

Single Family Residence **RESIDENTIAL**

123 RIVER RD

RICHFORD, VT 05476

\$90,791 TopHap Estimate · \$54 / ft² · confidence 80 · as of Jul 14, 2026



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3

BEDS

2

BATHS

1,680 ft²

LIVING AREA

1 ac

LOT SIZE

1850

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$91K

\$73K low

\$109K high

Last Sale

\$90,000 · Apr 27, 2026

Est. Owner Equity

\$90,791

TAX & ASSESSMENT

Property Tax	\$3,429 (2024)
Assessed Value	\$139,400
Previous Assessed	\$139,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	1.00
Roof	Metal
Heating	Forced Air

CLIMATE RISK

1 FLOOD	6 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
Apr 20, 2026	Resale	Quit Claim Transfer	\$90,000	\$54	

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	Absentee owner
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