

Single Family Residence **RESIDENTIAL**

13 TROY ST

RICHFORD, VT 05476

\$142,351 TopHap Estimate · confidence 70 · as of Jun 23, 2026



0.11 ac
LOT SIZE

2
STORIES

VALUATION

\$142K

\$100K low

\$185K high

Last Sale

\$52,000 · Sep 16, 2022

Est. Owner Equity

\$142,351

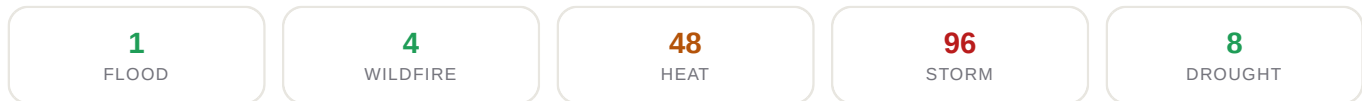
TAX & ASSESSMENT

Assessed Value	\$122,500
Previous Assessed	\$122,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	0.11
Heating	None
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 9, 2022	Resale	Deed	\$52,000		
May 28, 2019	Non-arms-length	Grant Deed	\$50,352		
Jun 28, 2012	Resale	Grant Deed	\$30,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richford Junior / Senior High School	Middle	6–12	0.2 mi
Richford Elementary School	Elementary	PK–5	0.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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