

Single Family Residence **RESIDENTIAL**

70 FROST RIDGE RD

RICHFORD, VT 05476

\$501,674 TopHap Estimate · confidence 87 · as of Jul 14, 2026

5.9 ac

LOT SIZE

VALUATION

\$502K

\$436K low

\$568K high

Last Sale

\$315,000 · Sep 9, 2021

Est. Owner Equity

\$501,674

TAX & ASSESSMENT

Assessed Value

\$352,000

Previous Assessed

\$352,000

PROPERTY FACTS

Property Type

Single Family Residence

County

Franklin

Lot (acres)

5.90

Heating

None

Pool

No

CLIMATE RISK

1

FLOOD

7

WILDFIRE

48

HEAT

96

STORM

8

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 3, 2021	Resale	Deed	\$315,000		
Dec 17, 2019	Resale	Grant Deed	\$192,500		
Aug 18, 2008	Recorded document	Grant Deed	\$1		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richford Elementary School	Elementary	PK–5	0.9 mi
Richford Junior / Senior High School	Middle	6–12	1.1 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

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

OWNERSHIP

Occupancy

Owner occupied