

Single Family Residence **RESIDENTIAL**

44 THOMAS ST

RICHFORD, VT 05476

\$170,791 TopHap Estimate · confidence 71 · as of Jul 14, 2026



0.25 ac
LOT SIZE

1
STORIES

VALUATION

\$171K

\$122K low

\$220K high

Last Sale

\$112,000 · Jun 1, 2021

Est. Owner Equity

\$170,791

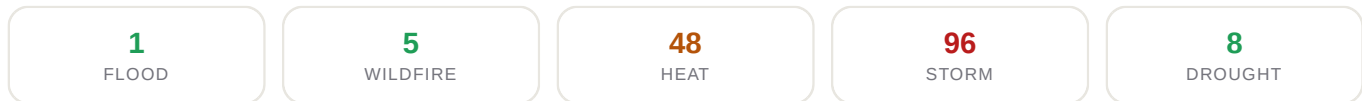
TAX & ASSESSMENT

Assessed Value	\$131,700
Previous Assessed	\$131,700

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
May 27, 2021	Resale	Deed	\$112,000		
Jun 4, 2014	Resale	Grant Deed	\$50,250		
Aug 6, 2013	Quitclaim	Quit Claim Transfer			
May 6, 2013	Non-arms-length	Grant Deed	\$108,775		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richford Elementary School	Elementary	PK–5	0.4 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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