

Single Family Residence **RESIDENTIAL**

477 VT ROUTE 25

WEST TOPSHAM, VT 05086

\$206,640 TopHap Estimate · \$103 / ft² · confidence 76 · as of Jul 14, 2026



2,016 ft²
LIVING AREA

2.5 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

1
ROOMS

VALUATION

\$207K

\$157K low

\$256K high

Est. Owner Equity

\$206,640

TAX & ASSESSMENT

Property Tax	\$4,024 (2024)
Assessed Value	\$148,800

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	2.50
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

1 FLOOD	6 WILDFIRE	44 HEAT	95 STORM	1 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Waits River Valley Union School	Elementary	PK–8	3.5 mi

District: Waits River Valley Unified 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 05086

107 CRIME INDEX	88 AIR POLLUTION	673 POPULATION	\$69K 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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