

Single Family Residence **RESIDENTIAL**

300 RIVER RD

RICHFORD, VT 05476

\$283,221 TopHap Estimate · confidence 79 · as of Jul 14, 2026

15.4 ac
LOT SIZE

VALUATION

\$283K

\$225K low

\$341K high

Last Sale

\$597,000 · Sep 26, 2025

Est. Owner Equity

\$283,221

TAX & ASSESSMENT

Assessed Value **\$296,300**

Previous Assessed **\$296,300**

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	15.40
Heating	None

Pool

No

CLIMATE RISK

1

FLOOD

5

WILDFIRE

47

HEAT

94

STORM

8

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 26, 2015	Resale	Grant Deed	\$25,000		
Jun 28, 2011	Recorded document	Grant Deed	\$1		
Dec 12, 2007	Resale	Grant Deed	\$75,000		
Dec 20, 2006	Resale	Grant Deed	\$75,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Enosburg Elementary School	Elementary	PK–5	4.5 mi
Enosburg Falls High School	Middle	6–12	4.5 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