

Single Family Residence **RESIDENTIAL**

# 40 RUSSELL ST

SAINT ALBANS, VT 05478

**\$257,615** TopHap Estimate · \$291 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**886 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1900**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$258K**

\$246K low

\$269K high

Last Sale

**\$115,000 · Jun 29, 2015**

Est. Owner Equity

**\$257,615**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,338 (2024) |
| Assessed Value    | \$101,900      |
| Previous Assessed | \$101,900      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Franklin                |
| Lot (acres)   | 0.23                    |
| Roof          | Metal                   |
| Heating       | Baseboard               |
| Pool          | No                      |

Deck

## CLIMATE RISK

1  
FLOOD

5  
WILDFIRE

49  
HEAT

79  
STORM

8  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|----------------------|-----------|--------------------|------|
| Jun 12, 2024 | Financing | Intrafamily Transfer |           |                    |      |
| Jun 29, 2015 | Resale    | Grant Deed           | \$115,000 | \$130              |      |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Bellows Free Academy              | High       | 9–12   | 0.7 mi   |
| St. Albans City Elementary School | Elementary | PK–8   | 0.8 mi   |

District: Maple Run 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 05478

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>95</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>14,695</b><br>POPULATION | <b>\$71K</b><br>MEDIAN IN-COME | <b>44°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|