

Single Family Residence **RESIDENTIAL**

40 THOMAS ST

RICHFORD, VT 05476

\$125,117 TopHap Estimate · confidence 69 · as of Jul 14, 2026



0.25 ac
LOT SIZE

1
STORIES

VALUATION

\$125K

\$87K low

\$163K high

Est. Owner Equity

\$125,117

TAX & ASSESSMENT

Assessed Value **\$205,100**

Previous Assessed **\$205,100**

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	5 WILDFIRE	48 HEAT	96 STORM	8 DROUGHT
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Scores 0–100; higher = greater projected risk.

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