

Single Family Residence **RESIDENTIAL**

86 RIVER ST

RICHFORD, VT 05476

\$317,637 TopHap Estimate · confidence 84 · as of Jul 14, 2026



1.2 ac
LOT SIZE

1
STORIES

VALUATION

\$318K

\$268K low

\$367K high

Est. Owner Equity

\$317,637

TAX & ASSESSMENT

Assessed Value	\$1,010,300
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Previous Assessed	\$1,010,300
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PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	1.20
Heating	None
Pool	No

CLIMATE RISK

10 FLOOD	5 WILDFIRE	48 HEAT	96 STORM	8 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richford Junior / Senior High School	Middle	6–12	0.3 mi
Richford Elementary School	Elementary	PK–5	1.0 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

Absentee owner