

Rural Residence

RESIDENTIAL

286 RIVER RD

RICHFORD, VT 05476

\$1,405,393 TopHap Estimate · confidence 84 · as of Jul 14, 2026

435 ac

LOT SIZE

VALUATION

\$1.4M

\$1.2M low

\$1.6M high

Last Sale

\$1,530,000 · Mar 28, 2024

Est. Owner Equity

\$1,405,393

TAX & ASSESSMENT

Property Tax

\$20,573 (2024)

Assessed Value

\$836,300

Previous Assessed

\$844,700

PROPERTY FACTS

Property Type

Rural Residence

County

Franklin

Lot (acres)

435.00

Heating	None
Pool	No

CLIMATE RISK

1 FLOOD	7 WILDFIRE	48 HEAT	94 STORM	8 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 27, 2024	Resale	Deed	\$1,530,000		
Jul 14, 2023	Financing	Intrafamily Transfer			
May 25, 2022	Financing	Correction Deed			

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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