

Single Family Residence

RESIDENTIAL

40 ROCKY RIDGE RD

SAINT ALBANS, VT 05478

\$518,247 TopHap Estimate · \$174 / ft² · confidence 95 · as of Jul 14, 2026

4

BEDS

2

BATHS

2,976 ft²

LIVING AREA

1.51 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$518K

\$492K low

\$544K high

Est. Owner Equity

\$518,247

TAX & ASSESSMENT

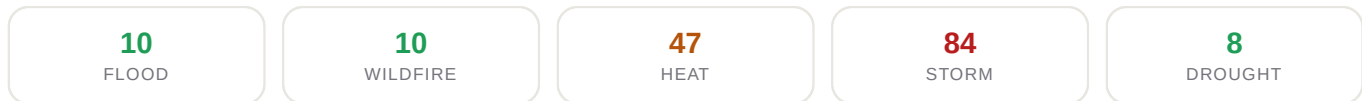
Property Tax	\$8,836 (2024)
Assessed Value	\$378,100
Previous Assessed	\$252,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	1.51
Roof	Shingle
Heating	Steam
Pool	No

Deck

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 8, 2015	Quitclaim	Quit Claim Transfer			
Jun 15, 2015	Recorded document	Grant Deed			
Dec 18, 2012	Resale	Grant Deed	\$238,000	\$80	

NEIGHBORHOOD · ZIP 05478



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

OWNERSHIP

Occupancy	Owner occupied
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