

Single Family Residence **RESIDENTIAL**

417 VT ROUTE 25

WEST TOPSHAM, VT 05086

\$279,370 TopHap Estimate · \$168 / ft² · confidence 93 · as of Jul 14, 2026

4
BEDS

1
BATHS

1,664 ft²
LIVING AREA

83.52 ac
LOT SIZE

1830
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$279K

\$261K low

\$298K high

Last Sale

\$125,000 · Mar 20, 2020

Est. Owner Equity

\$279,370

TAX & ASSESSMENT

Property Tax

\$5,665 (2024)

Assessed Value

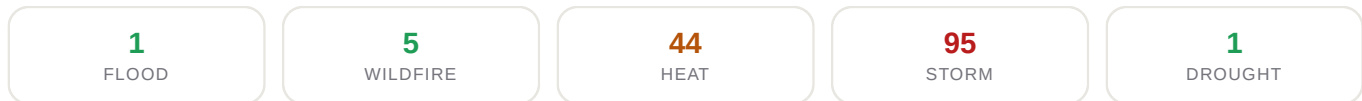
\$209,500

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	83.52
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 20, 2020	Non-arms-length	Grant Deed	\$125,000	\$75	

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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