

Single Family Residence **RESIDENTIAL**

474 VT ROUTE 25

WEST TOPSHAM, VT 05086

\$439,000 TopHap Estimate · \$100 / ft² · confidence 91 · as of Jul 14, 2026



6

BEDS

3

BATHS

4,406 ft²

LIVING AREA

8.9 ac

LOT SIZE

1829

YEAR BUILT

2

STORIES

13

ROOMS

VALUATION

\$439K

\$401K low

\$477K high

Last Sale

\$215,000 · Jul 8, 2019

Est. Owner Equity

\$439,000

TAX & ASSESSMENT

Property Tax	\$6,173 (2024)
Assessed Value	\$228,300

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	8.90
Roof	Metal
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

88
FLOOD

6
WILDFIRE

44
HEAT

95
STORM

1
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 8, 2019	Resale	Grant Deed	\$215,000	\$49	

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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