

Single Family Residence **RESIDENTIAL**

450 VT ROUTE 25

WEST TOPSHAM, VT 05086

\$384,834 TopHap Estimate · \$201 / ft² · confidence 98 · as of Jul 14, 2026

3

BEDS

1

BATHS

1,912 ft²

LIVING AREA

40 ac

LOT SIZE

1850

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$385K

\$376K low

\$394K high

Last Sale

\$265,000 · Jan 29, 2018

Est. Owner Equity

\$384,834

TAX & ASSESSMENT

Property Tax

\$7,723 (2024)

Assessed Value

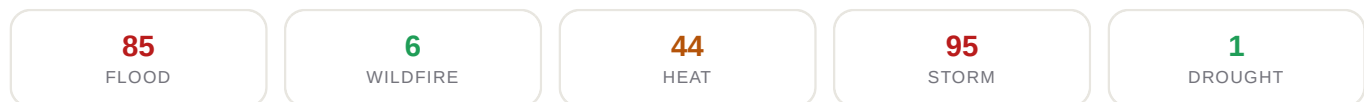
\$285,600

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	40.00
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
Jan 29, 2018	Resale	Grant Deed	\$265,000	\$139	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Waits River Valley Union School	Elementary	PK–8	3.4 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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