

Single Family Residence **RESIDENTIAL**

# 61 RICHARDSON RD

BERLIN, VT 05602

**\$377,935** TopHap Estimate · \$189 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



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**4**

BEDS

**1**

BATHS

**2,002 ft<sup>2</sup>**

LIVING AREA

**1.1 ac**

LOT SIZE

**1963**

YEAR BUILT

**1**

STORIES

**9**

ROOMS

## VALUATION

**\$378K**

**\$336K low**

**\$420K high**

Last Sale

**\$450,000 · Jun 8, 2026**

Est. Owner Equity

**\$377,935**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$6,583 (2024) |
| Assessed Value | \$244,800      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | WASHINGTON                       |
| Lot (acres)   | 1.10                             |
| Roof          | Shingle                          |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

Deck

## CLIMATE RISK

**88**  
FLOOD

**4**  
WILDFIRE

**50**  
HEAT

**79**  
STORM

**13**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|-------------------|------------|-----------|--------------------|------|
| Jun 3, 2026  | Resale            | Deed       | \$450,000 | \$225              |      |
| May 17, 2007 | Recorded document | Grant Deed | \$1       | \$0                |      |

## NEIGHBORHOOD · ZIP 05602

**114**  
CRIME INDEX

**88**  
AIR POLLUTION

**12,191**  
POPULATION

**\$84K**  
MEDIAN IN-COME

**42°F**  
AVG TEMP

**49%**  
SUNSHINE

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|