

Single Family Residence **RESIDENTIAL**

461 VT ROUTE 25

WEST TOPSHAM, VT 05086

\$264,956 TopHap Estimate · \$168 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,580 ft²

LIVING AREA

4.5 ac

LOT SIZE

1880

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$265K

\$237K low

\$293K high

Est. Owner Equity

\$264,956

TAX & ASSESSMENT

Property Tax	\$6,728 (2024)
Assessed Value	\$248,800

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	4.50
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

1
FLOOD

6
WILDFIRE

44
HEAT

95
STORM

1
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Waits River Valley Union School	Elementary	PK–8	3.5 mi

District: Waits River Valley Unified 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 05086

107 CRIME INDEX	88 AIR POLLUTION	673 POPULATION	\$69K 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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