

Residential (General/Single) **RESIDENTIAL**

480 VT ROUTE 25

WEST TOPSHAM, VT 05086

\$291,180 TopHap Estimate · \$96 / ft² · confidence 49 · as of Jul 14, 2026



3,024 ft²
LIVING AREA

0.5 ac
LOT SIZE

1952
YEAR BUILT

1
STORIES

1
ROOMS

VALUATION

\$291K

\$142K low

\$440K high

Est. Owner Equity

\$291,180

TAX & ASSESSMENT

Assessed Value **\$110,700**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	ORANGE
Lot (acres)	0.50
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

1
FLOOD

6
WILDFIRE

44
HEAT

95
STORM

1
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 11, 2024	Financing	Deed			

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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