

Single Family Residence **RESIDENTIAL**

# 609 BARNET CENTER RD

BARNET, VT 05821

**\$324,526** TopHap Estimate · \$151 / ft² · confidence 92 · as of Jul 14, 2026



**3**  
BEDS

**2.5**  
BATHS

**2,152 ft²**  
LIVING AREA

**4.44 ac**  
LOT SIZE

**1990**  
YEAR BUILT

**2**  
STORIES

**6**  
ROOMS

**1**  
PARKING

## VALUATION

**\$325K**

\$299K low

\$350K high

Est. Owner Equity

**\$324,526**

## TAX & ASSESSMENT

Assessed Value **\$199,500**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | CALEDONIA               |
| Lot (acres)   | 4.44                    |
| Roof          | Shingle                 |
| Heating       | Steam                   |
| Garage        | Garage, Basement        |
| Pool          | No                      |

Deck

## CLIMATE RISK

**1**  
FLOOD

**5**  
WILDFIRE

**44**  
HEAT

**96**  
STORM

**3**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|----------------------|-------|--------------------|------|
| Jan 29, 2026 | Financing | Intrafamily Transfer |       |                    |      |
| May 24, 2022 | Financing | Intrafamily Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| Barnet School         | Elementary | PK–8   | 0.8 mi   |
| St. Johnsbury Academy | High       | 9–12   | 7.5 mi   |

District: Caledonia Cooperative 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 05821

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>111</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>1,119</b><br>POPULATION | <b>\$76K</b><br>MEDIAN IN-COME | <b>41°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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