

Single Family Residence

RESIDENTIAL

89 RIVER ST

RICHFORD, VT 05476

\$64,252 TopHap Estimate · confidence 46 · as of Jul 14, 2026



0.3 ac
LOT SIZE

VALUATION

\$64K

\$30K low

\$99K high

Last Sale

\$25,000 · Aug 3, 2020

Est. Owner Equity

\$64,252

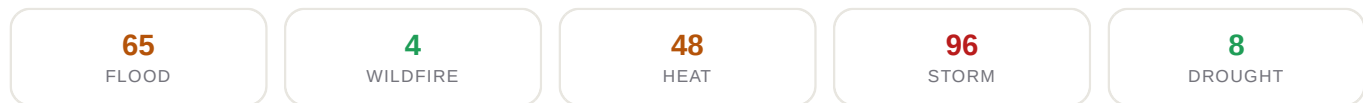
TAX & ASSESSMENT

Assessed Value	\$138,300
Previous Assessed	\$138,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	0.30
Heating	None
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 3, 2020	Resale	Grant Deed	\$25,000		
Jan 22, 2015	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richford Junior / Senior High School	Middle	6–12	0.3 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	Owner occupied
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