

Single Family Residence

RESIDENTIAL

165 COMBS RD

RICHFORD, VT 05476

\$429,800 TopHap Estimate · confidence 87 · as of Jul 14, 2026

16.3 ac
LOT SIZE

1
STORIES

VALUATION

\$430K

\$373K low

\$486K high

Last Sale

\$182,000 · Jul 28, 2005

Est. Owner Equity

\$429,800

TAX & ASSESSMENT

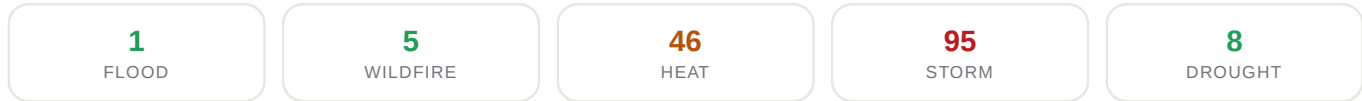
Assessed Value

\$335,000

PROPERTY FACTS

Property Type	Single Family Residence
County	FRANKLIN
Lot (acres)	16.30
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 30, 2026	Quitclaim	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richford Elementary School	Elementary	PK–5	4.0 mi
Richford Junior / Senior High School	Middle	6–12	4.5 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



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

OWNERSHIP

Occupancy	Owner occupied
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