

Single Family Residence

RESIDENTIAL

1257 S RICHFORD RD

RICHFORD, VT 05476

\$198,965 TopHap Estimate · confidence 73 · as of Jul 14, 2026

2.98 ac
LOT SIZE

1
STORIES

VALUATION

\$199K

\$145K low

\$252K high

Last Sale

\$29,500 · Jul 28, 2008

Est. Owner Equity

\$198,965

TAX & ASSESSMENT

Assessed Value	\$167,500
Previous Assessed	\$167,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	2.98
Heating	None

Pool

No

CLIMATE RISK

10
FLOOD

5
WILDFIRE

46
HEAT

97
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 28, 2008	Resale	Grant Deed	\$29,500		
Jul 2, 2008	Resale	Grant Deed	\$25,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richford Elementary School	Elementary	PK–5	1.5 mi
Richford Junior / Senior High School	Middle	6–12	1.8 mi

District: Enosburgh - Richford Unified Union 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 05476

120
CRIME INDEX

90
AIR POLLUTION

2,954
POPULATION

\$59K
MEDIAN IN-COME

41°F
AVG TEMP

49%
SUNSHINE

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

OWNERSHIP

Occupancy

Absentee owner