

Single Family Residence **RESIDENTIAL**

1261 S RICHFORD RD

RICHFORD, VT 05476

\$294,684 TopHap Estimate · confidence 81 · as of Jul 14, 2026

1 ac
LOT SIZE

1
STORIES

VALUATION

\$295K

\$238K low

\$352K high

Last Sale

\$127,500 · May 23, 2014

Est. Owner Equity

\$294,684

TAX & ASSESSMENT

Assessed Value	\$287,700
Previous Assessed	\$287,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	1.00
Heating	None

Pool

No

CLIMATE RISK

1

FLOOD

5

WILDFIRE

46

HEAT

97

STORM

8

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 23, 2014	Resale	Grant Deed	\$127,500		
Mar 20, 2012	Recorded document	Grant Deed	\$1		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richford Elementary School	Elementary	PK–5	1.5 mi
Richford Junior / Senior High School	Middle	6–12	1.7 mi

District: Enosburgh - Richford Unified Union School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 05476

120

CRIME INDEX

90

AIR POLLUTION

2,954

POPULATION

\$59K

MEDIAN IN-COME

41°F

AVG TEMP

49%

SUNSHINE

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied