

Single Family Residence **RESIDENTIAL**

1306 S RICHFORD RD

RICHFORD, VT 05476

\$84,527 TopHap Estimate · confidence 50 · as of Jul 14, 2026

10.9 ac
LOT SIZE

1
STORIES

VALUATION

\$85K

\$43K low

\$126K high

Last Sale

\$34,350 · Mar 5, 2007

Est. Owner Equity

\$84,527

TAX & ASSESSMENT

Assessed Value	\$180,300
Previous Assessed	\$180,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	10.90
Heating	None

Pool

No

CLIMATE RISK

34
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
Nov 12, 2009	Resale	Grant Deed	\$34,350		
Mar 5, 2007	Non-arms-length	Grant Deed	\$34,350		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richford Elementary School	Elementary	PK–5	1.3 mi
Richford Junior / Senior High School	Middle	6–12	1.4 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

Owner occupied