

Utility & Property Information

GPS Address: 1011 Ralph Rd, Brookfield, VT 05036. This is a formal, town issued 911 address. Please use caution when walking around debris pile, there could be nails or other items that may be dangerous. Walk at your own risk.

Directions: From Stone Rd in the village of Brookfield, turn onto Ralph Rd. Property will be on the left, see real estate sign.

Taxes: Town of Brookfield — \$1,778.46 (2026-27 Non-Homestead Value). The property is NOT enrolled in Vermont's tax reduction program, Use Value Appraisal, commonly referred to as Current Use. The UVA program allows for substantial property tax reduction in exchange for the practice of good silviculture and a commitment to non-development uses. This property is likely a candidate to enroll in the program.

Zoning: **Agricultural/Residential** & sections are within the Conservation >25% Slope & Wetlands district.
Access the [Brookfield Zoning Regulations](#) for further information. The Brookfield Zoning Department may also be contacted at 802-276-3722 with any additional questions.

Power: Washington Electric Coop —There are two pedestals on the property near the old home site. It is unknown if these pedestals are in working condition.

Septic/Water: There is an existing drilled well on the property near the previous home site. Seller has no knowledge of its useability. The well tag number is #14259 and the state well report is attached to the listing, which states an installation year of 2000 and reports 8/gpm.

There may be an existing septic system to the west of the old home. The seller has no knowledge of the system or its usability. Wastewater design plans were found in the town indicate an existing 3-bedroom septic system. See attached documents for further info.

Per the town listers card, the property was abandoned around 2009. The state rules for use of an existing septic system for a destroyed or abandoned home is 5 years, so this system is not eligible. A licensed engineer or tech may be able to identify the existing system and see if it is permittable but would be at

the buyer's expense. This property is not being sold as having a useable existing septic system.

Flagging: Reg flagging has been placed at the approximate road frontage locations. Some pins have been found, and some orange flagging has been found around various borders.

Surveys: Two partial surveys have been found within the town documents and they are attached to the listing.

Road: Ralph Rd — Gravel, town plowed and maintained road.

Services: EC Fiber offers high-speed fiber internet, streaming TV & telephone services to homes in the area.

Structures: Previous home has collapsed, and old camper has been abandoned. Please use caution when walking around debris pile, there could be nails or other items that may be dangerous. Walk at your own risk. The seller does not intend on removing these structures and the property listing price has been set accordingly.

Disclaimer: *The information on this page is provided as a courtesy and is for general reference only. This information may not be relied on and was created from many sources that may or may not contain errors or otherwise be reliable. Some information, especially measurements and costs are only approximate. Taxes, utilities, zoning, state/local permits, construction costs, roads, associations, property condition, forestry plans, timber volumes/\$, boundaries, surveys and all other data found here may and does change. All buyers are encouraged to perform their own due diligence and not rely only on this information. Furthermore, no piece of vacant land should ever be considered guaranteed buildable, and none of the information contained herein should be interrupted or misconstrued to that effect. Purchasers are fully responsible for acquiring their own local and state permits or approvals that may be required in order to develop a piece of vacant land. No responsibility will be assumed for decisions and offers made from this information.*