

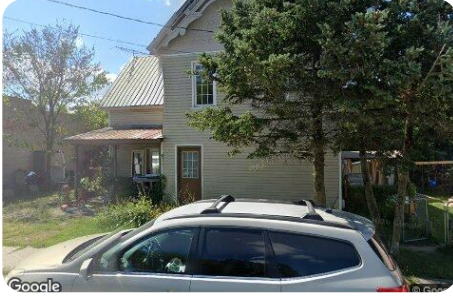
Single Family Residence

RESIDENTIAL

59 RIVER ST

RICHFORD, VT 05476

\$145,822 TopHap Estimate · confidence 64 · as of Jul 14, 2026



1,742 ft²
LOT SIZE

1
STORIES

VALUATION

\$146K

\$93K low

\$199K high

Last Sale

\$80,000 · Aug 31, 2010

Est. Owner Equity

\$145,822

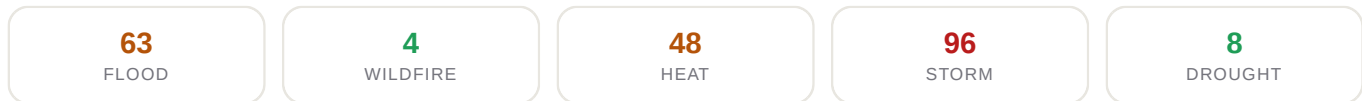
TAX & ASSESSMENT

Assessed Value	\$135,000
Previous Assessed	\$135,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	0.04
Heating	None
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 31, 2010	Resale	Grant Deed	\$80,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richford Junior / Senior High School	Middle	6–12	0.2 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	Owner occupied
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