

Single Family Residence **RESIDENTIAL**

12 FRANKLIN ST

RANDOLPH, VT 05060

\$285,068 TopHap Estimate · \$232 / ft² · confidence 86 · as of Jul 14, 2026



2
BEDS

1.5
BATHS

1,229 ft²
LIVING AREA

0.18 ac
LOT SIZE

1975
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$285K

\$245K low

\$325K high

Last Sale

\$262,500 · Sep 28, 2022

Est. Owner Equity

\$285,068

TAX & ASSESSMENT

Property Tax	\$4,928 (2024)
Assessed Value	\$238,100

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.18
Pool	No

CLIMATE RISK

64
FLOOD

5
WILDFIRE

46
HEAT

95
STORM

3
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 23, 2022	Resale	Deed	\$262,500	\$214	
Nov 18, 2020	Quitclaim	Quit Claim Transfer			
Jun 25, 2014	Resale	Grant Deed	\$189,000	\$154	
Jan 21, 2010	Resale	Grant Deed	\$175,000	\$142	
Dec 19, 2006	Recorded document	Grant Deed	\$1	\$0	

NEIGHBORHOOD · ZIP 05060

126
CRIME INDEX

90
AIR POLLUTION

4,569
POPULATION

\$71K
MEDIAN IN-
COME

42°F
AVG TEMP

49%
SUNSHINE

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

OWNERSHIP

Occupancy	Absentee owner
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