

Single Family Residence

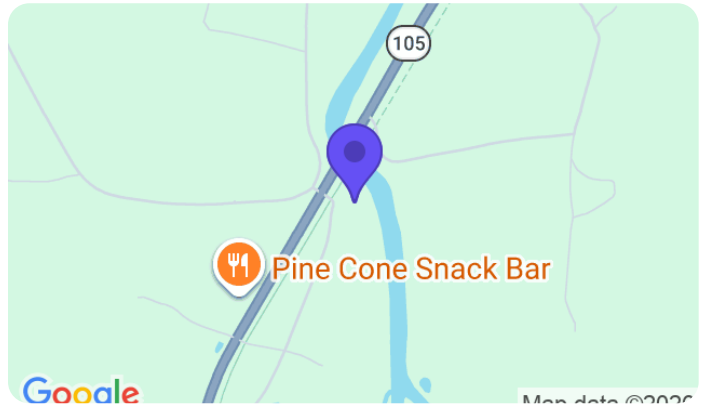
RESIDENTIAL

560 RIVER RD

RICHFORD, VT 05476

\$350,018

TopHap Estimate · \$178 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,970 ft²

LIVING AREA

6 ac

LOT SIZE

1900

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$350K

\$318K low

\$382K high

Last Sale

\$155,000 · Jun 22, 2026

Est. Owner Equity

\$350,018

TAX & ASSESSMENT

Property Tax	\$4,686 (2024)
Assessed Value	\$190,500

PROPERTY FACTS

Property Type	Single Family Residence
County	FRANKLIN
Lot (acres)	6.00
Roof	Metal
Heating	Steam
Pool	No

CLIMATE RISK

38 FLOOD	5 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
Jun 10, 2026	Resale	Deed	\$155,000	\$79	
Feb 5, 2020	Quitclaim	Quit Claim Transfer			

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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