

Single Family Residence **RESIDENTIAL**

70 THOMAS ST

RICHFORD, VT 05476

\$33,899 TopHap Estimate · confidence 51 · as of Jul 14, 2026



0.25 ac
LOT SIZE

1
STORIES

VALUATION

\$34K

\$17K low

\$50K high

Last Sale

\$33,200 · Oct 1, 2025

Est. Owner Equity

\$33,899

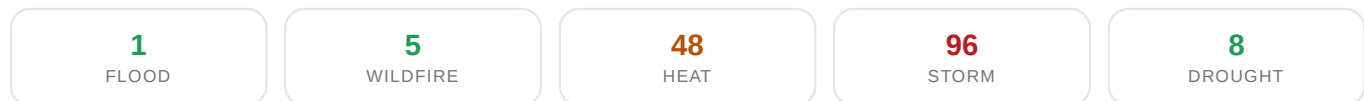
TAX & ASSESSMENT

Assessed Value	\$156,400
Previous Assessed	\$156,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	0.25
Heating	None
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 29, 2025	Resale	Deed	\$33,200		
Jan 6, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richford Elementary School	Elementary	PK–5	0.5 mi
Richford Junior / Senior High School	Middle	6–12	0.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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