

Single Family Residence **RESIDENTIAL**

45 CENTER ST

RICHFORD, VT 05476

\$186,579 TopHap Estimate · confidence 89 · as of Jul 14, 2026



1.25 ac
LOT SIZE

1
STORIES

VALUATION

\$187K

\$166K low

\$207K high

Last Sale

\$39,000 · Oct 24, 2013

Est. Owner Equity

\$186,579

TAX & ASSESSMENT

Assessed Value	\$185,400
Previous Assessed	\$185,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	1.25
Heating	None
Pool	No

CLIMATE RISK

1 FLOOD	5 WILDFIRE	48 HEAT	96 STORM	8 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 20, 2026	Resale	Quit Claim Arm'S Length For Ne States	\$185,000		
Aug 23, 2024	Financing	Intrafamily Transfer			
Oct 24, 2013	Resale	Grant Deed	\$39,000		
Dec 27, 2012	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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