176

75,047

Parcel Totals

1,300

1,372

1,176

75,047

Building Totals

500

500

500

500

Parcel Totals

500

500

500

Special Feature Appr

500

500

500

Special Feature Appr

500

500

500

Image

Comments

Disclaimer:

This information is believed to be correct but is subject to change and is

Property: 217 Blk: 462 | Seq: 1 | Year: 2026 | Data As Of Date: 01/06/2026 | User: tclerk | DB: Assess50BrightonVT

PAYABLE TO:
MAIL TO:

TOWN OF BRIGHTON
PO BOX 377
ISLAND POND, VERMONT 05846

TAX BILL

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

802-723-4405

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

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	GRAND LIST =	TAXES	TAX RATE NAME	TAXES
TOWN	0.4670	x1,597.00=	745.79	NON HOMESTEAD EDUCATION	1.1995 x1,597.00= 1,915.60
HIGHWAY	0.2490	x1,597.00=	397.65	1.7030 (state rate) / 141.97% (CLA ÷ SA) = 1.1995	
LOCAL AGREEMENT	0.0040	x1,597.00=	6.39	Payments	TOTAL EDUCATION TAX 1,915.60
				1 08/19/2025 1,021.81	EDUCATION STATE PAYMENT 0.00
				2 09/19/2025 1,021.81	EDUCATION NET TAX DUE 1,915.60
				3 11/19/2025 1,021.81	TAX SUMMARY
					Municipal + Education
TOTAL MUNICIPAL TAX		1,149.83		TOTAL TAX 3,065.43	
MUNICIPAL STATE PAYMENT		0.00		TOTAL STATE PAYMENT 0.00	
MUNICIPAL NET TAX DUE		1,149.83		TOTAL NET TAX DUE 3,065.43	

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

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.