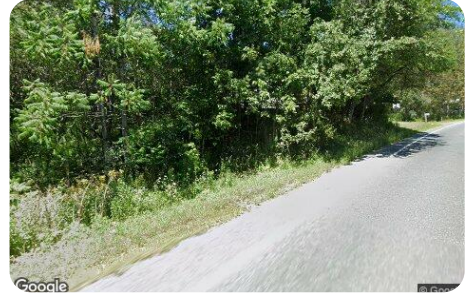


Single Family Residence **RESIDENTIAL**

455 VT ROUTE 25

WEST TOPSHAM, VT 05086

\$164,125 TopHap Estimate · \$101 / ft² · confidence 75 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,628 ft²

LIVING AREA

5 ac

LOT SIZE

1889

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$164K

\$124K low

\$204K high

Last Sale

\$115,000 · May 9, 2005

Est. Owner Equity

\$164,125

TAX & ASSESSMENT

Property Tax	\$3,042 (2024)
Assessed Value	\$112,500

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	5.00
Roof	Shingle
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

88
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	3.6 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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