

Single Family Residence **RESIDENTIAL**

246 VT ROUTE 12

BERLIN, VT 05602

\$463,761 TopHap Estimate · \$268 / ft² · confidence 90 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,732 ft²
LIVING AREA

10.2 ac
LOT SIZE

2001
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$464K

\$418K low

\$510K high

Est. Owner Equity

\$249,761

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$8,438 (2024)
Assessed Value	\$313,800
Previous Assessed	\$313,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Washington
Lot (acres)	10.20
Roof	Metal
Heating	Radiant
Pool	No

Deck

CLIMATE RISK

80
FLOOD

5
WILDFIRE

50
HEAT

79
STORM

13
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 3, 2022	Financing	Intrafamily Transfer			
Nov 10, 2011	Financing	Mortgage			\$191K
Aug 16, 2010	Financing	Mortgage			\$23K
Nov 20, 2009	Financing	Mortgage			\$199K
Jan 17, 2007	Financing	Mortgage			\$197K

NEIGHBORHOOD · ZIP 05602

114
CRIME INDEX

88
AIR POLLUTION

12,191
POPULATION

\$84K
MEDIAN IN-
COME

42°F
AVG TEMP

49%
SUNSHINE

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

OWNERSHIP

Occupancy	Owner occupied
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