

Single Family Residence

**RESIDENTIAL**

# 93 RIVER RD

RICHFORD, VT 05476

**\$160,532** TopHap Estimate · \$172 / ft² · confidence 95 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**935 ft²**

LIVING AREA

**0.5 ac**

LOT SIZE

**1880**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

## VALUATION

**\$161K**

**\$152K low**

**\$169K high**

Last Sale

**\$150,000 · Jun 6, 2022**

Est. Owner Equity

**\$160,532**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,546 (2024) |
| Assessed Value    | \$103,500      |
| Previous Assessed | \$103,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Franklin                |
| Lot (acres)   | 0.50                    |
| Roof          | Metal                   |
| Heating       | Forced Air              |
| Pool          | No                      |

## CLIMATE RISK

|            |               |            |             |              |
|------------|---------------|------------|-------------|--------------|
| 1<br>FLOOD | 5<br>WILDFIRE | 48<br>HEAT | 94<br>STORM | 8<br>DROUGHT |
|------------|---------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE     | \$/FT² | LOAN |
|--------------|-------------------|------------|-----------|--------|------|
| May 27, 2022 | Resale            | Deed       | \$150,000 | \$160  |      |
| Oct 6, 2015  | Resale            | Grant Deed | \$51,000  | \$55   |      |
| May 19, 2015 | Recorded document | Grant Deed |           |        |      |

## NEIGHBORHOOD · ZIP 05476

|                    |                     |                     |                         |                  |                 |
|--------------------|---------------------|---------------------|-------------------------|------------------|-----------------|
| 120<br>CRIME INDEX | 90<br>AIR POLLUTION | 2,954<br>POPULATION | \$59K<br>MEDIAN IN-COME | 41°F<br>AVG TEMP | 49%<br>SUNSHINE |
|--------------------|---------------------|---------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|