

Single Family Residence **RESIDENTIAL**

1 RIVER ST

RICHFORD, VT 05476

\$247,275 TopHap Estimate · confidence 85 · as of Jun 23, 2026



0.13 ac
LOT SIZE

4
STORIES

VALUATION

\$247K

\$210K low

\$284K high

Last Sale

\$200,000 · May 27, 2022

Est. Owner Equity

\$247,275

TAX & ASSESSMENT

Assessed Value	\$186,800
Previous Assessed	\$186,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	0.13
Heating	None
Pool	No

CLIMATE RISK

46
FLOOD

4
WILDFIRE

48
HEAT

96
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 26, 2022	Resale	Deed	\$200,000		
Aug 4, 2021	Resale	Distress Sale	\$225,000		
Jan 30, 2017	Resale	Grant Deed	\$151,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richford Junior / Senior High School	Middle	6–12	0.1 mi
Richford Elementary School	Elementary	PK–5	1.0 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	Absentee owner
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