

Single Family Residence **RESIDENTIAL**

40 TROY ST

RICHFORD, VT 05476

\$159,190 TopHap Estimate · confidence 64 · as of Jul 14, 2026



3,049 ft²
LOT SIZE

1
STORIES

VALUATION

\$159K

\$102K low

\$217K high

Last Sale

\$75,750 · Apr 1, 2008

Est. Owner Equity

\$159,190

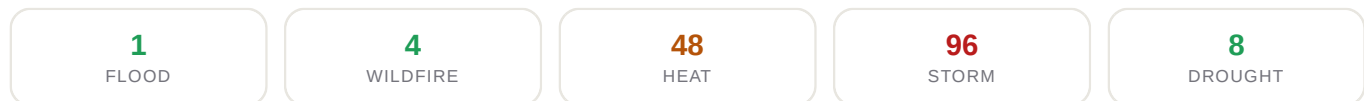
TAX & ASSESSMENT

Assessed Value	\$138,600
Previous Assessed	\$138,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	0.07
Heating	None
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 1, 2008	Resale	Grant Deed	\$75,750		
Aug 3, 2007	Recorded document	Grant Deed	\$1		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richford Junior / Senior High School	Middle	6–12	0.3 mi
Richford Elementary School	Elementary	PK–5	0.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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