

Residential - Vacant Land

RESIDENTIAL

197 RICKER RD

WELLS RIVER, VT 05081

\$51,961 TopHap Estimate · \$29 / ft² · confidence 61 · as of Jun 23, 2026

3

BEDS

2

BATHS

1,812 ft²

LIVING AREA

4.8 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$52K

\$32K low

\$72K high

Last Sale

\$16,000 · Aug 14, 2018

Est. Owner Equity

\$51,961

TAX & ASSESSMENT

Property Tax

\$747 (2024)

Assessed Value

\$30,300

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	ORANGE
Lot (acres)	4.80
Heating	Steam
Garage	Carport (Unspecified)
Pool	No

Deck

CLIMATE RISK

1 FLOOD	6 WILDFIRE	48 HEAT	86 STORM	3 DROUGHT
------------	---------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 14, 2018	Non-arms-length	Grant Deed	\$16,000	\$9	
Mar 15, 2017	Non-arms-length	Grant Deed	\$13,478	\$7	

NEIGHBORHOOD · ZIP 05081

162 CRIME INDEX	85 AIR POLLUTION	826 POPULATION	\$65K MEDIAN IN-COME	42°F AVG TEMP	49% SUNSHINE
--------------------	---------------------	-------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------