

Single Family Residence **RESIDENTIAL**

1265 RICHFORD RD

RICHFORD, VT 05476

\$324,492 TopHap Estimate · \$208 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,558 ft²

LIVING AREA

20.2 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$324K

\$300K low

\$349K high

Last Sale

\$215,000 · Jul 20, 2020

Est. Owner Equity

\$324,492

TAX & ASSESSMENT

Property Tax	\$5,451 (2024)
Assessed Value	\$221,600
Previous Assessed	\$221,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	20.20
Roof	Metal
Heating	Forced Air
Pool	No

CLIMATE RISK

1 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	\$/FT²	LOAN
Jul 20, 2020	Resale	Grant Deed	\$215,000	\$138	

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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