

Single Family Residence

RESIDENTIAL

1046 S RICHFORD RD

RICHFORD, VT 05476

\$190,522 TopHap Estimate · confidence 72 · as of Jul 14, 2026

10.4 ac

LOT SIZE

VALUATION

\$191K

\$137K low

\$244K high

Last Sale

\$58,000 · Sep 20, 2021

Est. Owner Equity

\$190,522

TAX & ASSESSMENT

Assessed Value

\$122,300

Previous Assessed

\$122,300

PROPERTY FACTS

Property Type

Single Family Residence

County

Franklin

Lot (acres)

10.40

Heating

None

Pool

No

CLIMATE RISK

1

FLOOD

5

WILDFIRE

46

HEAT

96

STORM

8

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 15, 2021	Resale	Deed	\$58,000		
Apr 5, 2019	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richford Elementary School	Elementary	PK–5	2.5 mi
Richford Junior / Senior High School	Middle	6–12	2.7 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

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

OWNERSHIP

Occupancy

Owner occupied