

Single Family Residence **RESIDENTIAL**

196 ROSSITER PT

MORGAN, VT 05853

\$969,985 TopHap Estimate · \$591 / ft² · confidence 91 · as of Jul 14, 2026

3
BEDS

1.5
BATHS

1,640 ft²
LIVING AREA

0.68 ac
LOT SIZE

1987
YEAR BUILT

6
ROOMS

VALUATION

\$970K

\$878K low

\$1.1M high

Last Sale

\$925,000 · Sep 23, 2021

Est. Owner Equity

\$969,985

TAX & ASSESSMENT

Property Tax	\$7,565 (2020)
Assessed Value	\$1,046,500
Previous Assessed	\$379,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Rustic
County	ORLEANS
Lot (acres)	0.68
Roof	Shingle
Heating	Steam
Pool	No

Deck

CLIMATE RISK

1 FLOOD	5 WILDFIRE	46 HEAT	95 STORM	3 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 23, 2021	Resale	Deed	\$925,000	\$564	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Country Union Junior High School	Middle	7–8	7.5 mi
Derby Elementary School	Elementary	PK–6	9.1 mi
North Country Union High School	High	9–12	10.8 mi

District: Derby School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 05853

163 CRIME INDEX	84 AIR POLLUTION	547 POPULATION	\$72K MEDIAN IN-COME	40°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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