

Single Family Residence **RESIDENTIAL**

45 RUSSELL ST

SAINT ALBANS, VT 05478

\$351,739 TopHap Estimate · \$224 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,568 ft²

LIVING AREA

0.46 ac

LOT SIZE

1947

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$352K

\$337K low

\$366K high

Last Sale

\$320,000 · Nov 30, 2022

Est. Owner Equity

\$351,739

TAX & ASSESSMENT

Property Tax	\$5,271 (2024)
Assessed Value	\$160,900
Previous Assessed	\$160,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	0.46
Roof	Metal
Heating	Forced Air
Pool	No

Deck

CLIMATE RISK

1
FLOOD

7
WILDFIRE

49
HEAT

79
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 30, 2022	Resale	Deed	\$320,000	\$204	
Oct 18, 2018	Quitclaim	Quit Claim Transfer			
Jul 5, 2017	Resale	Grant Deed	\$219,500	\$140	
Jul 6, 2009	Resale	Grant Deed	\$169,900	\$108	
Oct 15, 2008	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bellows Free Academy	High	9–12	0.7 mi
St. Albans City Elementary School	Elementary	PK–8	0.9 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

95 CRIME INDEX	87 AIR POLLUTION	14,695 POPULATION	\$71K MEDIAN IN-COME	44°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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