

Single Family Residence **RESIDENTIAL**

40 RANDALL ST

WATERBURY, VT 05676

\$414,944 TopHap Estimate · \$226 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,840 ft²

LIVING AREA

0.15 ac

LOT SIZE

1937

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$415K

\$386K low

\$444K high

Last Sale

\$310,000 · Jul 19, 2021

Est. Owner Equity

\$414,944

TAX & ASSESSMENT

Property Tax	\$5,573 (2024)
Assessed Value	\$209,200
Previous Assessed	\$209,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Washington
Lot (acres)	0.15
Roof	Shingle
Heating	Forced Air
Pool	No

Deck

CLIMATE RISK

80
FLOOD

3
WILDFIRE

49
HEAT

87
STORM

13
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 16, 2021	Resale	Deed	\$310,000	\$168	
Jun 5, 2020	Recorded document	Warranty Deed			
Aug 11, 2015	Resale	Grant Deed	\$202,000	\$110	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brookside Primary School	Elementary	PK–4	0.3 mi
Crossett Brook Middle School	Middle	5–8	0.9 mi
Harwood Union Middle / High School	High	7–12	5.8 mi

District: Harwood 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 05676

109 CRIME INDEX	85 AIR POLLUTION	6,290 POPULATION	\$91K 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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